



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 Wrenn Drive, Denver NC 28037
Applicant Phone Number 704-600-5352
Property Owner Name Ransford Cannon
Property Owner Address 4984 Wrenn Drive
Property Owner Phone Number 704-600-5352

PART II

Property Location Wrenn 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-5

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

Ransford Cannon

Date

11/17/20

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.



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: 11/19/2020 Scale: 1 Inch = 100 Feet

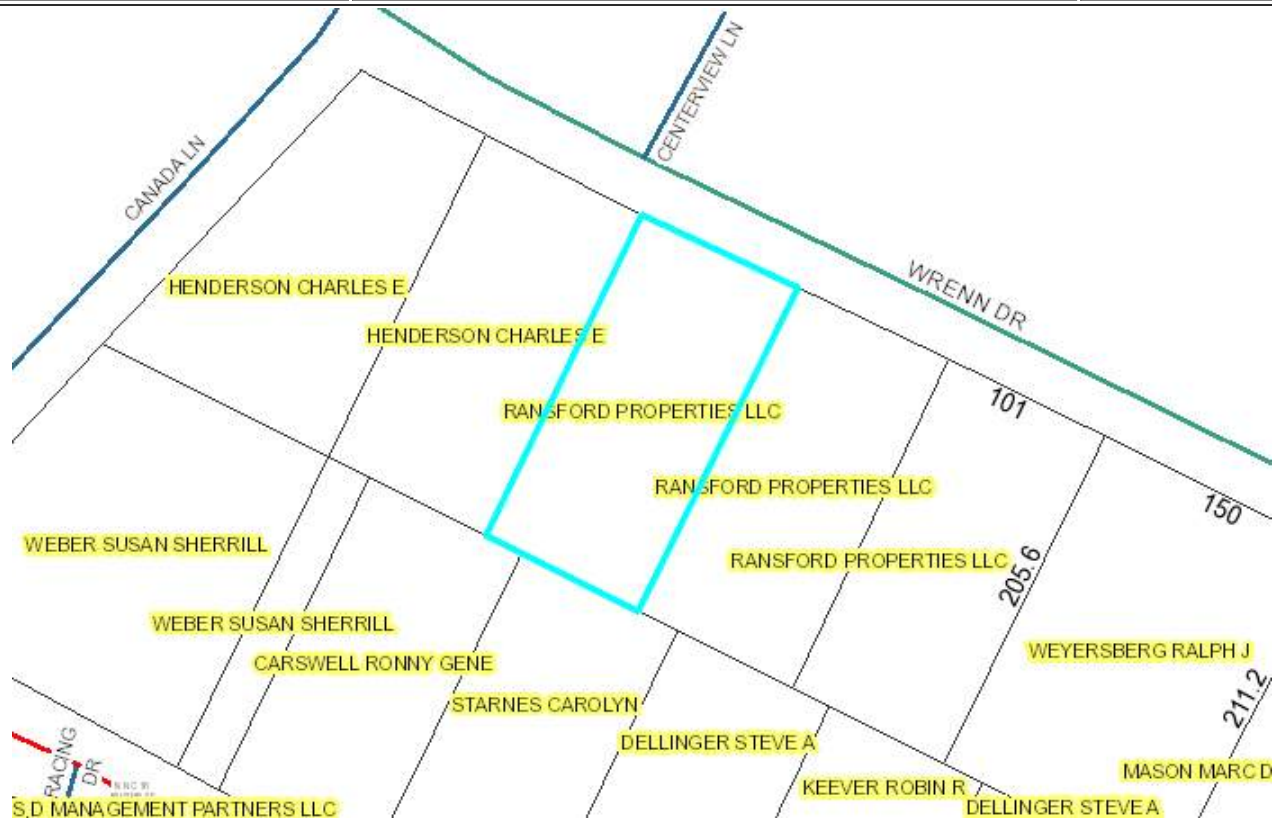
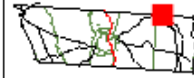


Photo Not Available

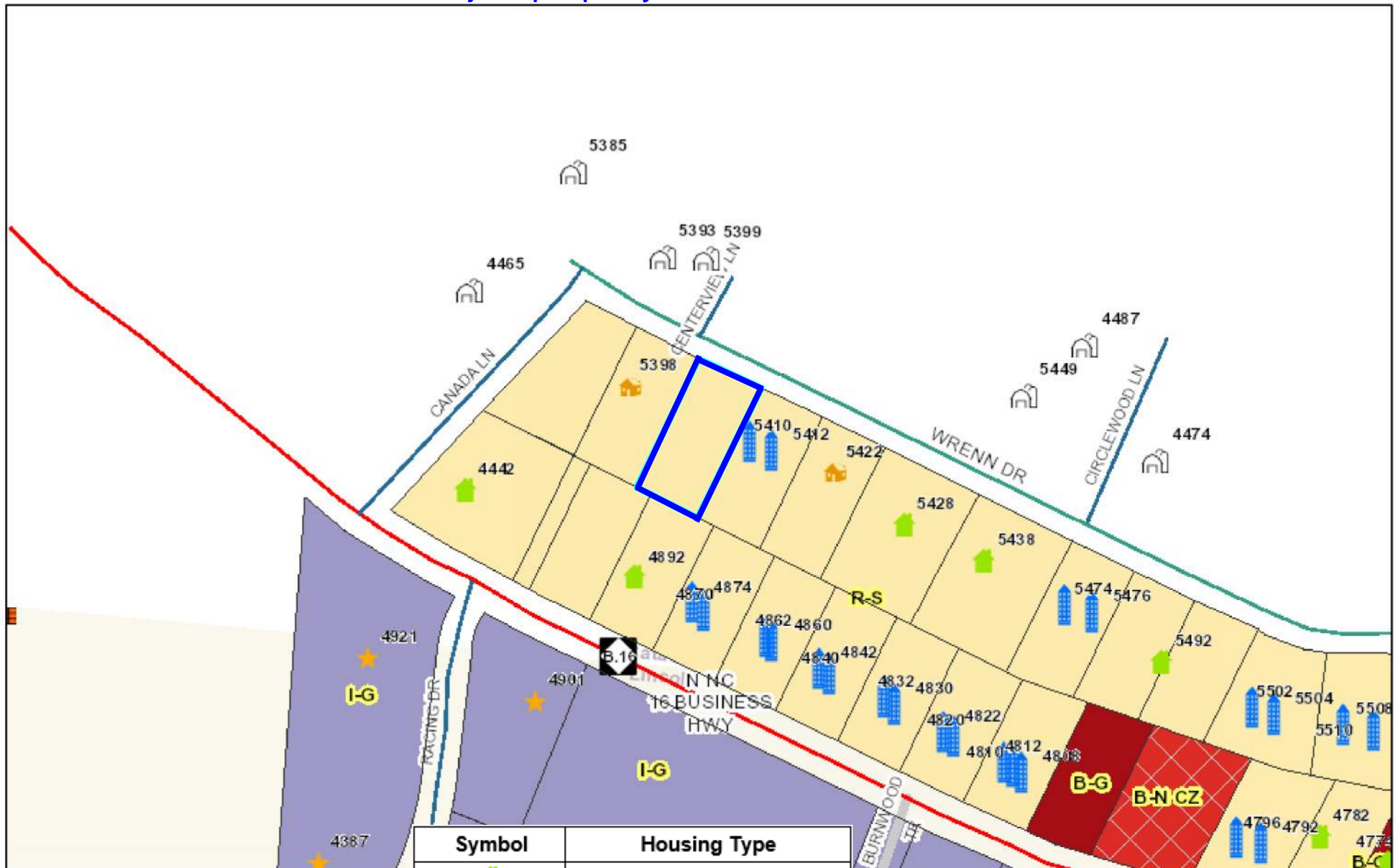
Parcel ID	33796	Owner	RANSFORD PROPERTIES LLC
Map	3686	Mailing	4972 WRENN DRIVE
Account	0270636	Address	DENVER, NC 28037
Deed	2784 26	Last Transaction Date	11/29/2018
Plat		Subdivision	WRENNS EST
Land Value	\$19,000	Improvement Value	\$0
Previous Parcel		Total Value	\$19,000

-----All values for Tax Year 2020 -----






Description	190-193 WRENN RD1372	Deed Acres	0
Address	WRENN DR	Tax Acres	0.471
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER
Main Improvement		Value	
Main Sq Feet		Year Built	
Zoning District	Calc Acres	Voting Precinct	Calc Acres
R-S	0.47	DN29	0.32
Watershed	0.47	Sewer District	0.47
Census County		Tract	Block
109		071101	1011
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710368600	0.47

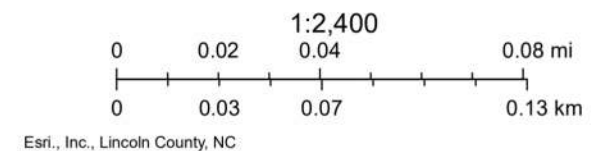
Conditional Use Permit #433

subject property is outlined in blue



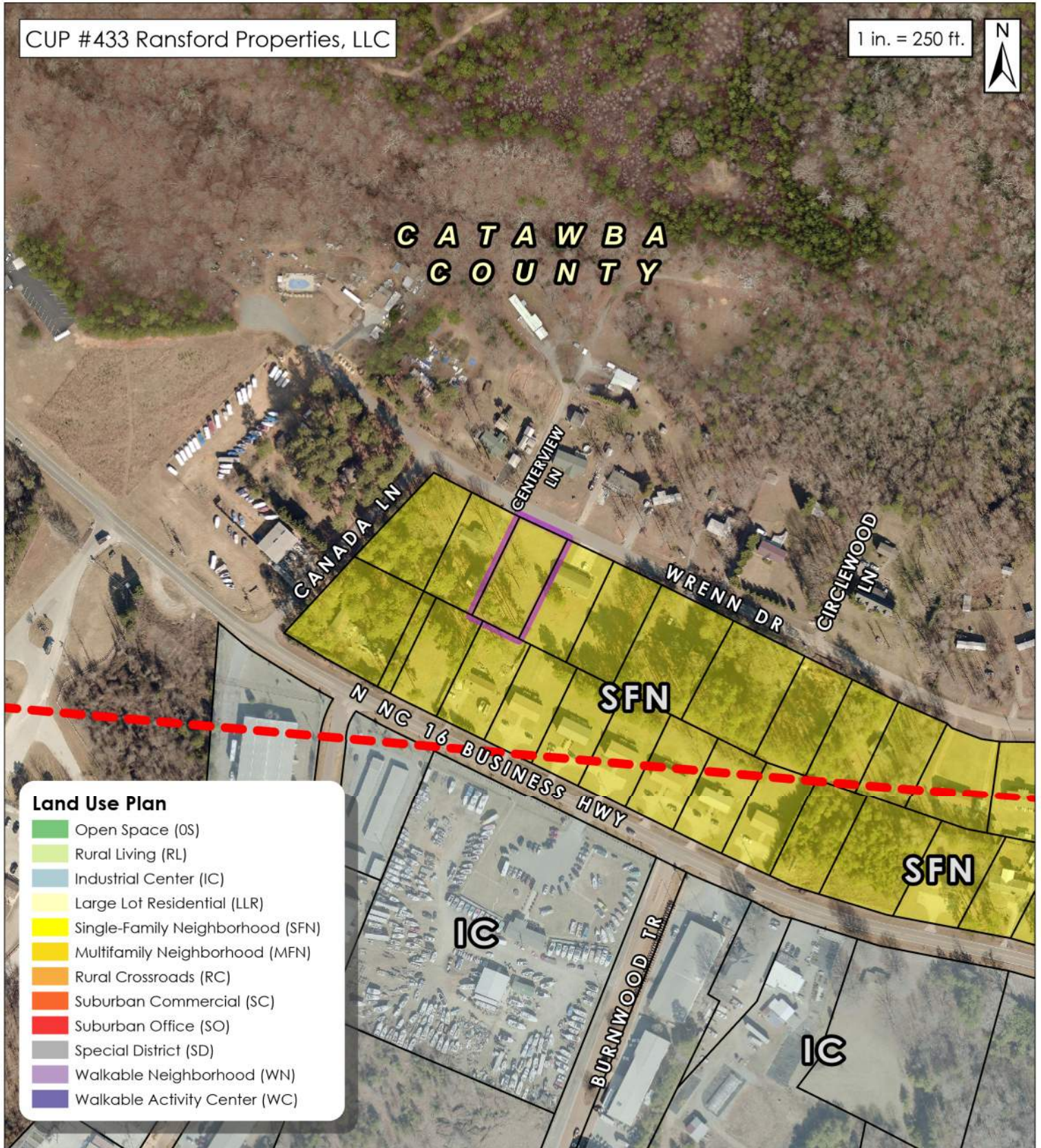
November 19, 2020

Symbol	Housing Type
	Site-built Home
	Modular Home
	Apartment, Condominium
	Manufactured Home
	Mobile Home





CATAWBA COUNTY



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)



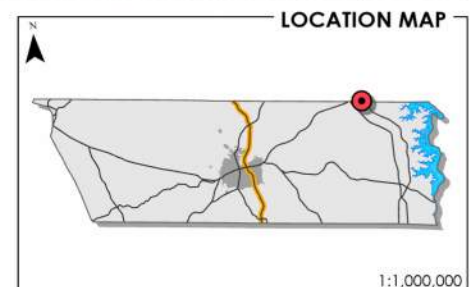
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID# 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

