



PLANNING & INSPECTIONS DEPARTMENT
Joshua L. Grant, Manager

To: Board of Commissioners
From: Jeremiah Combs, Planner
Date: April 8, 2022
Re: SUP #461
Kassi Thompson, applicant
Parcel ID# 104446

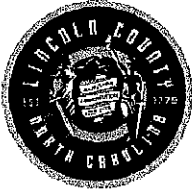
The following information is for use by the Lincoln County Board of Commissioners at their meeting/public hearing on May 2, 2022.

Request

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

Site Area and Description

The 0.87-acre parcel is located on the west side of Bish's Way about 1100 feet south of Asbury Church 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 Large Lot Residential, suitable for single-family detached homes.



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 Kassi Lee Thompson

Applicant Address 679 Bishs Way, Lincolnton, NC 28092

Applicant Phone Number (704) 677-0635

Property Owner Name Kassi L Thompson

Property Owner Address 679 Bishs Way, Lincolnton, NC 28092

Property Owner Phone Number (704) 677-0635

PART II

Property Location Bishs Way, Lincolnton, NC 28092

Property ID (10 digits) 3053174177 Property size .864 acres

Parcel # (5 digits) 104446 Deed Book(s) 3142 Page(s) 684

PART III

Existing Zoning District R-S

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 Special Use Permit.

Residential, New Singlewide mobile 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.

Kassi L. Thompson
Applicant's Signature

3-16-2022
Date

APPLICANT'S PROPOSED FINDINGS OF FACT

Application No. **SUP #461**

Applicant **Kassi Thompson**

Property Location **Bish's Way**

Zoning District **R-S**

Parcel ID# **104446**

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.

Doublewide manufactured homes are located on adjoining properties, and both 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 Large Lot Residential 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: 4/8/2022 Scale: 1 Inch = 400 Feet

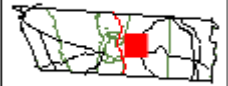
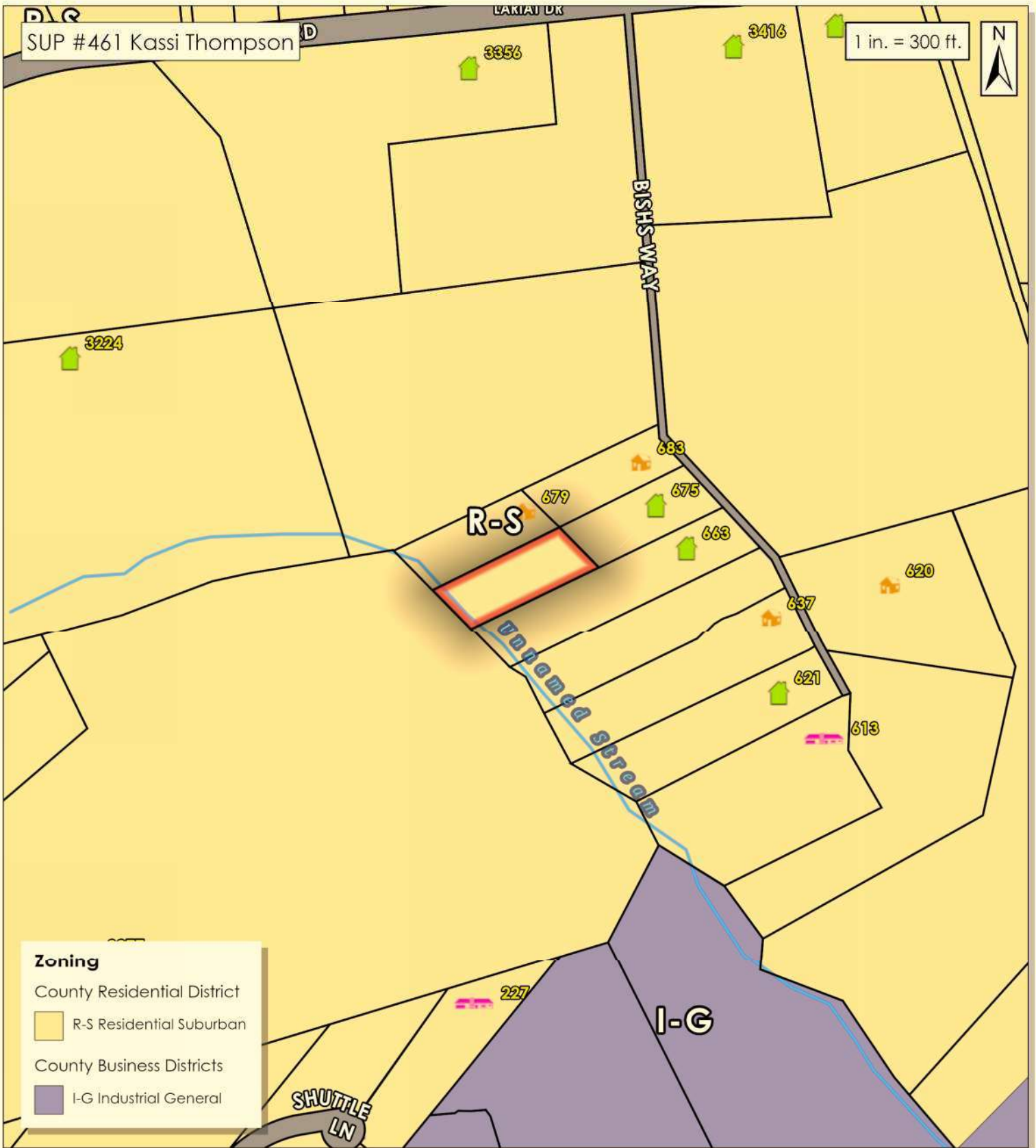


Photo Not Available

Parcel ID	104446	Owner	THOMPSON KASSI L	
Map	3653	Mailing Address	679 BISHS WAY LINCOLNTON, NC 28092	
Account	0289875	Last Transaction Date	03/07/2022	Sale Price \$0
Deed	3142 684	Subdivision	KASSI L THOMPSON	Lot 1
Plat	21 95	Improvement Value	Work in Progress	Total Value Work in Progress
Land Value	Work in Progress	Previous Parcel	28327	
-----All values for Tax Year 2022 -----				
Description	#1 LT KASSI L THOMPSON	Deed Acres	0.864	
Address	BISHS WAY	Tax Acres	0.894	
Township	IRONTON	Tax/Fire District	BOGER CITY	
Main Improvement		Value		
Main Sq Feet		Year Built		
Zoning District	R-S	Calc Acres	0.89	Voting Precinct IS23
				Calc Acres 0.89
Watershed	0.89	Sewer District	0.89	
Census County	109	Tract	070902	Block 3016
				0.89
Flood	Zone Description	Panel		



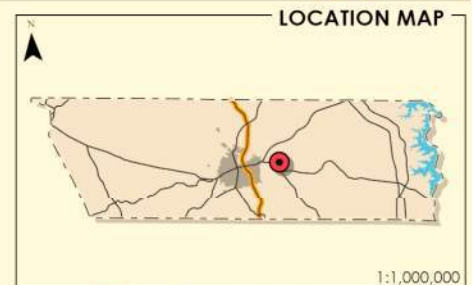
Lincoln County
 Planning & Inspections
 115 W. Main St
 3rd Floor
 Lincolnton, NC 28092

Parcel ID # 104446

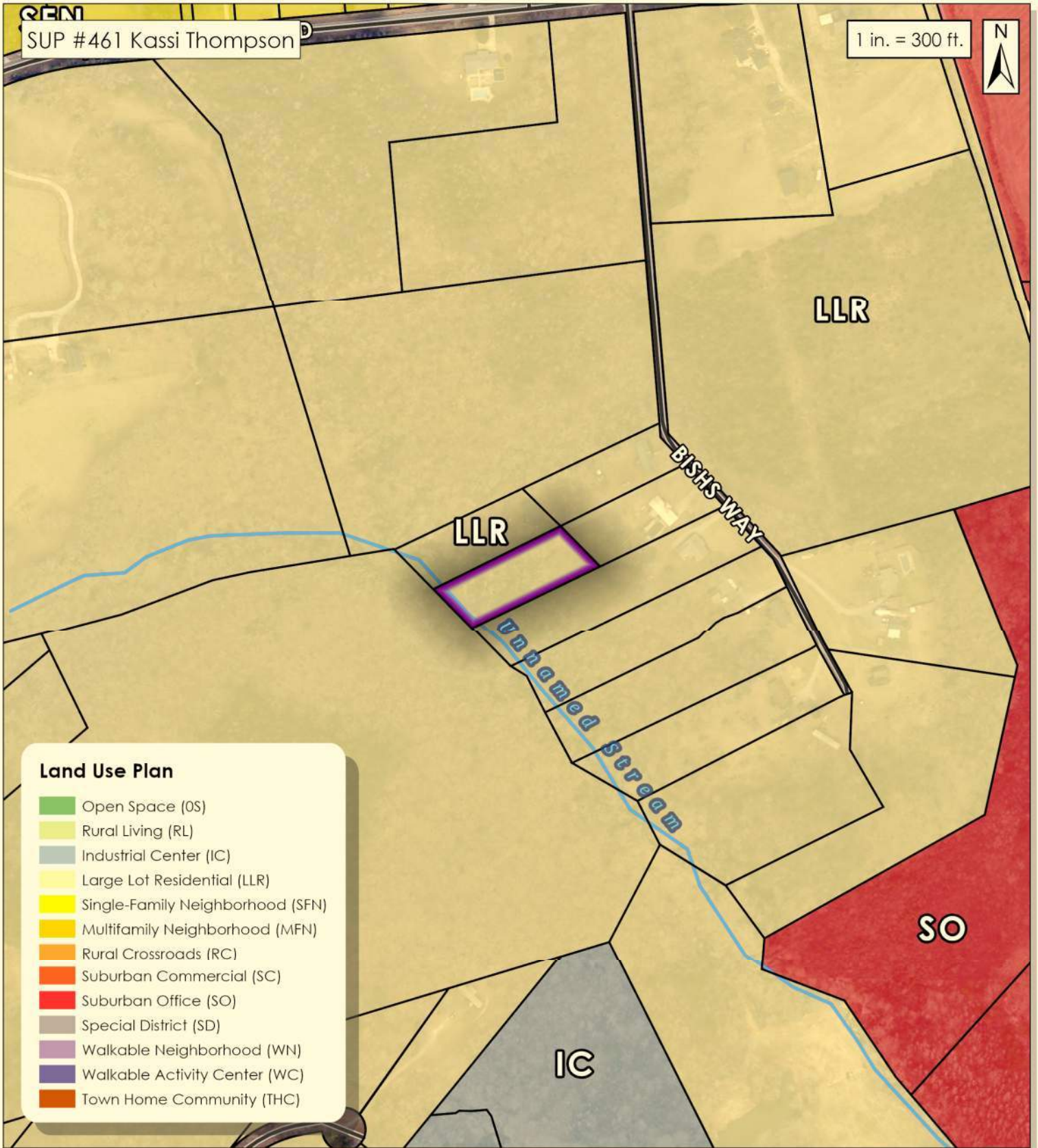
- Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Red.



Property Location(s)



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)



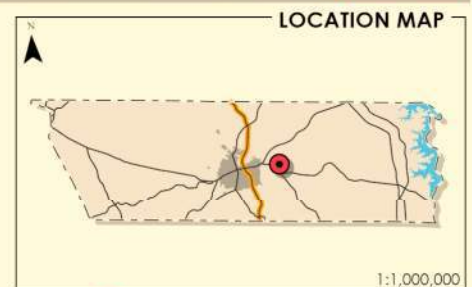
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