



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: April 20, 2012

Re: CUP #310

Kenneth Carpenter, applicant

Parcel ID# 17097

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on May 7, 2012.

REQUEST

The applicant is requesting a conditional use permit to place a Class B (doublewide) manufactured home in the R-S (Residential Suburban) district. The proposed home is a 1998 model with a shingled roof and vinyl siding. It is currently located on the second parcel south of this parcel. The owner of that property, the applicant's daughter, is replacing it with a modular home. Under the Use Table of the Unified Development Ordinance, a Class B manufactured home is a conditional use in the R-S district.

SITE AREA AND DESCRIPTION

The 12.5-acre parcel is located on the east side of Westfork Trail about 300 feet south of Laboratory Road in Lincolnton Township. A house had been located on this property, but it was destroyed by fire a few months ago. This property is adjoined by property zoned R-S and R-T (Transitional Residential). Land uses in this area are predominantly residential and include a number of manufactured homes. The Lincoln County Land Use Plan classifies this area as Suburban Residential.

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

Application # **CUP #310** Date **May 7, 2012**

Applicant Name **Kenneth Carpenter**

Applicant **1309 Garland Ln., Lincolnton, NC 28092**

Property Location **Westfork Trail (Parcel ID# 17097)** Zoning District **R-S**

Proposed Conditional 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 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:



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

Kenneth FRANKLIN CARPENTER

Applicant Address

1309 GARLAND LN Lincolnton NC 28092

Applicant Phone Number

Home 704-732-5655 cell # 704-479-4388

Property Owner Name

Same

Property Owner Address

Same

Property Owner Phone Number

Same

PART II

Property Location

First Left on West Fork Tr. Just off Laboratory Road,

Property ID (10 digits)

3621-87-2557 Property size

12.49 AC.

Parcel # (5 digits)

17097 Deed Book(s)

2297

Page(s)

468

PART III

Existing Zoning District

R.S Residential Suburban

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

Single Family Dwelling (Burned Down) 3 detached barns with approx 9 acres fenced in for live stock horses or cattle

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

move 1998 double wide trailer approx 2200 sq ft to land 9 set up for residence trailer formerly located on lots down on west fork trail # 94899

\$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.

Applicant's Signature

Date

Kenneth F Carpenter 3-15-12

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

Application No. **CUP #310**

Applicant **Kenneth Carpenter**

Applicant's Address **1309 Garland Ln., Lincolnton, NC 28092**

Property Location **Westfork Trail (Parcel ID# 17097)** Zoning District **R-S**

Proposed Conditional 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 for a septic system will be obtained, and the home will be set up in compliance with the State Building Code.

2. The use meets all required conditions and specifications.

The home is a 1998 model with a shingled roof and vinyl siding and qualifies as a Class B manufactured home. A Class B 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.

This is a 12.5-acre tract. Manufactured homes are located on adjoining lots.

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.

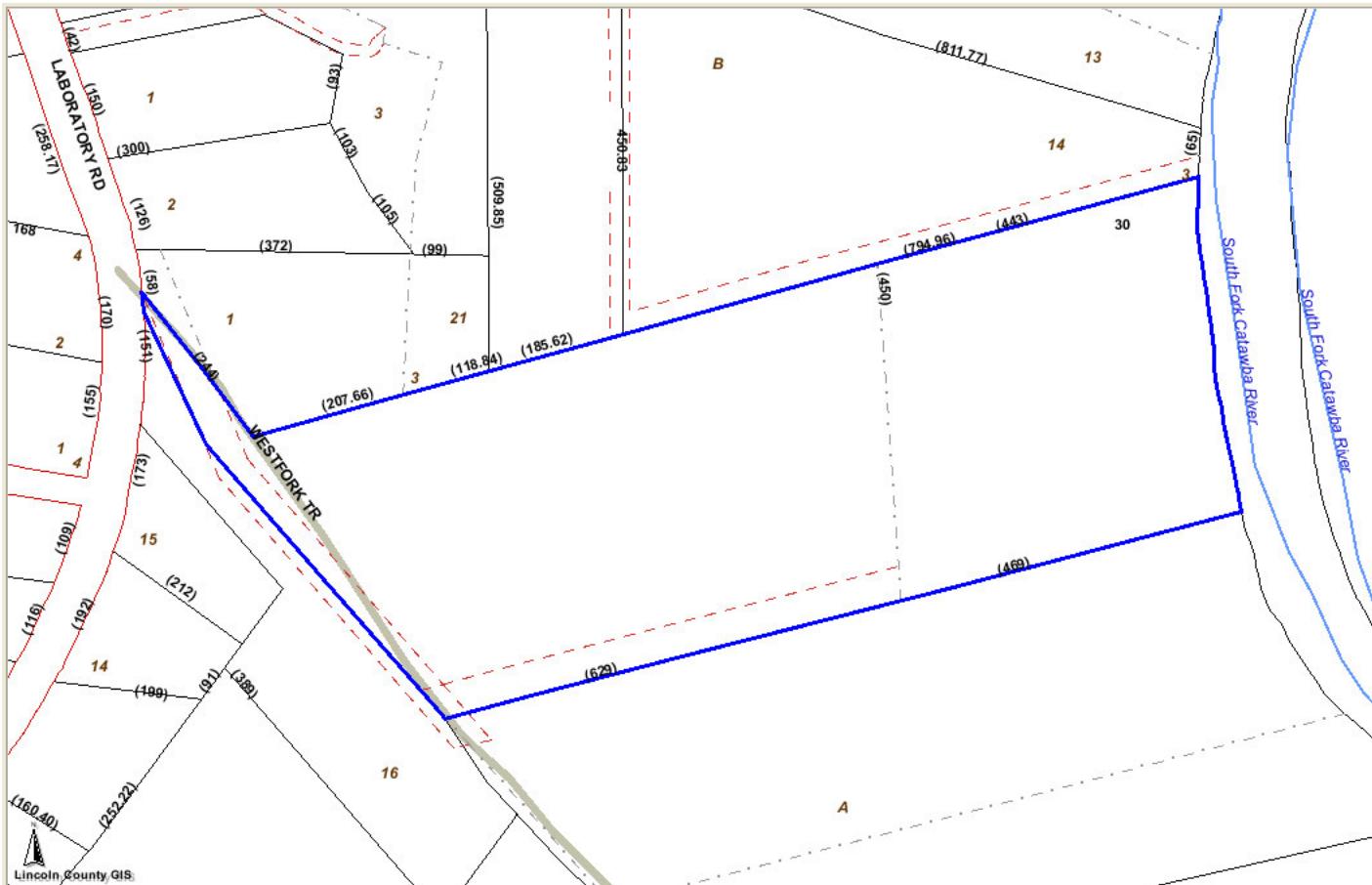
This home is already located in this area; it's simply being moved to another lot. A number of manufactured homes are located in this area. The Land Use Plan classifies this area as residential.



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: 3/22/2012 Scale: 1 Inch = 250 Feet



PHOTOS



17097

PARCEL INFORMATION FOR 3621-87-2557

Parcel ID	17097	Owner	CARPENTER KENNETH FRANKLIN		
Map	3621-02	Mailing	1309 GARLAND LN		
Account	0072753	Address	LINCOLNTON NC 28092-7994		
Deed	2297-468	Recorded	2/22/2012	Sale Price	\$60,000
Land Value	\$69,080	Total Value	\$134,066	Previous Parcel	
----- All values are for tax year 2012. -----					
Description	OFF RD 1252			Deed Acres	19.6
Address	3345 LABORATORY RD			Tax Acres	12.49
Township	LINCOLNTON			Tax/Fire District	
Main Improvement		CONVENTIONAL (PRE WWII)		Value	\$61,317
Main Sq Feet	1305	Stories	1 Year Built		
Zoning District		Calculated Acres		Calculated Acres	
R-S		12.49			12.49
Watershed Class			Sewer District		
WS-IVP	12.49		Not in the sewer district		12.49
2000 Census County			Tract	Block	
37109			070400	3008	0.01
37109			070400	3012	11.82
37109			070400	3013	0.66
Flood	Zone Description			Panel	
AE	SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100 YEAR			3710362100	0.95
AEFW	FLOODWAY AREA - 100 YEAR FLOOD HAZARD			3710362100	0.35
SHADED X	OTHER FLOOD AREA - 500 YEAR FLOOD HAZARD			3710362100	0.12
X	NO FLOOD HAZARD			371036210011.08	

