



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: April 11, 2014

Re: CUP #335
Doyle and Sheri Boyles, applicant
Parcel ID# 56092

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on May 5, 2014.

REQUEST

The applicants are 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 is permitted in the R-S district subject to the issuance of a conditional use permit.

SITE AREA AND DESCRIPTION

The 1.8-acre parcel is located on the northeast corner of N.C. 27 and Jake Seagle Road in North Brook Township. It is adjoined by property zoned R-S and CU R-R (Conditional Use Rural Residential). Land uses in this area include residential, recreational, agricultural and business. Manufactured homes, including a manufactured home park, are located in this area. 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 **Doyle and Sheri Boyles**

Application No. **CUP #335**

Property Location **N.C. 27 and Jake Seagle Road**

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 Doyle + Sheri Boyles

Applicant Address 7110 Jake Seagle Rd. Vale, NC. 28168

Applicant Phone Number 704-276-3218

Property Owner Name Doyle + Sheri Boyles

Property Owner Address 7110 Jake Seagle Rd. Vale, NC. 28168

Property Owner Phone Number 704-276-3218

PART II

Property Location Jake Seagle Rd.

Property ID (10 digits) 2674-08-1807 Property size 2.44

Parcel # (5 digits) 56092 Deed Book(s) 1349 Page(s) 536

PART III

Existing Zoning District R-5

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

There is nothing on the property.

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

Our daughter is getting married and she wants to put a mobile home on the property to live in.

\$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.

Sheri B. Boyles
 Applicant's Signature

3-10-14
 Date

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

Application No. CUP #335

Applicants Doyle and Sheri Boyles

Property location N.C. 27 and Jake Seagle Road (Parcel# 56092)

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 permit for a septic system for the home must be approved, and the home must be set up in compliance with the State Building Code. The driveway will be off Jake Seagle Road.

2. The use meets all required conditions and specifications.

The home will meet the Unified Development Ordinance's appearance requirements for manufactured homes. It 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 be located on a 1.8-acre lot. It 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.

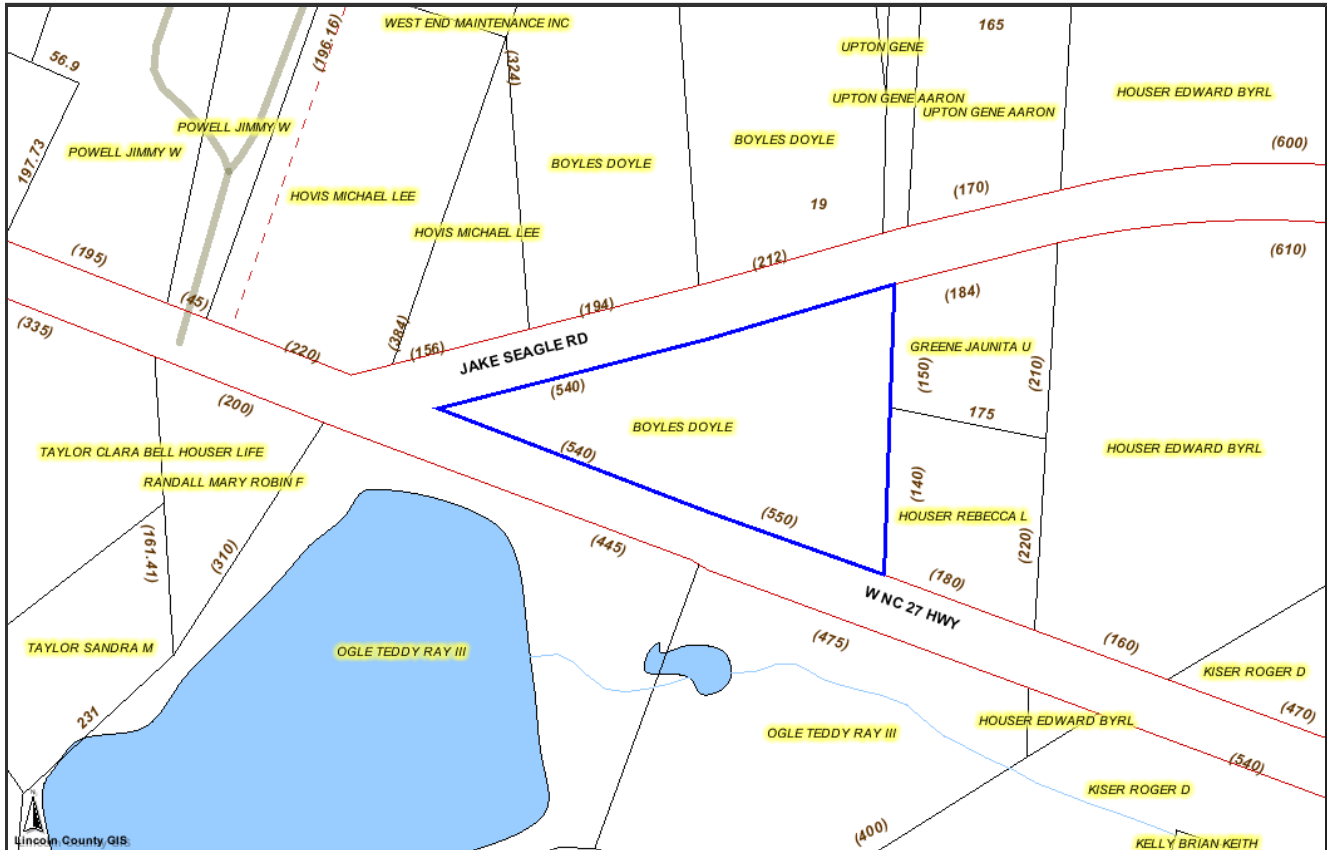
Manufactured homes, including a manufactured home park, are located in this area. The Land Use Plan designates this area as Rural Preservation, suitable for low-density residential uses.



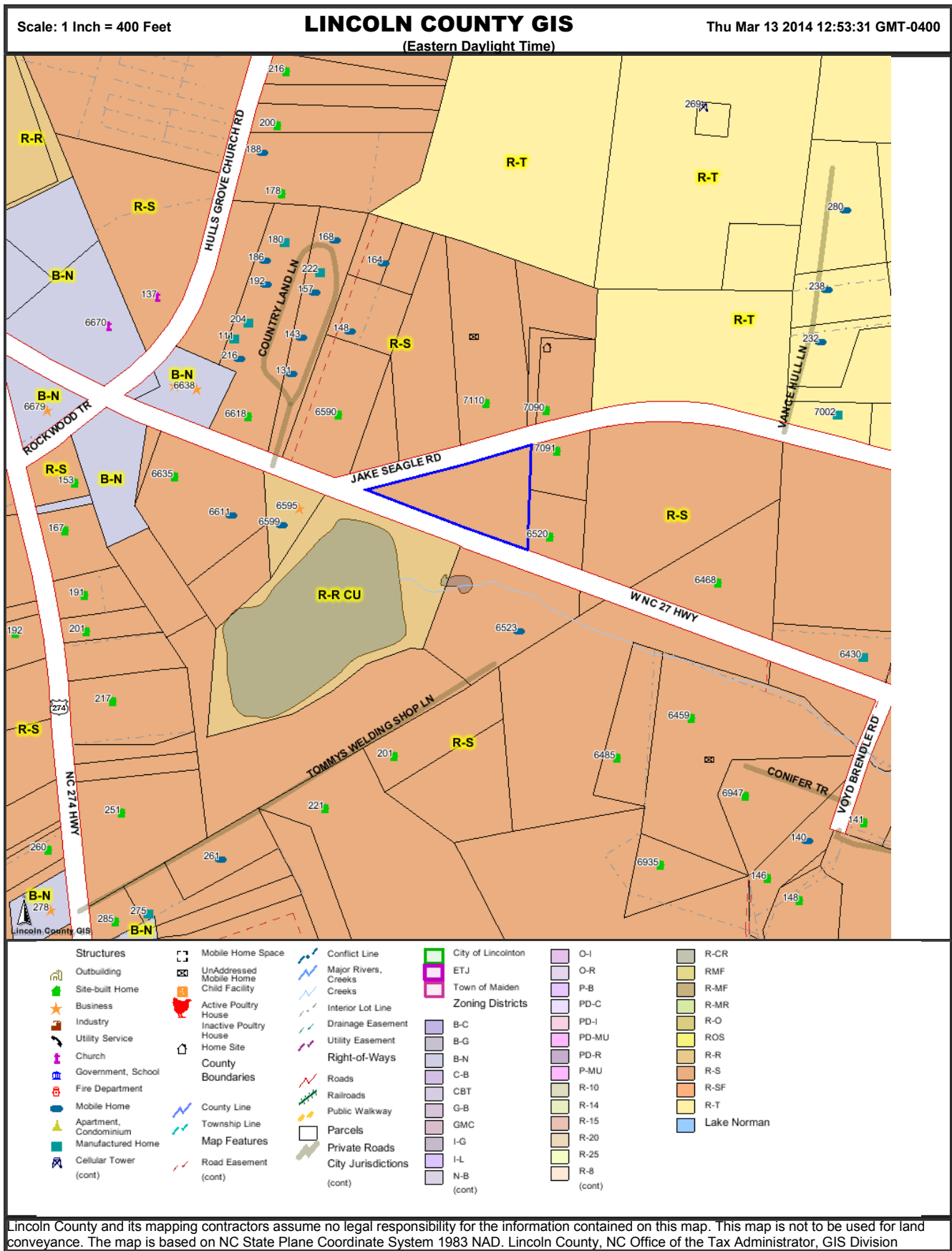
Lincoln County, NC

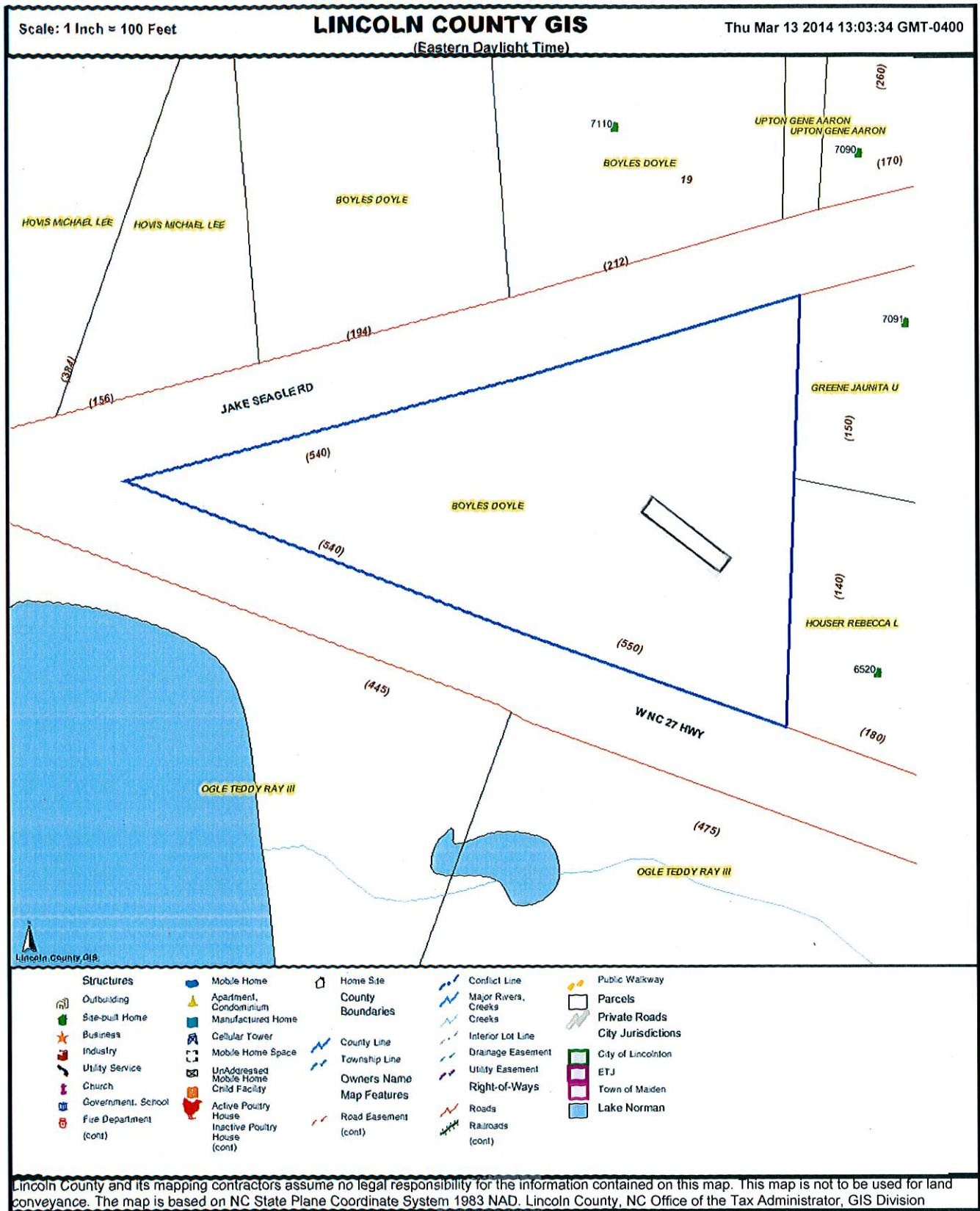
Office of the Tax Administrator, GIS Mapping Division
 Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.

Date: 3/13/2014 Scale: 1 Inch = 200 Feet



PHOTOS		PARCEL INFORMATION FOR 2674-08-1807			
 Photo Not Available	Parcel ID	56092	Owner	BOYLES DOYLE BOYLES SHERI	
	Map Account	2674-01 0064810	Mailing Address	7110 JAKE SEAGLE ROAD VALE NC 28168	
	Deed	1349-536	Recorded	6/5/2002	Sale Price \$15,000
	Land Value	\$21,190	Total Value	\$21,190	Previous Parcel
	----- All values are for tax year 2014. -----				
	Description	DICIACCIO/RD27&1134			Deed Acres 2.44
	Address	W NC 27 HWY			Tax Acres 1.83
	Township	NORTH BROOK			Tax/Fire District NORTH BROOK
	Improvement	No Improvements			
	Zoning District	Calculated Acres	Voting Precinct	Calculated Acres	
R-S	1.84	NORTH BROOK (NB09)	1.84		
Watershed Class	1.84	Sewer District	1.84		
WS-IIP		Not in the sewer district			
2000 Census County		Tract	Block		
37109		070600	2019	0.84	
37109		070600	2021	1	
Flood	Zone Description	Panel			
X	NO FLOOD HAZARD	3710266400		1.84	





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CUP #335

Home to face N.C. 27, with driveway off Jake Seagle Road