



**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: August 28, 2015

Re: CUP #345  
William Leonhardt, applicant  
Parcel ID# 13634

*The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on September 14, 2015.*

#### REQUEST

The applicant is requesting a conditional use permit to establish a manufactured home park in the R-T (Transitional Residential) district by placing four additional manufactured homes on a site with five existing manufactured homes. Under the Unified Development Ordinance, a manufactured home park is a conditional use in the R-T district.

#### SITE AREA AND DESCRIPTION

The 17.3-acre parcel is located on the west side of Shoal Road about 1,600 feet south of N.C. 182 in Howards Creek Township. A house is also located on this site. The property is adjoined by property zoned R-T and R-SF (Residential Single-Family). Land uses in this area include residential, agricultural and institutional (church). This property is part of an area designated by the Lincoln County Land Use Plan as Rural Preservation, where low-density residential uses are encouraged.

#### UDO STANDARDS FOR MANUFACTURED HOME PARKS

Minimum area: five acres

Maximum density: two homes per acre with well and septic tank.

Road access: No manufactured home space may directly access a public road.

Internal road: Parks containing fewer than 20 manufactured home space may be served by an unpaved road.

Setbacks: No manufactured home shall be located within 30 feet of a project boundary or within 60 feet of the centerline of a public road.

Minimum spacing of homes: 20 feet apart.



# County Of Lincoln, North Carolina

## Planning Board

Applicant **William Leonhardt**

Application No. **CUP #345**

Parcel ID# **13634**

Zoning District **R-T**

Proposed Conditional Use **manufactured home park (total of nine spaces)**

### **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  
302 N. Academy St., Suite A, Lincolnton, NC 28092  
Phone: (704)736-8440 FAX: (704)732-9010

#### PART I

Applicant Name WILLIAM C. LEONHARDT

Applicant Address 1607 COUNTRY CLUB ROAD

Applicant Phone Number 704 740 9138

Property Owner Name DON B. & WILLIAM C. LEONHARDT

(DON B.) 260 HWY 274, VALE, NC 28168  
Property Owner Address 1607 COUNTRY CLUB ROAD-LINCOLNTON

Property Owner Phone Number 704 740 9138

#### PART II

Property Location SHOAL ROAD

Property ID (10 digits) 2692-64-7949 Property size 17.3 acres

Parcel # (5 digits) 13634 Deed Book(s) 2533 Page(s) 568

#### PART III

Existing Zoning District R-T

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

RESIDENTIAL THAT HAS 5 EXISTING MOBILE HOMES  
AND A 3 BED ROOM BRICK HOME ON THIS PROPERTY

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

THIS PROPERTY AT ONE TIME HAD NINE (9) MOBILE HOMES  
ON IT. THERE ARE 4 VACANT LOTS THAT WE WOULD  
LIKE TO PARK MOBILE HOMES BACK ON IT

**\$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.

William C. Leonhardt  
Applicant's Signature

7-31-15

Date

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

Application No. **CUP #345**

Applicant **William Leonhardt**

Property Location **Shoal Road (Parcel ID# 15183)**

Zoning District **R-T**

Proposed Conditional Use **manufactured home park (total of nine spaces)**

**PROPOSED FINDINGS**

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan.

**Septic permits must be obtained from Environmental Health. The homes must be set up in compliance with the State Building Code.**

2. The use meets all required conditions and specifications.

**A manufactured home park is a conditional use in the R-T district. The proposed plan meets the acreage and density requirements for a manufactured home park.**

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

**This is a rural area. Manufactured homes are already located on this property. 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.

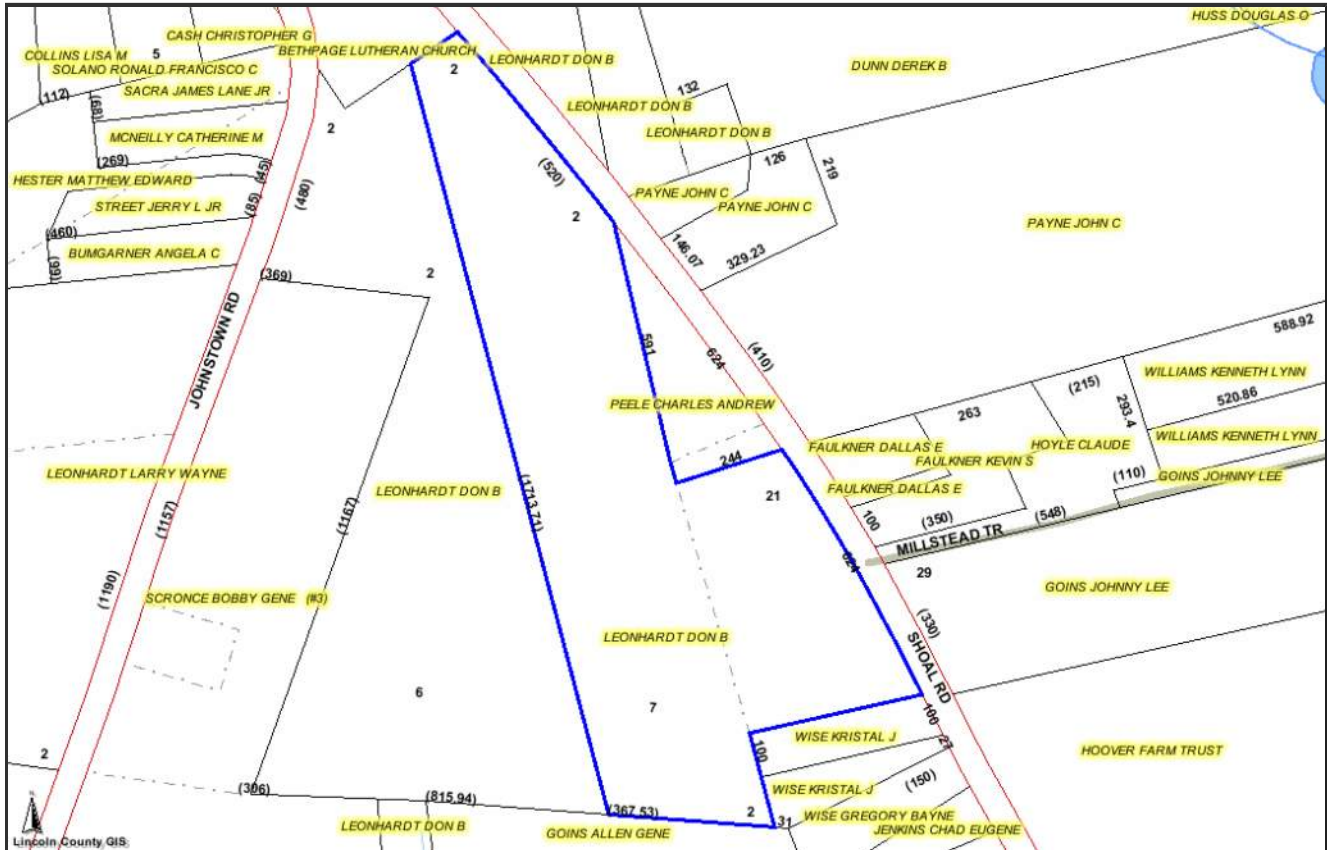
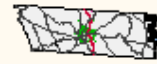
**This area includes manufactured homes. This property is located in an area designated by the Land Use Plan as Rural Preservation, where low-density residential uses are encouraged. A total of nine spaces for manufactured homes are proposed for this 17-acre parcel.**



## 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: 8/10/2015 Scale: 1 Inch = 400 Feet**



### PHOTOS



13634

### PARCEL INFORMATION FOR 2692-64-7949

<b>Parcel ID</b>	<b>13634</b>	<b>Owner</b>	LEONHARDT DON B LEONHARDT WILLIAM C
<b>Map</b>	<b>2692-00</b>	<b>Mailing Address</b>	260 HWY 274 VALE NC 28168
<b>Account</b>	0163855	<b>Recorded</b>	9/4/2003
<b>Deed</b>	1509-229	<b>Sale Price</b>	0
<b>Land Value</b>	\$52,242	<b>Total Value</b>	\$112,125
----- All values are for tax year 2015. -----			
<b>Subdivision</b>	Lot L J LEONHARDT ESTATE		
<b>Description</b>	LEONHARDT LD RD 1002		
<b>Address</b>	2014 SHOAL RD		
<b>Township</b>	HOWARDS CREEK		
<b>Improvement</b>	No Improvements		
<b>Zoning District</b>	<b>Calculated Acres</b>	<b>Voting Precinct</b>	<b>Calculated Acres</b>
R-T	17.27	HEAVNERS (HV07)	17.27
<b>Watershed Class</b>		<b>Sewer District</b>	
Not in a watershed	1.43	Not in the sewer district	17.27
WS-IIP	15.84		
<b>2000 Census County</b>		<b>Tract</b>	<b>Block</b>
37109		070500	1017
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>	
X	NO FLOOD HAZARD	3710268200	17.27







William Leonhardt

1 in. = 300 ft.



182

NC 182 HWY

R-SF

SHOAL RD

R-T



MILLSTEAD TR

R-SF

R-T

R-T

**County Residential District**

-  R-T Residential Transitional
-  R-SF Residential Single-Family



Lincoln County  
Planning & Inspections  
302 N. Academy St.  
Suite A  
Lincolnton, NC 28092

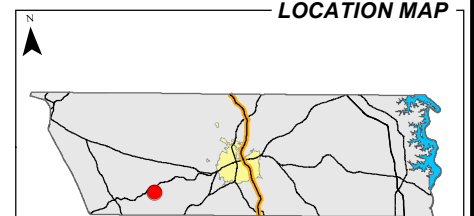
**CONDITIONAL USE PERMIT**

Application	<b>CUP #345</b>
NCPIN#	2692-64-7949
PID#	13634


 - Property Location(s)

See Attached Application for Parcel Information  
Property Location(s) Outlined in Red

**LOCATION MAP**



1:1,000,000

 Location of Properties

3/10

SHOAL ROAD

