



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 30, 2020

Re: CUP #425
Justin Morrow, applicant
Parcel ID# 59495

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 proposed 1.5-acre site is located on Workman Lane about 1,600 feet west of Cat Square Road in Howards Creek Township. It is planned to be subdivided from a 6.9-acre parcel. It is surrounded by property zoned R-S. 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 Rural Living, suitable for single-family homes, including manufactured homes.



County Of Lincoln, North Carolina

Planning Board

Application No. **CUP #425**

Applicant **Justin Morrow**

Property Location **Workman Lane**

Zoning District **R-S**

Parcel ID# **59495**

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:

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
115 W. Main St., Lincolnton, NC 28092
Phone: (704) 736-8440 Fax: (704) 732-9010

PART I

Applicant Name Justin Morrow
Applicant Address 1839 E Dixon Blvd Shelby, NC
Applicant Phone Number 704-484-2211 704-214-6408
Property Owner Name Benjamin Workman
Property Owner Address 6756 Workman Ln Vale, NC
Property Owner Phone Number 704-736-5376

PART II

Property Location 6756 Workman Ln Vale, NC
Property ID (10 digits) 2685340263 Property size 1.5
Parcel # (5 digits) 59495 Deed Book(s) 1668 Page(s) 240

PART III

Existing Zoning District R-S

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

Vacant

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

Install of a manufactured 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.

Jim
Applicant's Signature

6-18-2020
Date

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

Application No. **CUP #425**

Applicant **Justin Morrow**

Property Location **Workman Lane**

Parcel ID# **59495**

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 connect the home to an 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.

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 Rural Living, suitable for single-family homes, including manufactures homes.



Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

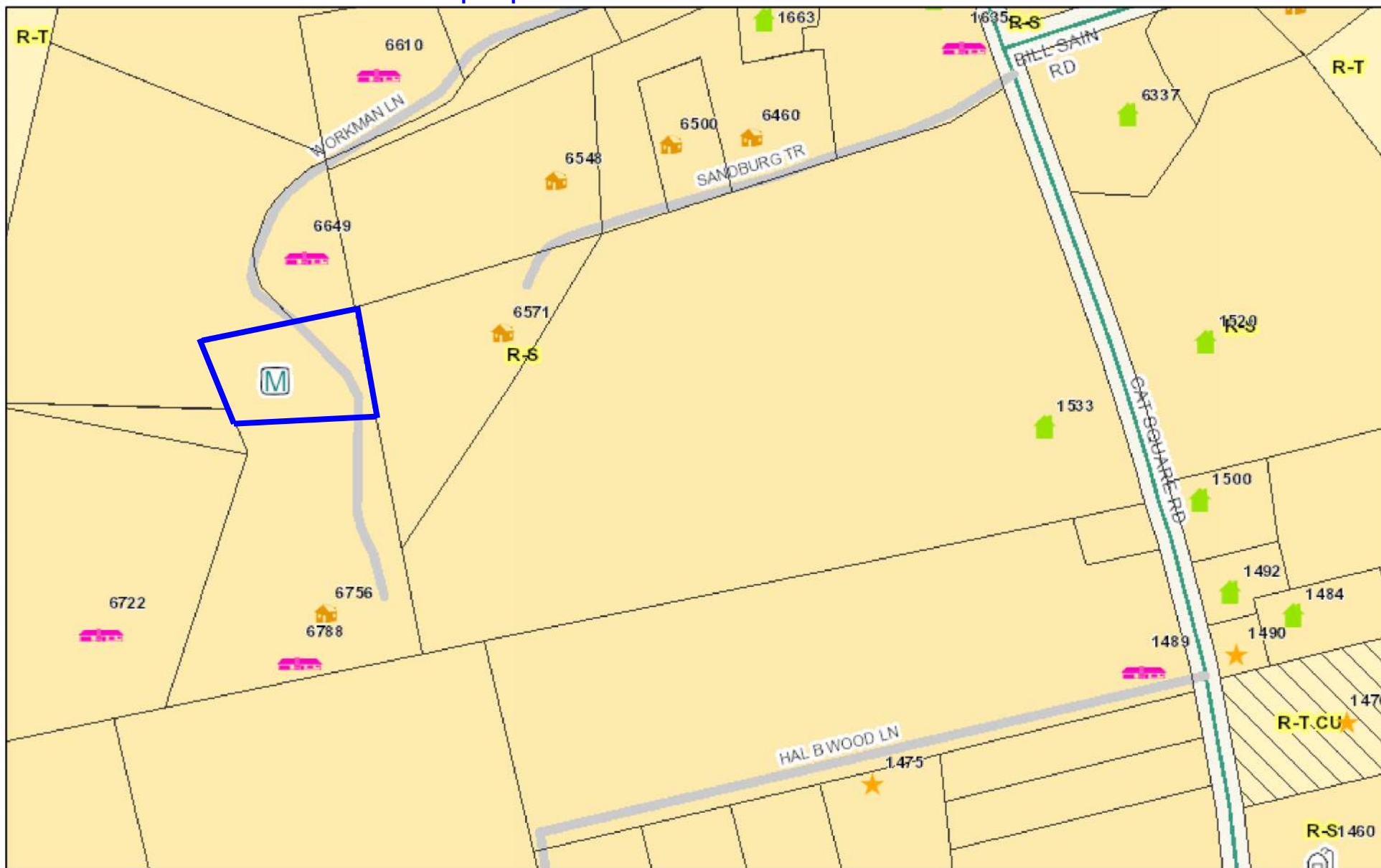
Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.
Date: 6/19/2020 Scale: 1 Inch = 300 Feet



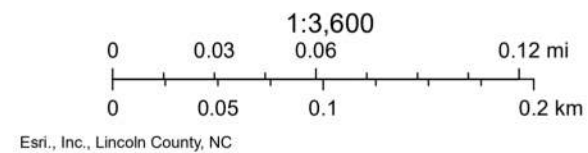
Photo Not Available

Parcel ID	102310	Owner	GERLITS JOHN C GERLITS JOYCE		
Map	2674	Mailing	6484 LACKEY RD		
Account	00924	Address	VALE, NC 28168-0000		
Deed	978 69	Last Transaction Date	02/14/2020	Sale Price	\$0
Plat	18 56	Subdivision	JOHN C GERLITS PH 2	Lot	2A
Land Value	Work in Progress	Improvement Value	Work in Progress	Total Value	Work in Progress
Previous Parcel	10875				
-----All values for Tax Year 2020 -----					
Description	#2A LT JOHN C GERLITS PH2			Deed Acres	1.122
Address	LACKEY RD			Tax Acres	1
Township	NORTH BROOK			Tax/Fire District	NORTH BROOK
Main Improvement				Value	
Main Sq Feet		Stories		Year Built	
Zoning District		Calc Acres	Voting Precinct		Calc Acres
R-S	1	NB35		1	
Watershed		Sewer District			
1	1				
Census County		Tract	Block		
109		070500	2003	1	
Flood	Zone Description		Panel		
X	NO FLOOD HAZARD		3710266400		
				1	

Conditional Use Permit #425
proposed site is outlined in blue



June 19, 2020



CUP #425 Justin Morrow

1 in. = 300 ft.



RL

WORKMAN LN

SANDBURG TR

Indian Creek

RL

RL

HAL B WOOD 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)



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

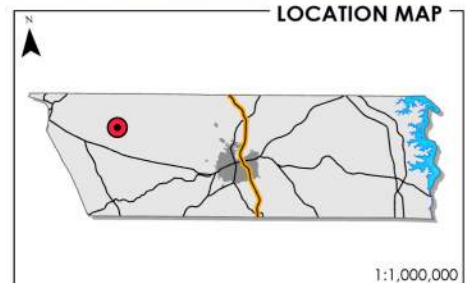
Parcel ID# 59495

 - Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Purple.

LOCATION MAP



 Property Location(s)



WATERSHED CERTIFICATE

THIS PROPERTY IS LOCATED WITHIN WS-IIP AREA OF THE _____ WATERSHED AS DESIGNATED BY THE NORTH CAROLINA DIVISION OF ENVIRONMENTAL MANAGEMENT AS APPEARS ON THE WATERSHED PROTECTION MAP OF LINCOLN COUNTY.

SUBDIVISION ADMINISTRATOR

DATE

- (1) Class of survey: A
- (2) Positional accuracy of Control Corners: 95% = 0.10'
- (3) Type of GPS field procedure: Static
- (4) Dates of survey:
- (5) Datum/Epoch: NAVD 88 NAD(83)/2011
- (6) Published/Fixed-control used:
VRS from NCGS website
- (7) Geoid model: 2012A
- (8) Combined grid factor(s):
- (9) Units: U. S. Survey Foot

Jose L. Trejo
1887-519
Tax Parcel ID 12927

Heirs of Kathleen Workman
17,E-41
Tax Parcel ID 71704

N= 654613.60'
E= 1282818.77'

Bobby G. Workman
Norma A. Workman
2203-471
Tax Parcel ID 83837

1.48 Ac.
(1.36 Ac. outside R/W)

Tony R. Davis
2647-35
Tax Parcel ID 15339

Kenneth A. Petrick
Rebecca I. Petrick
1163-644
Tax Parcel ID 15340

5.20 Ac.
(5.00 Ac. outside R/W)

Rodney S. Collier
2007-210
Tax Parcel ID 54994

Mary G. Dennard
Stewart E. Dennard
539-359
Tax Parcel ID 15353

Reference surveys by:

- Keith Lackey, for Johnnie and Kathleen Workman, dated 4/21/97
- Keith Lackey, for Johnnie T. Workman Sr., dated 12/1/98
- Keith Lackey, for Johnnie T. Workman Sr., dated 4/28/98
- Keith Lackey, for Johnnie T. Workman Sr., dated 1/6/99
- Keith Lackey, for Johnnie and Kathleen Workman, dated 11/8/04
- Tony E. Carpenter dated 7/25/94

A 10' DRAINAGE AND UTILITY EASEMENT ALONG ALL SIDE AND REAR PROPERTY LINES

SEPTIC DISCLAIMER

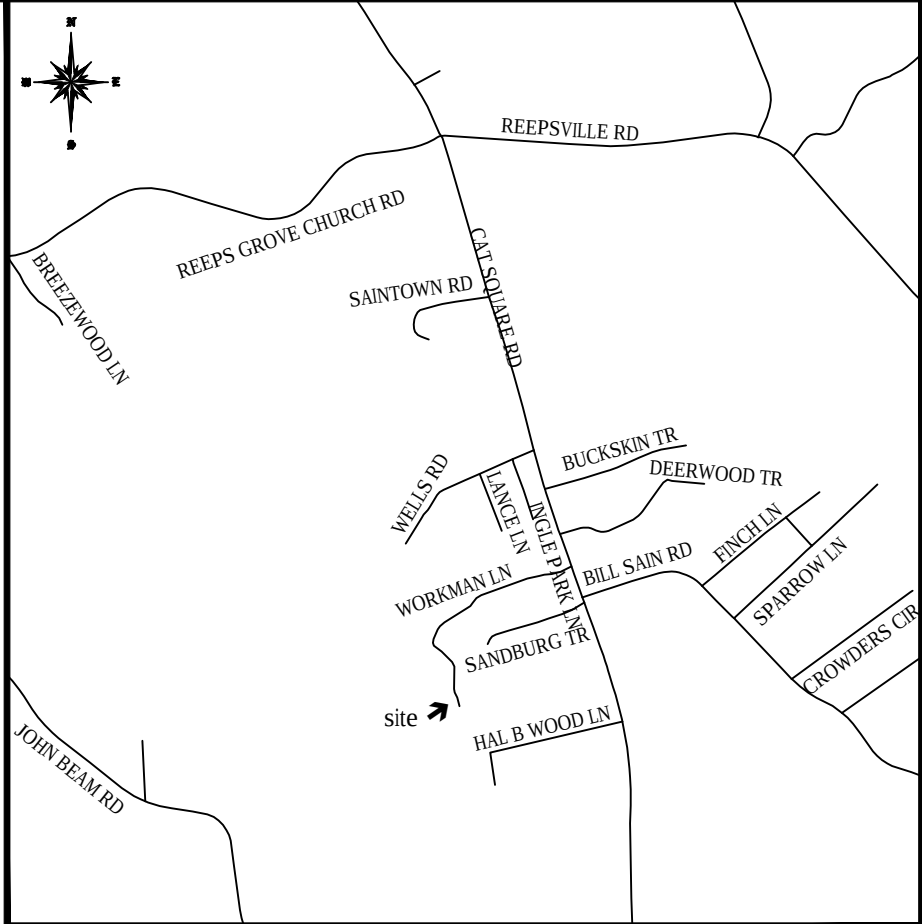
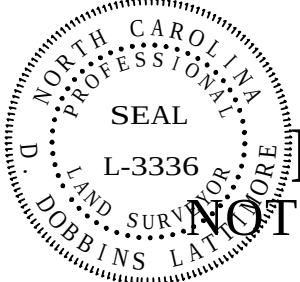
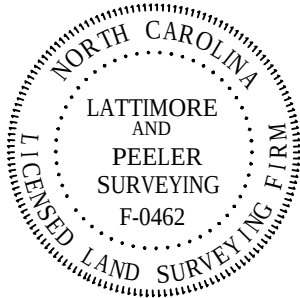
IN APPROVING THIS PLAT, LINCOLN COUNTY DOES NOT GUARANTEE THE SUITABILITY OF ANY LOT FOR THE PLACEMENT OF A SEPTIC TANK SYSTEM.

FLOOD DATA
COMMUNITY PANEL #3710268400 J
ZONE X
EFFECTIVE DATE: 8/16/07

GENERAL NOTES

1. NO TITLE SEARCH BY LATTIMORE AND PEELER SURVEYING.
2. PROPERTY SHOWN SUBJECT TO EASEMENTS OF RECORD.
3. UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED.
4. NO FEATURES LOCATED OTHER THAN THOSE SHOWN.
5. NC DOT R/W'S ARE APPROXIMATE UNLESS OTHERWISE NOTED.
6. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
7. IF THIS MAP DOES NOT HAVE AN ORIGINAL SIGNATURE IT IS NOT VALID.

LEGEND	
	SURVEYED BOUNDARY LINES
	LINES NOT SURVEYED
	RIGHT OF WAY LINE
	FENCE LINE
	ELECTRIC LINE
	BURIED ELECTRIC LINE
	WATER LINE
	GAS LINE
	SAN-SEWER LINE
	TELEPHONE LINE
	HYDRANT
	GAS METER
	WATER METER
	POWER POLE
	TELEPHONE BOX
	NEW IRON PIN (NIP)
	EXISTING IRON PIN (EIP)
	UNMONUMENTED POINT
	MAG NAIL
	CONCRETE MONUMENT
	R.R. SPIKE SET
	R.R. SPIKE FOUND
	FOUND
	SET
	STONE
	TREE
	WELL



Vicinity Map no scale

CERTIFICATE OF APPROVAL FOR RECORDING FOR FAMILY SUBDIVISIONS

I HEREBY CERTIFY THAT THIS IS AN APPROVED FAMILY SUBDIVISION PLAT IN ACCORDANCE WITH \$9.6.10 OF THE LINCOLN COUNTY UNIFIED DEVELOPMENT ORDINANCE AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDATION IN THE LINCOLN COUNTY REGISTER OF DEEDS OFFICE.

SUBDIVISION ADMINISTRATOR

DATE

PRIVATE ROAD DISCLAIMER STATEMENT

ALL ROADS IN THIS SUBDIVISION NOT CURRENTLY MAINTAINED BY NCDOT ARE PRIVATE. NEITHER THESE NOR ANY OTHER ROADS SHALL BE MAINTAINED BY LINCOLN COUNTY OR NCDOT. ALL ROAD MAINTENANCE AND CONSTRUCTION STANDARDS ARE THE RESPONSIBILITY OF THE SUBDIVIDER AND SUBSEQUENT OWNERS OF LOTS IN THE SUBDIVISION.

OWNER

DATE

OWNER

DATE

I, D. Dobbins Lattimore certify one of the following as marked:

- ☒ a. that the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land;
- ☐ b. that the survey is located in such portion of a county or a municipality that is unregulated as to an ordinance that regulates parcels of land;
- ☐ c. that the survey is of an existing parcel or parcels of land;
- ☒ d. that the survey is of another category such as the recombination of existing parcels, a court ordered survey, or other exception to the definition of a subdivision;
- ☐ e. that the information available is such that I am unable to make a determination to the best of my professional ability as to provisions contained in (a) through (d) above.

I D. DOBBINS LATTIMORE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION WITH DEED DESCRIPTION RECORDED IN BOOK 1668 AT PAGE 240. BROKEN LINES SHOWN HEREON, IF NOT ACTUALLY SURVEYED WERE PLOTTED FROM INFORMATION FOUND IN BOOK 1668 AT PAGE 240. THE RATIO OF PRECISION AS CALCULATED IS 1 : 10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED WITH THE LATEST EDITION SURVEYING, LICENSE NUMBER AND SEAL THIS 1ST DAY OF JUNE, A.D., 2024.

D. DOBBINS LATTIMORE, PLS

L-3336

PRELIMINARY PLAT
NOT FOR SALES OR CONVEYANCES

LATTIMORE & PEELER SURVEYING

105 LONDON ROAD (704) 538-3443

LAWNDALE, NORTH CAROLINA 28090

D.F. #71704
C.F. #71704G

DRAWING #20-86B

STATE OF NORTH CAROLINA

I, _____, REVIEW OFFICER OF LINCOLN COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER

DATE

Building Setbacks as follows:

ZONING: R-S
FROM STREET R/W 30'
FROM SIDE LOT LINE INTERIOR 10'
FROM SIDE LOT LINE TOTAL 20'
FROM SIDE LOT LINE ROAD 20'
FROM REAR LOT LINE 40'

NORTH CAROLINA, CLEVELAND COUNTY

I, D. DOBBINS LATTIMORE, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT, _____ AND _____ PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL THIS ____ DAY OF _____, 2020.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: SEPT. 15, 2023

CERTIFICATE OF OWNERSHIP AND DEDICATION FOR FAMILY SUBDIVISIONS

I/WE DO HEREBY CERTIFY THAT I/WE ARE ALL OF THE OWNERS OF FEE SIMPLE TITLE TO THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF LINCOLN COUNTY. I/WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY/OUR FREE CONSENT. I/WE FURTHER CERTIFY THAT THE LOTS SHOWN ON THIS SUBDIVISION PLAT ARE CREATED FOR IMMEDIATE FAMILY MEMBERS ONLY AS SET OUT IN SECTION \$9.6.10 OF THE LINCOLN COUNTY UNIFIED DEVELOPMENT ORDINANCE.

OWNER

DATE

OWNER

DATE

Family Subdivison for Bobby & Norma Workman

Owner: Bobby G. Workman

Norma A .Workman

Address: 6756 Workman Lane

Vale, NC 28168

Tax Parcel ID. 59495

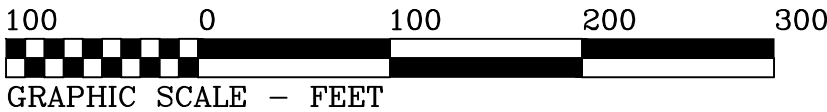
Township: Howards Creek

County: Lincoln County

State: North Carolina

Plat Prepared: May 29, 2020

Scale 1"= 100'



GRAPHIC SCALE - FEET