



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: February 11, 2019

Re: CUP #399
Wanda Locklair, applicant
Parcel ID# 20094

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on March 4, 2019.

REQUEST

The applicant is requesting a conditional use permit to place a manufactured home in the R-S (Residential Suburban) district. A manufactured home is a conditional use in the R-S district. If this application is approved, a singlewide or doublewide manufactured home could be placed on the property.

SITE AREA AND DESCRIPTION

The 0.96-acre parcel is located at 2927 Gates Road, on the east side of Gates Road about 750 feet south of Hestertown Road, in Lincolnton Township. A house was previously located on this lot. The surrounding properties are zoned R-S. Several singlewide manufactured homes are located nearby. The subject property is part of an area designated by the Lincoln County Land Use Plan as Large-Lot Residential, suitable for single-family homes.



County Of Lincoln, North Carolina

Planning Board

Applicant **Wanda Locklair**

Application No. **CUP #399**

Location **2927 Gates Road**

Parcel ID# **20094**

Zoning District **R-S**

Proposed Conditional Use **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 Wanda S Locklair

Applicant Address 2957 Gates Rd Lincolnton, NC 28092

Applicant Phone Number 980-241-4787

Property Owner Name Wanda S Locklair

Property Owner Address 2957 Gates Rd. Lincolnton, NC 28092

Property Owner Phone Number 980-241-4787

PART II

Property Location 2927 Gates Rd. Lincolnton, NC 28092

Property ID (10 digits) 31631-97-7310 Property size 0.94 acres

Parcel # (5 digits) 20094 Deed Book(s) 2694 Page(s) 406

PART III

Existing Zoning District R-5

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.

Singlewide or doublewide manufactured home.

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.

Wanda S Locklair

1-17-2019

Applicant's Signature

Date

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

Application No. **CUP #399**

Applicant **Wanda Locklair**

Property Location **2927 Gates Road**

Zoning District **R-S**

Parcel ID# **20094**

Proposed Use **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 to connect to the existing septic system must be obtained. The home must be set up in compliance with the State Building Code.

2. The use meets all required conditions and specifications.

A manufactured home is a conditional use in the R-S district. The home will meet the Unified Development Ordinance's appearance requirements and minimum setbacks from the property lines.

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

Several singlewide 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 Large-Lot Residential, suitable for single-family homes.



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: 1/25/2019 Scale: 1 Inch = 200 Feet

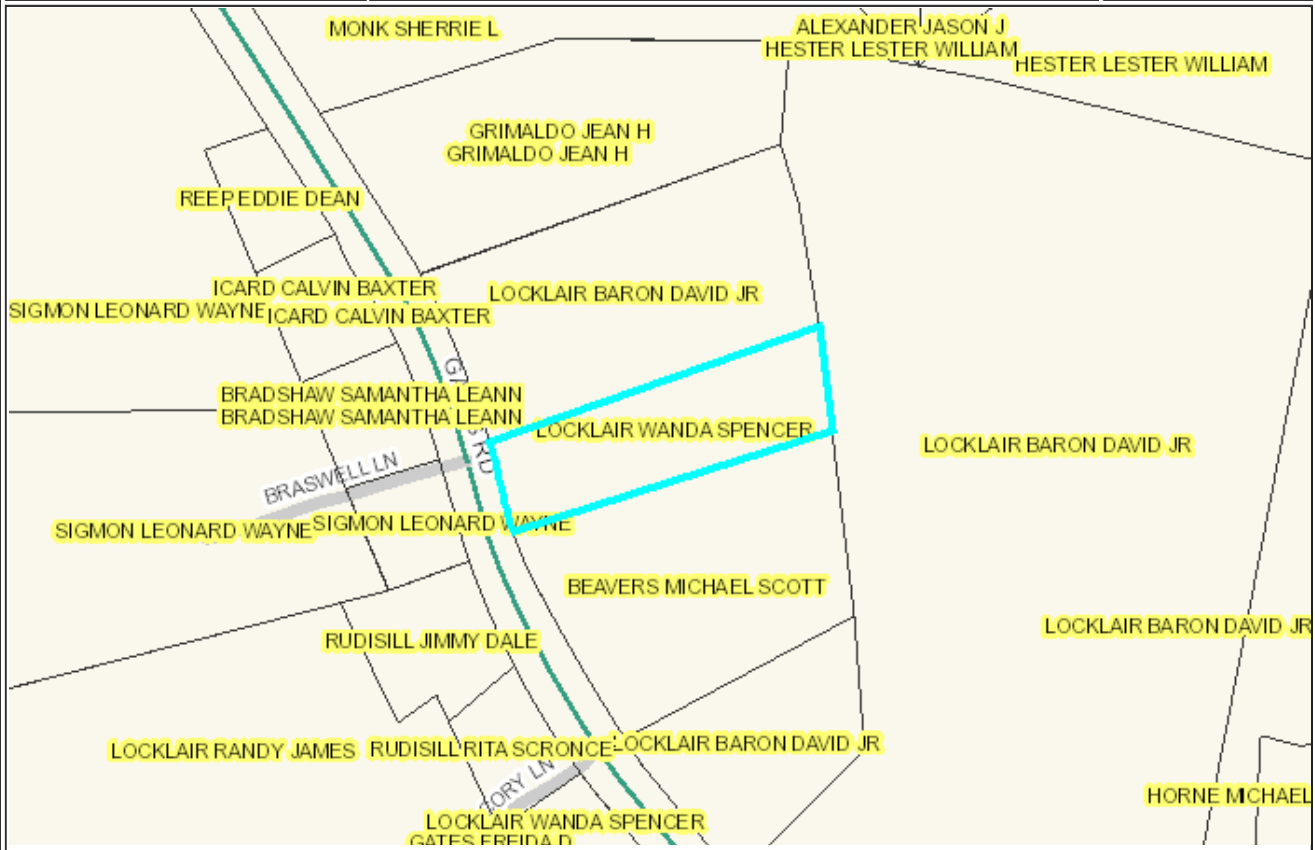
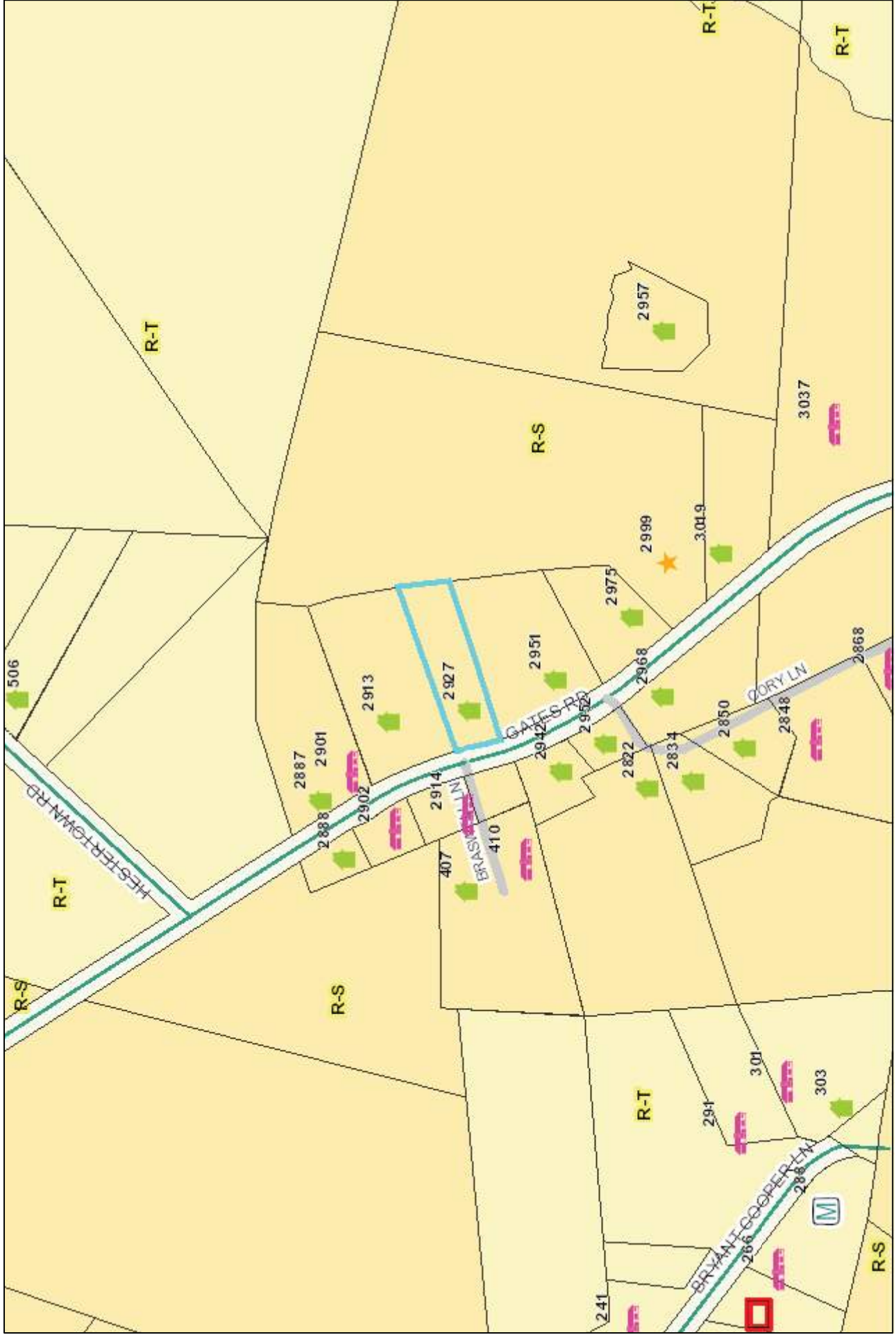


Photo Not Available

Parcel ID	20094	Owner	LOCKLAIR WANDA SPENCER
Map	3631	Mailing	2927 GATES RD
Account	0216187	Address	LINCOLNTON, NC 28092-7953
Deed	2694 406	Last Transaction Date	09/21/2017
Plat		Subdivision	
Land Value	\$21,696	Improvement Value	\$0
		Total Value	\$21,696
Previous Parcel			
-----All values for Tax Year 2018 -----			
Description	HOMESITE RD 1303	Deed Acres	1
Address	2927 GATES RD	Tax Acres	0.962
Township	LINCOLNTON	Tax/Fire District	SOUTH FORK
Main Improvement		Value	
Main Sq Feet		Year Built	
Zoning District	R-S	Voting Precinct	LB34
Calc Acres	0.96	Calc Acres	0.96
Watershed	0.96	Sewer District	0.96
Census County	109	Tract	070300
		Block	2028
			0.96
Flood	X	Zone Description	NO FLOOD HAZARD
		Panel	3710363100
			0.96

Conditional Use Permit #399
subject property is outlined in blue

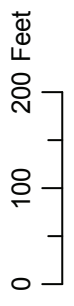
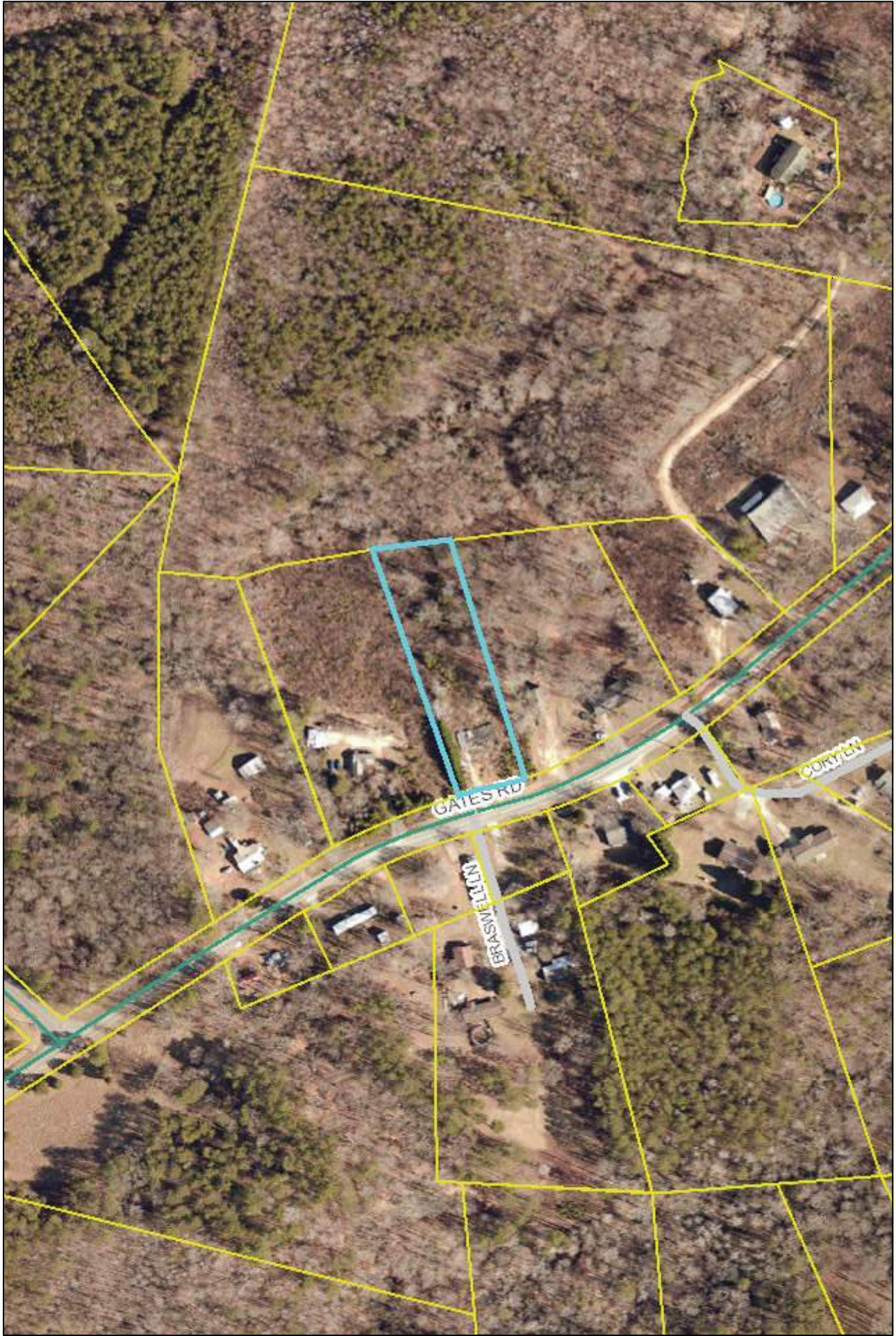


January 25, 2019

Esri, Inc., Lincoln County, NC



1 inch = 300 feet



1 inch = 200 feet

January 25, 2019