



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT
302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092
704-736-8440 OFFICE 704-736-8434 INSPECTION REQUEST LINE 704-732-9010 FAX

To: Board of Commissioners
Planning Board

From: Randy Hawkins, Zoning Administrator

Date: September 17, 2014

Re: PCUR #163
Francis and Linda Ford, applicants
Parcel ID# 55515

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on October 6, 2014.

REQUEST

The applicants are requesting a parallel conditional use rezoning of a 6.3-acre lot from R-SF (Residential Single-Family) to CU R-R (Conditional Use Rural Residential) to permit the placement of a Class B (doublewide) manufactured home. A Class B manufactured home is a permitted use in the R-R district.

SITE AREA AND DESCRIPTION

The property is located at 5683 NC 182 Hwy., on the south side of N.C. 182 about 1,200 feet east of N.C. 274, in North Brook Township. It is adjoined by property R-SF. Land uses in this area are primarily residential and agricultural. The Lincoln County Land Use Plan designates this area as Rural Preservation, suitable for low-density residential uses.

ADDITIONAL INFORMATION

Permitted uses

Under current zoning: Site-built or modular homes, church.
Under requested zoning: doublewide manufactured home.

Adjoining zoning and uses

Southeast: zoned R-SF, tract with log home
Southwest: zoned R-SF, undeveloped tract.
Northwest: zoned R-SF, undeveloped tract.
Northeast (opposite side of N.C. 182), undeveloped lot.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning request. See proposed statement on following page for rationale.



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Zoning Amendment

Staff's Proposed Statement of Consistency and Reasonableness

Case No. **PCUR #163**

Applicant **Francis and Linda Ford**

Parcel ID# **15515**

Location **5683 NC 182 Hwy.**

Proposed amendment **Rezone from R-SF to C-U R-R to permit the placement of a Class B (doublewide) manufactured home**

This proposed amendment is consistent with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that: **This area is designated by the Lincoln County Lane Use Plan as Rural Preservation, suitable for low-density residential uses..**

This proposed amendment is reasonable and in the public interest in that: **This property is located in close proximity to property zoned R-R. This is a rural area with a mix of site-built houses and manufactured homes. Because this is a parallel conditional use rezoning, the 6.3-acre lot will be limited to one doublewide manufactured home.**



County Of Lincoln, North Carolina

Planning Board

Applicant **Francis and Linda Ford**

Application No. **PCUR #163**

Property Location **5683 NC 182 Hwy. (PID #55515)**

Proposed zoning District **CU R-R**

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 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:

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

Application No. **PCUR #163**

Applicants **Francis and Linda Ford**

Property location **5683 NC 182 Hwy.**

Parcel ID# **55515**

Proposed Zoning District **CU R-R**

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 septic system has been installed and approved, 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 will meet the Unified Development Ordinance's appearance requirements and will be placed on the property in compliance with required setbacks. A Class B manufactured home is a permitted use in the R-R district.

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

This property is nearly 6 acres in size. Because this is a parallel conditional use rezoning, the use will be limited to one doublewide manufactured home. Other manufactured homes are located in this area. This property is located in close proximity to properties that are zoned R-R.

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 a largely rural area that includes a mix of housing types. This property is located in an area that is designated by the Land Use Plan as Rural Preservation, suitable for low-density residential uses.

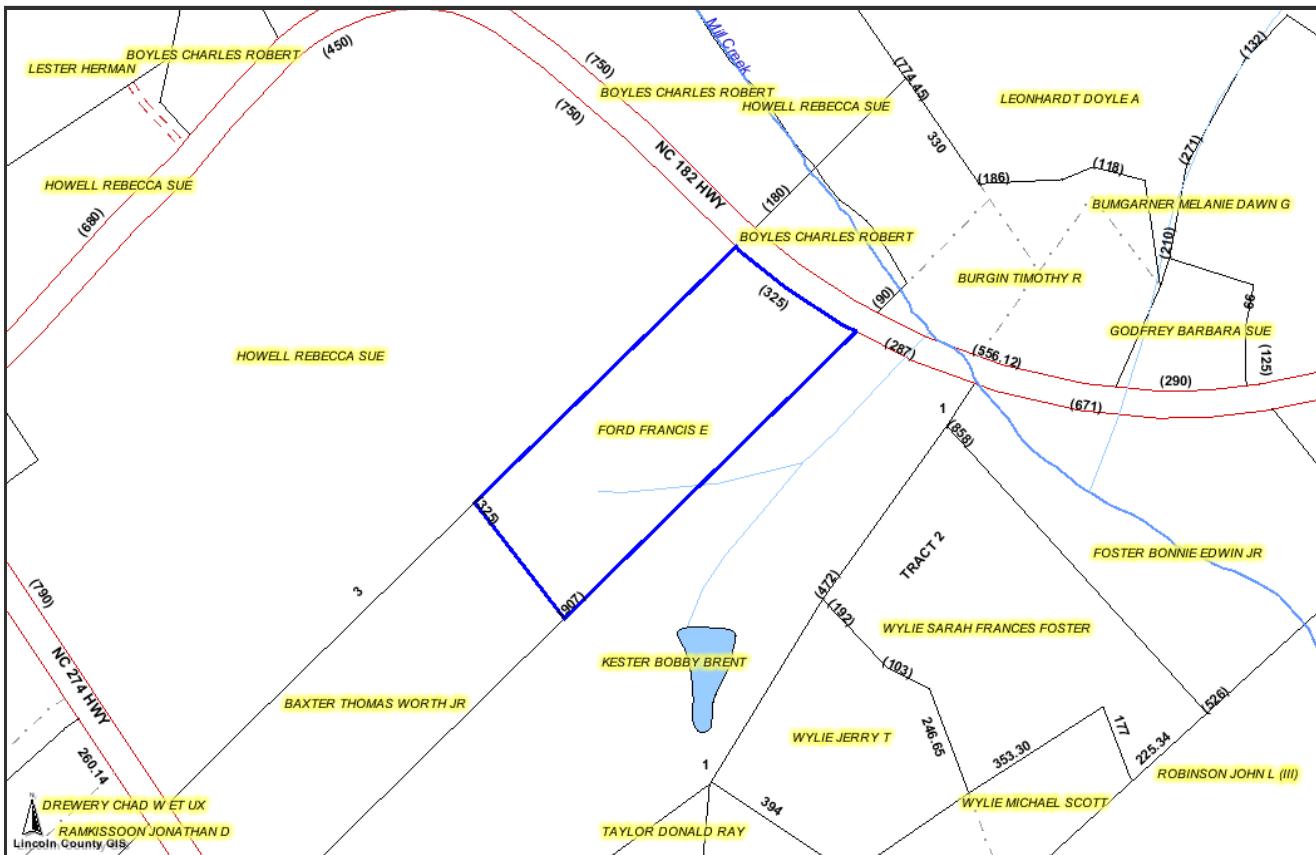


Lincoln County, NC

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: 8/22/2014 Scale: 1 Inch = 400 Feet



PHOTOS		PARCEL INFORMATION FOR 2682-12-0436					
							
55515		Parcel ID	55515	Owner	FORD FRANCIS E FORD LINDA R		
		Map	2682-00	Mailing	5683 NC 182 HWY		
		Account	0130805	Address	CHERRYVILLE NC 28021		
		Deed	1018-585	Recorded	12/3/1997	Sale Price	\$38,000
		Land Value	\$42,385	Total Value	\$68,737	Previous Parcel	
		----- All values are for tax year 2014. -----					
		Subdivision	Lot PT TRACT#2 J M HOWELL PROP			Plat	A-233
		Description	N HOLLISTER/HWY 274			Deed Acres	5.76
		Address	5683 NC 182 HWY			Tax Acres	6.27
		Township	NORTH BROOK			NORTH BROOK	
						Tax/Fire District	
		Main Improvement	UTILITY BLDG RSF 40 X 60			Value	\$26,352
		Main Sq Feet	2400	Stories	0	Year Built	2000
		Zoning District	Calculated Acres			Calculated Acres	
		R-SF	6.28			6.28	
		Watershed Class				Voting Precinct	
		WS-IIIP	NORTH BROOK (NB09)				
		2000 Census County				Calculated Acres	
		37109				6.28	
		Flood	Zone Description			Sewer District	
		X	NO FLOOD HAZARD			Not in the sewer district	
						Tract	
						070500	2021
						Block	
						6.28	
						Panel	
						3710268200	
						6.28	

