



**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: December 22, 2017

Re: CUP #373  
Jeremy Wallace, applicant  
Parcel ID# 27710

*The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on January 8, 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 10.4-acre parcel is located at 2154 Ellen Finger Trail, at the end of Ellen Finger Trail about 750 feet north of Car Farm Road, in Ironton Township. It is adjoined on all sides by property zoned R-S. 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 residential.



# County Of Lincoln, North Carolina

## Planning Board

Applicant **Jeremy Wallace**

Application No. **CUP #373**

Parcel ID# **27710**

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 Jeremy wallace

Applicant Address 2150 Ellen Finger Trail

Applicant Phone Number 203-948-6562

Property Owner Name Jeremy wallace

Property Owner Address same

Property Owner Phone Number same

**PART II**

Property Location 2154 Ellen Finger Trail

Property ID (10 digits) 3645-33-8079 Property size 10.4 acres

Parcel # (5 digits) 27710 Deed Book(s) 2506 Page(s) 790

**PART III**

Existing Zoning District R-S

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

utility building on site

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

Manufactured Home (Double wide)

**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.*

[Signature]  
Applicant's Signature

11/7/17  
Date

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

Application No. **CUP #373**

Applicant **Jeremy Wallace**

Property Location **2154 Ellen Finger Trail**

Zoning District **R-S**

Parcel ID# **27710**

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.

**Well and septic system permits must be approved by Environmental Health before a building permit is issued. 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.

**This home will be placed on a 10-acre tract. Manufactured homes are located in the area.**

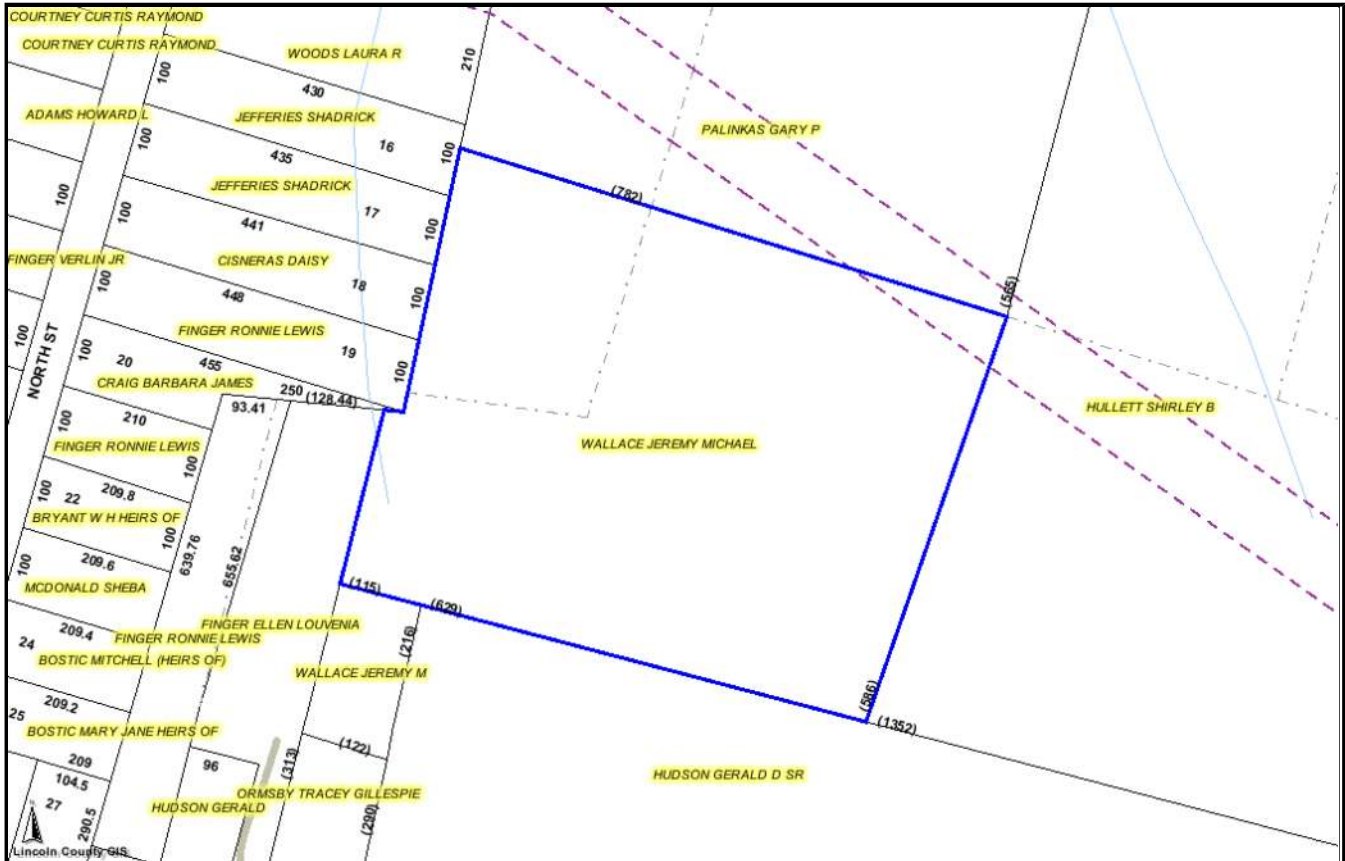
4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question.


**This area includes manufactured homes. The Land Use Plan designates this area as suitable for 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: 11/22/2017 Scale: 1 Inch = 250 Feet



PHOTOS	PARCEL INFORMATION FOR 3645-33-8079			
 Photo Not Available	<b>Parcel ID</b>	27710	<b>Owner</b>	WALLACE JEREMY MICHAEL
	<b>Map Account</b>	3645-03	<b>Mailing Address</b>	PALINKAS GARY PAUL
	<b>Deed</b>	0254507	<b>Address</b>	2348 NORTH STREET
	<b>Value</b>	2506-790	<b>Last Transaction Date</b>	LINCOLNTON NC 28092
	<b>Description</b>	GOODSONVILLE RD1339	<b>Sale Price</b>	\$20,000
	<b>Address</b>	2154 ELLEN FINGER TR	<b>Previous Parcel</b>	
	<b>Township</b>	IRONTON	<b>Deed Acres</b>	0
	<b>Main Improvement</b>	UTILITY BLDG (FRAME) 25 X	<b>Tax Acres</b>	10.43
	<b>Main Sq Feet</b>	1225	<b>Tax/Fire District</b>	NORTH 321
	<b>Stories</b>	0	<b>Year Built</b>	2017
<b>Year Built</b>	2017	<b>Value</b>	Not Determined	
<b>Zoning District</b>	R-S	<b>Calculated Acres</b>	4.79	
<b>Watershed Class</b>	Not in a watershed	<b>Voting Precinct</b>	BUFFALO SHOALS (BS26)	
<b>2000 Census County</b>	37109	<b>Calculated Acres</b>	5.65	
<b>Flood</b>	X	<b>Zone Description</b>	NO FLOOD HAZARD	
<b>Zone Description</b>	NO FLOOD HAZARD	<b>Sewer District</b>	Not in the sewer district	
<b>Panel</b>	3710364400	<b>Tract</b>	070800	
<b>Block</b>	1021	<b>Block</b>	1021	
<b>Block</b>	1021	<b>Block</b>	10.44	
<b>Block</b>	1021	<b>Block</b>	10.44	
<b>Block</b>	1021	<b>Block</b>	10.44	
<b>Block</b>	1021	<b>Block</b>	10.44	
<b>Block</b>	1021	<b>Block</b>	10.44	
<b>Block</b>	1021	<b>Block</b>	10.44	

# CUP #373 subject property is outlined in blue

