



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: September 14, 2018

Re: CUP #386
George Bundy, applicant
Parcel ID# 23957

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on October 1, 2018

REQUEST

The applicant is 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 6.4-acre parcel is located at 2492 Keener Road, on the south side of Keener Road about 2,000 feet west of Hill Road, in Ironton Township. It is adjoined by property zoned R-S and R-T (Transitional Residential). A singlewide manufactured home was previously located on this property. Land uses in this area are primarily residential and include site-built houses and manufactured homes. This property is part of an area designated by the Lincoln County Land Use Plan as Single-Family Neighborhood, suitable for single-family homes.



County Of Lincoln, North Carolina

Planning Board

Applicant **George Bundy**

Application No. **CUP #386**

Location **2494 Keener Road**

Parcel ID# **23957**

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 Custom Gears Inc / George Bundy
Applicant Address 3561 Gastonia Hwy Lincolnton NC 28092
Applicant Phone Number 704 735 8029 / 704 813 6788
Property Owner Name Custom Gears Inc
Property Owner Address P.O. Box 1736 Lincolnton NC 28093
Property Owner Phone Number 704 735 8029

PART II

Property Location 2494 Keener Road Lincolnton NC 28092
Property ID (10 digits) 3643631532 Property size 6.36 AC
Parcel # (5 digits) 23957 Deed Book(s) 2716 Page(s) 217

PART III

Existing Zoning District R-S

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

Vacant land with no structure
Previous manufactured home removed leaving septic
system in place alone with county water meter

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

For the purpose of placing a 2000 masterpiece manufactured
double wide home 28x64 with vinyl siding and single roof

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.

George Bundy
Applicant's Signature

8-16-18
Date

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

Application No. **CUP #386**

Applicant **George Bundy**

Property Location **2494 Keener Road**

Zoning District **R-S**

Parcel ID# **23957**

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 must be obtained. 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.

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

The proposed location is a 6.4-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.

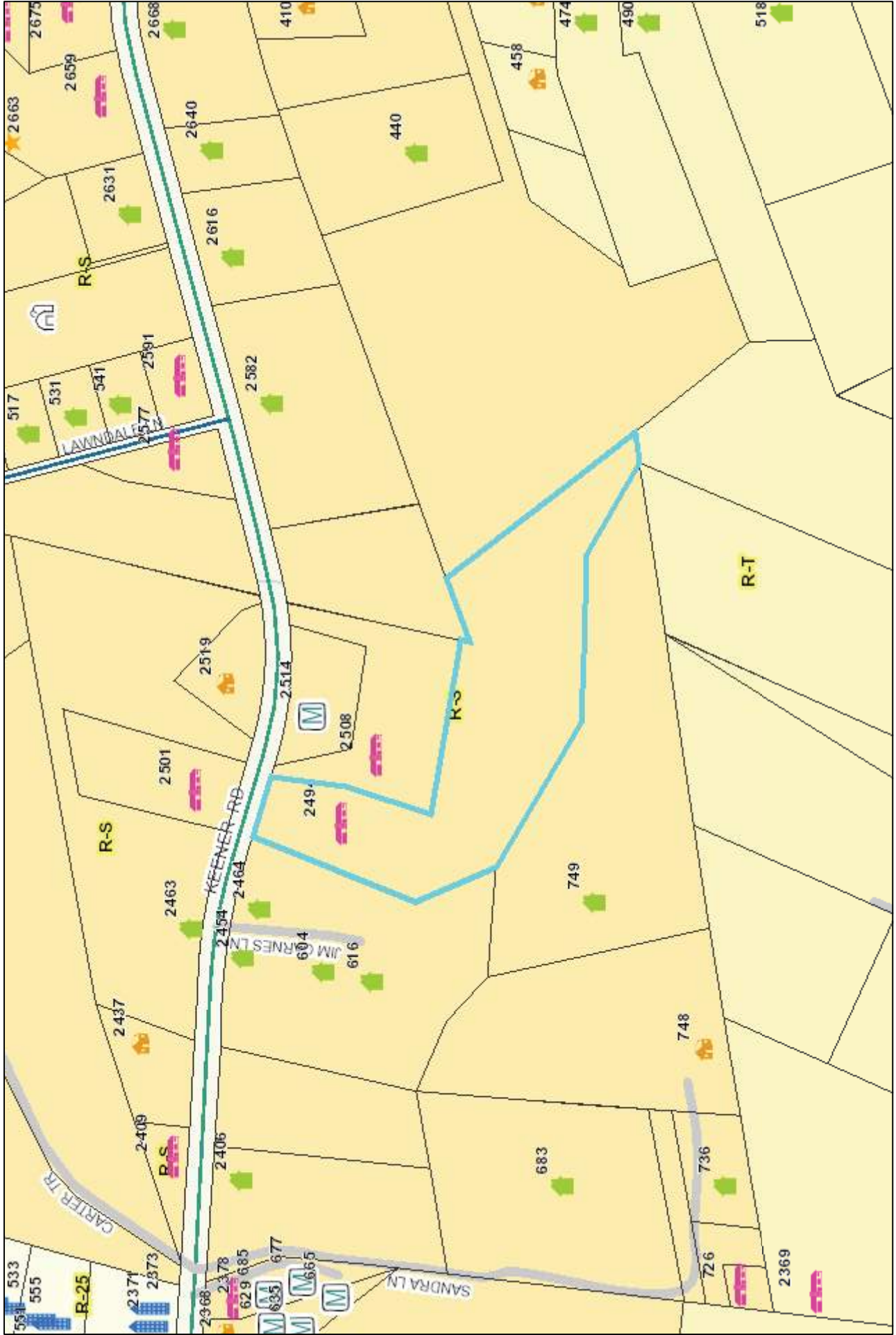
This is an area that includes manufactured homes. This property is part of an area designated by the Land Use Plan as Single-Family Neighborhood.

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: 8/22/2018 Scale: 1 Inch = 250 Feet

Photo Not Available

Parcel ID	23957	Owner	CUSTOM GEARS INC	
Map	3643	Mailing	2896 LONG SHOALS RD PO BOX 1753	
Account	0126715	Address	LINCOLN TON, NC 28092	
Deed	2716 217	Last Transaction Date	01/04/2018	Sale Price \$45,000
Plat		Subdivision		Lot
Land Value	\$52,244	Improvement Value	\$0	Total Value \$52,244
Previous Parcel				
-----All values for Tax Year 2018 -----				
Description	PT OF GATES LAND		Deed Acres	9.75
Address	KEENER RD		Tax Acres	6.839
Township	IRON TON		Tax/Fire District	BOGER CITY
Main Improvement			Value	
Main Sq Feet		Stories	Year Built	
Zoning District	Calc Acres	Voting Precinct	Calc Acres	
R-S	6.84	SL24	6.84	
Watershed			Sewer District	
	6.84		6.84	
Census County		Tract	Block	
109		071001	1010	6.84
Flood Zone Description				Panel
X	NO FLOOD HAZARD			3710364300 5.66
AE	SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100 YEAR			3710364300 1.18

Conditional Use Permit #386
subject property is outlined in blue



1 inch = 300 feet

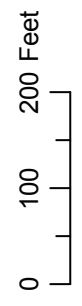
August 22, 2018

Esri, Inc., Lincoln County, NC

Conditional Use Permit #386
subject property is outlined in blue



August 22, 2018



1 inch = 200 feet