



PLANNING & INSPECTIONS DEPARTMENT
Joshua L. Grant, Manager

To: Board of Commissioners
From: Jeremiah Combs, Planner
Date: April 8, 2022
Re: SUP #460
James Hinnant, applicant
Parcel ID# 76147

The following information is for use by the Lincoln County Board of Commissioners at their meeting/public hearing on May 2, 2022.

Request

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

Site Area and Description

The 0.59-acre parcel is located on the north side of John Lutz Circle about 750 feet west of the end of Buck Oak Rd in Ironton Township. The subject property is surrounded by property zoned R-S. Land uses in this area are primarily residential. This property is located in an area designated by the Lincoln County Land Use Plan as Single-Family Neighborhood, suitable for a variety of single-family detached housing types, including manufactured homes.



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 JAMES Hinnant
 Applicant Address 1380 John Lutz Circle Lincolnton NC 28092
 Applicant Phone Number 980 722 6892
 Property Owner Name James Hinnant
 Property Owner Address 1380 John Lutz Circle Lincolnton NC 28092
 Property Owner Phone Number 980 722 6892

PART II

Property Location John Lutz Circle
 Property ID (10 digits) 3644287497 Property size .592
 Parcel # (5 digits) 76147 Deed Book(s) 2999 Page(s) 796

PART III

Existing Zoning District B-S
 Briefly describe how the property is being used and any existing structures.
wooded Land

Briefly explain the proposed use and/or structure which would require a Conditional Use Permit.
I would like to bring a used Doublewide to this location

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.
James Hinnant 3-11-2022
 Applicant's Signature Date

APPLICANT'S PROPOSED FINDINGS OF FACT

Application No. **SUP #460**

Applicant **James Hinnant**

Property Location **John Lutz Circle**

Zoning District **R-S**

Parcel ID# **76147**

Proposed Use **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 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 doublewide 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.

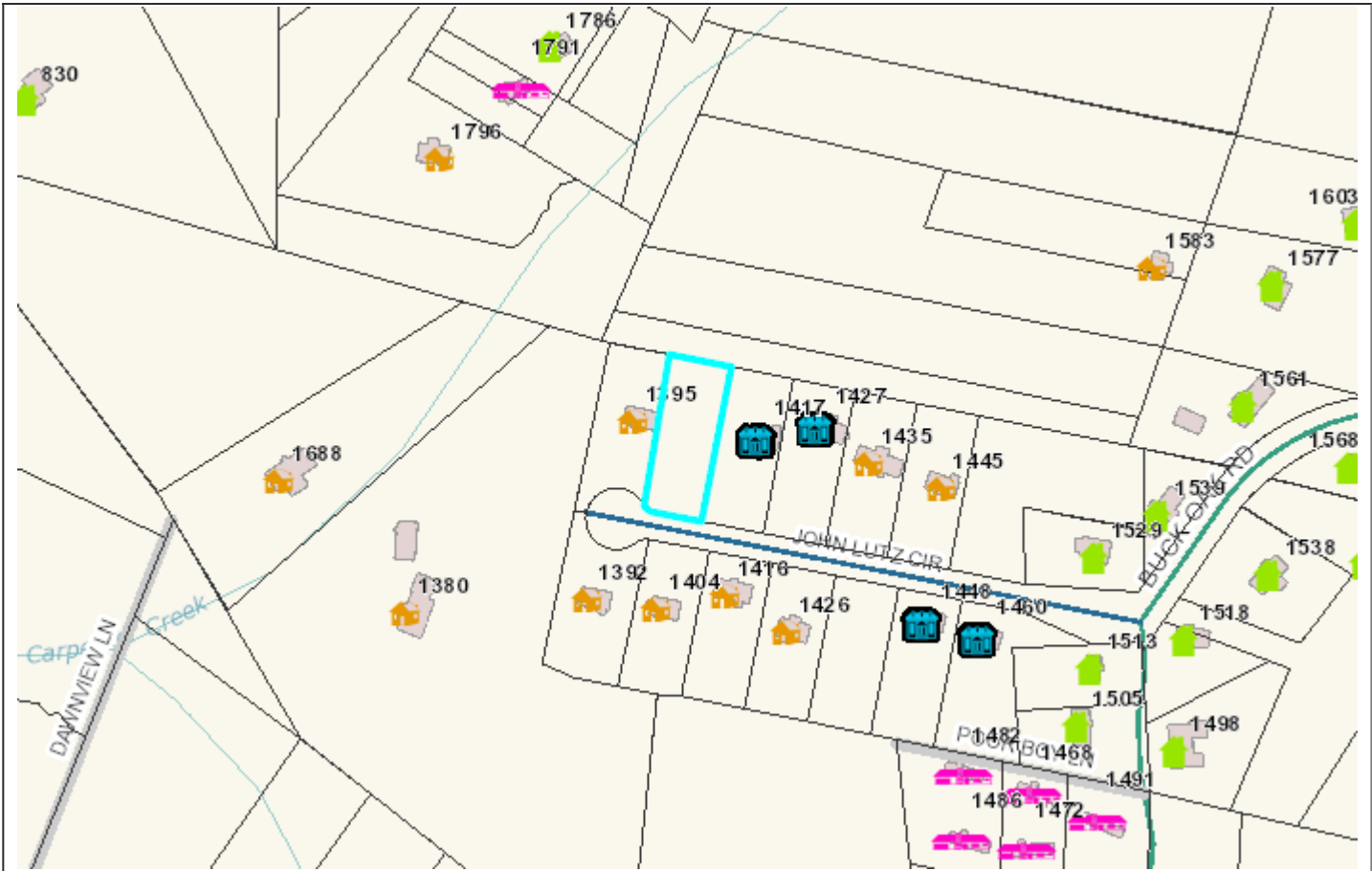
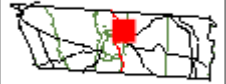
Doublewide manufactured homes are located on adjoining properties and in the surrounding area.

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.

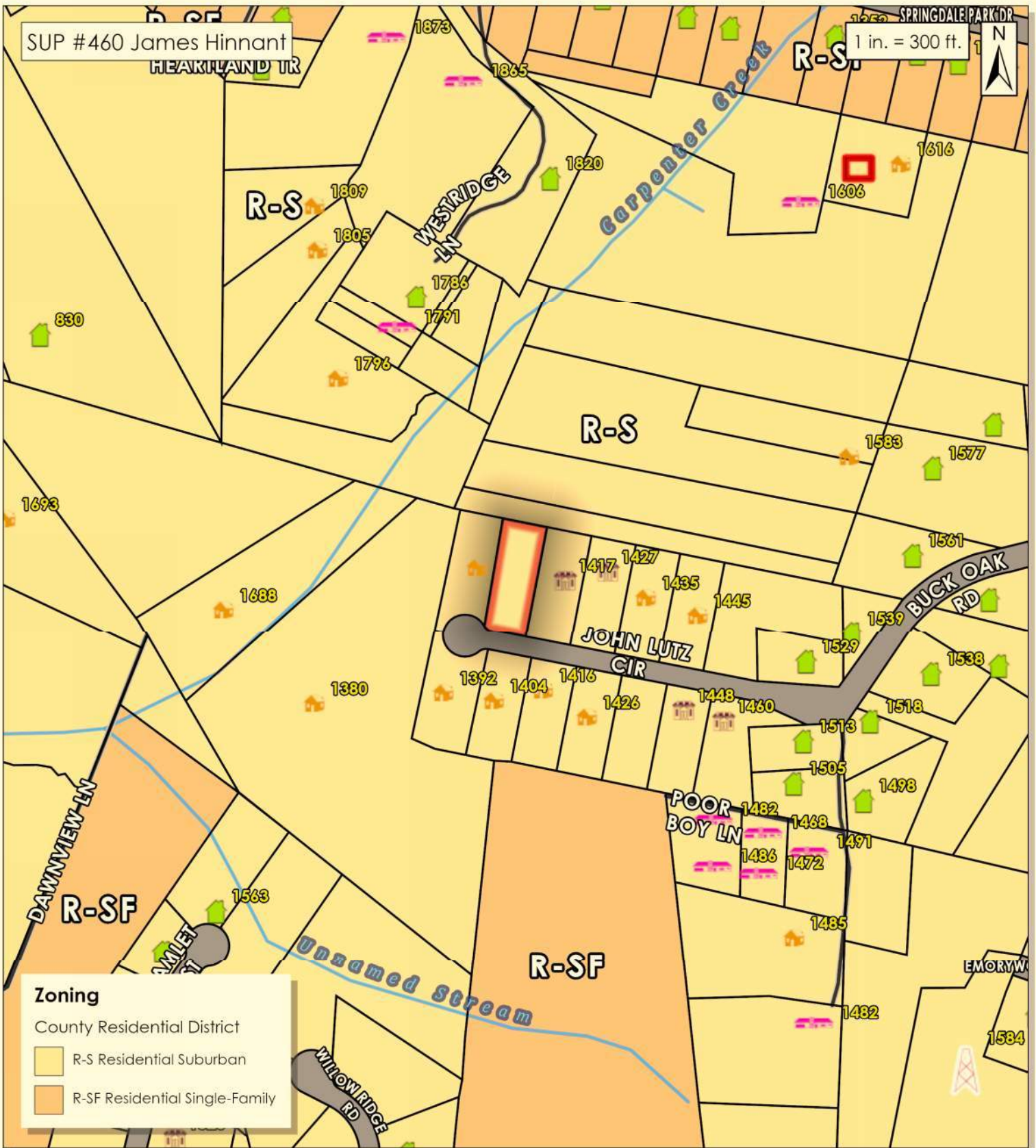
This is an area that includes manufactured homes. The Land Use Plan designates this area as Single-Family Neighborhood for different types of single-family homes, including manufactured homes.



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: 4/8/2022 Scale: 1 Inch = 300 Feet



Parcel ID	76147	Owner	HINNANT JAMES	
Map	3644	Mailing	1380 JOHN LUTZ CIRCLE	
Account	0282723	Address	LINCOLNTON, NC 28092	
Deed	2999 796	Last Transaction Date	01/28/2021	Sale Price \$31,500
Plat	10 22	Subdivision	POPLAR GROVE	Lot 9
Land Value	\$12,000	Improvement Value	\$0	Total Value \$12,000
Previous Parcel	-----All values for Tax Year 2022 -----			
Description	#9 LOT POPLAR GROVE SUB	Deed Acres	0.59	
Address	JOHN LUTZ CIR	Tax Acres	0.592	
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	0.59	BS26	0.59	
Watershed	0.59	Sewer District	0.59	
Census County	109	Tract	070800	Block 1045 0.59
Flood	X	Zone Description	NO FLOOD HAZARD	Panel 3710364400 0.59



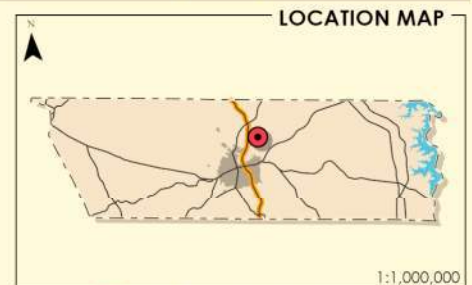
Lincoln County
 Planning & Inspections
 115 W. Main St
 3rd Floor
 Lincolnton, NC 28092

Parcel ID # 76147

- Property Location(s)

See Attached Application for Parcel Information

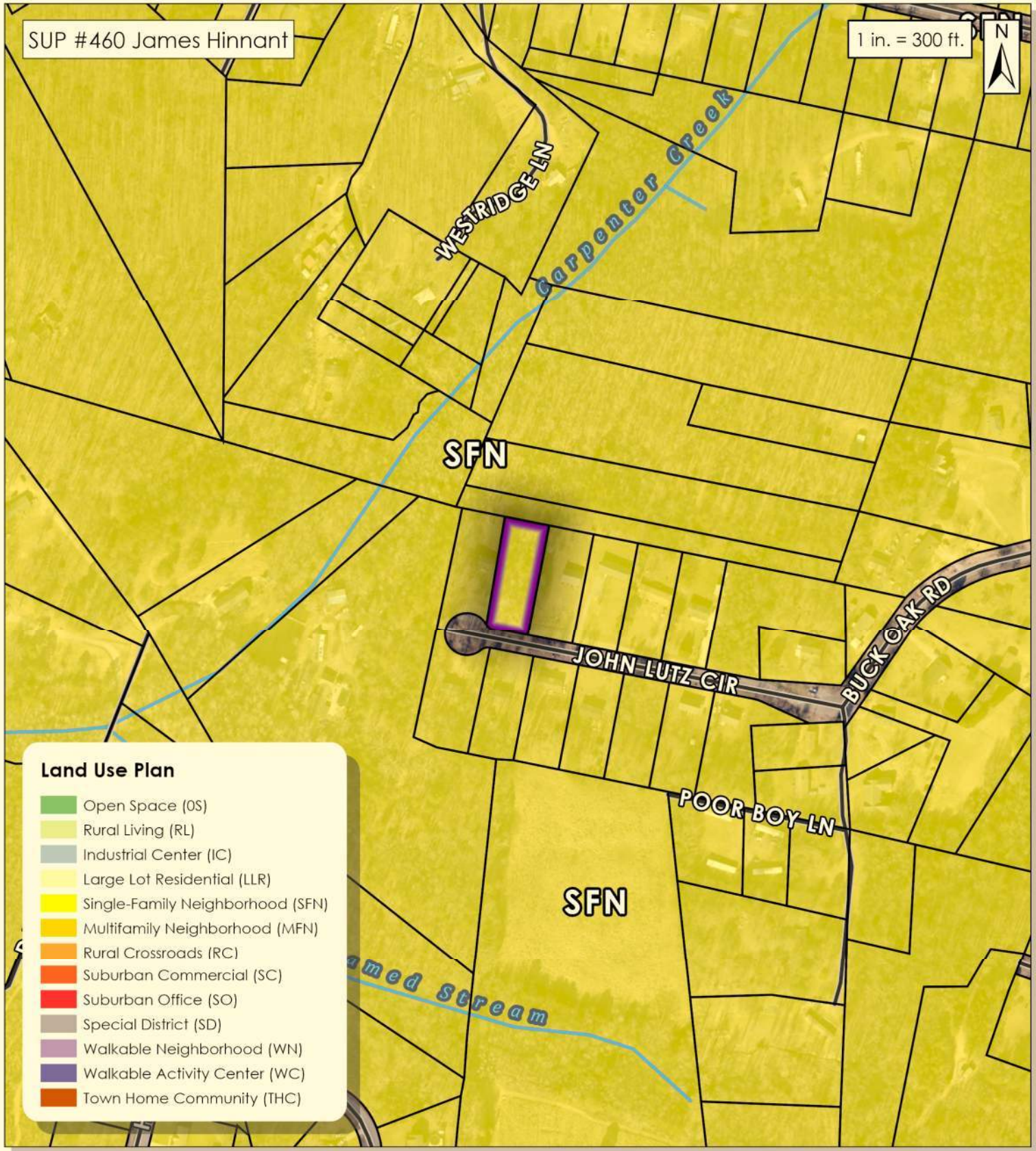
Property Location(s) Outlined in Red.



Property Location(s)

SUP #460 James Hinnant

1 in. = 300 ft.



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)
-  Town Home Community (THC)



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LOCATION MAP



 Property Location(s)