



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT

115 W. MAIN ST., LINCOLNTON, NORTH CAROLINA 28092
704-736-8440 OFFICE 704-736-8434 INSPECTION REQUEST LINE

To: Board of Commissioners
Planning Board

From: Randy Hawkins, Zoning Administrator

Date: December 11, 2020

Re: CUP #433
Ransford Properties, LLC, applicant
Parcel ID# 33796

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on January 4, 2021.

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 0.47-acre parcel is located on the south side of Wrenn Drive about 250 east of Killian Street/Canada Lane at the Lincoln-Catawba county line. It is adjoined by property zoned R-S and R-40 (a Catawba County zoning district). Land uses in this area include residential, business and industrial. Doublewide manufactured homes and duplexes are located in this area. This 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 **Ransford Properties, LLC**

Application No. **CUP #433**

Location **Wrenn Drive**

Parcel # **33796**

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:

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 Ransford Properties LLC

Applicant Address 4972 Wren Drive, Denver NC 28037

Applicant Phone Number 704-600-5352

Property Owner Name Ransford Cannon

Property Owner Address 4984 Wren Drive

Property Owner Phone Number 704-600-5352

PART II

Property Location Wren Drive Denver NC 28037

Property ID (10 digits) 3686718956 Property size .5 AC

Parcel # (5 digits) 33796 Deed Book(s) 2784 Page(s) 26

PART III

Existing Zoning District R-S

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

Vacant Lot

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

New 2020 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.

Applicant's Signature

11/17/20

Date

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

Ransford Cannon
4972 Wrenn Drive
Denver NC 29037
704-600-5352

Property Location: Wrenn Drive
Zoning District: R-S
Parcel ID#: 33796
Proposed Use: Class B
(double-wide) Manufactured
Home.

RE: Proposed Findings

- 1) The use will not materially endanger the public health or safety if located where proposed and developed according to plan.

Permits for a 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.

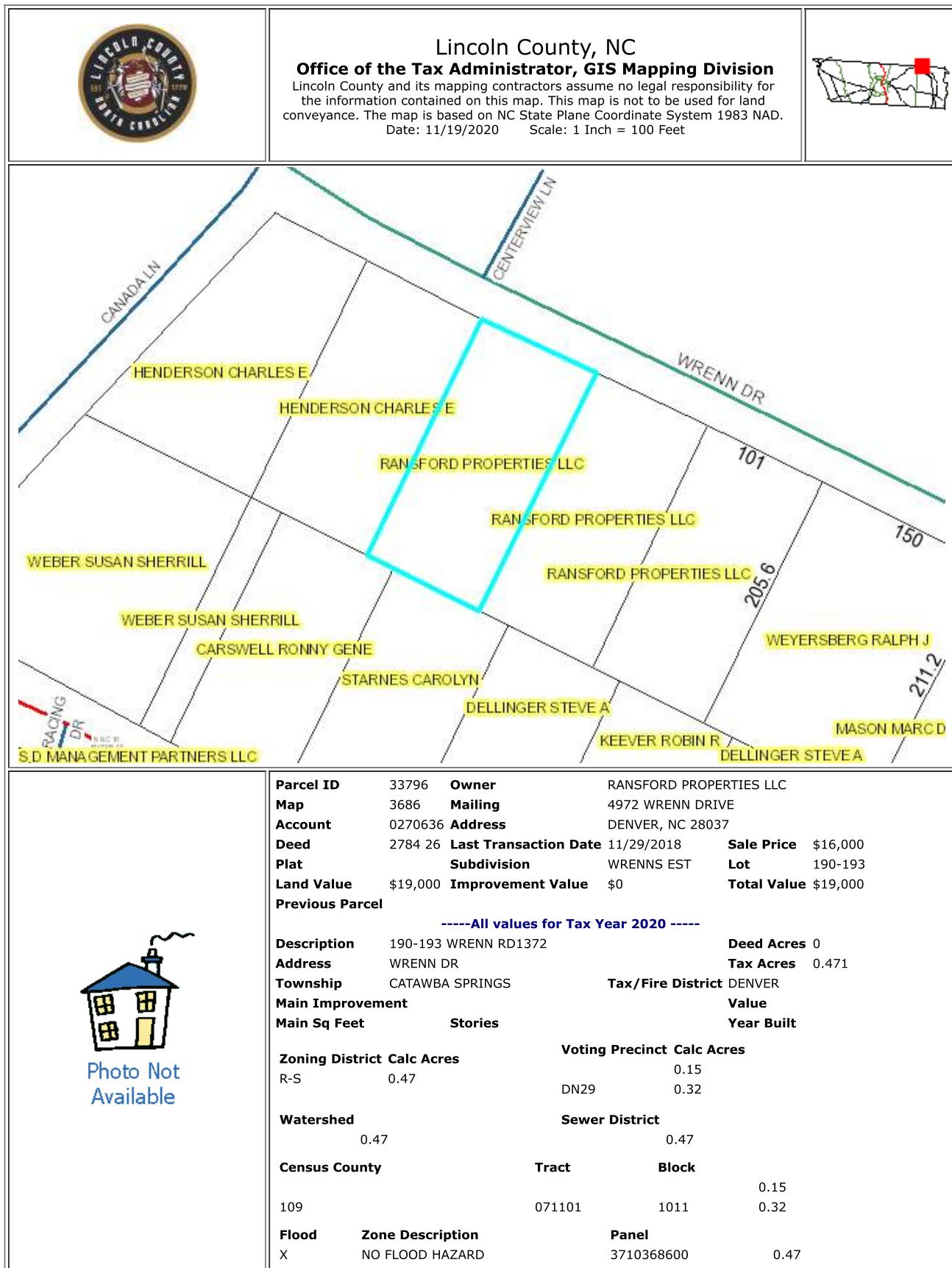
A manufactured home is a conditional use in the R-S district. The home will meet the Unified Development Ordinance's appearance requirements and minimum setbacks from the property lines.

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

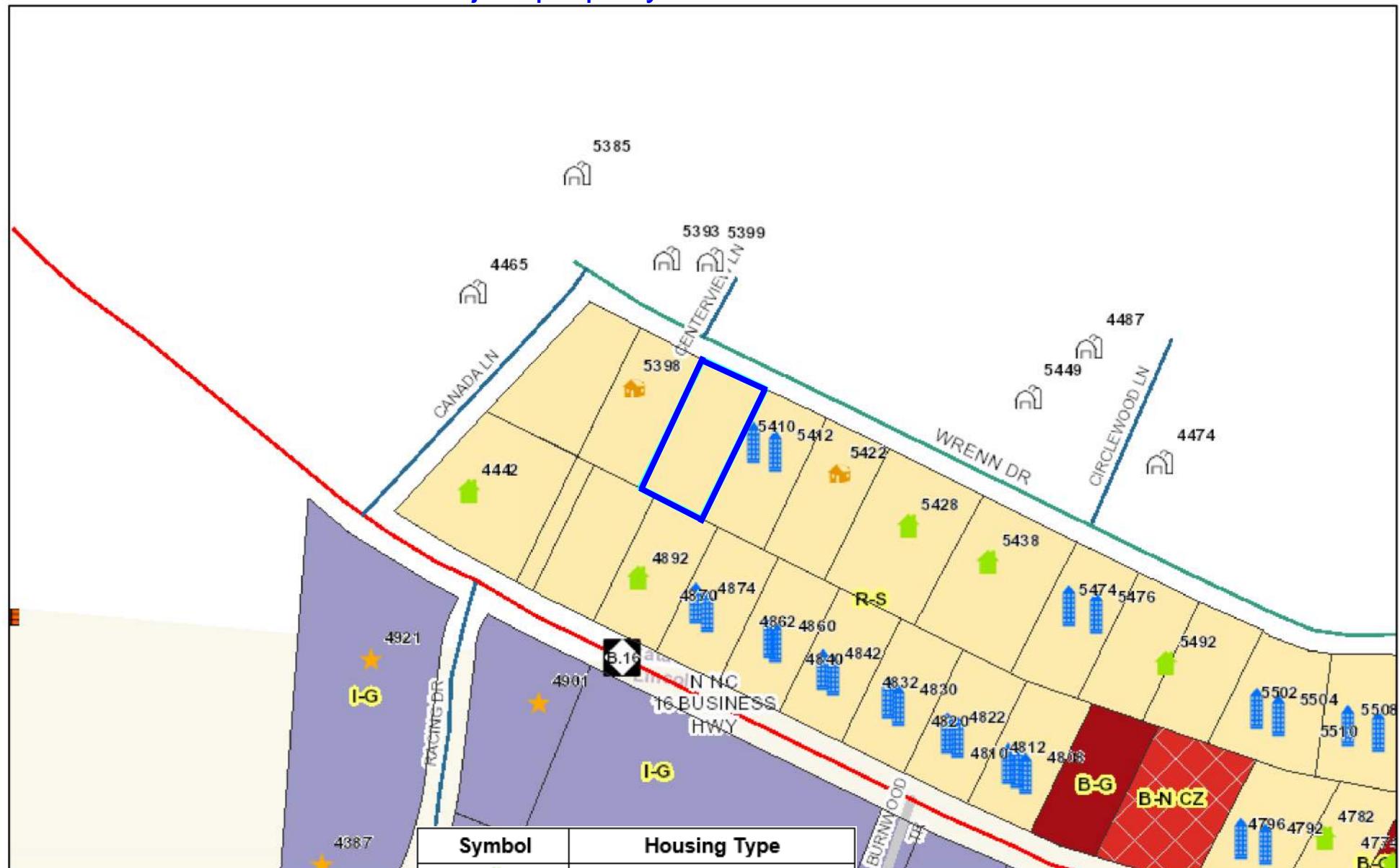
Several manufactured homes and duplexes are in this area.

- 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 and duplexes. This property is part of an area designated by the Land Use Plan as Single-Family Neighborhood, suitable for single-family homes.



Conditional Use Permit #433
subject property is outlined in blue



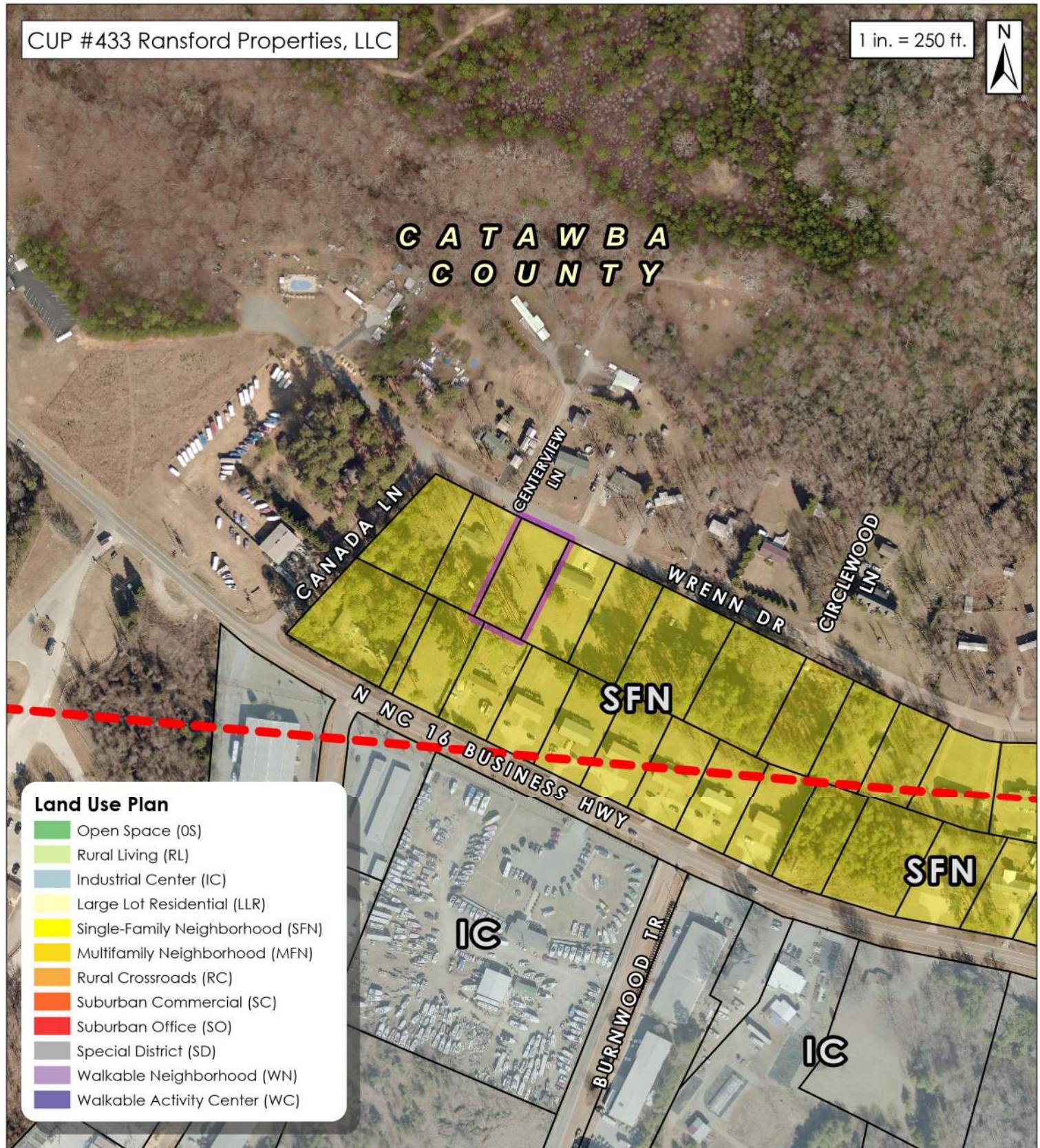
November 19, 2020

Symbol	Housing Type
Green house	Site-built Home
Blue house with black outline	Modular Home
Blue house with grid pattern	Apartment, Condominium
Yellow house	Manufactured Home
Pink house	Mobile Home

1:2,400
0 0.02 0.04 0.06 0.08 mi
0 0.03 0.07 0.13 km
Esri, Inc., Lincoln County, NC



CATAWBA COUNTY



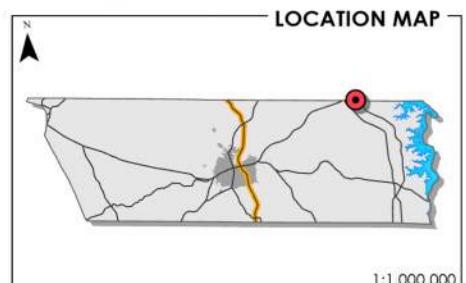
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID# 33796

- Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Purple.



Property Location(s)

Conditional Use Permit #433
aerial photo of subject property and surrounding area



November 19, 2020

1:1,200
0 0.01 0.02 0.03 0.04 mi
0 0.01 0.02 0.03 0.04 km