



**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: December 19, 2018

Re: CUP #393  
Faith and Robert Boltin, applicant  
Parcel ID# 58115

*The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on January 7, 2018.*

REQUEST

The applicants are requesting a conditional use permit to place a Class B manufactured home in the R-S (Residential Suburban) district. A Class B manufactured home is a doublewide that meets the Unified Development Ordinance's appearance standards. Under the UDO, a Class B manufactured home may be placed in the R-S district subject to the issuance of a conditional use permit.

SITE AREA AND DESCRIPTION

The 0.625-acre parcel is located on the southwest corner of Lingerfelt Road and Wright Road in North Brook Township. It is adjoined on all sides by property zoned R-S. A singlewide manufactured home was previously located on this property. Land uses in this area include residential and agricultural. A number of manufactured homes, including singlewides, are located in this area. This property is part of an area designated by the Lincoln County Land Use Plan as Rural Living, suitable for mobile homes and other types of single-family homes.



# County Of Lincoln, North Carolina

## Planning Board

Applicant **Faith and Robert Boltin**

Application No. **CUP #393**

Location **Lingerfelt Road**

Parcel ID# **58115**

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 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 Faith + Robert Bottin

Applicant Address 1385 Northbrook III School Road Vale

Applicant Phone Number 704-600-8359

Property Owner Name Charles R. Lingerfelt

Property Owner Address 7362 Lingerfelt Road - Vale

Property Owner Phone Number 704-276-1815

**PART II**

Property Location Lingerfelt Road - Vale

Property ID (10 digits) 2675132888 Property size .0.625

Parcel # (5 digits) 58115 Deed Book(s) 2561-13 Page(s) 13

**PART III**

Existing Zoning District R-S

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

Lot is empty, has well + septic tank

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

Put a double-wide mfg. home on lot

**APPLICATION FEE (less than 2 acres \$250, 2+ acres \$500)**  
**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

Faith Bottin

Date

11/26/18

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

Application No. **CUP #393**

Applicants **Faith and Robert Boltin**

Property Location **Lingerfelt Road**

Zoning District **R-S**

Parcel ID# **58115**

Proposed 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 will qualify as a Class B manufactured home as defined by the UDO. A Class B manufactured home is a conditional use in the R-S district. The home will be placed on the property to meet the required setbacks from the road right-of-way and property lines.**

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

**Several manufactured homes, including singlewides, are located in the area.**

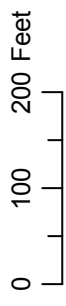
4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question.

**This is a rural area that includes manufactured homes. The Land Use Plan designates this area as suitable for residential uses, including manufactured homes.**









1 inch = 200 feet

November 29, 2018