



COUNTY OF LINCOLN, NORTH CAROLINA

302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092

PLANNING AND INSPECTIONS DEPARTMENT
704-736-8440 OFFICE
704-732-9010 FAX

To: Alex Patton, Board of Commissioners Chairman
George Wood, County Manager
Jeff Frushtick, Planning Board Chairman

From: Randy Hawkins, Zoning Administrator

Date: April 20, 2012

Re: CUP #310
Kenneth Carpenter, applicant
Parcel ID# 17097

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on May 7, 2012.

REQUEST

The applicant is requesting a conditional use permit to place a Class B (doublewide) manufactured home in the R-S (Residential Suburban) district. The proposed home is a 1998 model with a shingled roof and vinyl siding. It is currently located on the second parcel south of this parcel. The owner of that property, the applicant's daughter, is replacing it with a modular home. Under the Use Table of the Unified Development Ordinance, a Class B manufactured home is a conditional use in the R-S district.

SITE AREA AND DESCRIPTION

The 12.5-acre parcel is located on the east side of Westfork Trail about 300 feet south of Laboratory Road in Lincolnton Township. A house had been located on this property, but it was destroyed by fire a few months ago. This property is adjoined by property zoned R-S and R-T (Transitional Residential). Land uses in this area are predominantly residential and include a number of manufactured homes. The Lincoln County Land Use Plan classifies this area as Suburban Residential.

LINCOLN COUNTY PLANNING BOARD'S
RECOMMENDATIONS ON FINDINGS OF
FACT FOR A CONDITIONAL USE PERMIT

Application # CUP #310 Date May 7, 2012

Applicant Name Kenneth Carpenter

Applicant 1309 Garland Ln., Lincolnton, NC 28092

Property Location Westfork Trail (Parcel ID# 17097) 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 REASON CITED: _____

2. The use meets all required conditions and specifications. YES _____ NO _____

FACTUAL REASON 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 REASON 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 REASON 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 Permit, 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 Kenneth Franklin CARPENTER
Applicant Address 1309 GARLAND LN Lincolnton N.C. 28092
Applicant Phone Number Home 704-732-5655 cell # 704-477-4388
Property Owner Name SAME
Property Owner Address SAME
Property Owner Phone Number SAME

PART II

Property Location First left on Westfork Tr. Just off Laboratory Road,
Property ID (10 digits) 3621-87-2557 Property size 12.49 AC.
Parcel # (5 digits) 17097 Deed Book(s) 2297 Page(s) 468

PART III

Existing Zoning District R.S Residential Suburban

Briefly describe how the property is being used and any existing structures.
Single Family Dwelling (Burned Down) 3 detached
BARNs with approx 9 acres fenced in for live stock
HORSES OR CATTLE

Briefly explain the proposed use and/or structure which would require a Conditional Use Permit.
move 1998 double wide TRAILER approx 2200 sq ft
TO Land & set up for Residence TRAILER Formerly
located 2 lots down on Westfork TRAIL # 74899

\$750 APPLICATION FEE 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.

Kenneth F Carpenter 3-15-12
Applicant's Signature Date

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

Application No. **CUP #310**

Applicant **Kenneth Carpenter**

Applicant's Address **1309 Garland Ln., Lincolnton, NC 28092**

Property Location **Westfork Trail (Parcel ID# 17097)** Zoning District **R-S**

Proposed Conditional 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 for a septic system 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 is a 1998 model with a shingled roof and vinyl siding and qualifies as a Class B manufactured home. 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 is a 12.5-acre tract. Manufactured homes are located on adjoining lots.

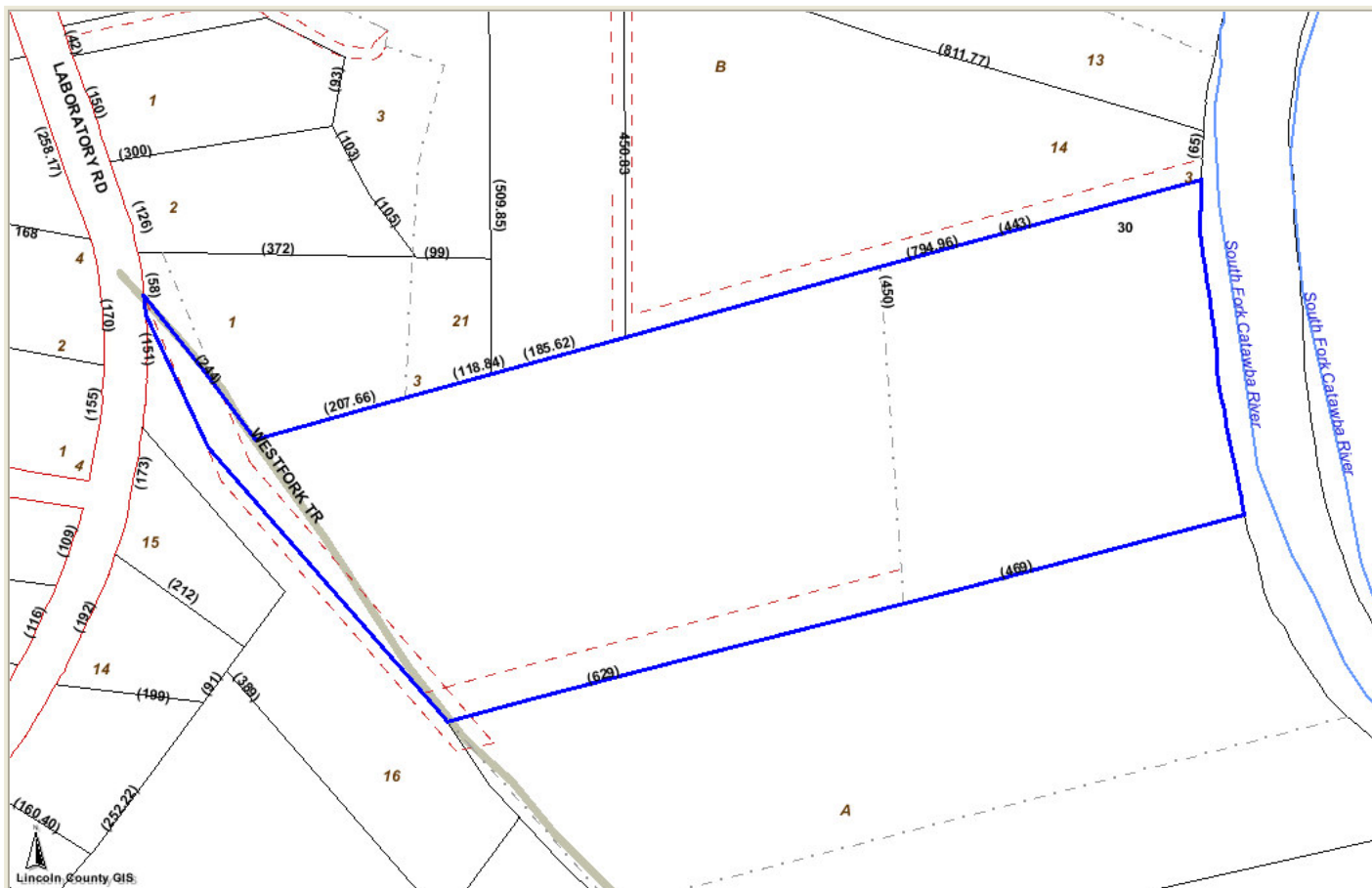
4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question.

This home is already located in this area; it's simply being moved to another lot. A number of manufactured homes are located in this area. The Land Use Plan classifies this area as residential.



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: 3/22/2012 Scale: 1 Inch = 250 Feet



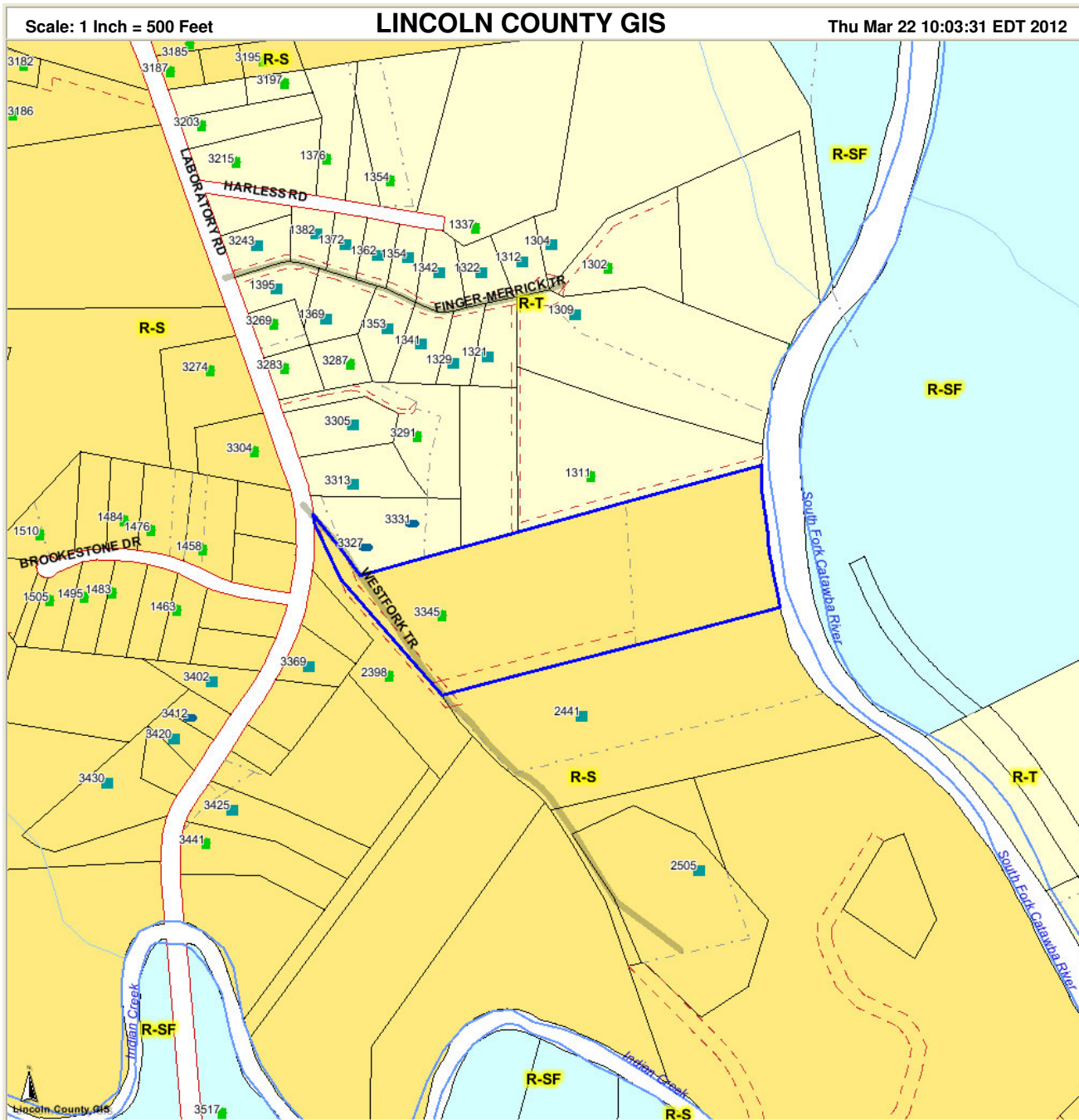
PHOTOS



17097

PARCEL INFORMATION FOR 3621-87-2557

| | | | | |
|---|--|--------------------------|----------------------------|----------------------------|
| Parcel ID | 17097 | Owner | CARPENTER KENNETH FRANKLIN | |
| Map | 3621-02 | Mailing | 1309 GARLAND LN | |
| Account | 0072753 | Address | LINCOLNTON NC 28092-7994 | |
| Deed | 2297-468 | Recorded | 2/22/2012 | Sale Price \$60,000 |
| Land Value | \$69,080 | Total Value | \$134,066 | Previous Parcel |
| ----- All values are for tax year 2012. ----- | | | | |
| Description | OFF RD 1252 | Deed Acres | 19.6 | |
| Address | 3345 LABORATORY RD | Tax Acres | 12.49 | |
| Township | LINCOLNTON | Tax/Fire District | SOUTH FORK | |
| Main Improvement | CONVENTIONAL (PRE WWII) | Value | \$61,317 | |
| Main Sq Feet | 1305 | Stories | 1 | Year Built 1920 |
| Zoning District | R-S | Calculated Acres | 12.49 | |
| Watershed Class | WS-IVP | Calculated Acres | 12.49 | |
| 2000 Census County | 37109 | Voting Precinct | LONG SHOALS (LS15) | |
| | 37109 | Calculated Acres | 12.49 | |
| | 37109 | Sewer District | Not in the sewer district | |
| Flood | Zone Description | Tract | Block | Panel |
| AE | SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100 YEAR | 070400 | 3008 | 3710362100 0.95 |
| AEFW | FLOODWAY AREA - 100 YEAR FLOOD HAZARD | 070400 | 3012 | 3710362100 0.35 |
| SHADED X | OTHER FLOOD AREA - 500 YEAR FLOOD HAZARD | 070400 | 3013 | 3710362100 0.12 |
| X | NO FLOOD HAZARD | | | 371036210011.08 |



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|---|---|--|---|---|
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| <ul style="list-style-type: none"> Outbuilding Site-built Home Business Industry Utility Service Church Government, School Fire Department Mobile Home Apartment, Condominium Manufactured Home Cellular Tower (cont) | <ul style="list-style-type: none"> Mobile Home Space UnAddressed Mobile Home Child Facility Home Site County Boundaries County Line Township Line Map Features Road Easement Conflict Line Major Rivers, Creeks (cont) | <ul style="list-style-type: none"> Creeks Interior Lot Line Drainage Easement Utility Easement Right-of-Ways Roads Railroads Public Walkway Private Roads City Jurisdictions City of Lincolnton ETJ (cont) | <ul style="list-style-type: none"> R-CR R-14 R-20 R-MF R-MR R-R R-S R-SF R-T C-B CBT G-B GMC N-B (cont) | <ul style="list-style-type: none"> O-I P-B R-10 R-15 R-25 R-8 RMF R-O O-R ROS B-C Lake Norman |

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