



**LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT**  
302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092  
704-736-8440 OFFICE 704-736-8434 INSPECTION REQUEST LINE 704-732-9010 FAX

To: Board of Commissioners  
Planning Board

From: Jeremiah Combs, Planner

Date: April 15, 2016

Re: CUP #354  
Joe Gates, applicant  
Parcel ID# 91820

*The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on May 2, 2016.*

#### REQUEST

The applicant is requesting a conditional use permit to place a Class B (doublewide) manufactured home in the R-S (Residential Suburban) district. A Class B manufactured home is a doublewide that meets the Unified Development Ordinance's appearance standards. Under the UDO, a Class B manufactured home may be placed in the R-S district subject to the issuance of a conditional use permit.

#### SITE AREA AND DESCRIPTION

The proposed 0.89-acre site is located on the south side of Reepsville Road about 800 feet east of Cat Square Road in Howards Creek Township. The site is currently part of a 1.37-acre parcel, a portion of which is in the process of being recombined with an adjoining parcel (see survey). The site is adjoined by property zoned R-S and B-N (Neighborhood Business). Land uses in this area include residential, agricultural and commercial. Manufactured homes are located in this area. County water is available at this location. This property is part of an area designated by the Lincoln County Land Use Plan as Rural Preservation, suitable for low-density residential uses.



# County Of Lincoln, North Carolina

## Planning Board

Applicant **Joe Gates**

Application No. **CUP #354**

Parcel ID# **91820**

Zoning District **R-S**

Proposed Conditional Use **Class B (doublewide) manufactured home**

### **FINDINGS OF FACT**

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan. YES \_\_\_\_\_ NO \_\_\_\_\_

FACTUAL REASONS CITED: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. The use meets all required conditions and specifications. YES \_\_\_\_\_ NO \_\_\_\_\_

FACTUAL REASONS CITED: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity. YES \_\_\_\_\_ NO \_\_\_\_\_

FACTUAL REASONS CITED: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question. YES \_\_\_\_\_ NO \_\_\_\_\_

FACTUAL REASONS CITED: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

After having held a Public Hearing on \_\_\_\_\_ and in light of the Findings of Facts listed herein, the following action was taken by the Lincoln County Planning Board:

\_\_\_\_\_  
\_\_\_\_\_

In recommending such Conditional Use, the following conditions were recommended by the Lincoln County Planning Board:

\_\_\_\_\_  
\_\_\_\_\_



## Conditional Use Permit Application

Lincoln County Planning and Inspections Department  
Zoning Administrator  
302 N. Academy St., Suite A, Lincolnton, NC 28092  
Phone: (704)736-8440 FAX: (704)732-9010

### PART I

Applicant Name JOE GATES  
Applicant Address 6390 Reepsville Rd. Vale NC 28168  
Applicant Phone Number 828-404-4243  
Property Owner Name WILLIAM H. HOYLE Trustee  
Property Owner Address \_\_\_\_\_  
Property Owner Phone Number 828-404-4243

### PART II

Property Location Reepsville Road  
Property ID (10 digits) 2686-30-9068 Property size 1.000 ACRE  
Parcel # (5 digits) 91820 Deed Book(s) 2792 Page(s) 940

### PART III

Existing Zoning District R-S

Briefly describe how the property is being used and any existing structures.

Empty lot Now to Be INSTALLING 28x68 Doublewide

Briefly explain the proposed use and/or structure which would require a Conditional Use Permit.

TO INSTALL Doublewide Home

**\$750 APPLICATION FEE MUST BE RECEIVED BEFORE PROCESSING.**

I hereby certify that all knowledge of the information provided for this application and attachments is true and correct to the best of my knowledge.

Joseph B. Gates  
Applicant's Signature

3-9-16  
Date

**APPLICANT'S PROPOSED FINDINGS OF FACT**  
**FOR A CONDITIONAL USE PERMIT**

Application No. **CUP #354**

Applicant **Joe Gates**

Property Location **Reepsville Road**

Zoning District **R-S**

Parcel ID# **91820**

Proposed Conditional Use **Class B (doublewide) manufactured home**

**APPLICANT'S PROPOSED FINDINGS**

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan.

**A permit for a septic system will be obtained, and the home will be set up in compliance with the State Building Code.**

2. The use meets all required conditions and specifications.

**The home will be a 2007 model that qualifies as a Class B manufactured home with a shingled roof, vinyl siding, and masonry underpinning. A Class B manufactured home is a conditional use in the R-S district.**

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity.

**Manufactured homes are located on adjacent properties.**

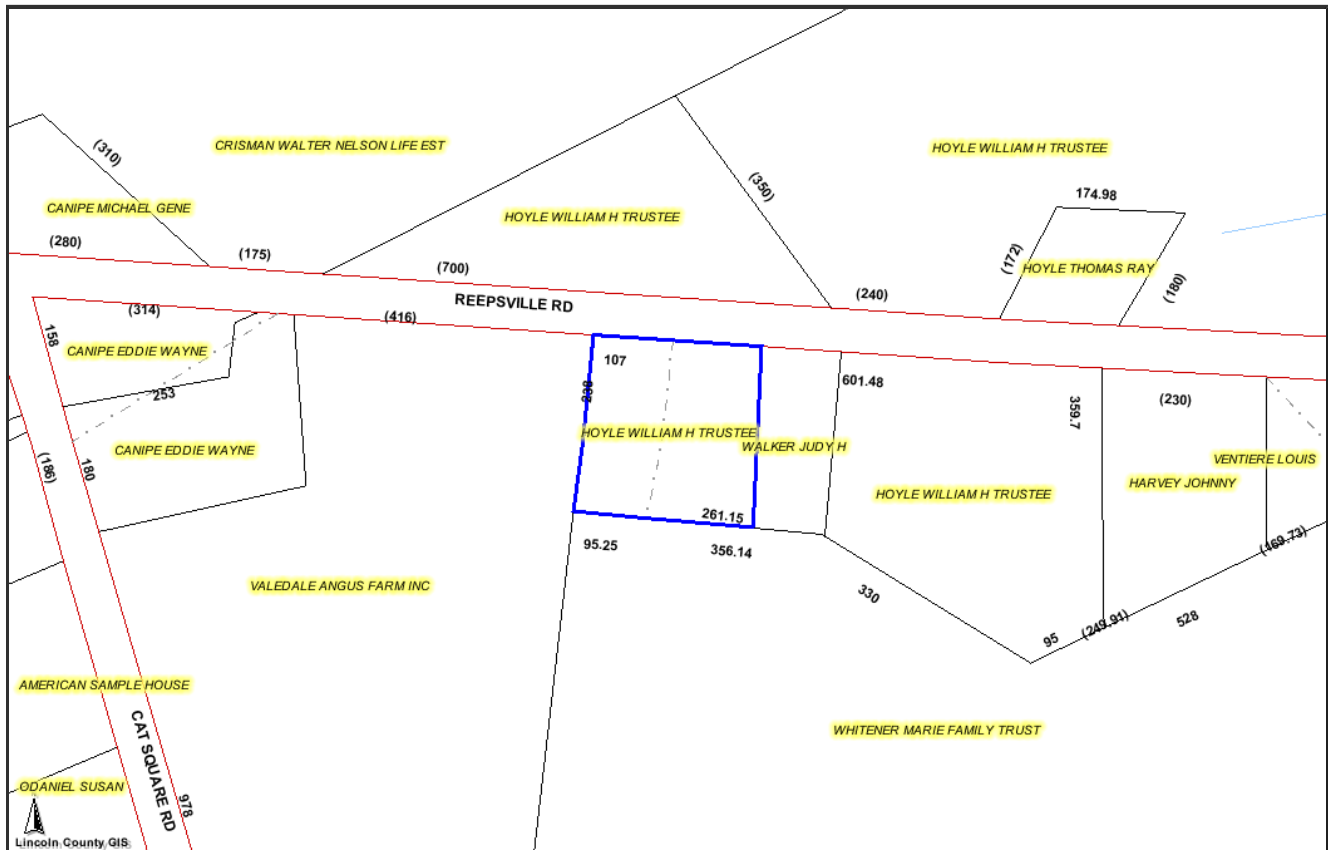
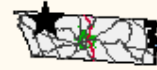
4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question.

**Manufactured homes are located in this area. The Land Use Plan designates this area as suitable for low-density residential uses.**



## Lincoln County, NC

**Office of the Tax Administrator, GIS Mapping Division**  
 Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.  
**Date: 4/6/2016 Scale: 1 Inch = 250 Feet**



### PHOTOS



Photo Not Available

### PARCEL INFORMATION FOR 2686-30-9068

Parcel ID	91820	Owner	HOYLE WILLIAM H TRUSTEE HOYLE GRACE W TRUSTEE THE HOYLE FAMILY TRUST 6390 REEPSVILLE RD VALE NC 28168		
Map	2686-00	Mailing	6390 REEPSVILLE RD		
Account	0173626	Address	VALE NC 28168		
Deed	1686-187	Recorded	4/4/2005	Sale Price	0
Land Value	\$16,748	Total Value	\$16,748	Previous Parcel	12873
----- All values are for tax year 2016. -----					
Description	E B HOYLE RD 1113			Deed Acres	0
Address	REEPSVILLE RD			Tax Acres	1.37
Township	HOWARDS CREEK		Tax/Fire District	UNION	
Improvement	No Improvements				
Zoning	Calculated	Voting Precinct	Calculated Acres		
District	Acres	DANIELS-VALE (DV08)	1.37		
R-S	1.37				
Watershed Class		Sewer District			
Not in a watershed	1.37	Not in the sewer district	1.37		
2000 Census County		Tract	Block		
37109		070600	1014	0.2	
37109		070600	1028	1.17	
Flood	Zone Description		Panel		
X	NO FLOOD HAZARD		3710268400		
X	NO FLOOD HAZARD		3710268600		
			0.22		
			1.15		





Scale: 1 Inch = 100 Feet

## LINCOLN COUNTY GIS

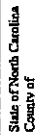
Thu Apr 7 15:24:12 EDT 2016

Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD. Lincoln County, NC Office of the Tax Administrator, GIS Division



Lincoln County GIS

Structures		Map Features		City Jurisdictions	
Outbuilding	Mobile Home	Inactive Poultry House	Drainage Easement	City of Lincolnton	
Site-built Home	Apartment, Condominium	Home Site	Utility Easement	ETJ	
Business	Manufactured Home	Road Easement	Right-of-Ways	Town of Maiden	
Industry	Cellular Tower	Conflict Line	Roads	Lake Norman	
Utility Service	Mobile Home Space	Major Rivers, Creeks	Railroads	2015 State Ortho	
Church	UnAddressed Mobile Home	Creeks	Public Walkway		
Government, School	Child Facility	Interior Lot Line (cont)	Parcels		
Fire Department (cont)	Active Poultry House (cont)		Private Roads		



\_\_\_\_\_, a Notary Public of the county and state aforesaid, certify that \_\_\_\_\_ owner(s), personally appeared before me this day and acknowledge the execution of the foregoing instrument, witness my hand and official stamp or seal this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Caroline W. Morris  
Thomas R. Morris  
Judy K. Walker

Notary Public

**Comissão Europeia**

Commission Expires

REEPSVILLE ROAD 60' R/W SR 1113

S 90°22'08"E 164.62'

22.01'

**Certificate of Ownership and Dedication**  
 I/We do hereby certify that I/we are all of the owners of fee simple title to the property shown and described hereon, which is located in the subdivision jurisdiction of Lincoln County and that I/we hereby adopt this plan of subdivision with my/our free consent and establish minimum lot size and building setback lines as noted.

Date \_\_\_\_\_

**Certificates of Approval for Rezoning for Example Subdivisions**  
I hereby certify that to the best of my ability as subdivision administrator that I have determined that the subdivision plat shown herein is not in violation of the Lincoln County Unified Development Ordinance pursuant to §6-6.2. This determination is based on statements made by the applicant as to the combination or recombination of recorded lots, the status of roads, and the separation of land subsequent to the effective date of the Unified Development Ordinance. Furthermore such information, if incorrect, would result in the cancellation of this certificate.

Subdivision Administrator

**Watershed Certificate**  
The Joseph B. Giffas Subdivision, to the best of my knowledge, does not lie within a Water Supply Watershed designated by the North Carolina Division of Environmental Management as appears on the Watershed Protection Map of Lincoln County.

Subdivision Administrator

**Certificates of Survey and Accuracy**  
I, David A. Clark, D.A., certify that this plat was drawn under my supervision from an actual survey made under my supervision (Iced description recorded in Book 1786, page 349, etc.) [other]; that the boundaries not surveyed are clearly indicated as drawn from information found in Book 483, page 71; that the ratio of precision as calculated is 1/24,268; that this plat was prepared in accordance with G.S. § 47-30 as amended. Witness my original signature, registration number and seal this 2nd day of March, A.D., 1916.

Witness my hand and seal this 2nd day of May, A.D. 2016.  
Paul S. Clark, P.L.S.  
Survivor

**License Number**  
**L-3829**

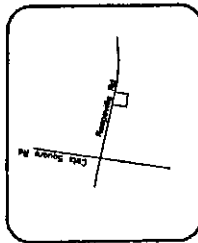
I further certify that this survey crosses a subdivision of land within the area of inquiry, a subdivisiopn that has an ordinance that requires notice of sale.

David S. Clark, PLS  
Surveyor  
\_\_\_\_\_  
Registration Number  
\_\_\_\_\_  
Date: 6-2029

**RECOMBINATION**  
**Joseph B & Misty W. Gates**  
6300 Resposite Rd, Vole NC 28168  
Hamonds Creek Township, Lincoln County, North Carolina  
Zoning R-S  
D8 2792 pg 940  
Date March 2nd, 2016  
Drawn By DKB  
FB 146 pg 16  
Scale 1"=40'

**David S. Clark Surveyor**  
1920 32nd Street NE, Hickory NC, 28601  
828-256-6400 [www.clarksurveying.com](http://www.clarksurveying.com)

**C-2189**



Vicinity Map  
Scale None

Ernest W. Martin  
4140 Reservoir Rd.  
Vale NC 28148

Property Not in a Water Shed  
238 ACRES TOTAL  
NO NEW LOT BEING CREATED  
RESIDENTIAL  
NO DRAINAGE AND UTILITY EASEMENT EXIST ALONG ALL LOT LINES  
NO MCCG CROPER WITHIN 1000'  
HAIR PROPERTY LIES WITHIN A VOLUNTARY

**(b)(7)(D)**

D8	=	Dead Book
P8	=	Page
PP	=	Power Pole
MP	=	Mdg Mail
MT	=	Man Hole
E8	=	Existing Area
ER	=	Existing Iron Rod
NR	=	New Iron Rod
WG	=	Dwelling
BL	=	Building
C/L	=	Center Line
W	=	Right of Way
CM	=	Concrete Monitor
CP	=	Computer Point

**Septic Disclaimers**  
In approving this plat, Lincoln County does not guarantee the suitability of any lot for the placement of a septic tank system.

Marie Whitlauer  
Family Trust  
15E pg 006  
DB 691 pg 314

Reviews Officer Certificate  
State of North Carolina  
County of Lincoln

I, \_\_\_\_\_, Review Officer of Lincoln County certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

\_\_\_\_\_  
Review Officer

\_\_\_\_\_  
Date



**GRAPHIC SCALE - FEET**