



**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: January 16, 2019

Re: CUP #394  
Michael Davis, applicant  
Parcel ID# 00161

*The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on February 4, 2019.*

**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 1.1-acre parcel is located on the north side of N.C. 27 about 700 feet east of Beam Lumber Road in North Brook Township. It is adjoined by property zoned R-S and B-N (Neighborhood Business). A singlewide manufactured home was previously located on this property. Land uses in this area include residential, business and agricultural. A number of manufactured homes are located in this area. This property is part of an area designated by the Lincoln County Land Use Plan as Rural Crossroads, suitable for commercial uses. It is adjacent to an area designated as Rural Living, suitable for manufactured homes and other types of single-family homes.

**STAFF'S RECOMMENDATION**

Staff recommends that the Board of Commissioners amend the Land Use Plan to change this parcel's designation to Rural Living. Strategy 10.1.5 of the Land Use Plan states: "Where appropriate the board should consider expansion of community types to include adjacent parcels where the spirit of the future land use plan map and the guiding principles are upheld by the expansion of the boundary." Given the residential uses on adjacent parcels and the previous residential use of this parcel, staff believes it is appropriate to expand the Rural Living area to include this parcel.

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

Application No. **CUP #394**

Applicant **Michael Davis**

Property Location **W. NC 27 Hwy.**

Zoning District **R-S**

Parcel ID# **00161**

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 to connect to the existing septic system must be obtained. The home must 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. The home will meet the UDO's minimum setbacks from the property lines.**

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

**Businesses and manufactured homes are located in this 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 is an area that includes manufactured homes. This property is part of an area designated by the Land Use Plan as Rural Living,\* suitable for manufactured homes and other types of single-family homes.**

**\* pending proposed amendment of Land Use Plan, which currently designates this property as Rural Crossroads, suitable for commercial uses.**



## 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 Michael Davis

Applicant Address 7436 Reeps Grove ch Rd

Applicant Phone Number 988 241 0750

Property Owner Name Michael Davis

Property Owner Address W NC 27 Hwy

Property Owner Phone Number 988 241 0750

### PART II

Property Location W NC 27 Hwy

Property ID (10 digits) 3710266400 Property size 1.08

Parcel # (5 digits) 00161 Deed Book(s) 1527 Page(s) 628

### PART III

Existing Zoning District R-5

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

Mobile Home space with well + septic

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

Double wide Home

**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.

Michael Davis 12-12-18  
Applicant's Signature Date

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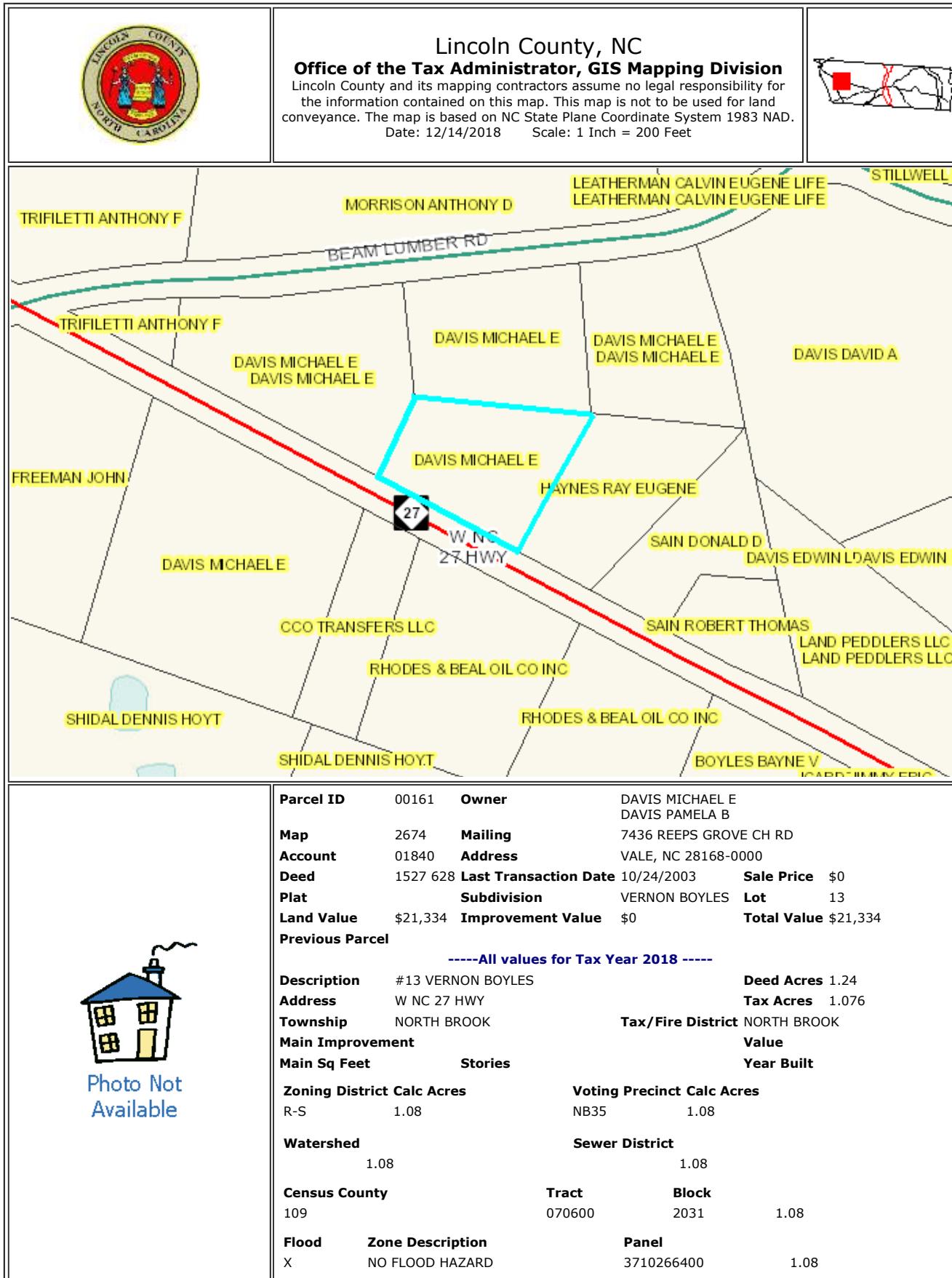
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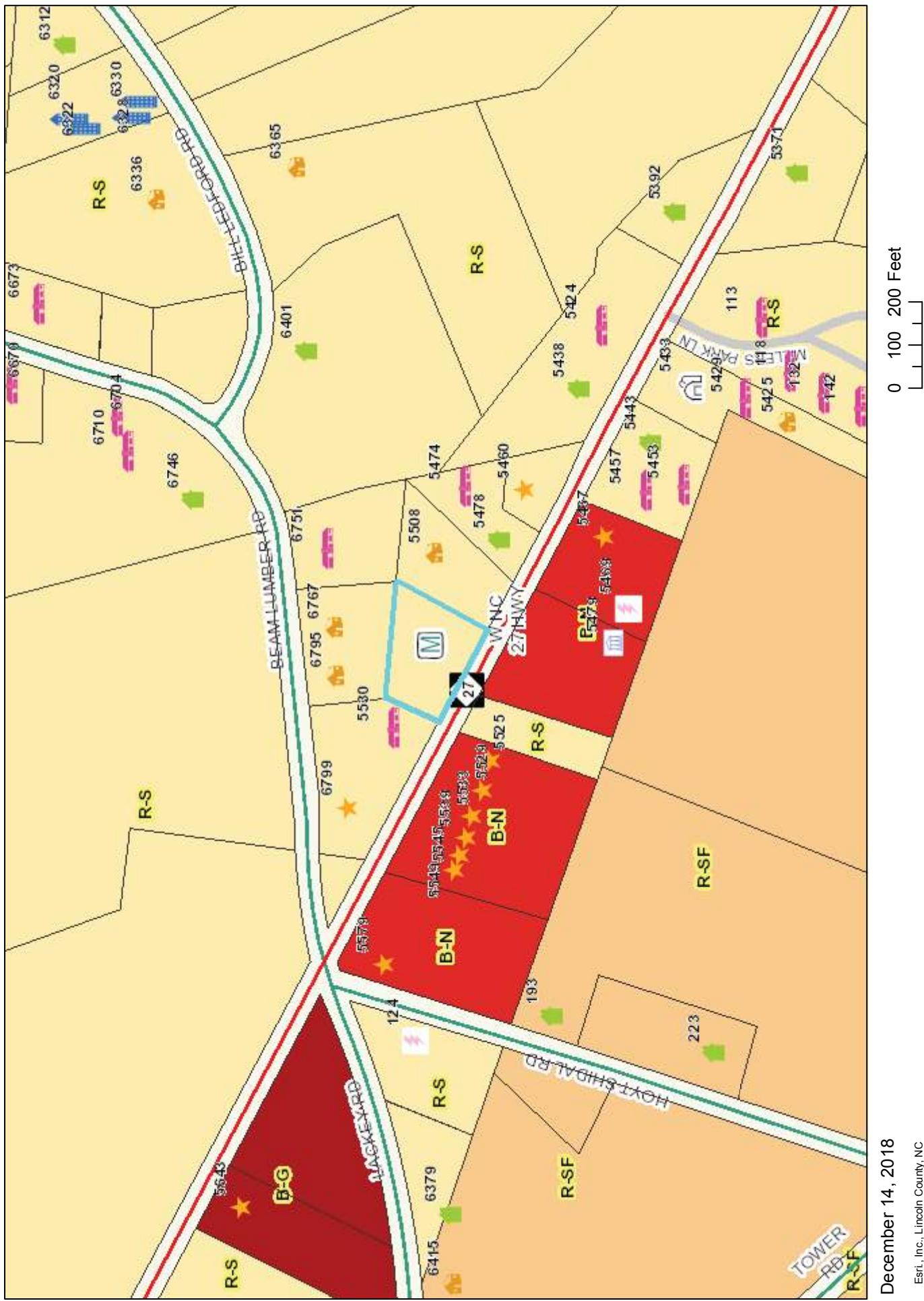
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Conditional Use Permit #394  
subject property is outlined in blue



December 14, 2018

Esri, Inc., Lincoln County, NC

Michael Davis

1 in. = 200 ft.



RL

BILL LEDFORD RD

BEAM LUMBER RD

LACKEY RD

RC

RC

RL

WNC 27 HWY

RL

MILLERS PARK LN

#### Land Use Plan

- Open Space (OS)
- Rural Living (RL)
- Industrial Center (IC)
- Large Lot Residential (LLR)
- Single-Family Neighborhood (SFN)
- Multifamily Neighborhood (MFN)
- Rural Crossroads (RC)
- Suburban Commercial (SC)
- Suburban Office (SO)
- Special District (SD)
- Walkable Neighborhood (WN)
- Walkable Activity Center (WC)

# CUP #394

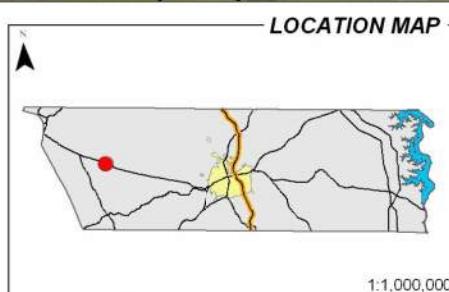


Lincoln County  
Planning & Inspections  
302 N. Academy St.  
Suite A  
Lincolnton, NC 28092

- Property Location(s)

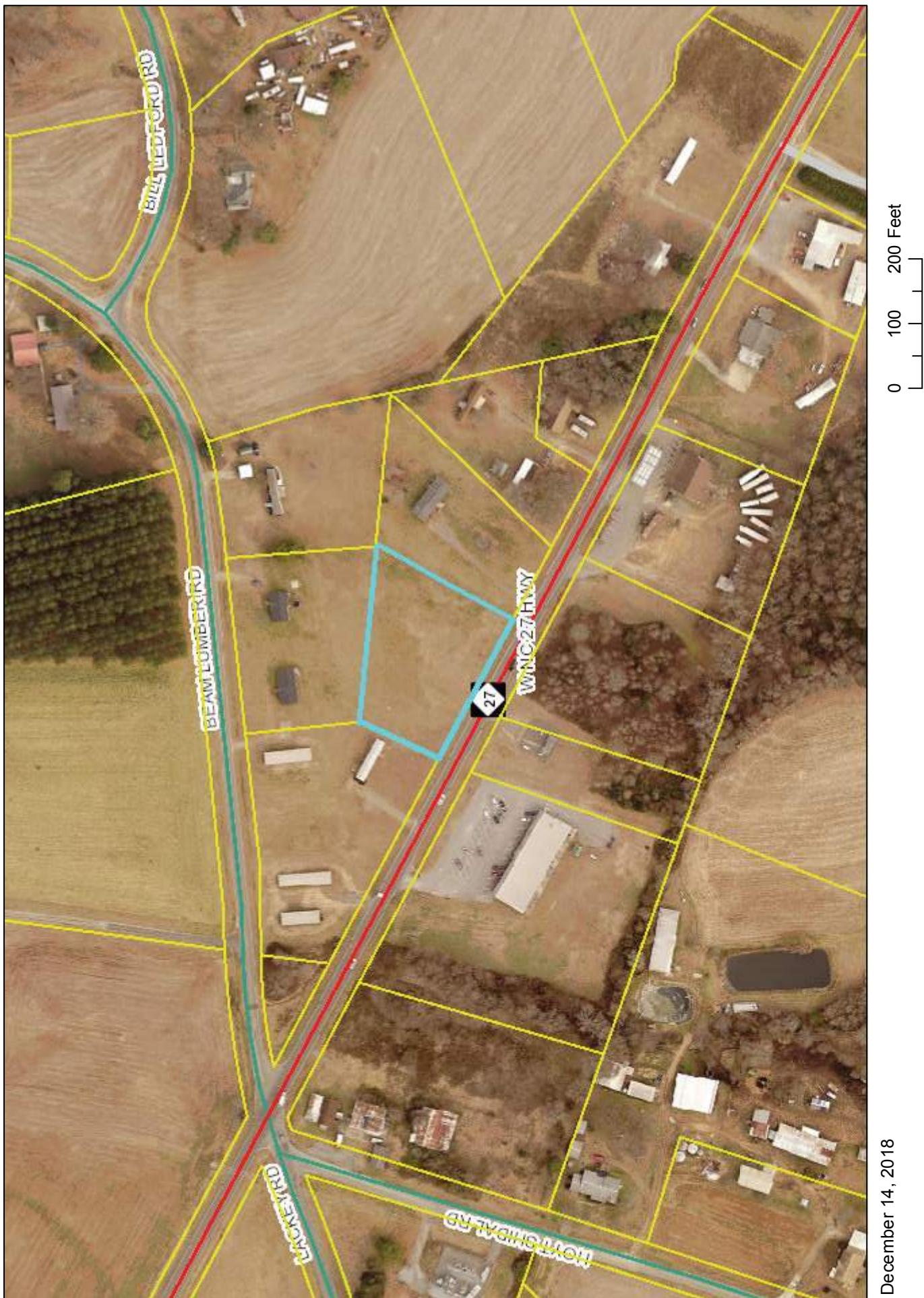
See Attached Application for Parcel Information  
Property Location(s) Outlined in Green.

LOCATION MAP



1:1,000,000

Property Location(s)



December 14, 2018

1 inch = 200 feet