



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 I

Date: July 15, 2016

Re: CUP #359
Christina McManus, applicant
Parcel ID# 27773

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on August 1, 2016.

REQUEST

The applicant is requesting a conditional use permit to place a Class B manufactured home in the R-S (Residential Suburban) zoning 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 0.6-acre lot (Parcel# 27773) is located between Mack Ballard Road and N.C. 150, about 250 feet northwest of the intersection of Mack Ballard Road and Frank Dellinger Lane in Ironton Township. The property is adjoined by property zoned R-S. Land uses in this area include business, residential, and agricultural. This property is part of an area that is designated by the Lincoln County Land Use Plan as suburban residential, suitable for primarily single-family residential uses.



County Of Lincoln, North Carolina

Planning Board

Applicant **Christina McManus**

Application No. **CUP #359**

Parcel ID# **27773**

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 Christina McManus

Applicant Address 510 Gaston Ave Belmont NC 28012

Applicant Phone Number 704.345-3401

Property Owner Name Jack Bok

Property Owner Address _____

Property Owner Phone Number _____

PART II

Property Location off Mack Ballard rd.

Property ID (10 digits) 3675-59-9616 Property size .6

Parcel # (5 digits) 27773 Deed Book(s) 2422 Page(s) 300

PART III

Existing Zoning District R-S

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

N/A

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

The placement of a double wide mobile home.

APPLICATION FEE (less than 2 acres \$500, 2+ acres \$1,000)
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.

Christina McManus

Applicant's Signature

05/31/2016

Date

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

Application No. **CUP #359**

Applicant **Christina McManus**

Property Location **Mack Ballard Rd**

Zoning District **R-S**

Parcel ID No. **27773**

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

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 new doublewide 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 adjoining 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.

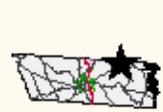
Manufactured homes are located in this area. The Land Use Plan classifies this area as suitable for residential uses, primarily single-family.



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: 6/17/2016 Scale: 1 Inch = 200 Feet



Lincoln County GIS:

PHOTOS		PARCEL INFORMATION FOR 3675-59-9616					
		Parcel ID 27773 Owner ELLERT ANNA M BOK JACEK L Map 3675-00 Mailing Address 3693 MACK BALLARD RD Account 0249486 MAIDEN NC 28650 Deed 2422-0300 Recorded 9/30/2013 Land Value \$7,350 Total Value \$7,350 ----- All values are for tax year 2016. ----- Description H. SMITH LD RD 150 Address MACK BALLARD RD Township IRONTON Improvement Tax/Fire District No Improvements Zoning District Calculated Acres Voting Precinct R-S 0.64 PUMPKIN CENTER (PC22) Calculated Acres 0.64 Watershed Class Not in a watershed 2000 Census County 37109 Flood X Zone Description NO FLOOD HAZARD Tract 070900 Block 2004 Panel 3710366400 0.64					
Photo Not Available							

