



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT

115 W. MAIN ST., 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: June 1, 2020

Re: CUP #422
Richard Aderholdt, applicant
Parcel ID# 28850

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on August 3, 2020.

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 manufactured home is a conditional use in the R-S district.

SITE AREA AND DESCRIPTION

The 0.87-acre parcel is located at 736 Sandra Lane about 1,000 feet south of Keener Road in Ironton Township. It is adjoined by property zoned R-S and R-T (Transitional Residential). Land uses in this area include residential and agricultural. Residential uses in this area include singlewide and doublewide manufactured homes. The subject property is part of an area designated by the Lincoln County Land Use Plan as Single-Family Neighborhood, suitable for single-family homes.



County Of Lincoln, North Carolina

Planning Board

Applicant **Richard Aderholdt**

Application No. **CUP #422**

Location **736 Sandra Lane**

Parcel # **28850**

Zoning District **R-S**

Proposed 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 Richard Aderholdt
Applicant Address 748 Sandra Lane, Lincolnton, NC
Applicant Phone Number 704-735-6625
Property Owner Name Richard Aderholdt
Property Owner Address 748 Sandra Lane, Lincolnton, NC
Property Owner Phone Number 704-735-6625

PART II

Property Location 736 Sandra Lane, Lincolnton, NC
Property ID (10 digits) 3643-52-0998 Property size .871
Parcel # (5 digits) 28850 Deed Book(s) 2207 Page(s) 234-236

PART III

Existing Zoning District R-5

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

property is currently not being used;
no existing structures at this point in
time

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

new double wide 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.

Richard Aderholdt 4-7-20
Applicant's Signature Date

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

Application No. **CUP #422**

Applicant **Richard Aderholdt**

Property Location **736 Sandra Lane**

Parcel ID# **28850**

Zoning District **R-S**

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 permit to expand an existing septic system to serve the proposed home has been 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 property lines.

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

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 is an area that includes manufactured homes. This property is part of an area designated by the Land Use Plan as Single-Family Residential, suitable for single-family homes.

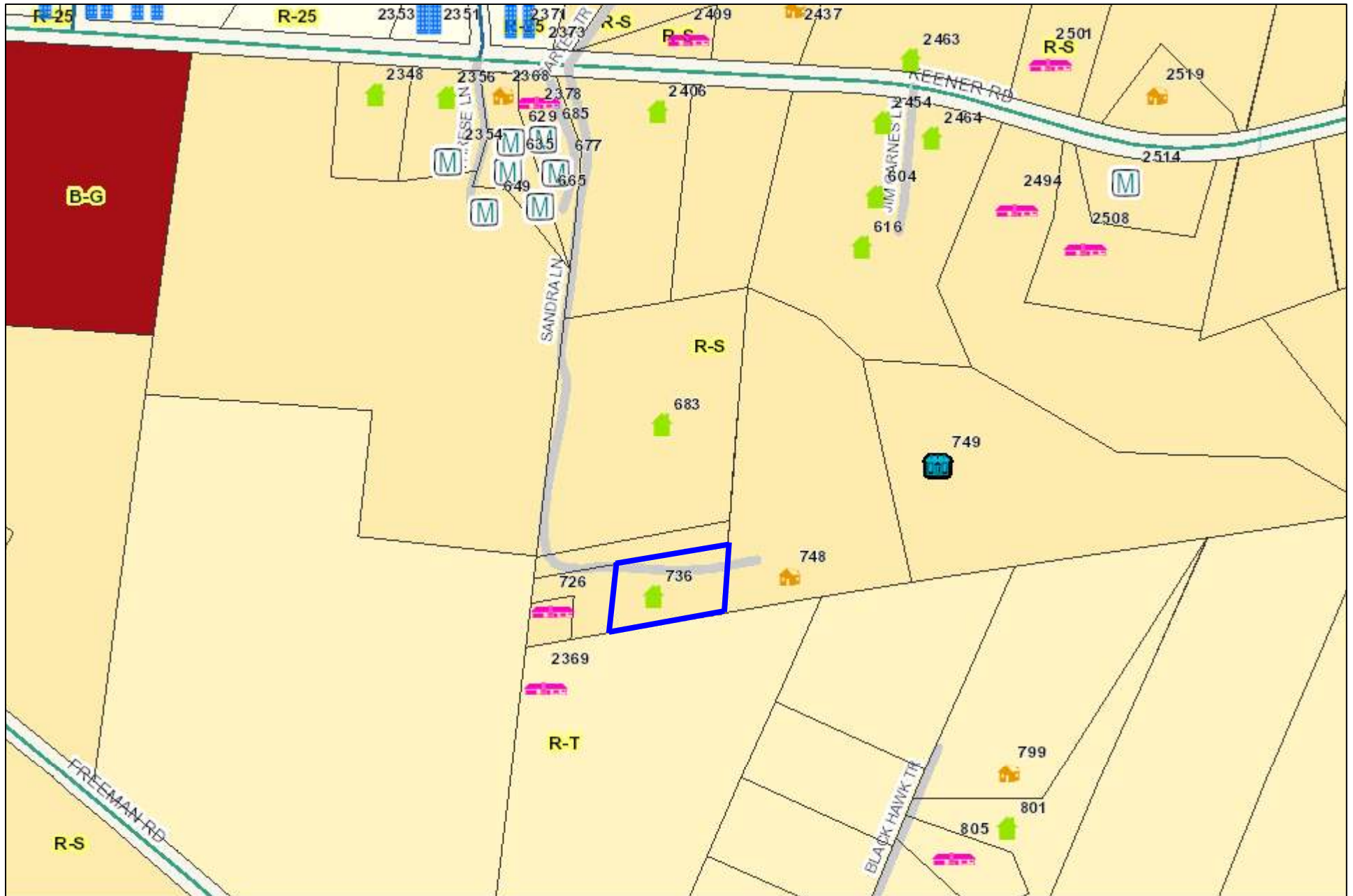


Lincoln County, NC
Office of the Tax Administrator, GIS Mapping Division
 Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.
 Date: 4/7/2020 Scale: 1 Inch = 100 Feet



Parcel ID	28850	Owner	ADERHOLT RICHARD D ADERHOLT CINDY B
Map	3643	Mailing	748 SANDRA LN
Account	0228446	Address	LINCOLNTON, NC 28092
Deed	2207 234	Last Transaction Date	09/14/2010
Plat		Subdivision	
Land Value	\$7,027	Improvement Value	\$200
Previous Parcel		Total Value	\$7,227
-----All values for Tax Year 2020 -----			
Description	D GILLELAND RD 1323	Deed Acres	0.885
Address	736 SANDRA LN	Tax Acres	0.871
Township	IRONTON	Tax/Fire District	BOGER CITY
Main Improvement		Value	
Main Sq Feet		Year Built	
Zoning District	Calc Acres	Voting Precinct	Calc Acres
R-S	0.87	SL24	0.87
Watershed	0.87	Sewer District	0.87
Census County		Tract	Block
109		071001	1010
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710364300	0.87

Conditional Use Permit #422
subject property is outlined in blue



April 7, 2020

Esri, Inc., Lincoln County, NC

0 100 200 Feet
| | | |

1 inch = 300 feet

ZMA #422 Richard Aderholdt

1 in. = 200 ft.



SFN

SFN

SFN

SANDRA LN

BLACK HAWK TR

Land Use Plan

- Open Space (OS)
- Rural Living (RL)
- Industrial Center (IC)
- Large Lot Residential (LLR)
- Single-Family Neighborhood (SFN)
- Multifamily Neighborhood (MFN)
- Rural Crossroads (RC)
- Suburban Commercial (SC)
- Suburban Office (SO)
- Special District (SD)
- Walkable Neighborhood (WN)
- Walkable Activity Center (WC)



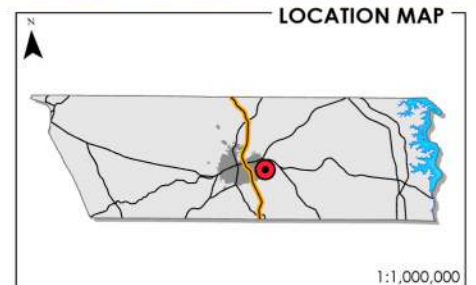
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID# 28850

- Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Purple.



Property Location(s)