



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: May 20, 2016

Re: CUP #355
Randall and Tiffany Allen, applicants
Parcel ID# 82557

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on June 6, 2016.

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. Under the UDO, a Class C manufactured home may be placed in the R-S district subject to the issuance of a conditional use permit.

SITE AREA AND DESCRIPTION

The proposed 0.73-acre site is located on the south side of N.C. 27 and west side of Voyd Brendle Road in North Brook Township. The site is surrounded by property zoned R-S. Land uses in this area include residential, agricultural and commercial. County water is available at this location. This property is part of an area designated by the Lincoln County Land Use Plan as Rural Preservation, suitable for low-density residential uses.



County Of Lincoln, North Carolina

Planning Board

Applicant **Randall and Tiffany Allen**

Application No. **CUP #355**

Parcel ID# **82557**

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 Randall & Tiffany Allen

Applicant Address 6710 Beam Number Rd Vale NC 28168

Applicant Phone Number 704-530-3209

Property Owner Name Deah Dolan

Property Owner Address 6430 W Hwy 27 Vale NC 28168

Property Owner Phone Number 704-240-8402

PART II

Property Location NC 27 at Voyd Brendall Rd

Property ID (10 digits) 2674-18-1285 Property size 0.73 acres

Parcel # (5 digits) 82557 Deed Book(s) 1301 Page(s) 114

PART III

Existing Zoning District R-S

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

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

\$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.

Tiffany Allen
Applicant's Signature

4-8-16
Date

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

Application No. CUP #355

Applicants **Randall and Tiffany Allen**

Property Location N.C. 27

Zoning District R-S

Parcel ID# 82557

Proposed Conditional Use **Class C (singlewide) manufactured home**

APPLICANT'S 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 will meet the requirements for a Class C manufactured home. It will be placed on the lot to meet the 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.

Manufactured homes are located in this area. This will be a new home with a shingled roof and vinyl siding.

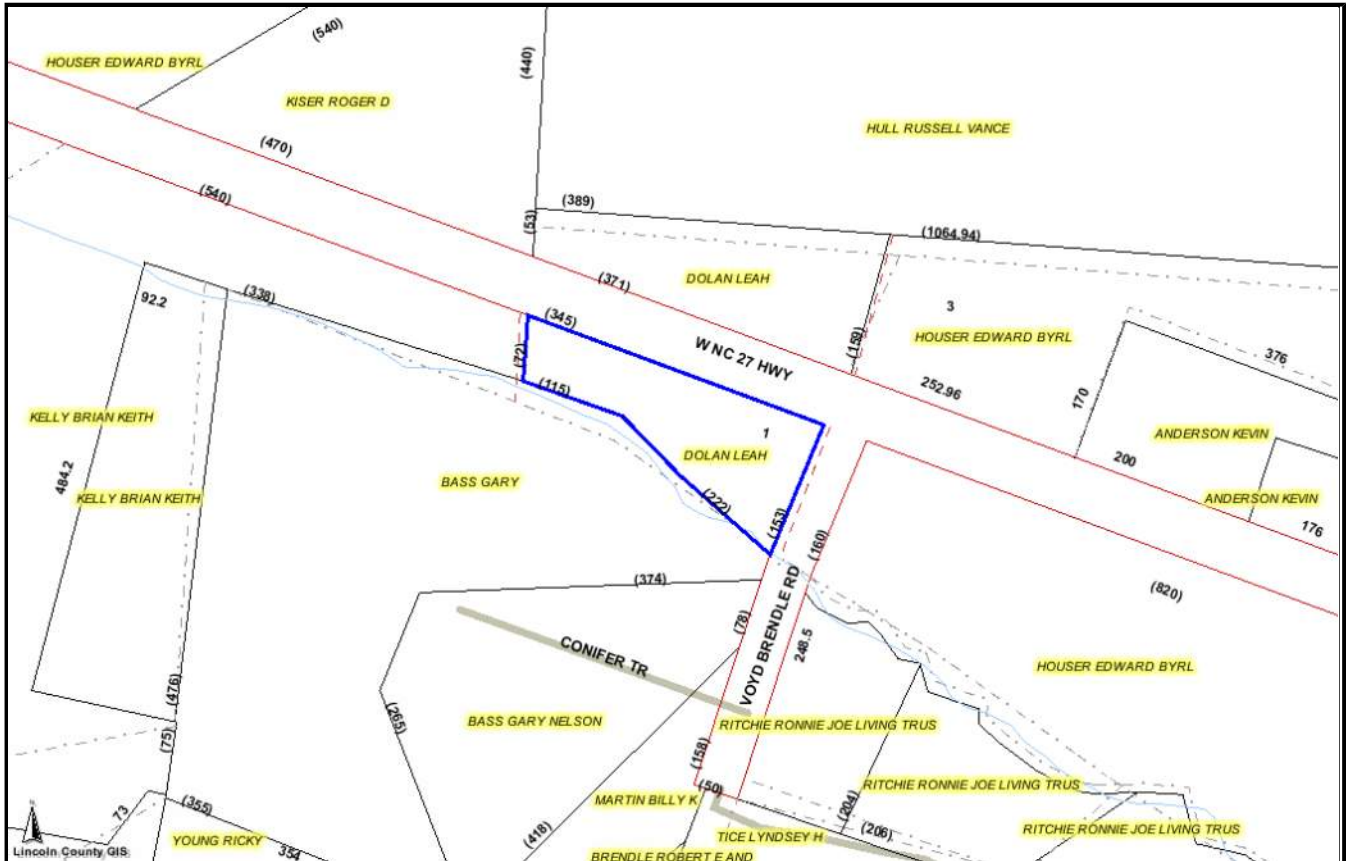
4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question.

This is a rural area that includes manufactured homes. The Land Use Plan designates this area 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: 5/5/2016 Scale: 1 Inch = 200 Feet



PHOTOS



Photo Not Available

PARCEL INFORMATION FOR 2674-18-1285

| | | | | |
|---|-------------------------|---------------------------|-------------------------|----------|
| Parcel ID | 82557 | Owner | DOLAN LEAH | |
| Map | 2674-01 | Mailing | 6430 HWY 27W | |
| Account | 0156058 | Address | VALE NC 28168 | |
| Deed | 1301-114 | Recorded | 12/13/2001 | |
| Land Value | \$4,624 | Total Value | \$4,624 | |
| ----- All values are for tax year 2016. ----- | | | | |
| Subdivision | Lot 1 LEAH DOLAN | | Sale Price | \$22,000 |
| Description | #1 LOT LEAH DOLAN | | Previous Parcel | 12216 |
| Address | W NC 27 HWY | | Plat | 12-387 |
| Township | NORTH BROOK | | Deed Acres | 1.1 |
| Improvement | No Improvements | | Tax Acres | 0.73 |
| Zoning District | Calculated Acres | Voting Precinct | Calculated Acres | |
| R-S | 0.73 | NORTH BROOK (NB09) | 0.73 | |
| Watershed Class | Calculated Acres | Sewer District | Calculated Acres | |
| WS-IIP | 0.73 | Not in the sewer district | 0.73 | |
| 2000 Census County | | Tract | Block | |
| 37109 | | 070500 | 2008 | 0.33 |
| 37109 | | 070600 | 2021 | 0.4 |
| Flood | Zone Description | Panel | | |
| X | NO FLOOD HAZARD | 3710266400 | 0.73 | |

