



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
Christine Poinsette, Planning Board Chair

From: Randy Hawkins, Zoning Administrator

Date: December 18, 2012

Re: CUP #322
Ronald Kennedy, applicant
Parcel ID# 23962

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on January 7, 2013.

REQUEST

The applicant is requesting a conditional use permit to place a Class E (singlewide) manufactured home in the R-S (Residential Suburban) district. A Class E manufactured home is one with a metal roof and/or metal siding that was located in Lincoln County as of Sept. 23, 2002, when new appearance requirements were adopted. Under the Unified Development Ordinance, Class E mobile homes are permitted in the R-S district subject to the issuance of a conditional use permit.

SITE AREA AND DESCRIPTION

The 1.0-acre parcel is located off Loop Road about 600 feet north of the intersection of Loop Road and Brent Trail in Ironton Township. It is surrounded by property zoned R-S. Land uses in this area are mostly residential, including a number of singlewide and doublewide manufactured homes. The Lincoln County Land Use Plan designates this area as Suburban Residential, primarily single-family in character.

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

Application # CUP #322 Date January 7, 2013

Applicant Name Ronald Kennedy

Applicant Address 3153 Loop Rd., Lincolnton, NC 28092

Property Location off Loop Road (Parcel ID# 23962) Zoning District R-S

Proposed Conditional Use Class E 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 Ronald Kennedy - Deborah Kennedy
Applicant Address 3153 Loop Rd Lincolnton, NC, 28092
Applicant Phone Number 828-358-5770
Property Owner Name Ronald Kennedy - Deborah Kennedy
Property Owner Address _____
Property Owner Phone Number 828-358-5770

PART II

Property Location off Loop Road
Property ID (10 digits) 3665 14 8204 Property size .97
Parcel # (5 digits) 23962 Deed Book(s) 1823 Page(s) 719

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.
Class E singlewide manufactured home

\$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.

[Signature]
Applicant's Signature

11-20-2012
Date

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

Application No. **CUP #322**

Applicant **Ronald Kennedy**

Property Location **Loop Road (Parcel ID# 23962)** Zoning District **R-S**

Proposed Conditional Use **Class E (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 reconnect permit for the existing septic system on the lot must be approved, and the home must be set up in compliance with the State Building Code.

2. The use meets all required conditions and specifications.

The home will be placed on the lot in compliance with required setbacks. A Class E 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 lot is located to the rear of a lot that contains a singlewide manufactured home. Singlewide and doublewide manufactured homes are located in this area.

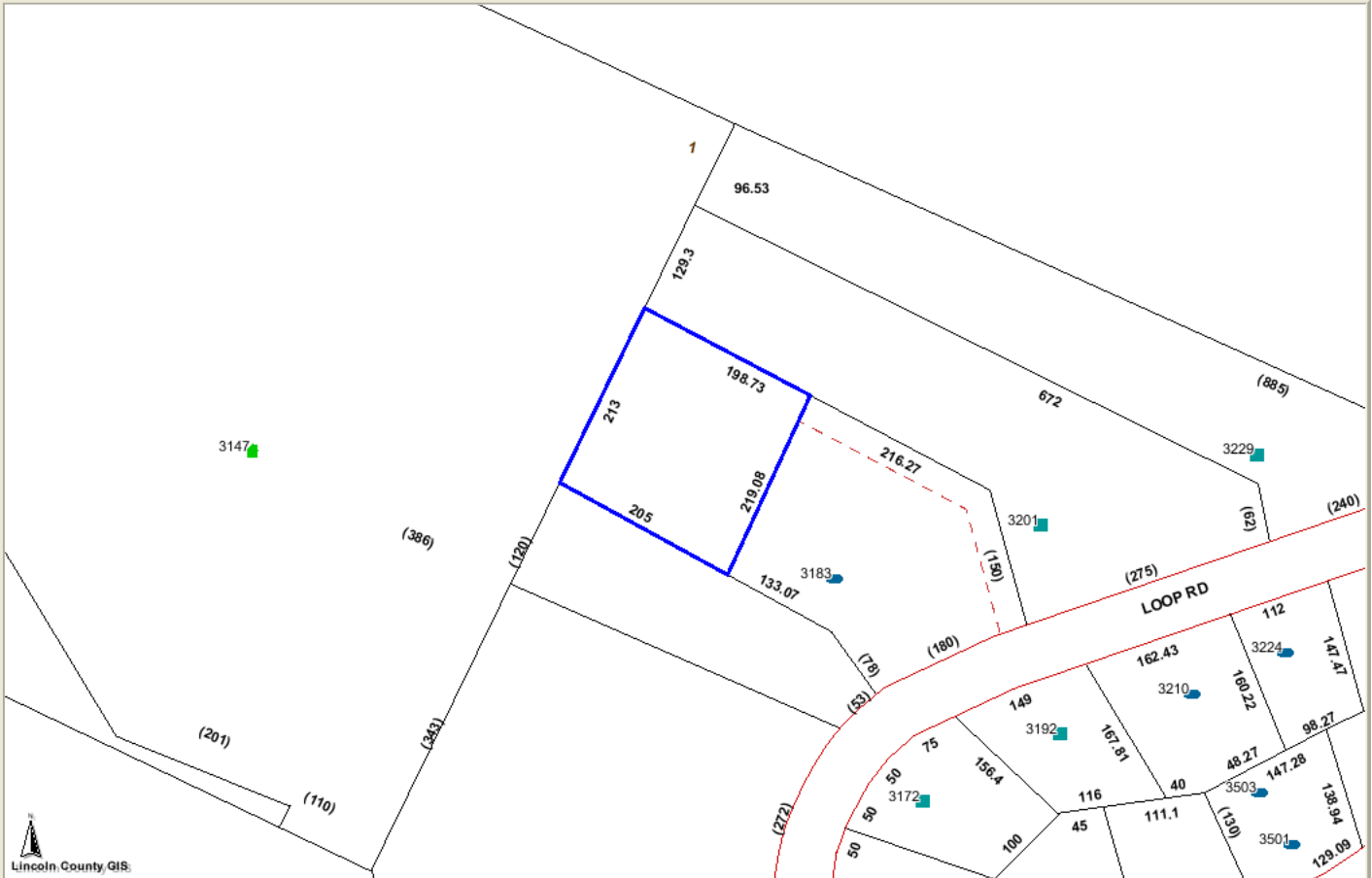
4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question.

This area includes a number of manufactured homes. The Land Use Plan designates this area as residential, primarily single-family in character.



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: 12/6/2012 Scale: 1 Inch = 200 Feet



Lincoln County GIS

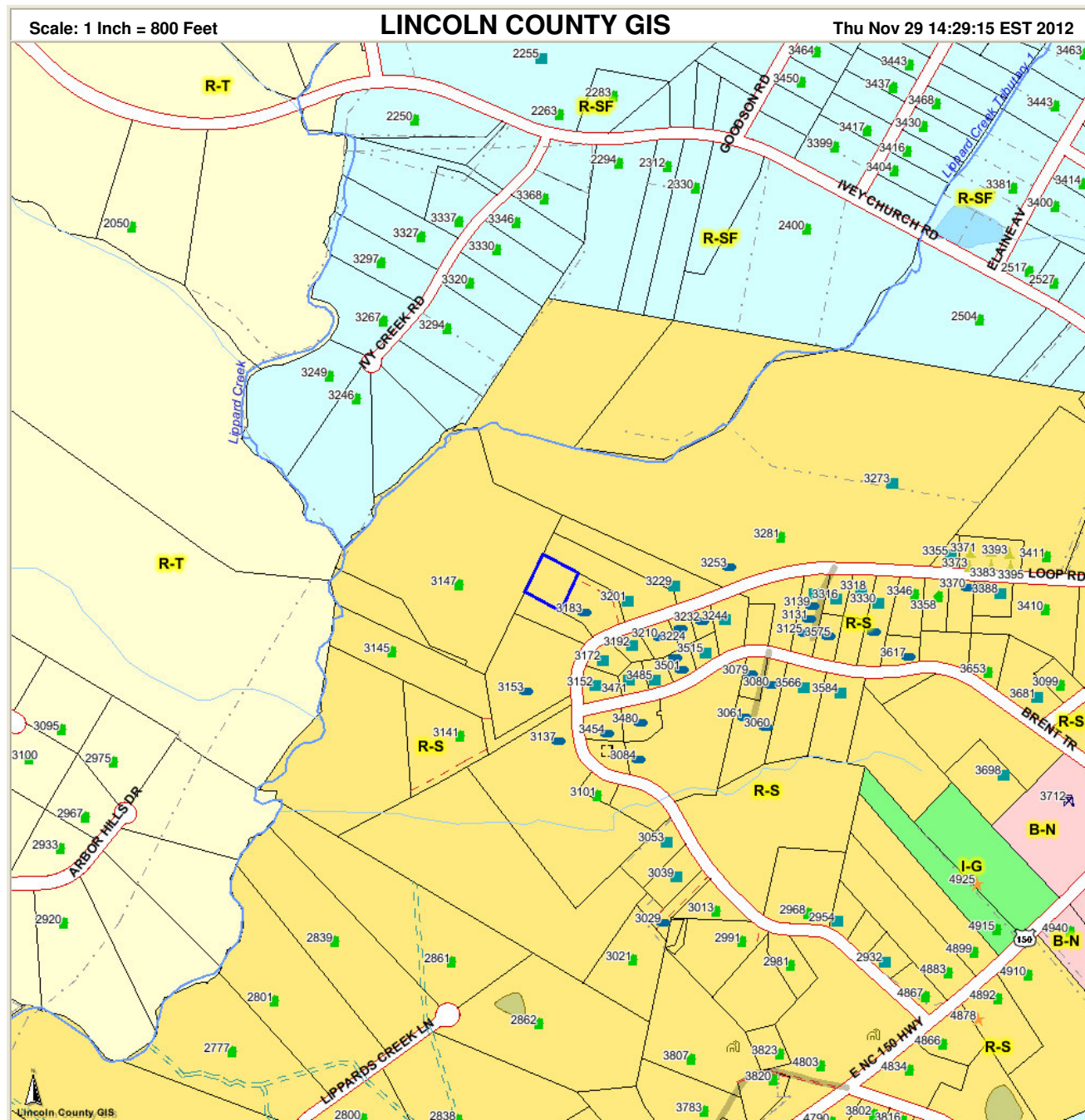
PHOTOS



Photo Not Available

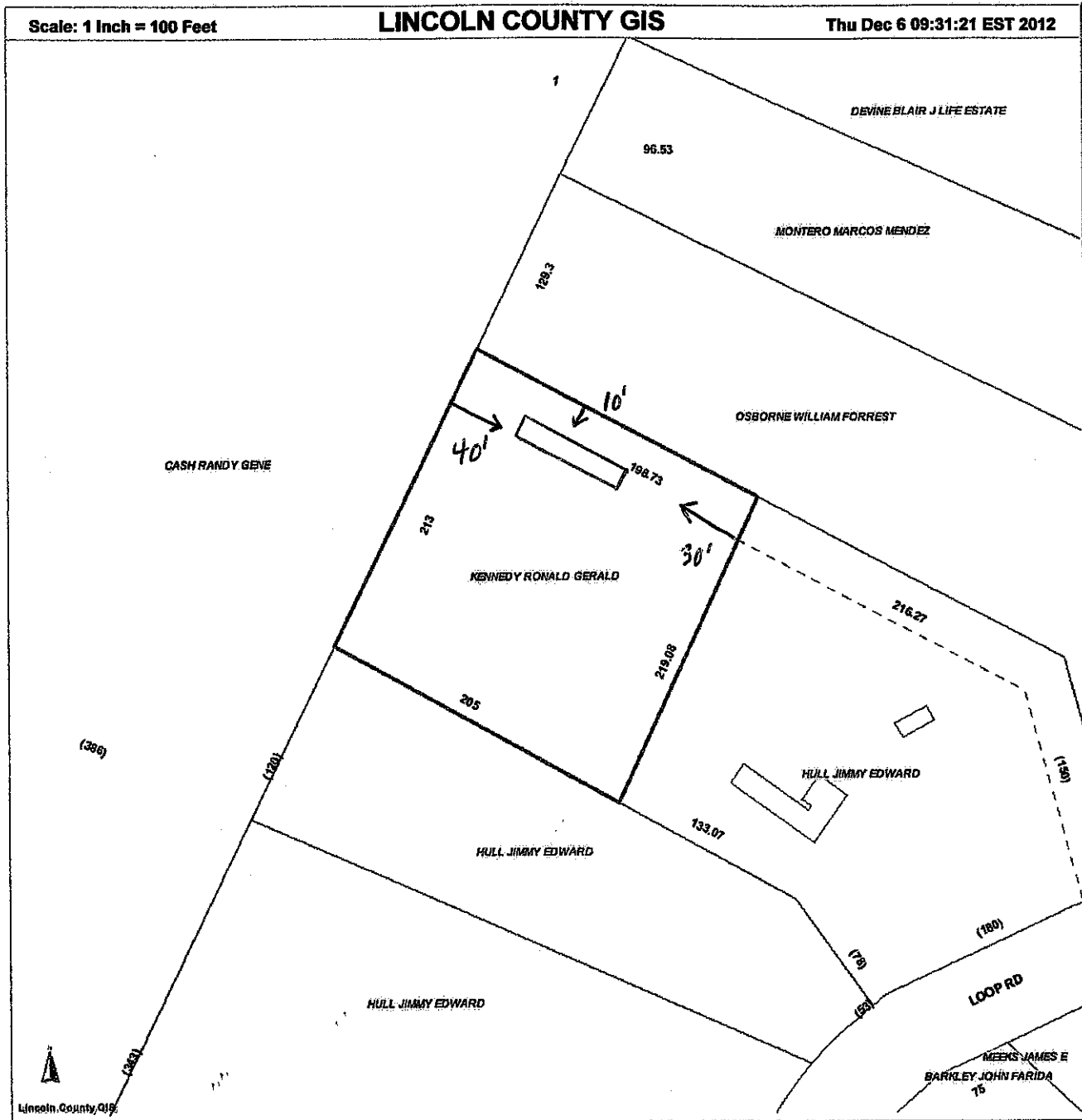
PARCEL INFORMATION FOR 3665-14-8204

| | | | | | | | |
|---|------------------------------------|--------------------------|---|---------------------------|------------------|------|------|
| Parcel ID | 23962 | Owner | KENNEDY RONALD GERALD KENNEDY DEBORAH KUSTER | | | | |
| Map Account | 0243159 | Mailing Address | 3153 LOOP RD LINCOLN TON NC 28092 | | | | |
| Deed | 2353-442 | Recorded | 11/8/2012 | Sale Price | \$5,000 | | |
| Value | Property Values Not Yet Determined | | | Previous Parcel | | | |
| ----- All values are for tax year 2012. ----- | | | | | | | |
| Description | LAND OFF RD 1348 | Deed Acres | 1 | | | | |
| Address | LOOP RD | Tax Acres | 0.97 | | | | |
| Township | IRONTON | Tax/Fire District | PUMPKIN CENTER | | | | |
| Improvement | No Improvements | | | | | | |
| Zoning District | R-S | Calculated Acres | Voting Precinct | ORE BANK (OB21) | Calculated Acres | 0.98 | |
| Watershed Class | Not in a watershed | 0.98 | Sewer District | Not in the sewer district | | 0.98 | |
| 2000 Census County | 37109 | | Tract | 070900 | Block | 1026 | 0.98 |
| Flood | X | Zone Description | Panel | 3710366400 | | 0.98 | |
| | | NO FLOOD HAZARD | | | | | |



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

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| | | | | |
|-------------------|---------------------|----------------------|--------------------|--------------------|
| Mobile Home Park | Building Footprints | Road Easement | Parcels | City of Lincolnton |
| County Boundaries | Right-of-Ways | Old Rail Line | Owners Name | ETJ |
| County Line | Roads | Conflict Line | Private Roads | Town of Maiden |
| Township Line | Railroads | Major Rivers, Creeks | Ponds | Lake Norman |
| Gaston Line | Public Walkway | Interior Lot Line | City Jurisdictions | |
| | Map Features (cont) | Drainage Easement | Utility Easement | |

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CUP #322 site plan