



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: November 8, 2019

Re: CUP #411
Johnny Rudisill, applicant
Parcel ID# 01831

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on December 2, 2019.

REQUEST

The applicant is requesting a conditional use permit to place a Class C manufactured home in the R-S (Residential Suburban) district. A Class C manufactured home is a singlewide that meets the Unified Development Ordinance's appearance standards. Under the UDO, a Class C manufactured home may be placed in the R-S district subject to the issuance of a conditional use permit. This property was rezoned in 2001 from B-G (General Business) to CU R-S (Conditional Use Residential Suburban) to permit a Class B (doublewide) manufactured home, but a home was not placed there and the permit expired.

SITE AREA AND DESCRIPTION

The 0.43-acre parcel is located on the west side of Broad River Lane about 150 feet south of its intersection with Windsor Woods Drive in the High Shoals area. It is adjoined by property zoned R-S and B-G. Land uses in this area are primarily residential. Several singlewide manufactured homes are located in this area. This property is part of an area designated by the Lincoln County Land Use Plan as Large Lot Residential, suitable for single-family homes.



County Of Lincoln, North Carolina

Planning Board

Applicant **Johnny Rudisill**

Application No. **CUP #411**

Parcel ID# **01831**

Zoning District **CU R-S**

Proposed Conditional Use **Class C (singlewide) 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 Johnny Rudisill

Applicant Address 1293 Rocky Hill LN Lincolnton NC

Applicant Phone Number 828-312-2840

Property Owner Name Johnny Rudisill

Property Owner Address 1293 Rocky Hill LN Lincolnton

Property Owner Phone Number 828-312-2840

PART II

Property Location 3 Broad River Lane

Property ID (10 digits) 3641-21-181 property size 0.428
126X145

Parcel # (5 digits) 01831 Deed Book(s) 2829 Page(s) 514
P514

PART III

Existing Zoning District RS CU

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

None

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

Single wide mobile 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.

John R. May
Applicant's Signature

7-29-19
Date

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

Application No. **CUP #411**

Applicant **Johnny Rudisill**

Property Location **Broad River Lane**

Zoning District **CU R-S**

Parcel ID# **01831**

Proposed Use **Class C (singlewide)
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 septic system permit must be obtained, and 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 C manufactured home as defined by the UDO. A Class C manufactured home is a conditional use in the R-S district. The home will be placed on the property to meet the required setbacks from property lines.

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

Singlewide manufactured homes are located on adjoining properties and in the surrounding 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. The Land Use Plan designates this area as a Single-Family Neighborhood, suitable for single-family homes.



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: 8/30/2019 Scale: 1 Inch = 100 Feet

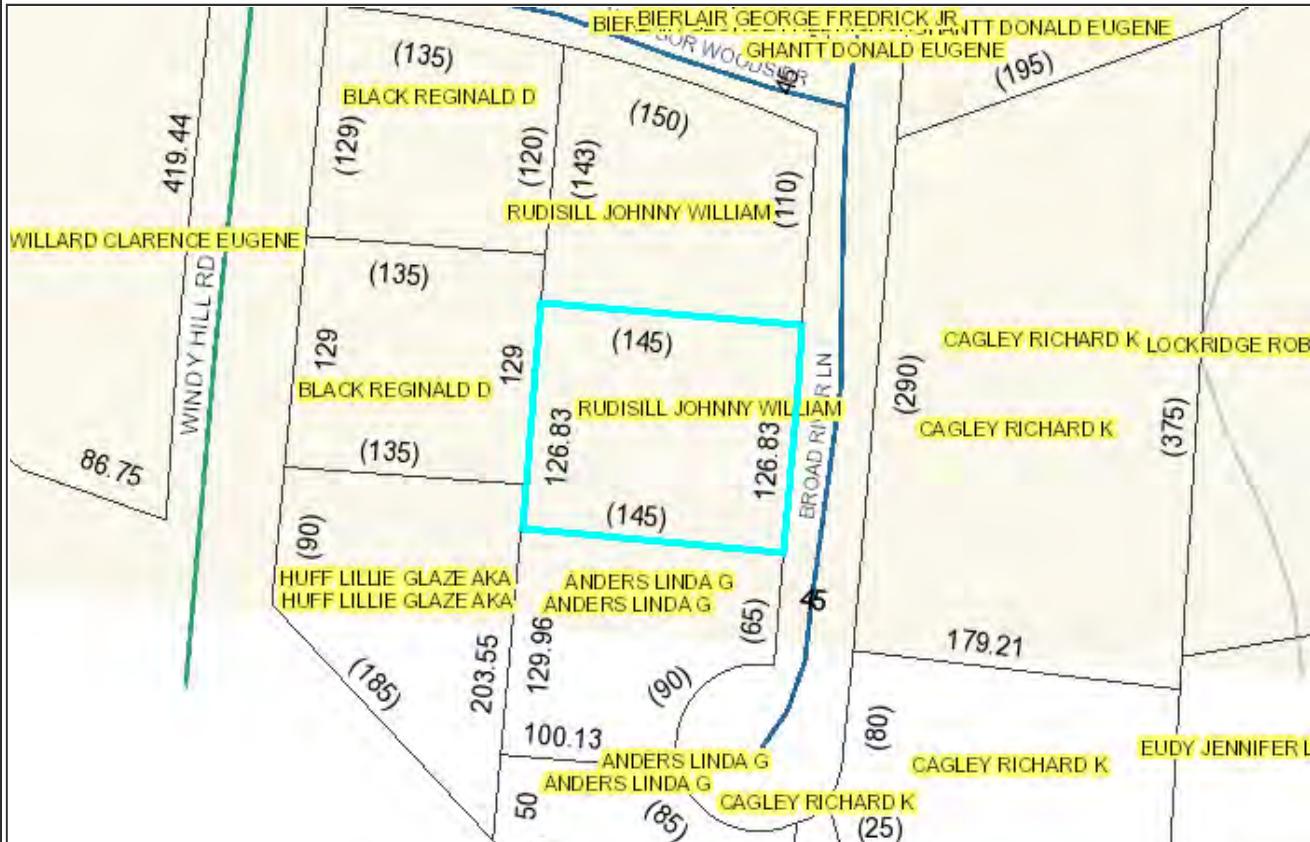
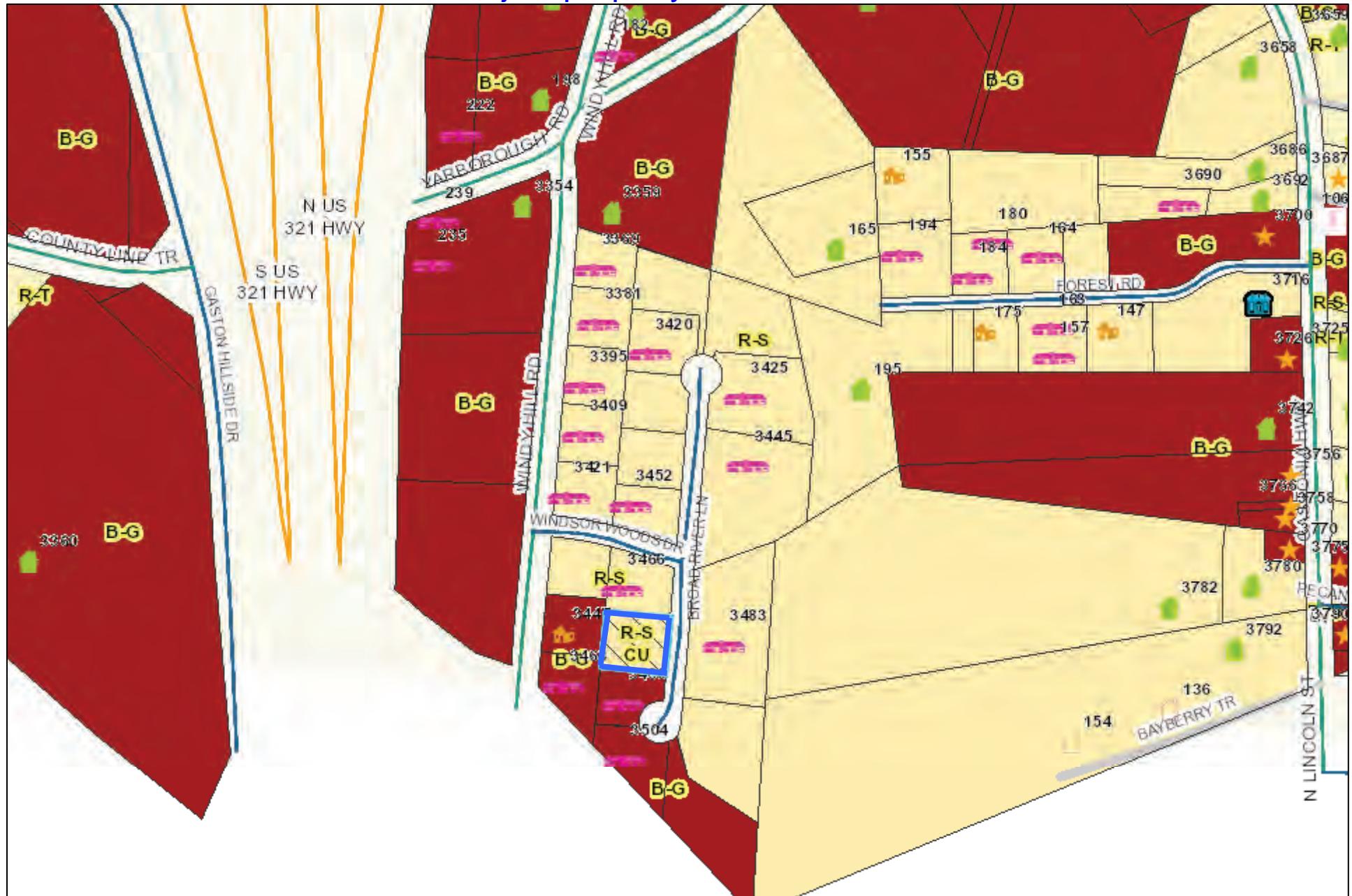


Photo Not Available

Parcel ID	01831	Owner	RUDISILL JOHNNY WILLIAM
Map	3641	Mailing	1293 ROCKY HILL LN
Account	02772	Address	LINCOLNTON, NC 28092-9345
Deed	2833 954	Last Transaction Date	Sale Price
Plat		Subdivision	WINDSOR WOODS Lot 15
Land Value	\$9,180	Improvement Value	Total Value \$9,180
Previous Parcel			
-----All values for Tax Year 2019 -----			
Description	WINSOR WOODS 15	Deed Acres	0
Address	BROAD RIVER LN	Tax Acres	0.428
Township	IRONTON	Tax/Fire District	SOUTH FORK
Main Improvement		Value	
Main Sq Feet		Year Built	
Zoning District	Calc Acres	Voting Precinct	Calc Acres
R-S	0.43	SL24	0.43
Watershed		Sewer District	
	0.43		0.43
Census County		Tract	Block
109		070400	4048 0.43
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710364100	0.43

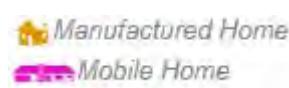
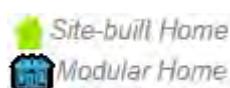
CUP #411

subject property is outlined in blue



August 30, 2019

Esri, Inc., Lincoln County, NC



0 100 200 Feet


1 inch = 300 feet

CUP #411 Johnny Rudisill

1 in. = 100 ft.



LLR

WINDY HILL RD

WINDSOR WOODS DR

BROAD RIVER LN

LLR

LLR

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)

Parcel ID# 01831

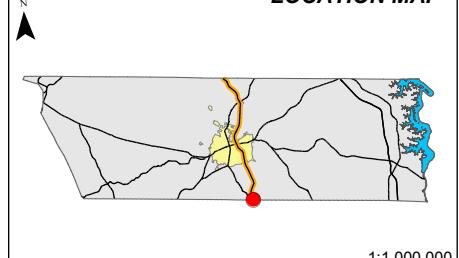


Lincoln County
Planning & Inspections
302 N. Academy St.
Suite A
Lincolnton, NC 28092

See Attached Application for Parcel Information

Property Location(s) Outlined in Purple

LOCATION MAP



● Property Location(s)