



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 #435
CMH Homes, Inc., applicant
Parcel ID# 24173

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 1.46-acre parcel is located on the north side of Car Farm Road about 900 feet east of Horseshoe Lake Road. It is surrounded by property zoned residential. Land uses in this area are mainly residential. Singlewide and doublewide 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 **CMH Homes, Inc.**

Application No. **CUP #435**

Location **Car Farm Road**

Parcel # **24173**

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 CmH Homes Inc

Applicant Address 1230 Conover Blvd W. Conover NC

Applicant Phone Number 918-404-0906

Property Owner Name CmH Homes Inc.

Property Owner Address 1230 Conover Blvd W. Conover NC.

Property Owner Phone Number 918-404-0906.

PART II

Property Location Lot 5 Car Farm Rd. Lincolnton NC. 2809.

Property ID (10 digits) 3645-41-0950 Property size 1.46 acres

Parcel # (5 digits) 24173 Deed Book(s) 2659 Page(s) 763

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.

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.

Applicant's Signature

[Signature]

Date

11/18/2020

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

Application No. **CUP #435**

Applicant **CMH Homes, Inc.**

Property Location **Car Farm Road**

Parcel ID# **24173**

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 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 Large Lot Residential, suitable for single-family homes.



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: 11/24/2020 Scale: 1 Inch = 200 Feet

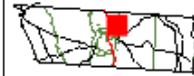
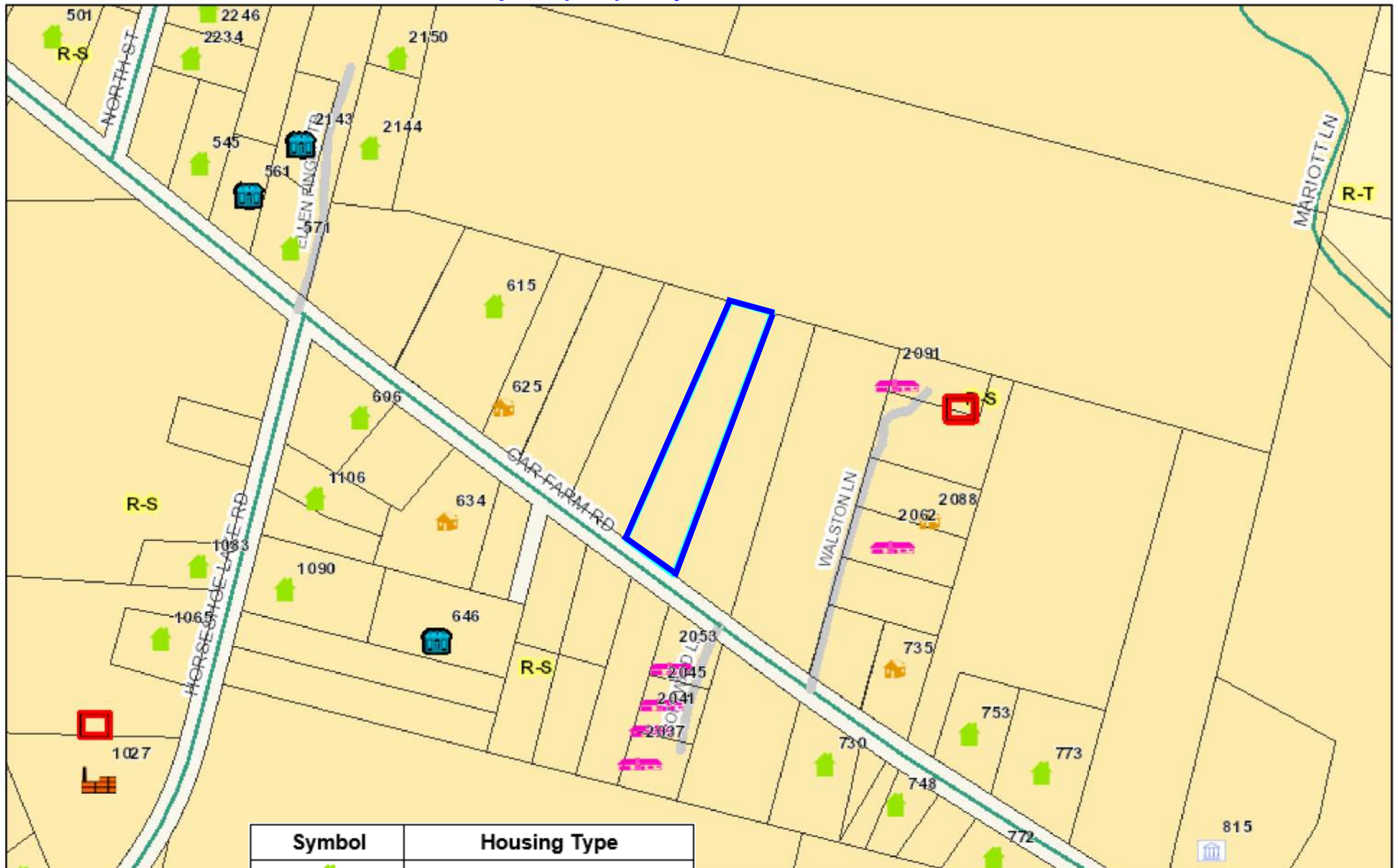







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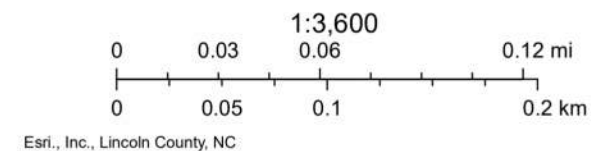
Parcel ID	24173	Owner	BESS WAYNE CONNOR		
Map	3645	Mailing	646 CAR FARM RD		
Account	0072344	Address	LINCOLNTON, NC 28092-7107		
Deed	2659 763	Last Transaction Date	04/18/2017	Sale Price	\$17,000
Plat	H 328	Subdivision	CLARA BESS MCLAIN HEIRS	Lot	PT 5
Land Value	\$18,217	Improvement Value	\$0	Total Value	\$18,217
Previous Parcel					
-----All values for Tax Year 2020 -----					
Description	PT#5 CLARA BESS MCLAIN HS			Deed Acres	1.477
Address	CAR FARM RD			Tax Acres	1.462
Township	IRONTON		Tax/Fire District	NORTH 321	
Main Improvement			Value		
Main Sq Feet		Stories	Year Built		
Zoning District	Calc Acres	Voting Precinct	Calc Acres		
R-S	1.46	BS26	1.46		
Watershed		Sewer District			
1.46		1.46			
Census County		Tract	Block		
109		070800	1011	1.46	
Flood	Zone Description		Panel		
X	NO FLOOD HAZARD		3710364400	1.46	

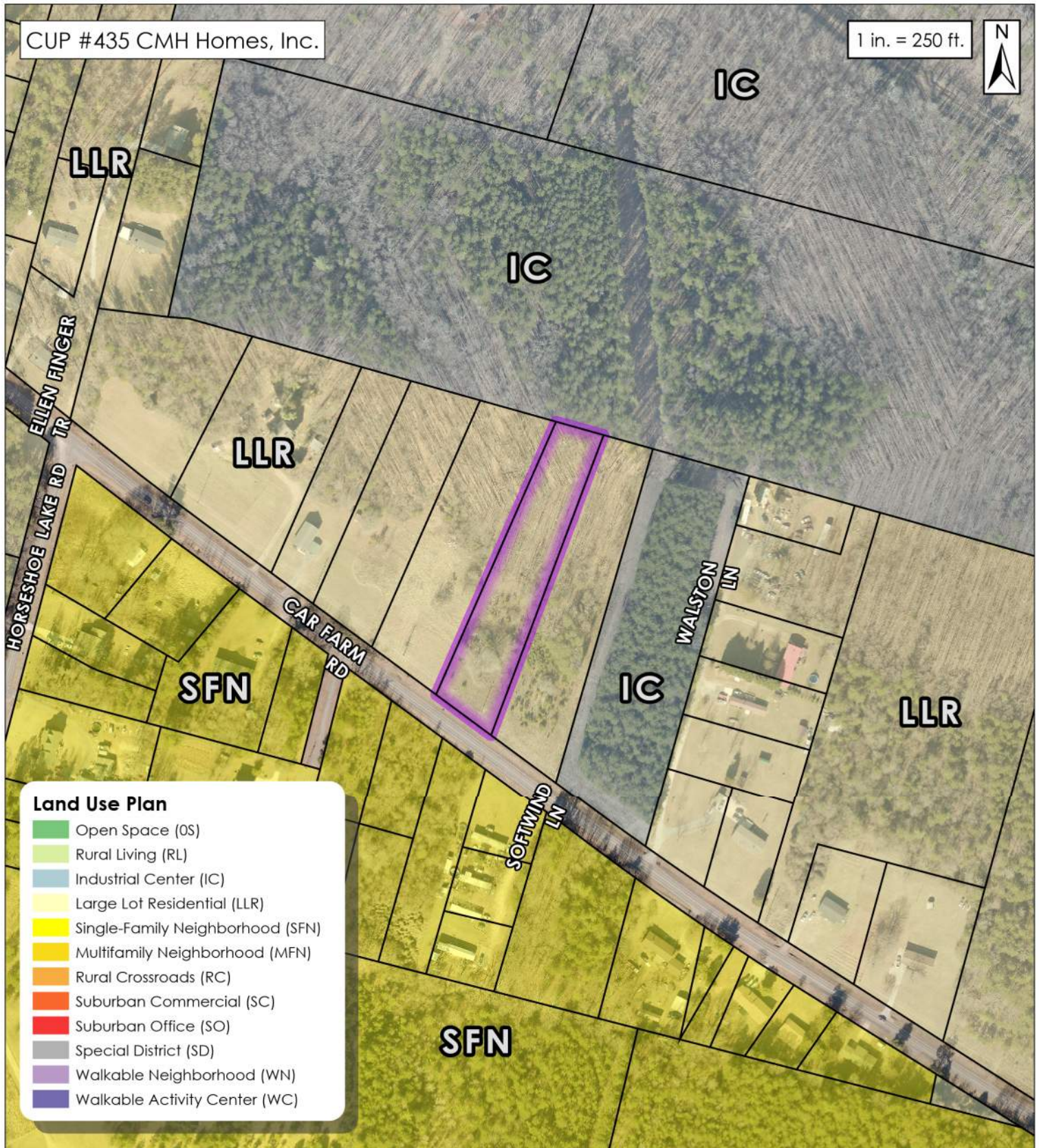
Conditional Use Permit #435
subject property is outlined in blue



November 24, 2020

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





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)



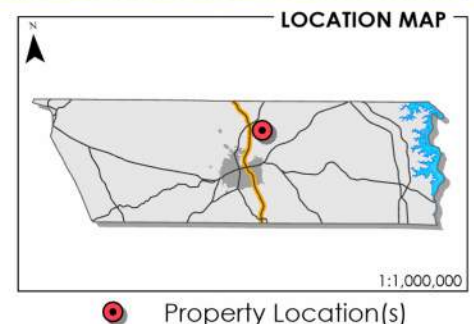
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID# 24173

- Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Purple.



Conditional Use Permit #435
aerial view of subject property and surrounding area



November 24, 2020

