



**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: October 21, 2016

Re: CUP #361  
Tom and Michelle Sain, applicants  
Parcel ID# 92909

*The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on November 7, 2016.*

#### REQUEST

The applicants are 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.

A temporary zoning permit was approved on September 16, 2016, to permit the temporary placement of a Class B (doublewide) manufactured home on this property for use as care provider housing, subject to the standards found in Section 4.7.3.A of the Unified Development Ordinance. This temporary zoning permit is only valid for a period of one year, but it may be renewed annually upon determining that there has not been a substantive change in pertinent conditions or facts. Issuance of a conditional use permit for the placement of a Class B (doublewide) manufactured home would eliminate the need for annual renewal of this temporary zoning permit.

#### SITE AREA AND DESCRIPTION

The proposed 2.57-acre site is located on the west side of Cat Square about 800 feet north of Wells Road in Howards Creek Township. The site is adjoined by property zoned R-S and R-T (Transitional Residential). Land uses in this area include residential, agricultural, and industrial (freight trucking). 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 **Tom and Michelle Sain**

Application No. **CUP #361**

Parcel ID# **92909**

Zoning District **R-S**

Proposed Conditional Uses **Class B 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 Tom & Michelle Sain  
Applicant Address 1857 Cat Square Rd., Vale, NC 28168  
Applicant Phone Number 980-241-2357  
Property Owner Name Tom & Michelle Sain  
Property Owner Address Same as above  
Property Owner Phone Number Same as above

### PART II

Property Location Cat Square Rd.  
Property ID (10 digits) 2685-37-6623 Property size 2.350  
Parcel # (5 digits) 92909 Deed Book(s) 2614 Page(s) 776-779(4)

### PART III

Existing Zoning District R-S

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

Wooded lot w/no structures - not being used for anything at this time. We have just received Accessory Care provider approval to have the process started to place a double wide on property

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

We would like to have a double wide for my parents to live beside us. Due to their failing health neither parent can drive & I am the sole caretaker. To provide adequate care need them next door.

**APPLICATION FEE (less than 2 acres \$250, 2+ acres \$500)**

**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.

Michelle Sain  
Applicant's Signature

9-23-16  
Date

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

Application No. **CUP #361**

Applicants **Tom and Michelle Sain**

Property Location **Cat Square Road**

Zoning District **R-S**

Parcel ID# **92909**

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.

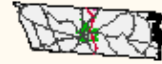
**The home will qualify as a Class B manufactured home, as defined by the UDO, with a shingled roof, wood siding, and masonry underpinning.**

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

**Manufactured homes are already located in the area, and several poultry houses are located on one of the 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 designates this area as suitable for low-density residential uses.**



<b>Parcel ID</b>	<b>92909</b>	<b>Owner</b>	SAIN TOM SAIN MICHELLE		
<b>Map Account Deed Value</b>	<b>2685-00</b> 0259754 2614-776 Work in Progress	<b>Mailing Address</b>	1857 CAT SQUARE RD VALE NC 28168 9/27/2001		
		<b>Recorded</b>	<b>Sale Price</b>	<b>Previous Parcel</b>	\$32,000 12911
----- All values are for tax year 2016. -----					
<b>Subdivision Description Address Township Improvement</b>	Lot 1 NANCY SAIN DOE AND JAMES R SAIN #1 NANCY SAIN DOE AND CAT SQUARE RD HOWARDS CREEK No Improvements			<b>Plat</b>	16-421
			<b>Deed Acres</b>	<b>Tax Acres</b>	2.56 2.43
<b>Zoning District</b>	<b>Calculated Acres</b>	<b>Voting Precinct</b>	<b>Calculated Acres</b>		
R-S	2.44	DANIELS-VALE (DV08)	2.44		
<b>Watershed Class</b>		<b>Sewer District</b>			
WS-IIP	2.44	Not in the sewer district	2.44		
<b>2000 Census County</b>		<b>Tract</b>	<b>Block</b>		
37109		070600	1028	0.3	
37109		070600	1029	2.14	
<b>Flood X</b>	<b>Zone Description</b>	<b>Panel</b>			
	NO FLOOD HAZARD	3710268400		2.44	



