



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: Randy Hawkins, Zoning Administrator

Date: December 22, 2017

Re: CUP #373
Jeremy Wallace, applicant
Parcel ID# 27710

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on January 8, 2018

REQUEST

The applicant is requesting a conditional use permit to place a Class B 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 10.4-acre parcel is located at 2154 Ellen Finger Trail, at the end of Ellen Finger Trail about 750 feet north of Car Farm Road, in Ironton Township. It is adjoined on all sides by property zoned R-S. Land uses in this area are primarily residential and include site-built houses and manufactured homes. This property is part of an area designated by the Lincoln County Land Use Plan as residential.



County Of Lincoln, North Carolina

Planning Board

Applicant **Jeremy Wallace**

Application No. **CUP #373**

Parcel ID# **27710**

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 Jeremy Wallace

Applicant Address 2150 Ellen Finger Trail

Applicant Phone Number 203-948-6562

Property Owner Name Jeremy Wallace

Property Owner Address same

Property Owner Phone Number same

PART II

Property Location 2154 Ellen Finger Trail

Property ID (10 digits) 3645-33-8079 Property size 10.4 acres

Parcel # (5 digits) 27710 Deed Book(s) 2506 Page(s) 790

PART III

Existing Zoning District R-S

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

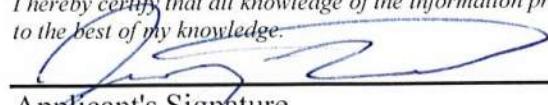
utility building on site

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

Manufactured Home (double wide)

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.


Applicant's Signature

11/7/17

Date

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

Application No. **CUP #373**

Applicant **Jeremy Wallace**

Property Location **2154 Ellen Finger Trail**

Zoning District **R-S**

Parcel ID# **27710**

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.

Well and septic system permits must be approved by Environmental Health before a building permit is issued. 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. 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.

This home will be placed on a 10-acre tract. Manufactured homes are located in the area.

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.

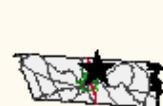
This area includes manufactured homes. The Land Use Plan designates this area as suitable for residential uses.



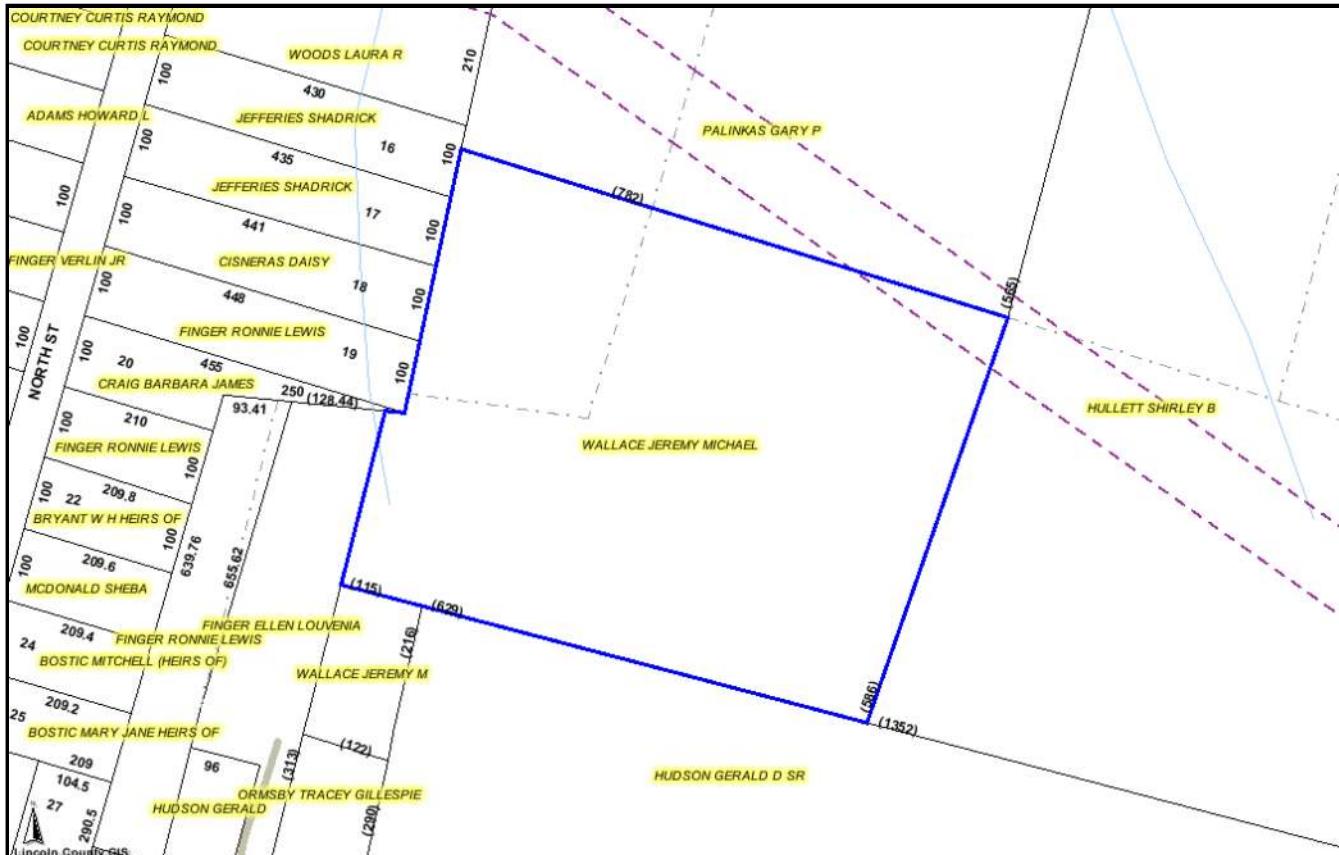
Lincoln County, NC

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: 11/22/2017 Scale: 1 Inch = 250 Feet



PHOTOS		PARCEL INFORMATION FOR 3645-33-8079					
		Parcel ID 27710 Owner WALLACE JEREMY MICHAEL Map 3645-03 Mailing PALINKAS GARY PAUL Account 0254507 Address 2348 NORTH STREET Deed 2506-790 Last Transaction Date 3/9/2015 Sale Price \$20,000 Value Work in Progress ----- All values are for tax year 2017. -----					
Description GOODSONVILLE RD1339 Address 2154 ELLEN FINGER TR Township Ironton		Deed Acres 0 Tax Acres 10.43 Tax/Fire District NORTH 321					
Main Improvement UTILITY BLDG (FRAME) 25 X Main Sq Feet 1225 Stories 0 Year Built 2017 Zoning District Calculated Acres R-S 10.44 Watershed Class Voting Precinct Not in a watershed BUFFALO SHOALS (BS26) 2000 Census County HICKORY GROVE (HG17) Flood Zone Description Sewer District X NO FLOOD HAZARD Not in the sewer district		Value Not Determined Calculated Acres 4.79 Calculated Acres 5.65 Calculated Acres 10.44 Tract Tract 070800 Block Block 1021 Panel Panel 3710364400 Calculated Acres 10.44					

CUP #373
subject property is outlined in blue

