



COUNTY OF LINCOLN, NORTH CAROLINA

302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092

PLANNING AND INSPECTIONS DEPARTMENT
704-736-8440 OFFICE
704-732-9010 FAX

To: Alex Patton, Board of Commissioners Chairman
George Wood, County Manager
Jeff Frushtick, Planning Board Chairman

From: Randy Hawkins, Zoning Administrator

Date: July 19, 2011

Re: CUP #302
George Tucker, applicant
Parcel ID# 88350

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on August 1, 2011.

REQUEST

The applicant is requesting a conditional use permit to place a Class C (singlewide) manufactured home in the R-S (Residential Suburban) district. The proposed home is a 1991 model with a shingled roof and vinyl siding. A Class C manufactured home is a conditional use in the R-S district. The applicant is planning to live in this home while he builds an addition that would completely enclose it and look like a stick-built house (see applicant's letter).

SITE AREA AND DESCRIPTION

The proposed 4.5-acre site is located on the west side of Old Lincolnton-Crouse Road about 600 feet north of Hwy. 150 in Howards Creek Township. It is surrounded by property zoned R-S. Land uses in this area are primarily residential, including manufactured homes, with some business uses along Hwy. 150. The Lincoln County Land Use Plan designates this property as part of a Suburban Residential area, suitable for primarily single-family housing.



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 George Tucker
Applicant Address 3987 Section House Rd. Lot 89
Applicant Phone Number 828-446-8788
Property Owner Name George Tucker
Property Owner Address Same
Property Owner Phone Number Same

PART II

Property Location Old Lincolnton - Crouse Road
Property ID (10 digits) 3612-70-3285 Property size 4.5 acres
Parcel # (5 digits) 88350 Deed Book(s) 2198 Page(s) 668

PART III

Existing Zoning District R-5

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

undeveloped land

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

Class C (singlewide) manufactured home

\$750 APPLICATION FEE 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.

George Tucker
Applicant's Signature

5-13-11
Date

GEORGE TUCKER

3987 Section House Road
Lot 89
Hickory, NC 28601
Phone 828-446-8788
Sonnyt42@gmail.com

June 9, 2011

Dear Sir

I own a 1991 Oakwood mobile home , 15 x 64, that has a shingle roof and vinyl siding. Last year I remodeled the inside and replaced everything with stick built home material. I have invested right at \$50,000 . There is no way I could get this investment back if I sold it. I am retired from Southern Railway, and my wife works in Charlotte. We purchased this land in hopes of her being closer to her job. We found four acres, Old Lincolnton Crouse Rd, that we hoped we could move our single wide on. We realize there are restrictions against moving a single wide on that property. My intentions are to move the single wide to the property, add an additional 16 x 64 feet making the total size 30 x 64. The following is what I propose to do with your permission:

1. Have the well and septic system completed
2. Move the mobile home 15 x 64 onto the land and set it to county code
3. Have water, power, and septic hooked up
4. I would like permission to live there while the building is completed. We would not have anywhere else to live.
5. Dig the footing completely around the mobile home. The footing would be 30 x 64
6. Have the foundation layed
7. Next the walls built completely around the mobile home, plus the 16 x 64 addition
8. Trust system installed
9. Metal roof and vinyl siding. At this time the mobile home would be completely enclosed looking like a stick built home.
10. Also I have pictures of two mobile homes that have been remodeled and look like stick built homes. I would like to bring these pictures along with some other pictures I would like to share with you.

Once I have your permission to do this, I will start as soon as possible and will complete the job by Thanksgiving 2011.

Thank you in advance,

George Tucker

APPLICANT'S PROPOSED FINDINGS OF FACT

Applicant's Name **George Tucker**

Applicant's Address **3987 Section House Rd., Lot 89, Hickory, NC 28601**

Property Location **Old Lincolnton-Crouse Road** Existing Zoning **R-S**

Proposed Conditional Use **Class C (singlewide) 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.

The home will have an approved septic system and well, and will be set up in compliance with the State Building Code.

2. The use meets all required conditions and specifications.

The proposed home is a Class C manufactured home, a 1991 model, with a shingled roof and vinyl siding. A Class C manufactured home is a conditional use in the R-S district.

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

The home will be located on 4.5 acres. Other 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.

Other manufactured homes are located in this area. This area is designated by the Land Use Plan as suitable for residential development.

LINCOLN COUNTY PLANNING BOARD'S
RECOMMENDATIONS ON FINDINGS OF
FACT FOR A CONDITIONAL USE PERMIT

Application # CUP #302 Date August 1, 2011

Applicant Name George Tucker

Applicant 3987 Section House Road, Lot 89, Hickory, NC 28601

Property Location Old Lincolnton-Crouse Road Existing Zoning R-S

Proposed Conditional Use Class C (singlewide) 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 REASON CITED: _____

2. The use meets all required conditions and specifications. YES _____ NO _____

FACTUAL REASON 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 REASON 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 REASON 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:

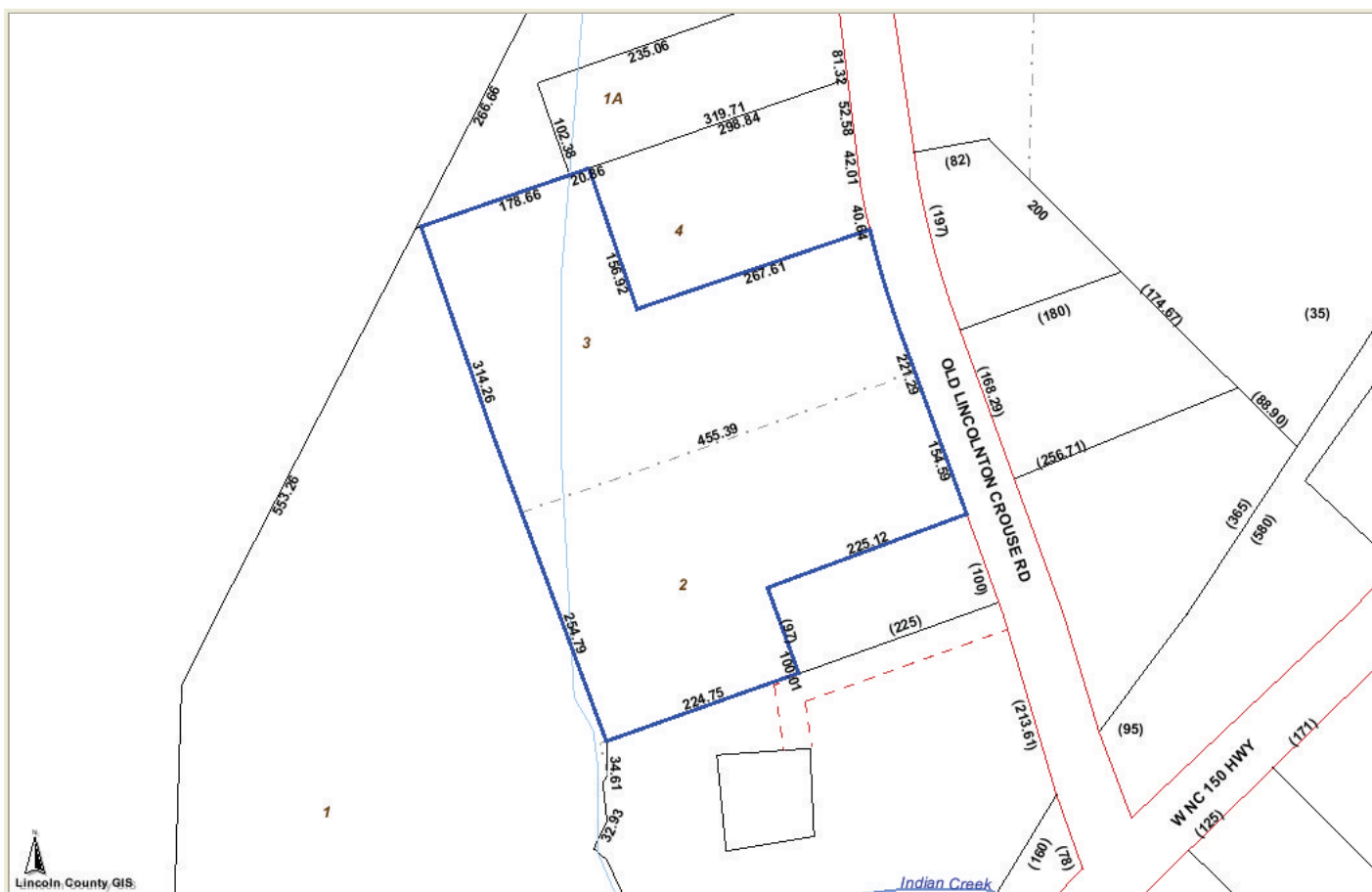
In recommending such Conditional Use Permit, the following conditions were recommended by the Lincoln County Planning Board:



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: 6/21/2011 Scale: 1 Inch = 200 Feet



Lincoln County, GIS

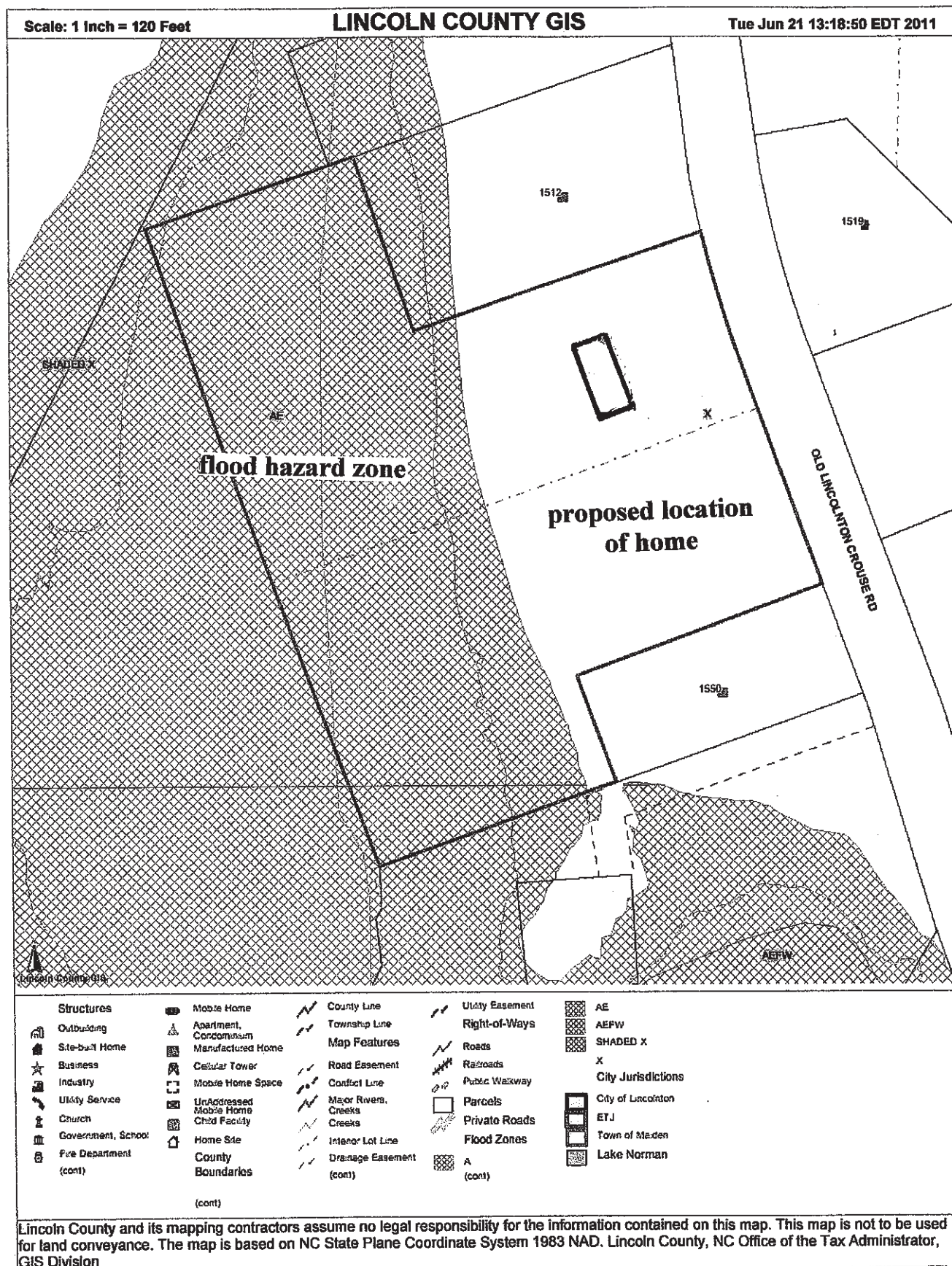
PHOTOS



Photo Not Available

PARCEL INFORMATION FOR 3612-70-3285

Parcel ID	88350	Owner	TUCKER GEORGE I TUCKER MARGERITE A
Map	3612-04	Mailing Address	3987 SECTION HOUSE RD LT 89 HICKORY NC 28601
Account	0227722	Recorded	7/19/2010
Deed	2198-668	Sale Price	\$40,000
Land Value	\$20,038	Previous Parcel	87805
----- All values are for tax year 2011. -----			
Subdivision	Lot 2 & 3 PLONK FAMILY		
Description	#2 & #3 LOT PLONK FAMILY		
Address	OLD LINCOLN CROUSE RD		
Township	HOWARDS CREEK	Tax/Fire District	CROUSE
Improvement	No Improvements		
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres
R-S	4.48	CROUSE (CR06)	4.48
Watershed Class		Sewer District	
WS-IVP	4.48	Not in the sewer district	4.48
2000 Census County		Tract	Block
37109		070400	2008
Flood	Zone Description	Panel	
AE	SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100 YEAR	3611 0.15	
AE	SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100 YEAR	3612 2.03	
SHADED X	OTHER FLOOD AREA - 500 YEAR FLOOD HAZARD	3611 0.03	
SHADED X	OTHER FLOOD AREA - 500 YEAR FLOOD HAZARD	3612 0.4	
X	NO FLOOD HAZARD	3611 0	
X	NO FLOOD HAZARD	3612 1.87	



Conditional Use Permit #302

