



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: November 17, 2017

Re: CUP #371
Marty Reep, applicant
Parcel ID# 10589

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on December 4, 2017.

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 0.84-acre parcel is located at 1113 Hulls Grove Church Road in North Brook Township. An existing house on this lot will be demolished. This property is surrounded by properties zoned R-S. Land uses in this area are primarily residential and agricultural. A manufactured home park is located about 400 feet to the north of this property. Other manufactured homes are located in this area. 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 **Marty Reep**

Application No. **CUP #371**

Parcel ID# **10589**

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 Marty Reep

Applicant Address 1113 Hulls Grove Church Road

Applicant Phone Number 980 241 9403

Property Owner Name William Reep

Property Owner Address 1041 Hulls Grove Church Road

Property Owner Phone Number 980 241 2070

PART II

Property Location 1113 Hulls Grove Church Rd. Vale NC 28168

Property ID (10 digits) 2075 40 5002 Property size 0.84 acre

Parcel # (5 digits) 10589 Deed Book(s) 09E Page(s) 018

PART III

Existing Zoning District R-S

Briefly describe how the property is being used and any existing structures.
Existing stick built home will be demolished (customer will have demo permit). Doublewide to replace existing home.

Briefly explain the proposed use and/or structure which would require a Conditional Use Permit.
3 Bed 2 Bath 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.

Marty William Reep
Applicant's Signature

9-26-2017
Date

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

Application No. **CUP #371**

Applicant **Marty Reep**

Property Location **Hulls Grove Church Road**

Zoning District **R-S**

Parcel ID# **10589**

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 septic system permit will be obtained, and 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.

Several manufactured homes, including singlewides, are already located in the area.

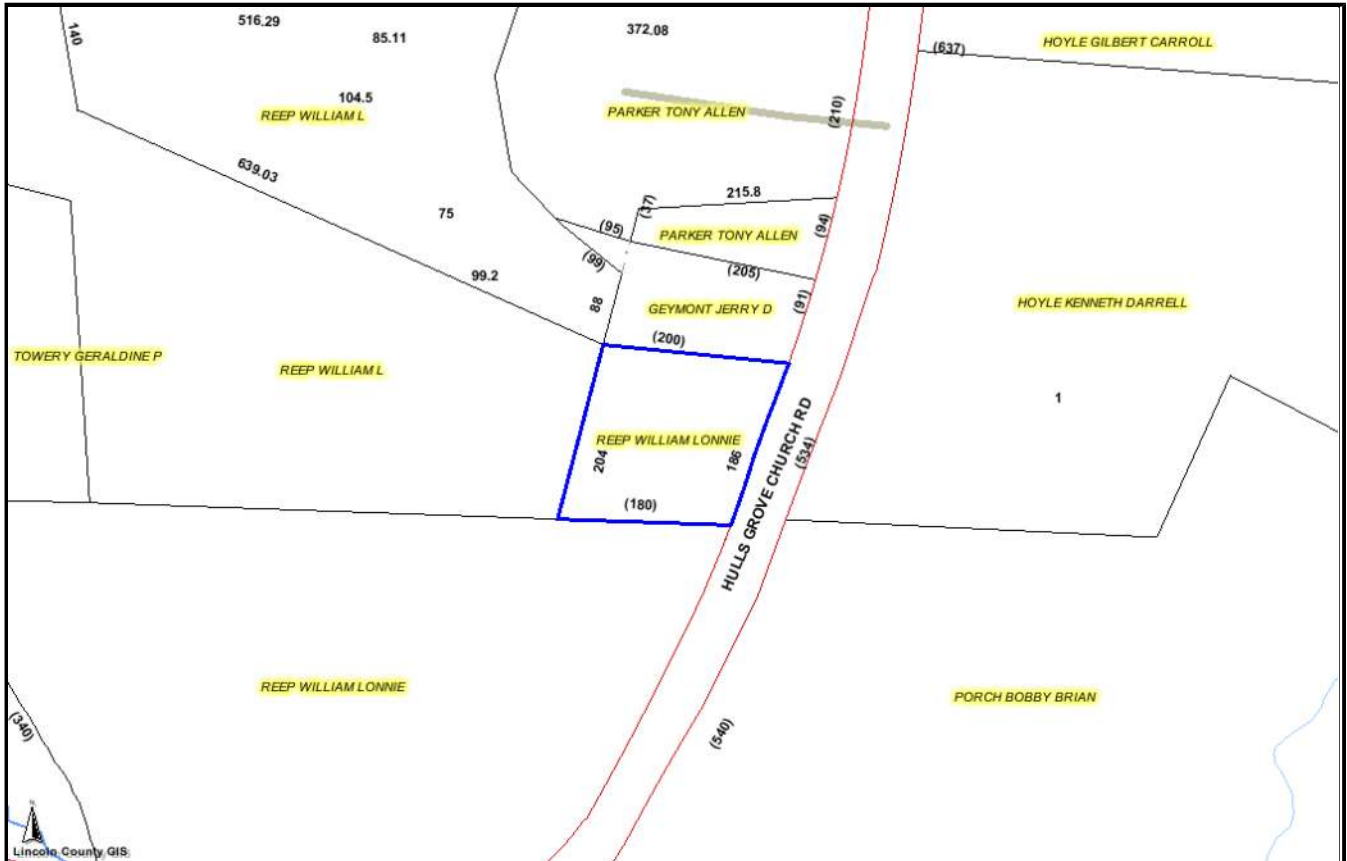
4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question.

This is a rural area that includes manufactured homes. The Land Use Plan designates this area as 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: 10/24/2017 Scale: 1 Inch = 200 Feet



PHOTOS



PARCEL INFORMATION FOR 2675-46-5062

Parcel ID	10589	Owner	REEP WILLIAM LONNIE REEP JACQUELINE HOUSER	
Map	2675-00	Mailing Address	1041 HULLS GROVE CH RD VALE NC 28168-8625	
Account	0162012	Deed	09E-618	Last Transaction Date 12/11/2009
Land Value	\$19,807	Total Value	\$41,112	Sale Price 0
----- All values are for tax year 2017. -----				
Description	HOMESITE RD 1104			Deed Acres 1
Address	1113 HULLS GROVE CHURCH RD			Tax Acres 0.84
Township	NORTH BROOK			Tax/Fire District NORTH BROOK
Main Improvement	BUNGALOW			Value \$21,305
Main Sq Feet	1156	Stories	1	Year Built 1930
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres	
R-S	0.84	NORTH BROOK (NB09)	0.2	
Watershed Class		NORTH BROOK 3 (NB03)	0.65	
WS-IIP	0.84	Sewer District	0.84	
			Not in the sewer district	
2000 Census County		Tract	Block	
37109		070600	2012	0.84
37109		070600	2016	0
Flood	Zone Description	Panel		
X	NO FLOOD HAZARD	3710266400		0.84

CUP #371
subject property is outlined in blue

