



## LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT

115 W. MAIN ST., LINCOLNTON, NORTH CAROLINA 28092  
704-736-8440 OFFICE 704-736-8434 INSPECTION REQUEST LINE

To: Board of Commissioners  
Planning Board

From: Randy Hawkins, Zoning Administrator

Date: May 29, 2020

Re: CUP #423  
Jared Miller, applicant  
Parcel ID# 72225

*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 D manufactured home in the R-R (Rural Residential) district. A Class D manufactured home is one located in Lincoln County that was constructed prior to July 1, 1976, when the U.S. Department of Housing and Urban Development established construction standards for manufactured homes. This request involves a 1973 singlewide that the applicant wants to move a short distance from its current location and set up on a different parcel.

### SITE AREA AND DESCRIPTION

The 0.61-acre parcel is located on the west side of Herter Road about 900 feet north of Ritchie Road in Lincolnton Township. A singlewide manufactured home was previously located on this parcel. (The 1973 singlewide is currently located at 4467 Herter Road, about 500 feet to the south.) The subject property is adjoined by property zoned R-R. Land uses in this area are primarily residential and include singlewide manufactured homes. The subject property is part of an area designated by the Lincoln County Land Use Plan as Large Lot Residential, suitable for single-family homes.



# County Of Lincoln, North Carolina

## Planning Board

Applicant **Jared Miller**

Application No. **CUP #423**

Location **Herter Road**

Parcel # **72225**

Zoning District **R-R**

Proposed Use **Class D manufactured home (1973 singlewide)**

### 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  
115 W. Main St., Lincolnton, NC 28092  
Phone: (704) 736-8440 Fax: (704) 732-9010

**PART I**

Applicant Name Jared T. Miller

Applicant Address 4481 Hester Rd Lincolnton N.C. 28092

Applicant Phone Number 704 - 740 - 8350

Property Owner Name Reliable Home contracting LLC

Property Owner Address 4481 Hester Rd

Property Owner Phone Number 704-740-8350

**PART II**

Property Location Hester Rd.

Property ID (10 digits) 3626-25-0824 Property size 0.61

Parcel # (5 digits) 72225 Deed Book(s) 968 Page(s) 230

**PART III**

Existing Zoning District R-R

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.

1973 single 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.*

Jared T. Miller  
Applicant's Signature

5-28-20  
Date

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

Application No. **CUP #423**

Applicant **Jared Miller**

Property Location **Herter Road**

Zoning District **R-R**

Parcel ID# **72225**

Proposed Use **Class D manufactured home (1973 singlewide)**

**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 for a septic system must be obtained. The home will be set up in compliance with the State Building Code.**

2. The use meets all required conditions and specifications.

**A Class D manufactured home is a conditional use in the R-R district. The home will be placed to meet the required 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.

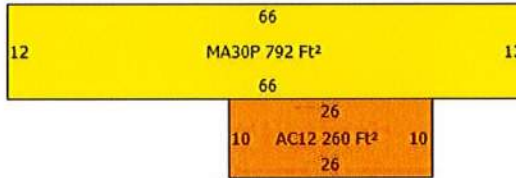
**Other singlewide manufactured homes are located in this area. This home is currently located in this area.**

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 Large Lot Residential, suitable for single-family homes.**

### Improvements

**Improvement Number:** 1  
**Description:** MANUFACTURED HOME  
**Quality Grade:** D+-  
**CDU:** PPR  
**Year Built:** 1973  
**Stories:** 1  
**Rooms:** 5  
**Bedrooms:** 3  
**Bathrooms:** 1  
**Half Baths:**  
**Heat/Air:** M.H. Cooling  
**Main Finished Area:** 792  
**Fireplace Count:** 0.0  
**Fireplace Type:**  
**Rec. Room:**  
**Basement Type:**  
**Basement Square Feet:** 0  
**Finished Basement Square Feet:** 0  
**Unfinished Basement Square Feet:** 0  
**Market Value:** \$1,869  
**Physical Address:** 4467 HERTER RD





**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: 6/5/2020      Scale: 1 Inch = 100 Feet

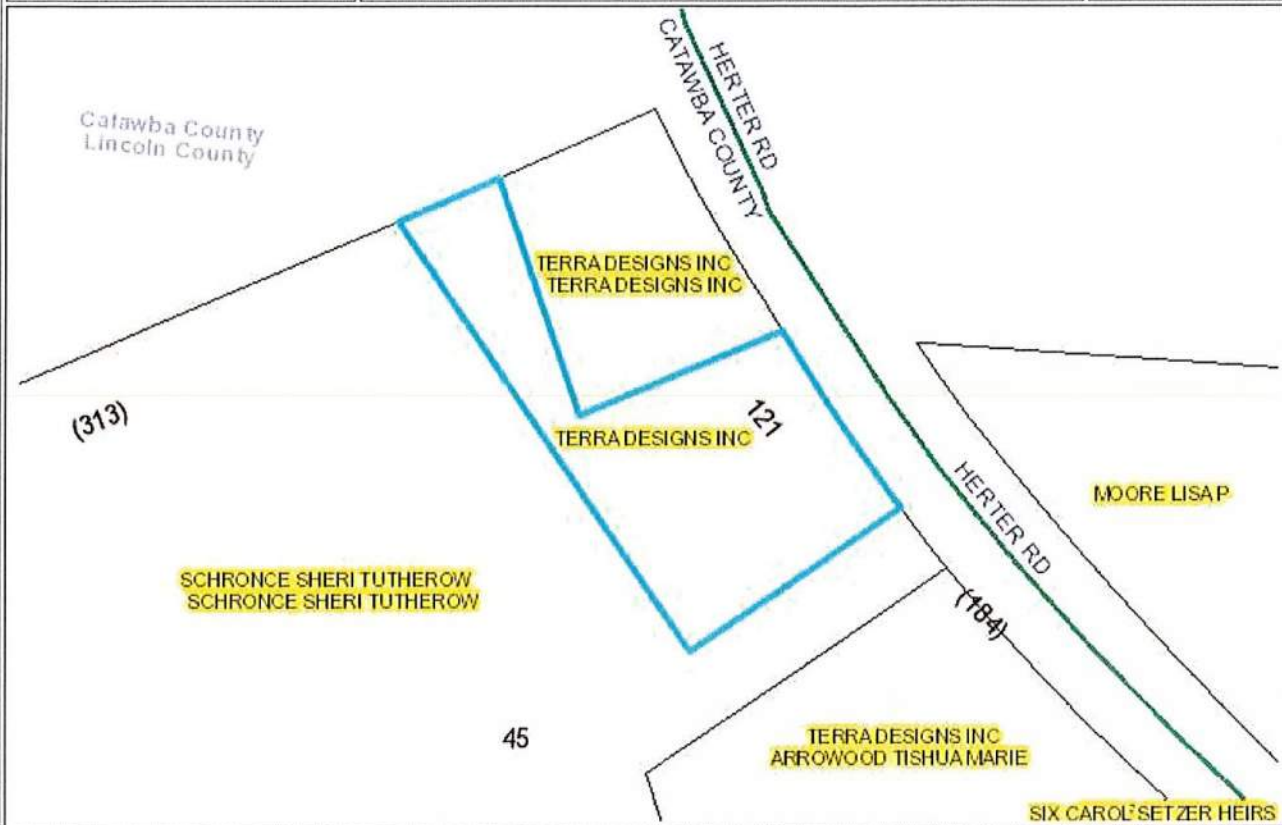
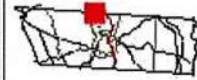
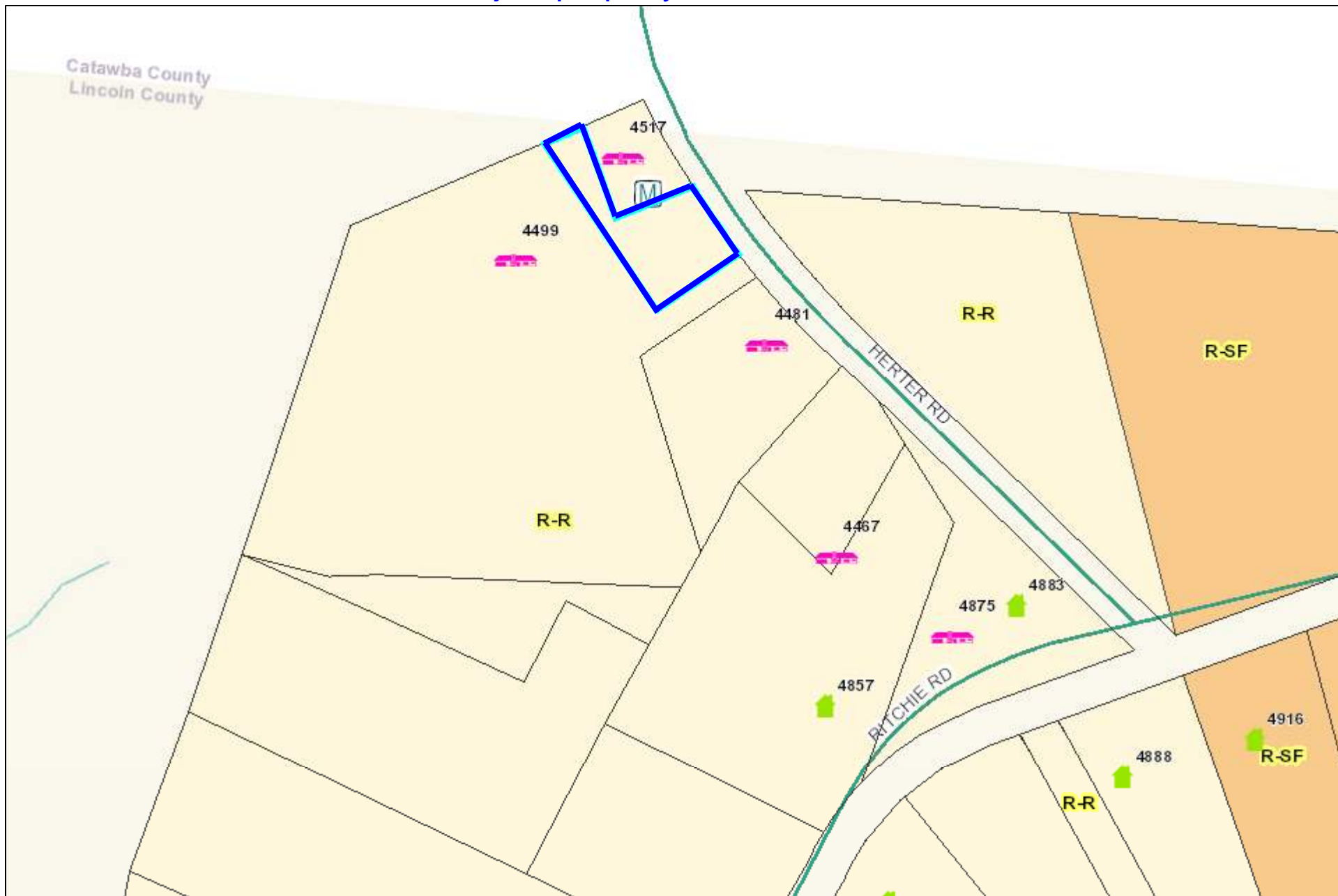


Photo Not Available

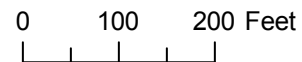
<b>Parcel ID</b>	72225	<b>Owner</b>	TERRA DESIGNS INC	
<b>Map</b>	3626	<b>Mailing</b>	2924 BLACKBURN BRIDGE RD	
<b>Account</b>	0065310	<b>Address</b>	LINCOLNTON, NC 28092	
<b>Deed</b>	968 230	<b>Last Transaction Date</b>	12/05/1996	<b>Sale Price</b> \$500
<b>Plat</b>		<b>Subdivision</b>		<b>Lot</b>
<b>Land Value</b>	\$13,833	<b>Improvement Value</b>	\$0	<b>Total Value</b> \$13,833
<b>Previous Parcel</b>	58395			
-----All values for Tax Year 2020 -----				
<b>Description</b>	VACANT PARCEL HERTER RD	<b>Deed Acres</b>	0.778	
<b>Address</b>	HERTER RD	<b>Tax Acres</b>	0.611	
<b>Township</b>	LINCOLNTON	<b>Tax/Fire District</b>	NORTH 321	
<b>Main Improvement</b>		<b>Value</b>		
<b>Main Sq Feet</b>		<b>Stories</b>	<b>Year Built</b>	
<b>Zoning District</b>	Calc Acres	<b>Voting Precinct</b>	Calc Acres	
R-R	0.61	ST36	0.61	
<b>Watershed</b>		<b>Sewer District</b>		
	0.61		0.61	
<b>Census County</b>		<b>Tract</b>	<b>Block</b>	
109		070800	3022	0.61
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>		
X	NO FLOOD HAZARD	3710362600	0.61	

Conditional Use Permit #423  
subject property is outlined in blue



May 29, 2020

Esri, Inc., Lincoln County, NC



1 inch = 200 feet

ZMA #423 Jared Miller

1 in. = 200 ft.



**CATAWBA  
COUNTY**

**LLR**

**HERTER RD**

**LLR**

**RITCHIE RD**

**LLR**

**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)



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Planning & Inspections  
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3rd Floor  
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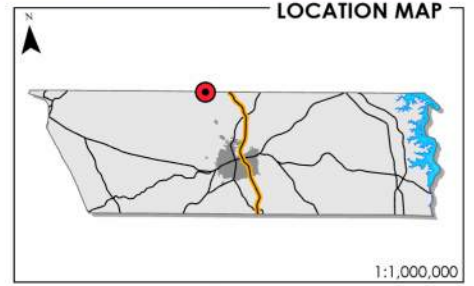
**Parcel ID# 72225**

 - Property Location(s)

See Attached Application for Parcel Information

**Property Location(s) Outlined in Purple.**

**LOCATION MAP**



 Property Location(s)