



COUNTY OF LINCOLN, NORTH CAROLINA

302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092

PLANNING AND INSPECTIONS DEPARTMENT
704-736-8440 OFFICE
704-732-9010 FAX

To: Alex Patton, Board of Commissioners Chairman
George Wood, County Manager
Jeff Frushtick, Planning Board Chairman

From: Randy Hawkins, Zoning Administrator

Date: May 18, 2012

Re: CUP #313
William and Threasa Chatham, applicants
Parcel ID# 90430

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on June 4, 2012.

REQUEST

The applicants are requesting a conditional use permit to place a Class B (doublewide) manufactured home in the R-S (Residential Suburban) district. Under the Use Table of the Unified Development Ordinance, a Class B manufactured home is a conditional use in the R-S district.

SITE AREA AND DESCRIPTION

The 8.2-acre parcel is located on the east side of Hulls Grove Church Road about 3,000 feet north of N.C. 27 in North Brook Township. It is adjoined by property zoned R-S and R-T (Transitional Residential). Land uses in this area are residential, agricultural and recreational (West Lincoln Park). The Lincoln County Land Use Plan designates this area as Rural Preservation, suitable for low-density residential uses.

LINCOLN COUNTY PLANNING BOARD'S
RECOMMENDATIONS ON FINDINGS OF
FACT FOR A CONDITIONAL USE PERMIT

Application # CUP #313 Date June 4, 2012

Applicant Name William and Threasa Chatham

Applicant Address 445 Hulls Grove Church Rd., Vale, NC 28168

Property Location Hulls Grove Church Rd. (PID# 90430) 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 REASON CITED: _____

2. The use meets all required conditions and specifications. YES _____ NO _____

FACTUAL REASON 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 REASON 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 REASON 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 Permit, 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 F Threasa Chatham

Applicant Address 445 Hulls Grove Ch Rd Vale, NC 28168

Applicant Phone Number 704-479-1569

Property Owner Name David Heavner

Property Owner Address 522 Hulls Grove Ch Rd Vale, NC 28168

Property Owner Phone Number 704-276-1000

PART II

Property Location Hulls Grove Ch Rd Vale

Property ID (10 digits) ^{PIN} 2675-11-3311 Property size 8.08

Parcel # (5 digits) 90430 Deed Book(s) 2302 Page(s) 307

PART III

Existing Zoning District R-5

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

Trees & no structures

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

Double wide house

\$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 F Chatham III & Threasa Chatham 4-19-12
Applicant's Signature Date

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

Application No. **CUP #313**

Applicant **William and Threasa Chatham**

Applicant's Address **445 Hulls Grove Church Rd., Vale, NC 28168**

Property Location **Hulls Grove Church Road (Parcel ID# 90430)** Zoning District **R-S**

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 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 be a new model with a shingled roof and vinyl siding that qualifies as a Class B manufactured home. A Class B 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.

This is an 8-acre tract. Manufactured homes are located in this area.

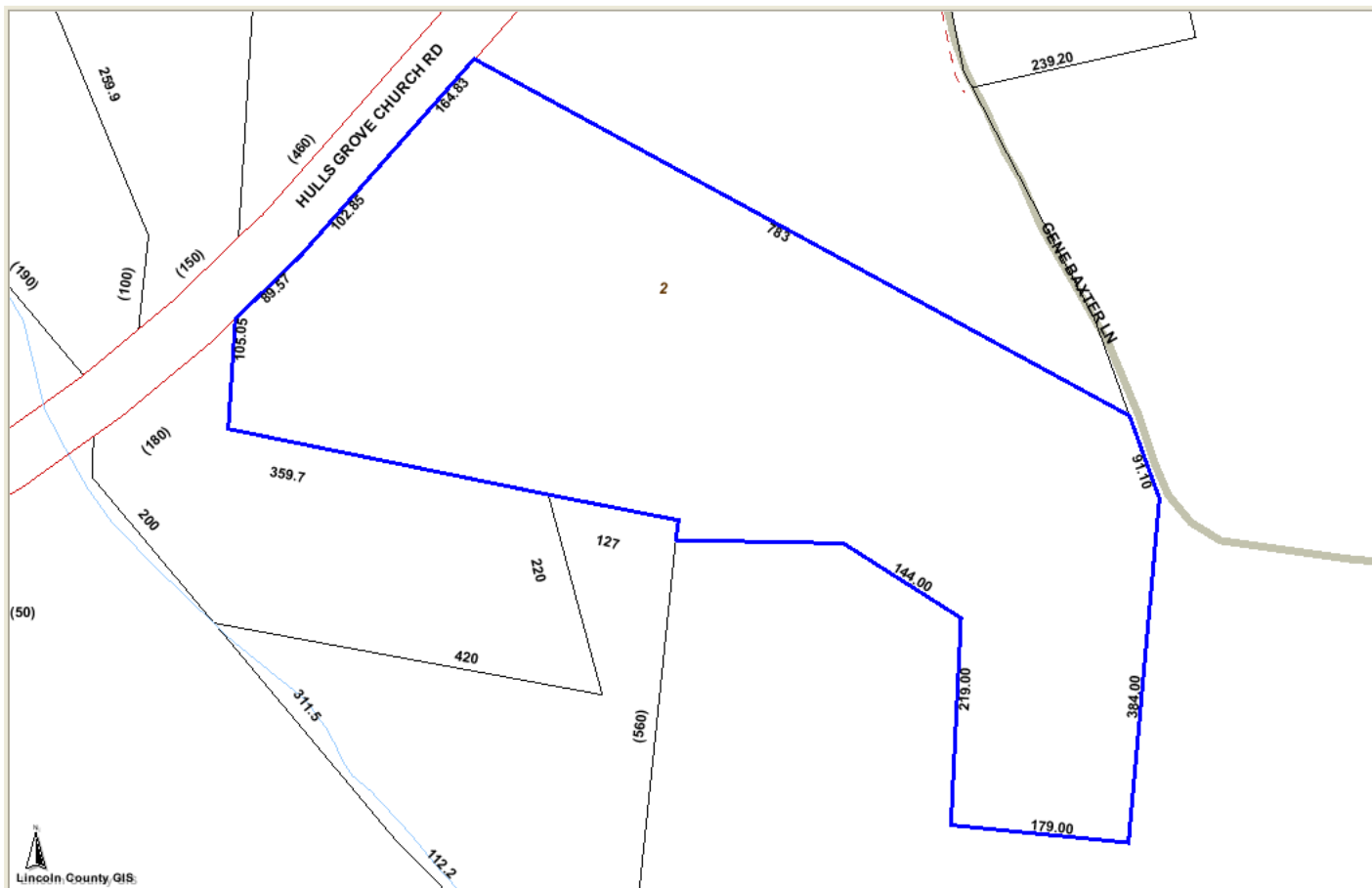
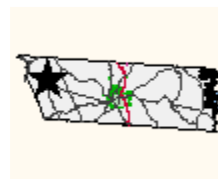
4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question.


This is a rural area that includes manufactured homes. The Land Use Plan designates this area as suitable for low-density residential uses.

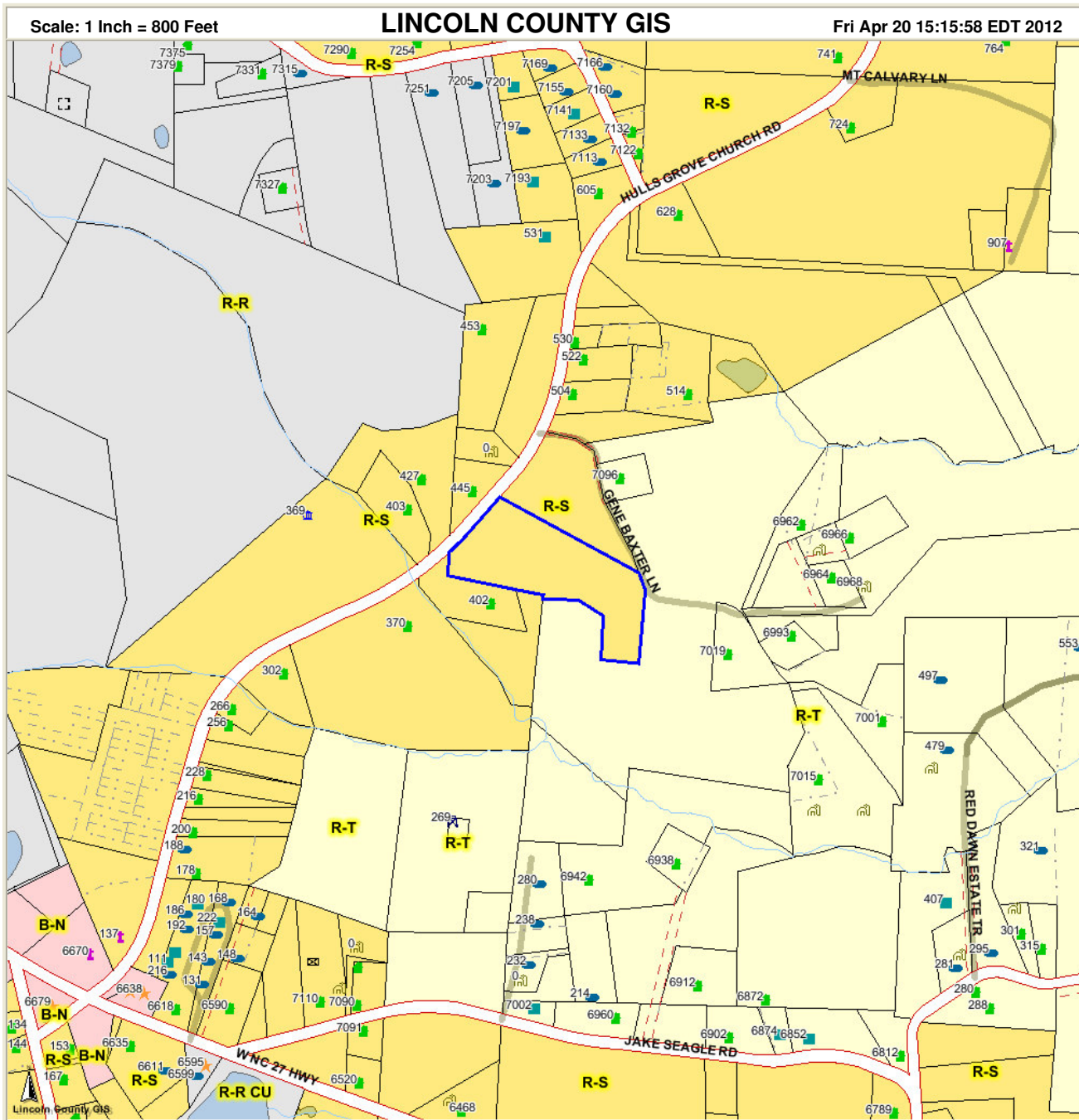


Lincoln County, NC

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: 4/20/2012 Scale: 1 Inch = 200 Feet



PHOTOS	PARCEL INFORMATION FOR 2675-11-3311				
 Photo Not Available	Parcel ID	90430	Owner	HEAVNER CHRISTOPHER STOWE HEAVNER DAVID RALPH	
	Map Account	2675-00 0238782	Mailing Address	522 HULLS GROVE CHURCH RD VALE NC 28168	
	Deed	2302-307	Recorded	3/16/2012	
	Land Value	\$53,065	Total Value	\$53,065	
	----- All values are for tax year 2012. -----				
	Subdivision Description	Lot 2 DOUGLAS GOODWIN & CAROLYN HEAVNER *		Plat	15-400
	Address	2 DOUGLAS GOODWIN&CAROLYN		Deed Acres	8.07
	Township	NORTH BROOK		Tax Acres	8.21
	Improvement	No Improvements		Tax/Fire District	NORTH BROOK
	Zoning District	Calculated Acres	Voting Precinct	Calculated Acres	
R-S	8.21	NORTH BROOK (NB01)	8.21		
Watershed Class	8.21	Sewer District	Not in the sewer district 8.21		
2000 Census County		Tract	Block		
37109		070600	2019	8.2	
37109		070600	3027	0.01	
Flood	Zone Description	Panel			
X	NO FLOOD HAZARD	3710266400		8.21	



Scale: 1 Inch = 800 Feet		LINCOLN COUNTY GIS		Fri Apr 20 15:15:58 EDT 2012	
<ul style="list-style-type: none"> Outbuilding Site-built Home Business Industry Utility Service Church Government, School Fire Department Mobile Home Apartment, Condominium Manufactured Home Cellular Tower (cont) 	<ul style="list-style-type: none"> Mobile Home Space UnAddressed Mobile Home Child Facility Home Site County Boundaries County Line Township Line Map Features Road Easement Conflict Line Major Rivers, Creeks (cont) 	<ul style="list-style-type: none"> Creeks Interior Lot Line Drainage Easement Utility Easement Right-of-Ways Roads Railroads Public Walkway Private Roads City Jurisdictions City of Lincolnton ETJ (cont) 	<ul style="list-style-type: none"> Town of Maiden Zoning Districts ELDD B-G B-N I-G I-L P-MU PD-C PD-I PD-MU PD-R P-R (cont) R-CR R-14 R-20 R-MF R-MR R-R R-S R-SF R-T C-B CBT G-B GMC N-B (cont) 	<ul style="list-style-type: none"> O-I P-B R-10 R-15 R-25 R-8 RMF R-O O-R ROS B-C Lake Norman 	

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