



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 JOSE 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 Leedsville 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-5

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

Empty lot now to be installing 28x68 double wide

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.

to the best of my knowledge.
Joseph B. Gots
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.

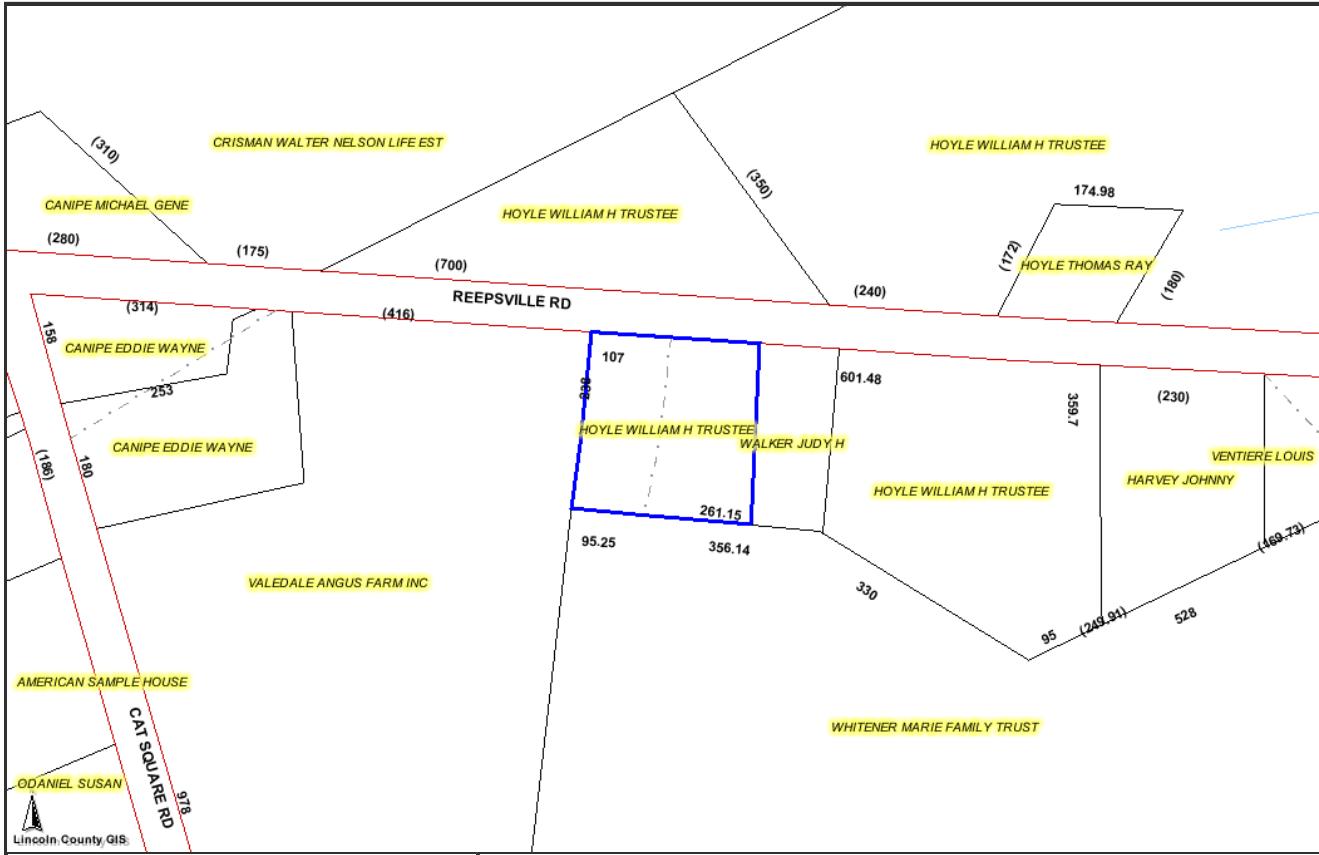


Lincoln County, NC

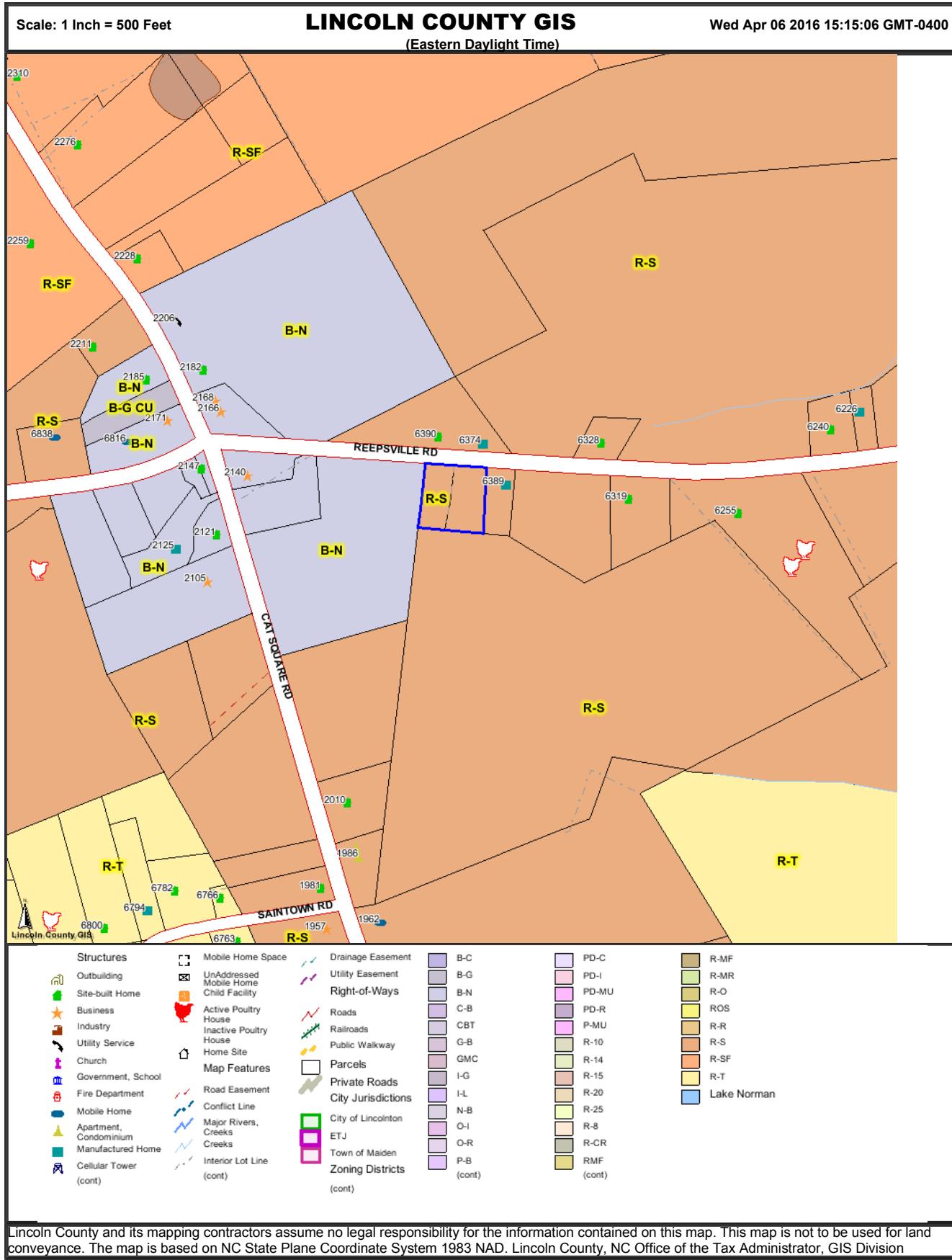
Office of the Tax Administrator, GIS Mapping Division

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		PARCEL INFORMATION FOR 2686-30-9068					
 Photo Not Available		Parcel ID	91820	Owner	HOYLE WILLIAM H TRUSTEE HOYLE GRACE W TRUSTEE THE HOYLE FAMILY TRUST		
		Map Account	2686-00 0173626	Mailing Address	6390 REEPSVILLE RD VALE NC 28168	Sale Price	0
		Deed	1686-187	Recorded	4/4/2005	Previous Parcel	12873
		Land Value	\$16,748	Total Value	\$16,748	----- All values are for tax year 2016. -----	
Description Address Township Improvement		E B HOYLE RD 1113 REEPSVILLE RD HOWARDS CREEK		Tax/Fire District	Deed Acres 0 Tax Acres 1.37 UNION		
Zoning District R-S		Calculated Acres 1.37	Voting Precinct DANIELS-VALE (DV08)		Calculated Acres 1.37		
Watershed Class Not in a watershed		1.37	Sewer District Not in the sewer district		1.37		
2000 Census County 37109 37109			Tract 070600 070600		Block 1014 1028		
Flood X X		Zone Description NO FLOOD HAZARD NO FLOOD HAZARD	Panel 3710268400 3710268600		0.2 1.17 0.22 1.15		



Scale: 1 Inch = 100 Feet

LINCOLN COUNTY GIS

Thu Apr 7 15:24:12 EDT 2016

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Lincoln County GIS

Structures

- Outbuilding
- Site-built Home
- Business
- Industry
- Utility Service
- Church
- Government, School
- Fire Department
- (cont)

- Mobile Home
- Apartment, Condominium
- Manufactured Home
- Cellular Tower
- Mobile Home Space
- UnAddressed Mobile Home
- Child Facility
- Active Poultry House
- (cont)

Map Features

- Home Site
- Road Easement
- Conflict Line
- Major Rivers, Creeks
- Creeks
- Interior Lot Line
- (cont)

City Jurisdictions

- City of Lincolnton
- ETJ
- Town of Maiden
- Lake Norman
- 2015 State Ortho

