



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: George Wood
County Manager

From: Randy Hawkins
Zoning Administrator

Date: August 31, 2010

Re: CUP #298
Nelta Sain, applicant
Parcel ID# 84961

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on September 13, 2010.

REQUEST

The applicant is requesting a conditional use permit to place a Class B (doublewide) manufactured home in the R-S (Residential Suburban) district. (A Class B manufactured home is a standard doublewide with a roof pitch of at least 2½/12. A Class A manufactured home has a minimum roof pitch of 4/12.) Under the Unified Development Ordinance, manufactured homes are permitted in the R-S district only where approved by the Board of Commissioners through the issuance of a conditional use permit.

SITE AREA AND DESCRIPTION

The proposed three-acre site is located on the north side of Wesson Road about 600 feet east of North Brook III School Road. It is surrounded by property zoned R-S. Land uses in this area are predominantly residential and agricultural. The homes in the area include site-built houses and manufactured homes. The Lincoln County Land Use Plan classifies this area as Rural Preservation, suitable for low-density residential uses.

CONDITIONAL USE PERMIT REQUIREMENTS

Section 9.11.8 of the Unified Development Ordinance requires that four findings be determined by the Board of Commissioners in deciding whether to approve a conditional use permit:

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan, and
2. The use meets all required conditions and specifications, and
3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity, and
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 located and will be in general conformity with the approved Land Development Plan for the area in question.

STAFF'S RECOMMENDATION AND COMMENTS

Staff recommends approval with conditions. The proposed use is compatible with this area and is consistent with the Land Use Plan.

Staff recommends the following conditions that the applicant has agreed to:

- 1) The home shall be a new one.
- 2) The home shall have brick underpinning.



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 Nelta Sain

Applicant Address 127 N. Edgemont Ave. Gastonia, NC 28054

Applicant Phone Number 704-867-0809

Property Owner Name Nelta Sain

Property Owner Address 704-867-0809

Property Owner Phone Number 704-867-0809

PART II

Property Location Wesson Rd. Vale, NC

Property ID (10 digits) 26666-20-9930 Property size 3.05

Parcel # (5 digits) 84961 Deed Book(s) _____ Page(s) _____

PART III

Existing Zoning District R-5

Briefly describe how the property is being used and any existing structures.
Pine trees - No structures

Briefly explain the proposed use and/or structure which would require a Conditional Use Permit.
mobile home - doublewide Class B

\$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.

Nelta Sain
Applicant's Signature

July 16, 2010
Date

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

Application # CUP #298 Date September 13, 2010

Applicant Name Nelta Sain

Applicant 127 N. Edgemont Ave., Gastonia, NC 28054

Property Location Wesson Road PID# 84961 Existing Zoning 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 _____

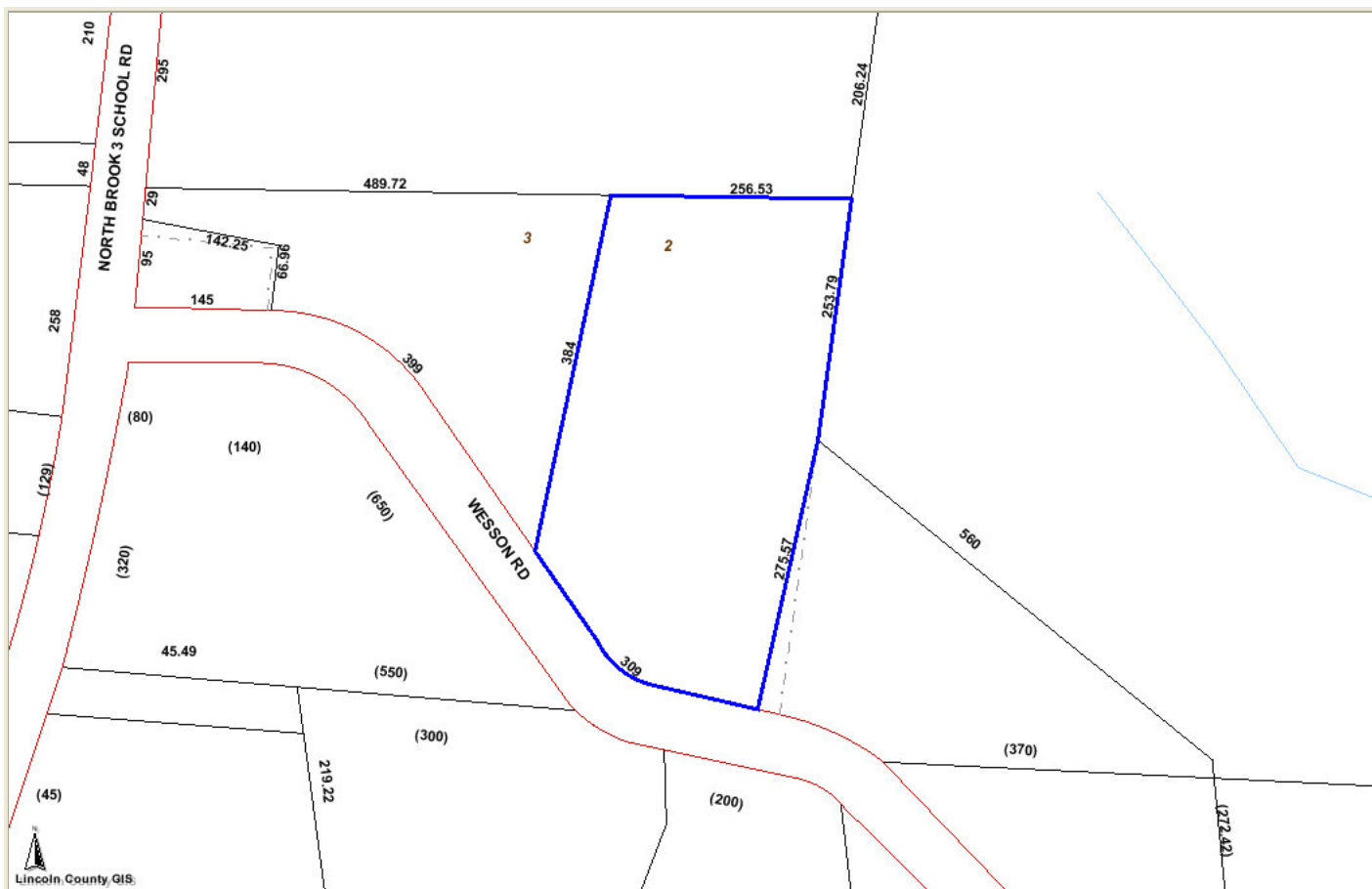
FACTUAL REASON CITED: _____


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:

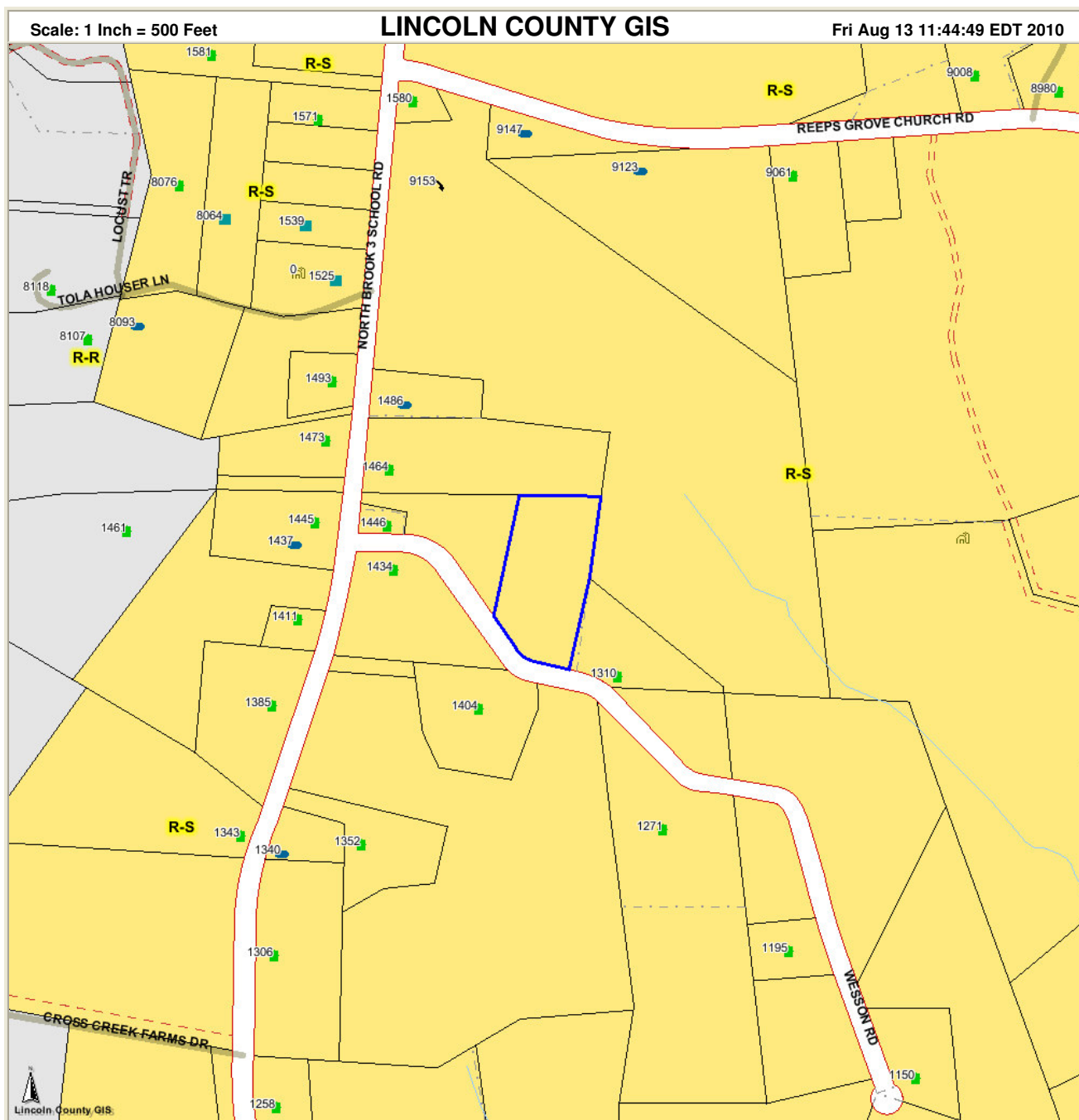
In recommending such Conditional Use Permit, the following conditions were recommended by the Lincoln County Planning Board:



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: 8/13/2010 Scale: 1 Inch = 200 Feet



PHOTOS		PARCEL INFORMATION FOR 2666-20-9930				
 Photo Not Available	Parcel ID	84961	Owner	SAIN NELTA		
	Map	2666-00	Mailing	127 NORTH EDMONT AVE		
	Account	0192051	Address	GASTONIA NC 28054		
	Deed	1797-45	Recorded	3/21/2006	Sale Price	0
	Land Value	\$20,729	Total Value	\$20,729	Previous Parcel	10967
	----- All values are for tax year 2010. -----					
	Subdivision	Lot 2 RUBY W SAIN		Plat	13-412	
	Description	#2 LT RUBY W SAIN LAND		Deed Acres	3.16	
	Address	WESSON RD		Tax Acres	3.05	
	Township	NORTH BROOK		Tax/Fire District	NORTH BROOK	
Improvement	No Improvements					
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres			
R-S	3.05	NORTH BROOK 3 (NB03)	3.05			
Watershed Class	3.05	Sewer District	Not in the sewer district 3.05			
2000 Census County		Tract	Block			
37109		070600	3021	3.05		
Flood	Zone Description	Panel				
X	NO FLOOD HAZARD	2666	3.05			



Structures	Cellular Tower	Major Rivers, Creeks	City of Lincoln	R-MF	R-10
Outbuilding	Mobile Home Space	Creeks	ETJ	R-MR	R-15
Site-built Home	UnAddressed Mobile Home	Interior Lot Line	Town of Maiden	R-R	R-25
Business	Child Facility	Drainage Easement	Zoning Districts	R-S	R-8
Industry	Home Site	Utility Easement	R-SF	R-T	RMF
Utility Service	County Boundaries	Right-of-Ways	B-G	C-B	R-O
Church	County Line	Roads	B-N	CBT	O-R
Government, School	Township Line	Railroads	I-G	G-B	ROS
Fire Department	Map Features	Public Walkway	L-I	P-MU	G-B
Mobile Home	Road Easement	Parcels	P-R	P-R	B-C
Apartment, Condominium	Conflict Line	City Jurisdictions	R-CR	N-B	Lake Norman
Manufactured Home			R-14	O-I	
(cont)			R-20	P-B	
			(cont)	(cont)	

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