



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

From: Randy Hawkins, Zoning Administrator

Date: July 12, 2021

Re: Special Use Permit #442
Jonathan Sickler, applicant
Parcel ID# 26963

The following information is for use by the Lincoln County Board of Commissioners at their public hearing on August 2, 2021.

REQUEST

The applicant is requesting a special use permit to place a singlewide manufactured home in the R-S (Residential Suburban) district. A singlewide or doublewide manufactured home is a special use in the R-S district.

SITE AREA AND DESCRIPTION

The 1.43-acre parcel is located on the south side of Car Farm Road about 1,200 feet east of its intersection with Horseshoe Lake Road. It is surrounded by property zoned R-S. County water is available at this location. Land uses in this area are mostly residential and include manufactured homes. Four singlewide manufactured homes are located on adjoining parcels. 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.



BOARD OF COMMISSIONERS
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Applicant **Jonathan Sickler**

Application No. **SUP #442**

Location **Car Farm Road**

Parcel # **26963**

Zoning District **R-S**

Proposed Use **singlewide 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 Board of Commissioners:



o. 704.736.8473
f. 704.736.8820



lincolncounty.org



P.O. Box 738 | LINCOLNTON NC 28093
353 N. GENERALS BLVD | LINCOLNTON NC 28092



Special 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 Jonathan S. Sickler

Applicant Address 805 Pinkney Pl, Stanley, N.C. 28164

Applicant Phone Number 806-663-9699

Property Owner Name Jonathan S. Sickler

Property Owner Address Same

Property Owner Phone Number Same

PART II

Property Location Car Farm Road

Property ID (10 digits) 3645411231 Property size 1.646

Parcel # (5 digits) 26963 Deed Book(s) 647 Page(s) 344

PART III

Existing Zoning District R-5

Briefly describe how the property is being used and any existing structures.
For A Homestead. No Structure At the Moment.

Briefly explain the proposed use and/or structure which would require a Special Use Permit.
Single Wide Mobile Home 14x32

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.

Jonathan S. Sickler
 Applicant's Signature

5-19-2021
 Date

APPLICANT'S PROPOSED FINDINGS OF FACT

Application No. SUP #442

Applicant **Jonathan Sickler**

Property Location **Car Farm Road**

Zoning District **R-S**

Parcel ID# **26963**

Proposed Use **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 permit for a septic system must be obtained, and the home must be set up in compliance with the State Building Code.

2. The use meets all required conditions and specifications.

A singlewide manufactured home is a special use in the R-S district. The home will be placed on the property 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.

Singlewide manufactured homes are located on adjoining properties. Singlewide and doublewide manufactured homes are located in the surrounding 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. The Land Use Plan designates this area as Single-Family Neighborhood, 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: 6/21/2021 Scale: 1 Inch = 150 Feet

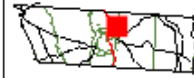


Photo Not Available

| | | | | |
|-----------------------------------------|-------------------------|------------------------------|---------------------|-----------------------------|
| Parcel ID | 26963 | Owner | SICKLER JONATHAN S | |
| Map | 3645 | Mailing | 2200 N WILLISTON ST | |
| Account | 0271678 | Address | PAMPA, TX 79065 | |
| Deed | 2798 331 | Last Transaction Date | 02/19/2019 | Sale Price \$17,000 |
| Plat | | Subdivision | | Lot |
| Land Value | \$18,073 | Improvement Value | \$0 | Total Value \$18,073 |
| Previous Parcel | | | | |
| -----All values for Tax Year 2020 ----- | | | | |
| Description | CAR FARM RD | Deed Acres | 1.65 | |
| Address | CAR FARM RD | Tax Acres | 1.432 | |
| Township | IRONTON | Tax/Fire District | NORTH 321 | |
| Main Improvement | | Value | | |
| Main Sq Feet | | Stories | Year Built | |
| Zoning District | Calc Acres | Voting Precinct | Calc Acres | |
| R-S | 1.43 | BS26 | 1.43 | |
| Watershed | 1.43 | Sewer District | 1.43 | |
| Census County | 109 | Tract | 070800 | Block 1035 1.43 |
| Flood | Zone Description | Panel | 3710364400 | 1.43 |
| X | NO FLOOD HAZARD | | | |

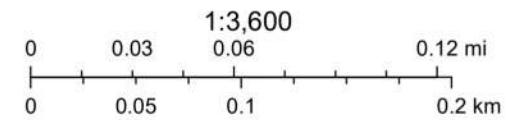
Special Use Permit #442

subject property is outlined in blue

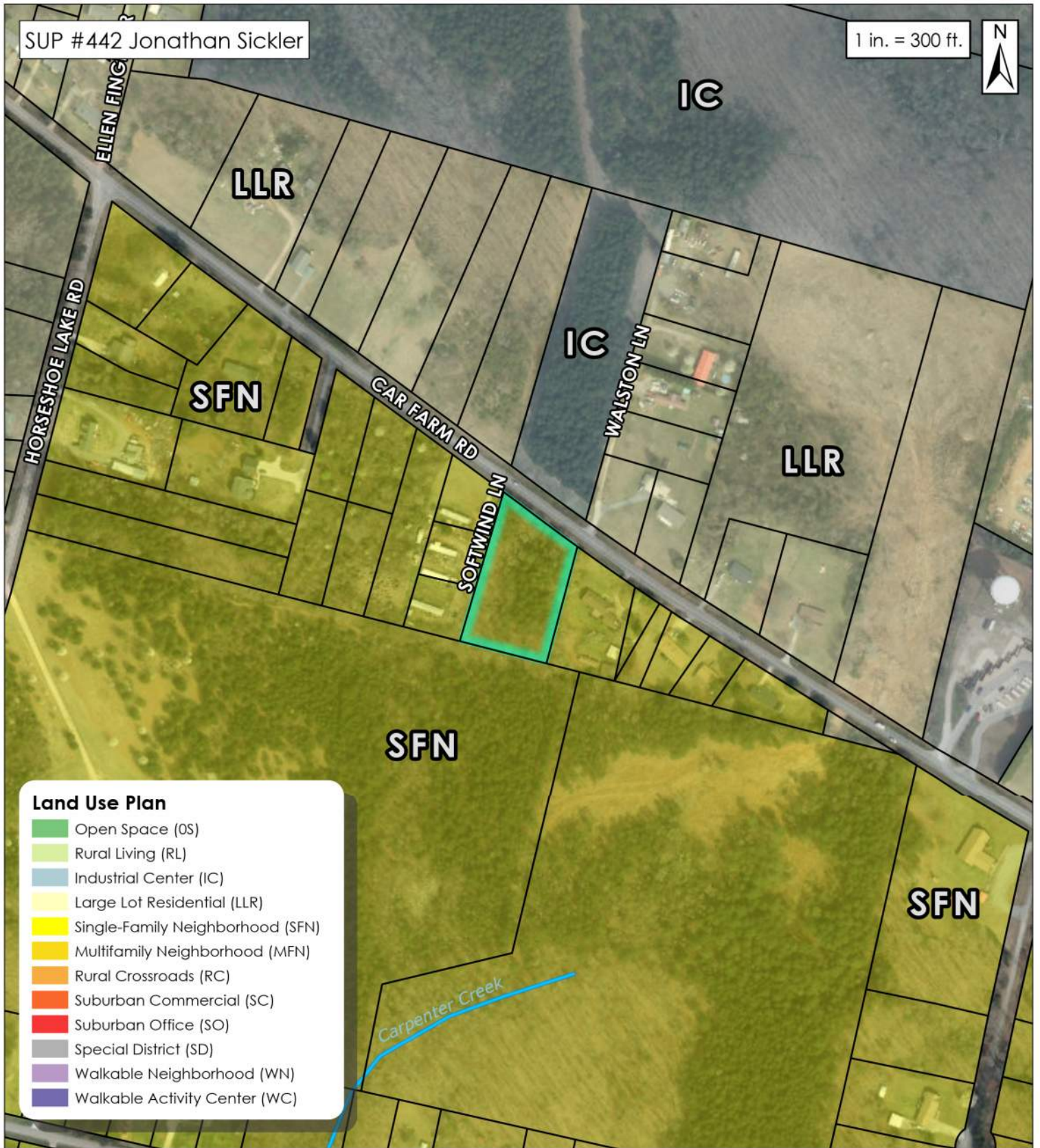


June 21, 2021

| Symbol | Housing Type |
|-------------------------------------------------------------------------------------|------------------------|
|  | Site-built Home |
|  | Modular Home |
|  | Apartment, Condominium |
|  | Manufactured Home |
|  | Mobile Home |



Esri, Inc., Lincoln County, NC



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)



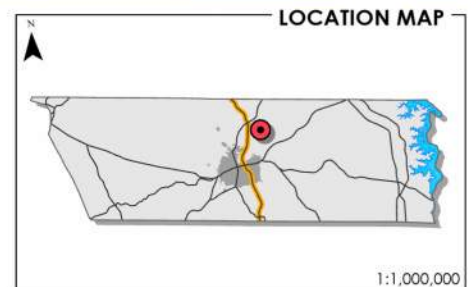
Lincoln County
 Planning & Inspections
 115 W. Main St
 3rd Floor
 Lincolnton, NC 28092

Parcel ID# 26963

- Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Blue.



● Property Location(s)