



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: May 13, 2019

Re: CUP #403
Amanda Hoyle
Parcel ID# 11260

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on June 3, 2019.

REQUEST

The applicant is requesting a conditional use permit to place a Class C manufactured home in the R-S (Residential Suburban) district. A Class C manufactured home is a singlewide that meets the Unified Development Ordinance's appearance standards. Under the UDO, a Class C manufactured home may be placed in the R-S district subject to the issuance of a conditional use permit.

SITE AREA AND DESCRIPTION

The 1.0-acre parcel is located at 499 Keystone Lane, on the west side of North Brook 3 School Road at its intersection with Tallent Road, in North Brook Township. A 912-square-foot house is currently located on this property. It would be replaced by a singlewide. This property is surrounded by properties zoned R-S. Land uses in this area include residential, agricultural and business. This property is part of an area designated by the Lincoln County Land Use Plan as Rural Living, suitable for manufactured homes and other types of single-family homes.



County Of Lincoln, North Carolina

Planning Board

Applicant **Amanda Hoyle**

Application No. **CUP #403**

Location **499 Keystone Lane**

Parcel ID# **11260**

Zoning District **R-S**

Proposed Conditional Use **Class C (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 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 Amanda Braddy Hoyle
Applicant Address 499 Keystone Lane Vale NC 28168
Applicant Phone Number 828-409-6626
Property Owner Name Amanda Braddy Hoyle
Property Owner Address 499 Keystone Lane Vale NC 28168
Property Owner Phone Number 828-409-6626

PART II

Property Location 499 Keystone Lane Vale NC 28168
Property ID (10 digits) 2665-54-7070 Property size 1.028
Parcel # (5 digits) 11260 Deed Book(s) 08 E Page(s) 247

PART III

Existing Zoning District R-5

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

Old house

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

wanting to tare down house a put in a singlewide manufacture 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.

Amanda Hoyle
Applicant's Signature

April 11 2019
Date

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

Application No. **CUP #403**

Applicants **Amanda Hoyle**

Property Location **499 Keystone Lane**

Zoning District **R-S**

Parcel ID# **11260**

Proposed Use **Class C (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 septic system permit 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.

The home will qualify as a Class C manufactured home as defined by the UDO. A Class C manufactured home is a conditional 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.

Land uses in this area are largely agricultural. Singlewide 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 a rural area that includes manufactured homes. The Land Use Plan designates this area as Rural Living, suitable for single-family homes, including manufactured 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: 4/12/2019 Scale: 1 Inch = 200 Feet



Parcel ID	11260	Owner	HOYLE AMANDA BRADLY	
Map	2665	Mailing	499 KEYSTONE LN	
Account	0133593	Address	VALE, NC 28168-9285	
Deed	08E 247	Last Transaction Date	05/07/2008	Sale Price \$0
Plat		Subdivision		Lot
Land Value	\$15,344	Improvement Value	\$24,354	Total Value \$39,698
Previous Parcel				
-----All values for Tax Year 2019 -----				
Description	BRADY RD 1114	Deed Acres	1	
Address	499 KEYSTONE LN	Tax Acres	1.028	
Township	NORTH BROOK	Tax/Fire District	NORTH BROOK	
Main Improvement	BUNGALOW	Value	\$24,354	
Main Sq Feet	912	Stories	1	Year Built 1976
Zoning District	Calc Acres	Voting Precinct	Calc Acres	
R-S	1.03	NB35	1.03	
Watershed		Sewer District		
	1.03		1.03	
Census County		Tract	Block	
109		070600	3019	1.03
Flood	Zone Description	Panel		
X	NO FLOOD HAZARD	3710266400	1.03	

Conditional Use Permit #403
subject property is outlined in blue

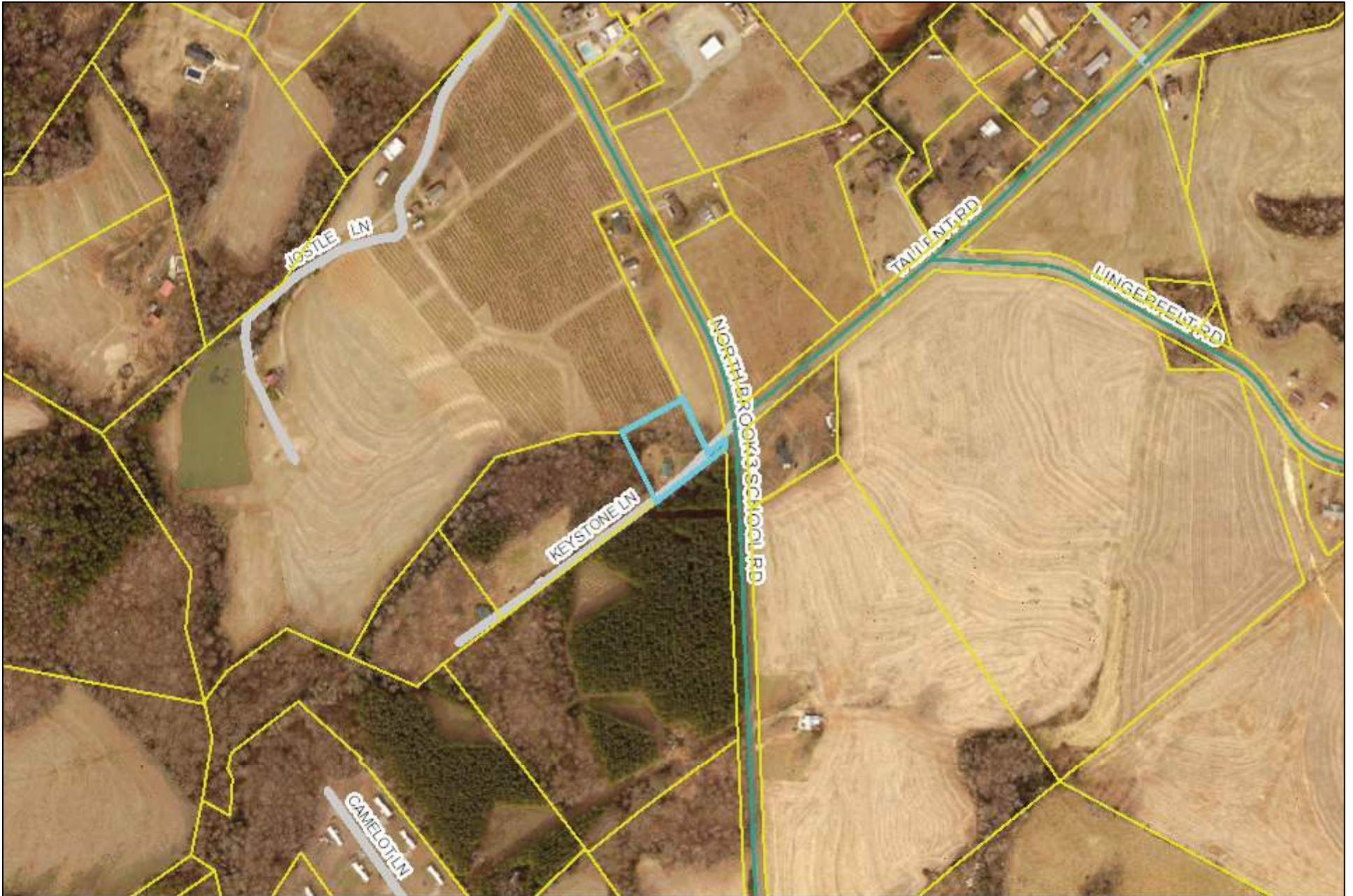


April 12, 2019

Esri, Inc., Lincoln County, NC

0 100 200 Feet
| | | |

1 inch = 300 feet



April 12, 2019

0 100 200 Feet
| | | |

1 inch = 400 feet