



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 #346
Warren Anderson, applicant
Parcel ID# 15183

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 place a Class C manufactured home in the R-S (Residential Suburban) district. A Class C manufactured home is a singlewide that meets the Unified Development Ordinance's appearance standards. A Class C manufactured home is a conditional use in the R-S district.

SITE AREA AND DESCRIPTION

The proposed 0.7-acre site is located on the north side of Boy Scout Road about 200 feet south of Old N.C. 150 in Howards Creek Township. It is adjoined by property zoned R-T (Transitional Residential), B-N (Neighborhood Business) and R-S. A railroad runs along the rear of this property. Land uses in this area are primarily residential. This property is located in an area designated by the Lincoln County Land Use Plan as Suburban Residential, suitable primarily for single-family uses.



County Of Lincoln, North Carolina

Planning Board

Applicant **Warren Alexander**

Application No. **CUP #346**

Parcel ID# **15183**

Zoning District **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 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 Warren Anderson
Applicant Address 2788 Lake Shore Rd South Denver NC 28037
Applicant Phone Number 704-488-5169
Property Owner Name Warren Anderson
Property Owner Address 2788 Lakeshore Rd South Denver NC 28092
Property Owner Phone Number 704 488-5169

PART II

Property Location 2390 Boy Scout Rd, Lincolnton, NC 28092
Property ID (10 digits) 36011-46-7273 Property size 1.5 acre
Parcel # (5 digits) 15183 Deed Book(s) 2502 Page(s) 0743

PART III

Existing Zoning District R - S

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

Single family Residence. Present time the mobile home has vacated property. Existing is the county water hook up, Septic, Power box and power pole, outside security light pole and light. Other mobile homes in area.

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

Proposed use. Replacement mobile home with Vinyl siding, pitched and shingled roof. Class C 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.

Warren Anderson

Applicant's Signature

7-31-15

Date

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

Application No. **CUP #346**

Applicant **Warren Anderson**

Property Location **Boy Scout Road (Parcel ID# 15183)** Zoning District **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.

A reconnect permit for the existing septic system on the lot must be approved before a building permit can be issued, and the home must be set up in compliance with the State Building Code.

2. The use meets all required conditions and specifications.

The home will be placed on the lot in compliance with required setbacks. 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 have a shingled roof and vinyl siding. 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 lot is located adjacent to a railroad. It is an irregularly shaped lot with a limited building envelope. The Land Use Plan designates this area as residential, primarily single-family.



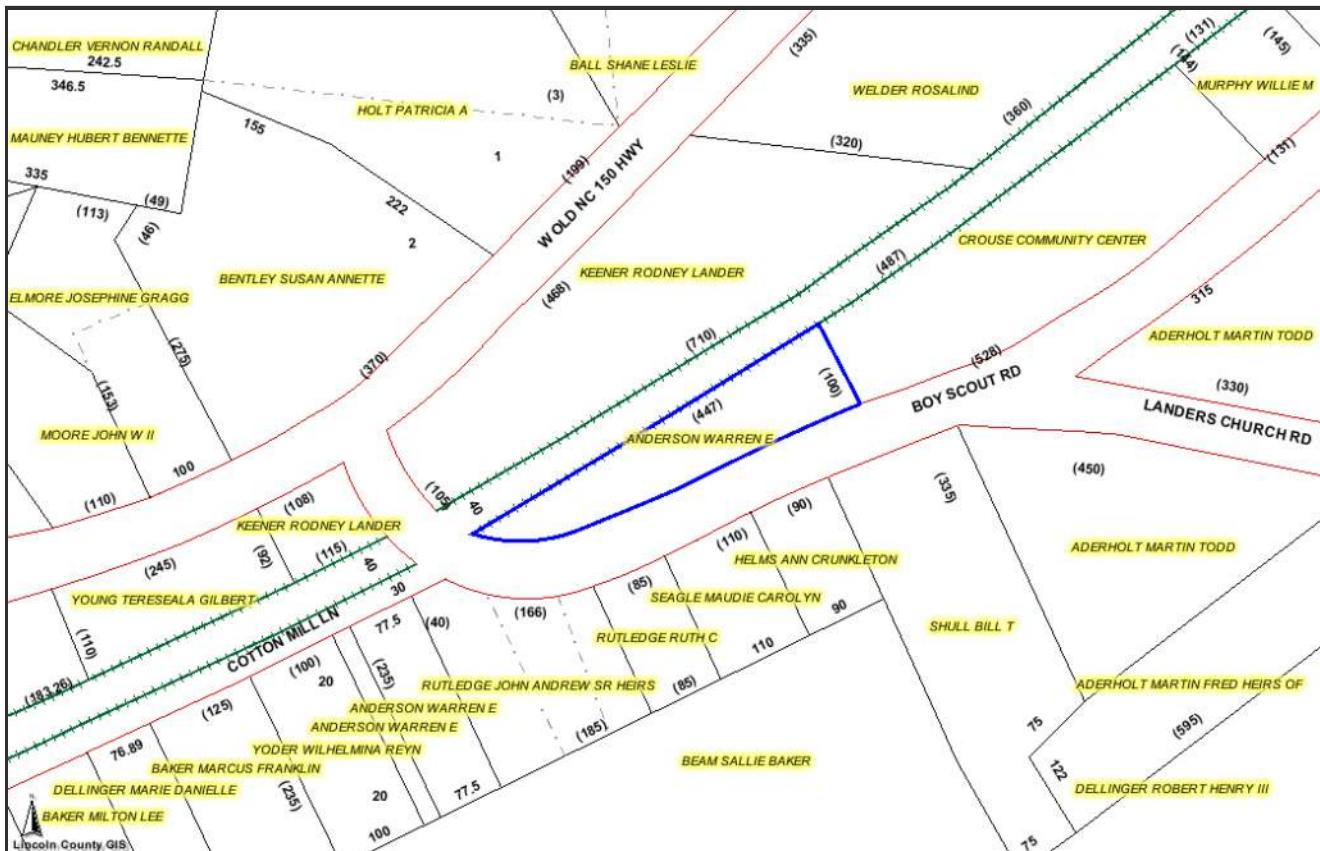
Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

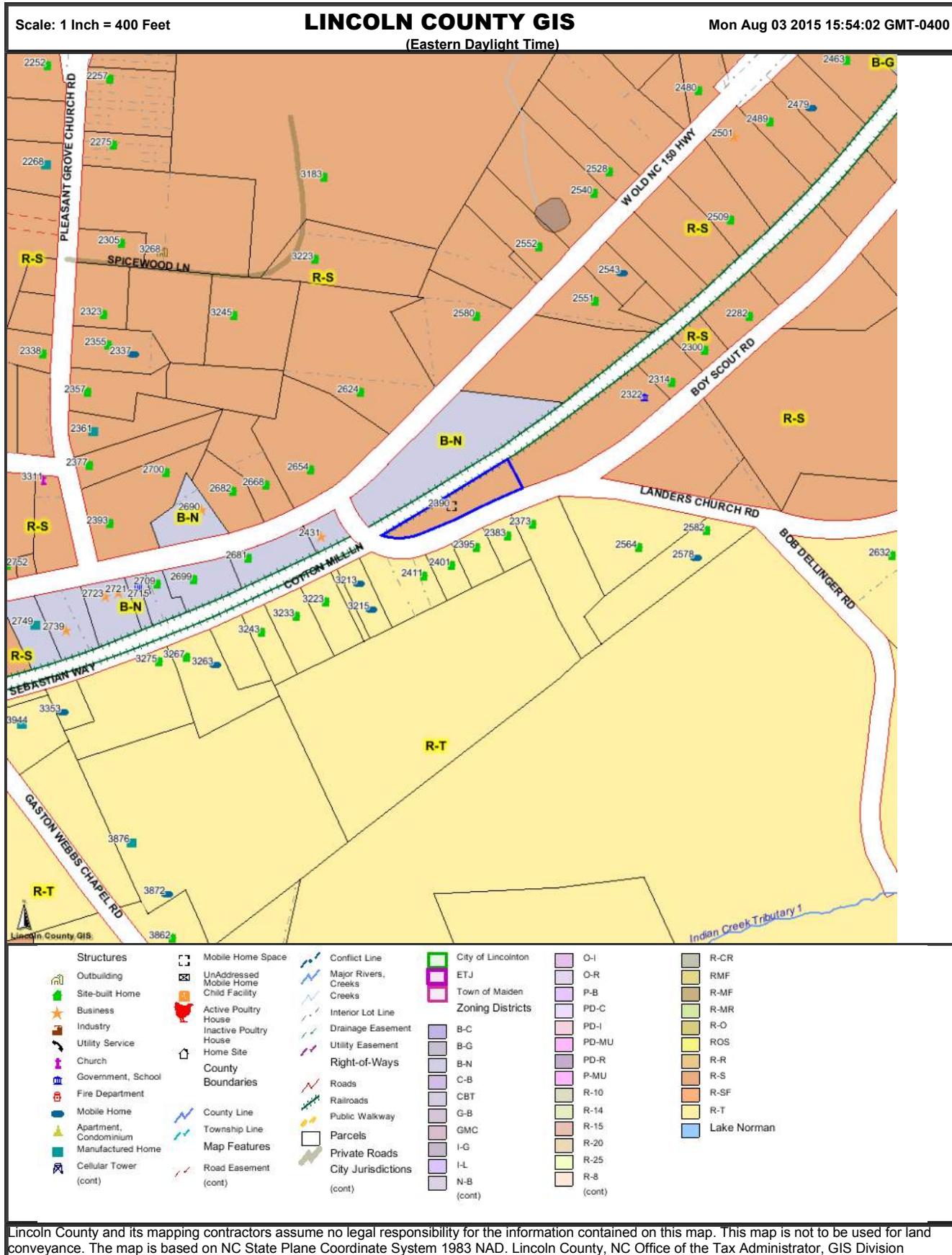
Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.



Date: 8/24/2015 Scale: 1 Inch = 200 Feet



PHOTOS		PARCEL INFORMATION FOR 3611-46-7273					
 Photo Not Available		Parcel ID	15183	Owner	ANDERSON WARREN E		
		Map	3611-01	Mailing	2788 LAKE SHORE RD S		
		Account	0141163	Address	DENVER NC 28037-8935		
		Deed	2533-780	Recorded	7/28/2015	Sale Price	\$25,000
		Land Value	\$10,618	Total Value	\$10,618	Previous Parcel	
----- All values are for tax year 2015. -----							
		Description	J MCLURD LAND RD1175			Deed Acres	1.5
		Address	2390 BOY SCOUT RD			Tax Acres	0.69
		Township	HOWARDS CREEK		Tax/Fire District		CROUSE
		Main Improvement	MOBILE HOME SPACES			Value	Not Determined
		Main Sq Feet	1	Stories	0	Year Built	0
		Zoning District	Calculated Acres		Voting Precinct	Calculated Acres	
		R-S	0.7		CROUSE (CR06)	0.7	
		Watershed Class			Sewer District		
		WS-IVP	0.7		Not in the sewer district	0.7	
		2000 Census County			Tract	Block	
		37109	070400		3019	0.56	
		37109	070400		3020	0.14	
		Flood	Zone Description		Panel		
		X	NO FLOOD HAZARD		3710361100	0.7	



CUP #346 - Building Area

1 in. = 80 ft.

N

OLD NC 150

40'

30'

3,162 sq. ft.

10'

BOY SCOUT

- CUP #346
- Building Area
- ▨ Setback Area