



## LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT

115 W. MAIN ST., 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: June 1, 2020

Re: CUP #422  
Richard Aderholdt, applicant  
Parcel ID# 28850

*The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on August 3, 2020.*

### REQUEST

The applicant is requesting a conditional use permit to place a Class B (doublewide) manufactured home in the R-S (Residential Suburban) district. A manufactured home is a conditional use in the R-S district.

### SITE AREA AND DESCRIPTION

The 0.87-acre parcel is located at 736 Sandra Lane about 1,000 feet south of Keener Road in Ironton Township. It is adjoined by property zoned R-S and R-T (Transitional Residential). Land uses in this area include residential and agricultural. Residential uses in this area include singlewide and doublewide manufactured homes. The subject property is part of an area designated by the Lincoln County Land Use Plan as Single-Family Neighborhood, suitable for single-family homes.



# County Of Lincoln, North Carolina

## Planning Board

Applicant **Richard Aderholdt**

Application No. **CUP #422**

Location **736 Sandra Lane**

Parcel # **28850**

Zoning District **R-S**

Proposed 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:

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In recommending such Conditional Use, the following conditions were recommended by the Lincoln County Planning Board:

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## **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

Richard Aderholdt

Applicant Address

748 Sandra Lane, Lincolnton, NC

Applicant Phone Number

704-735-6625

Property Owner Name

Richard Aderholdt

Property Owner Address

748 Sandra Lane, Lincolnton, NC

Property Owner Phone Number

704-735-6625

### **PART II**

Property Location

736 Sandra Lane, Lincolnton, NC

Property ID (10 digits)

3643-52-0998

Property size

• 871

Parcel # (5 digits)

28850

Deed Book(s)

2207

Page(s)

234-236

### **PART III**

Existing Zoning District

R-5

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

Property is currently not being used;  
no existing structures at this point in time

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

New double wide manufactured 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.

*Richard Aderholdt*

4-7-20

Applicant's Signature

Date

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

Application No. **CUP #422**

Applicant **Richard Aderholdt**

Property Location **736 Sandra Lane**

Parcel ID# **28850**

Zoning District **R-S**

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 expand an existing septic system to serve the proposed home has been obtained. The home must be set up in compliance with the State Building Code.**

2. The use meets all required conditions and specifications.

**A manufactured home is a conditional use in the R-S district. The home will meet the Unified Development Ordinance's appearance requirements and minimum 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 and doublewide 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 Single-Family Residential, suitable for single-family homes.**

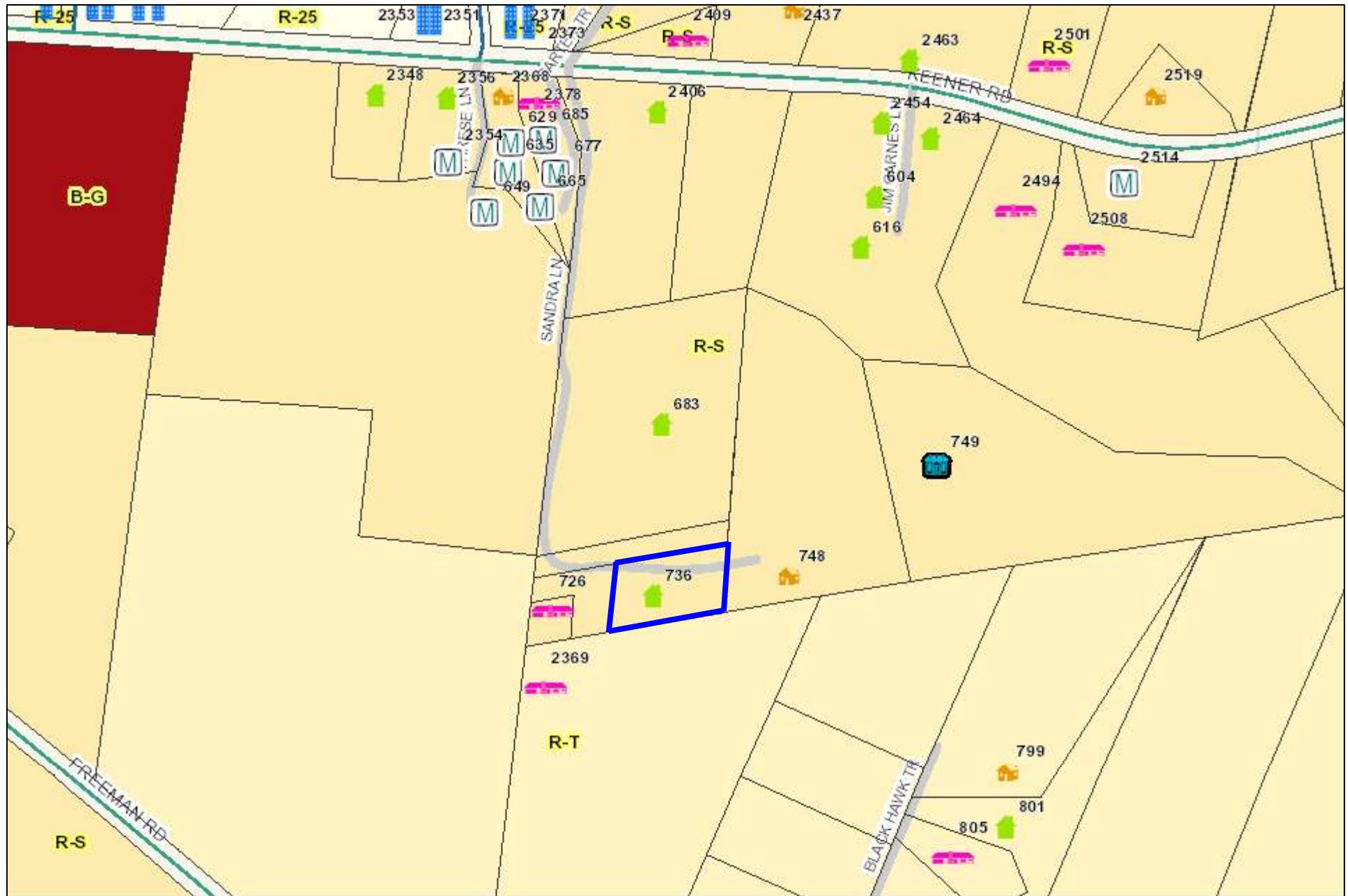


**Lincoln County, NC**  
**Office of the Tax Administrator, GIS Mapping Division**  
Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.  
Date: 4/7/2020 Scale: 1 Inch = 100 Feet



	<b>Parcel ID</b>	28850	<b>Owner</b>	ADERHOLT RICHARD D ADERHOLT CINDY B
	<b>Map</b>	3643	<b>Mailing</b>	748 SANDRA LN
	<b>Account</b>	0228446	<b>Address</b>	LINCOLNTON, NC 28092
	<b>Deed</b>	2207 234	<b>Last Transaction Date</b>	09/14/2010
	<b>Plat</b>		<b>Subdivision</b>	<b>Sale Price</b> \$500
	<b>Land Value</b>	\$7,027	<b>Improvement Value</b>	\$200
	<b>Previous Parcel</b>			<b>Total Value</b> \$7,227
	<b>-----All values for Tax Year 2020 -----</b>			
	<b>Description</b>	D GILLELAND RD 1323		<b>Deed Acres</b> 0.885
	<b>Address</b>	736 SANDRA LN		<b>Tax Acres</b> 0.871
	<b>Township</b>	IRONTON		<b>Tax/Fire District</b> BOGER CITY
	<b>Main Improvement</b>			<b>Value</b>
	<b>Main Sq Feet</b>	<b>Stories</b>		<b>Year Built</b>
	<b>Zoning District</b>	<b>Calc Acres</b>	<b>Voting Precinct</b>	<b>Calc Acres</b>
	R-S	0.87	SL24	0.87
	<b>Watershed</b>	<b>Sewer District</b>		
		0.87		
	<b>Census County</b>	<b>Tract</b>	<b>Block</b>	
	109	071001	1010	0.87
	<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>	
	X	NO FLOOD HAZARD	3710364300	0.87

Conditional Use Permit #422  
subject property is outlined in blue



April 7, 2020

Esri, Inc., Lincoln County, NC

0 100 200 Feet  
1 inch = 300 feet

1 inch = 300 feet

ZMA #422 Richard Aderholdt

GE  
HAUSS LN

1 in. = 200 ft.



**SFN**

**SFN**

SANDRA LN

**SFN**

**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# 28850**

- Property Location(s)

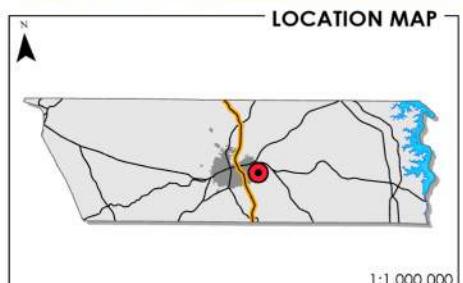
See Attached Application for Parcel Information

Property Location(s) Outlined in Purple.



Lincoln County  
Planning & Inspections  
115 W. Main St  
3rd Floor  
Lincolnton, NC 28092

LOCATION MAP



● Property Location(s)