



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT

115 W. MAIN ST., LINCOLN, NORTH CAROLINA 28092
704-736-8440 OFFICE 704-736-8434 INSPECTION REQUEST LINE

To: Board of Commissioners

From: Randy Hawkins, Zoning Administrator

Date: May 14, 2021

Re: Special Use Permit #441
Lisa Abernethy, applicant
Parcel ID# 26612 (0.75-acre portion)

The following information is for use by the Lincoln County Board of Commissioners at their public hearing on June 7, 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. A site plan has been submitted as part of the application.

SITE AREA AND DESCRIPTION

The proposed 0.75-acre site is located about 750 feet east of Mack Ballard Road and 150 feet south of Botany Trail in Ironton Township. It would be subdivided from a 13.3-acre parcel. Land uses in this area include residential and agricultural. Singlewide manufactured homes are located on parcels that adjoin the 13.3-acre parcel. The proposed 0.75-acre site is located close to one of those singlewides. The subject property is part of an area designated by the Lincoln County Land Use Plan as Large Lot Residential, suitable for single-family dwellings.



BOARD OF COMMISSIONERS
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Applicant **Lisa Abernethy**

Application No. **SUP #441**

Location **Mack Ballard Road**

Parcel # **26612 (0.75-acre site)**

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:



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 Lisa Abernethy
Applicant Address 1176 Knolls Drive Newton, NC 28658
Applicant Phone Number cell# 828-381-2644 home# 828-465-2337
Property Owner Name James T Rome + wife Annette Rome
Property Owner Address 3334 Mack Ballard Road Maiden, NC 28650
Property Owner Phone Number 704-483-3870

PART II

Property Location Mack Ballard Road
Property ID (10 digits) 3675-66-5474 Property size 0.75 acre
Parcel # (5 digits) 26612 Deed Book(s) 2837 Page(s) 705

PART III

Existing Zoning District R-S

Briefly describe how the property is being used and any existing structures.
residential - 2 houses

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

mobile home (single wide)

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.

Lisa R. Abernethy
Applicant's Signature

4-21-21

Date

APPLICANT'S PROPOSED FINDINGS OF FACT

Application No. SUP #441

Applicant Lisa Abernethy

Property Location Mack Ballard Road

Zoning District R-S

Parcel ID# 26612

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 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.

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.

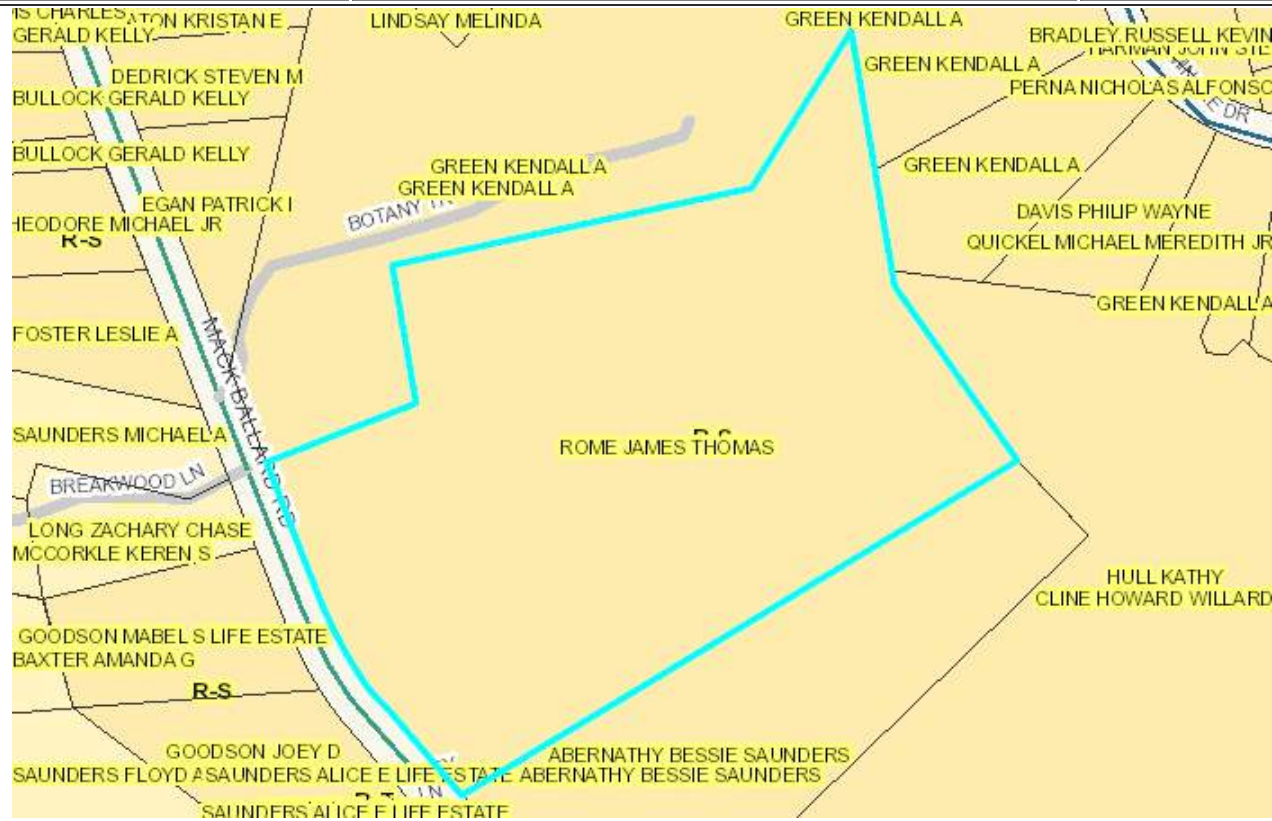
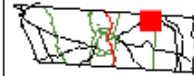
Singlewide manufactured homes are located on adjoining properties. The proposed home will be located approximately 750 feet off Mack Ballard Road.

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, suitable for single-family homes.



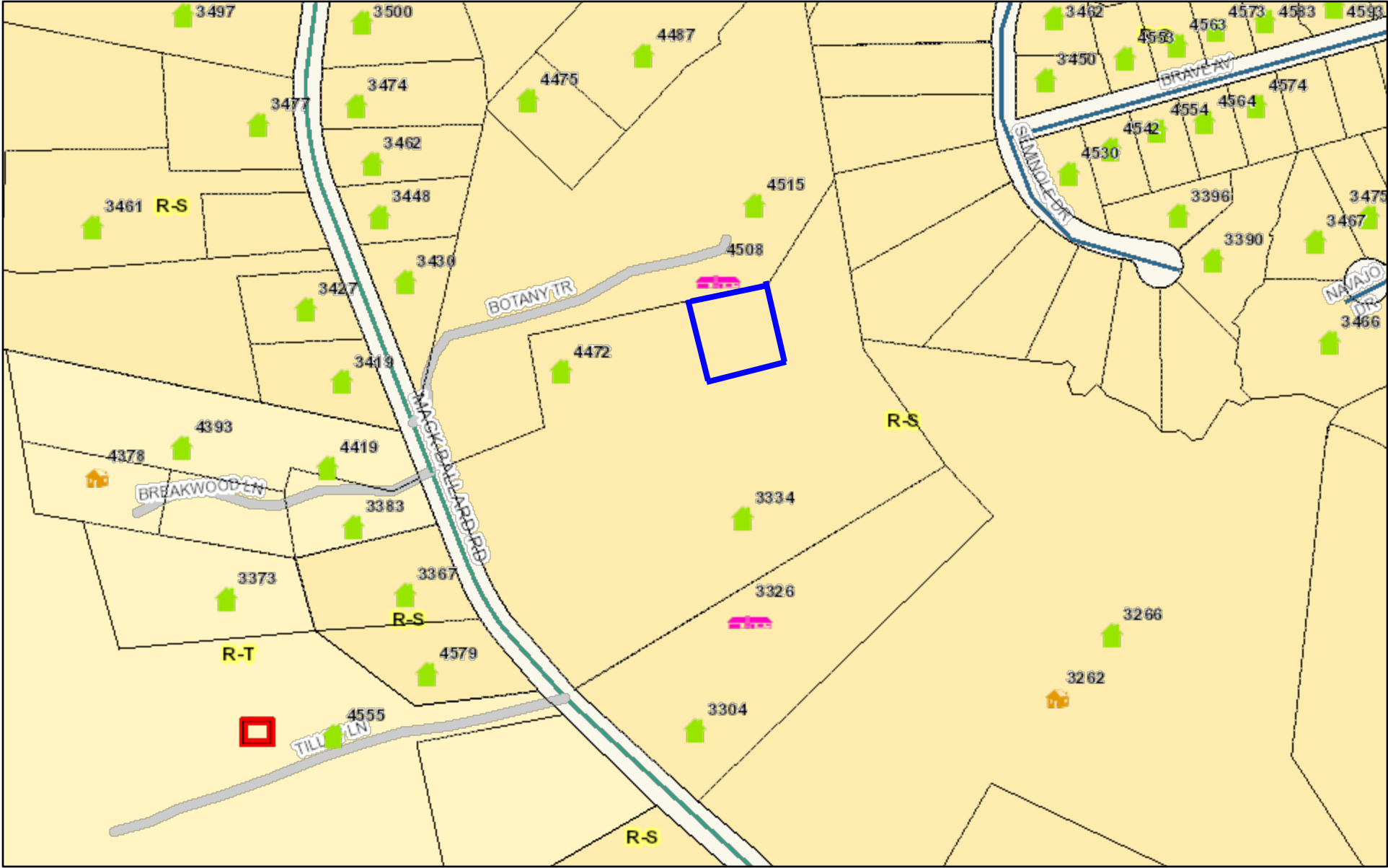
Lincoln County, NC
Office of the Tax Administrator, GIS Mapping Division
 Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.
 Date: 4/22/2021 Scale: 1 Inch = 250 Feet



Parcel ID	26612	Owner	ROME JAMES THOMAS ROME ANNETTE HAGER CONNIE ABERNETHY LISA	
Map Account	3675 0274310	Mailing Address	3334 MACK BALLARD RD MAIDEN, NC 28650	
Deed Plat	2837 705	Last Transaction Date	08/12/2019	Sale Price \$0
Land Value	\$141,064	Improvement Value	\$228,497	Total Value \$369,561
Previous Parcel				
-----All values for Tax Year 2020 -----				
Description	CAMPBELL LAND RD1368	Deed Acres	13.6	
Address	3334 MACK BALLARD RD	Tax Acres	13.263	
Township	IRONTON	Tax/Fire District	PUMPKIN CENTER	
Main Improvement	RANCH	Value	\$154,157	
Main Sq Feet	2075	Stories	1	Year Built 1976
Zoning District	R-S	Calc Acres	13.26	Voting Precinct PC22
				Calc Acres 13.26
Watershed	13.26	Sewer District	13.26	
Census County	109	Tract	070902	Block 2004
				13.26
Flood Zone Description	X NO FLOOD HAZARD	Panel	3710366400 13.26	
	AE SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100 YEAR		3710366400 0.01	

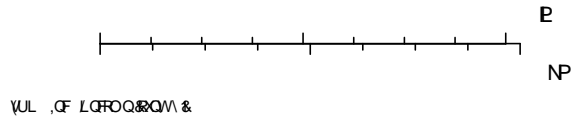
Special Use Permit #441

subject property is outlined in blue



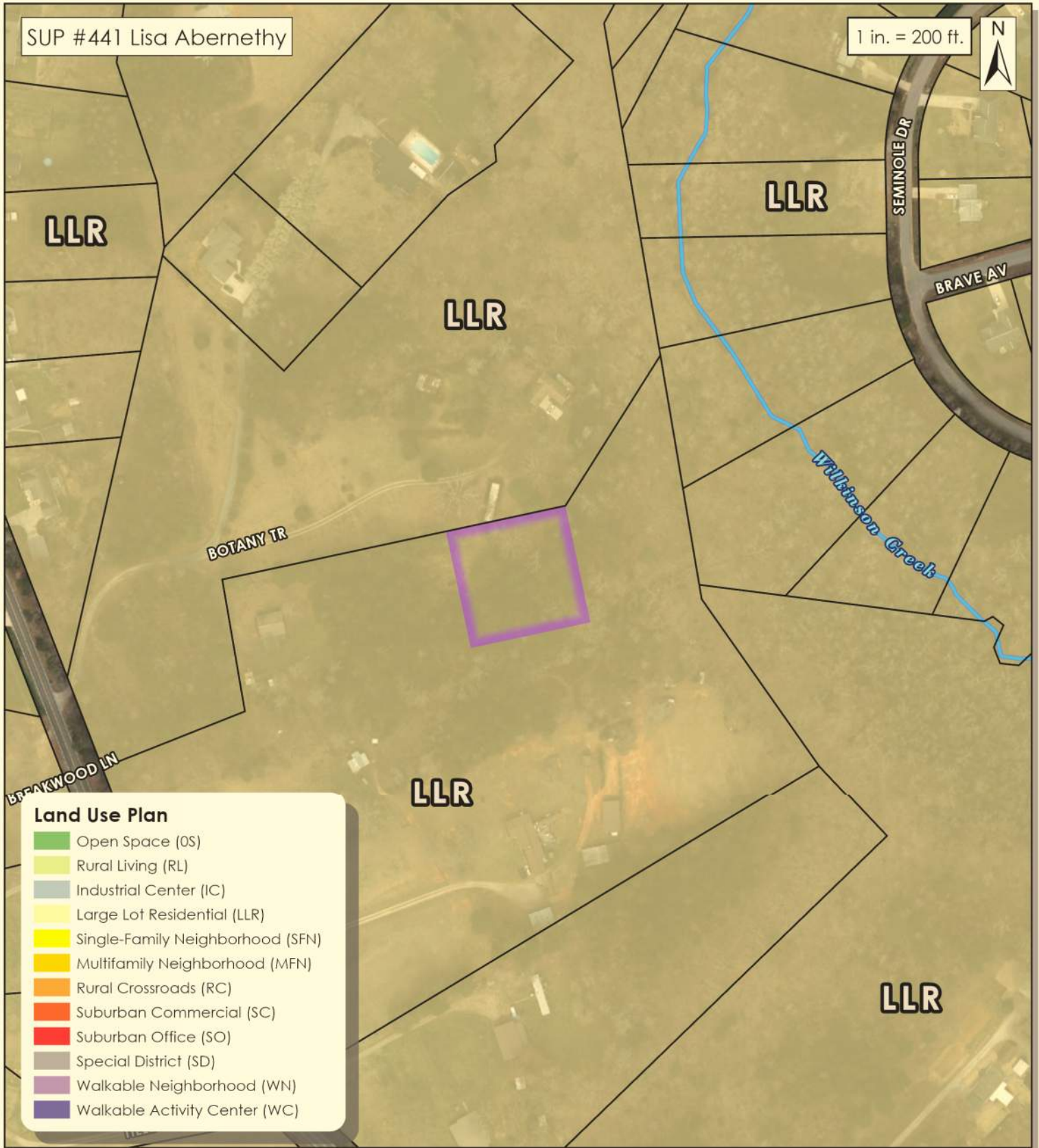
\$JLO

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



SUP #441 Lisa Abernethy

1 in. = 200 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)



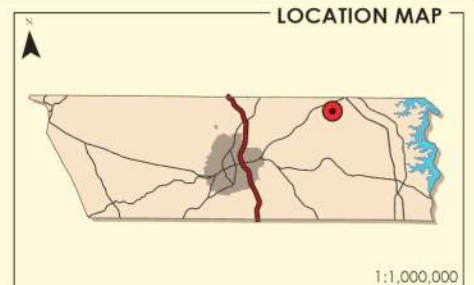
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092


Parcel ID# 26612

 - Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Purple.



 Property Location(s)



A
SITE PLAN
for

Lisa Abernethy

IRONTON TOWNSHIP
LINCOLN COUNTY, NC
APRIL 18, 2021

PROPERTY INFORMATION:
PARCEL ID: 3675665474
3334 MACK BALLARD RD
MAIDEN, NC

PLAT NOTES:
1. PLAT NORTH IS BASED ON DB:2837-705
2. PROPERTY MAY BE SUBJECT TO
BURDENS OR BENEFITS NOT SHOWN
3. NO PHYSICAL SURVEY WAS PERFORMED

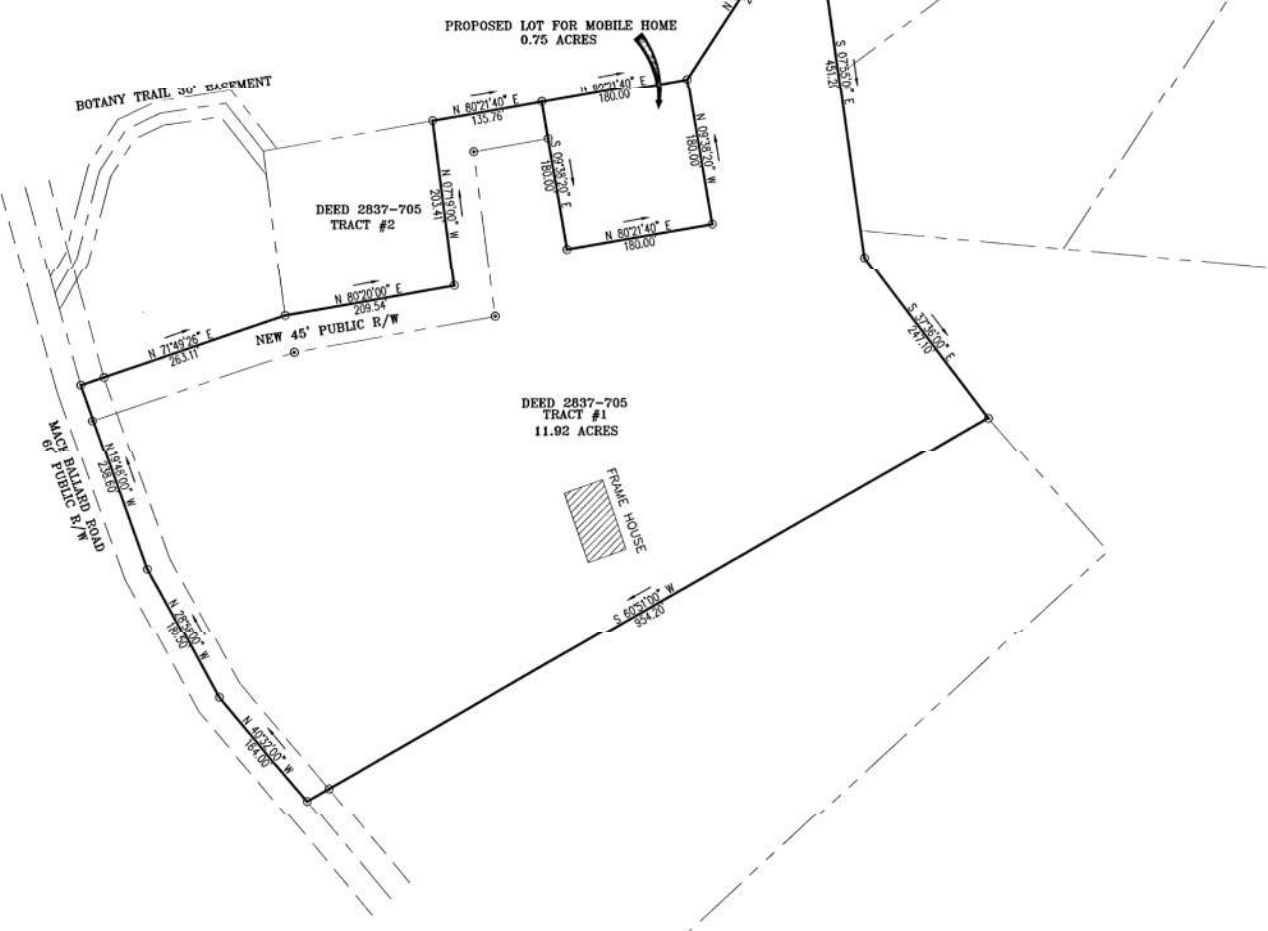
HELTON
SURVEYING & MAPPING PLLC
(704) 634-9354

FIRM #P-2095
JACOB W. HELTON, PLS, CFS
JACORH@HELTON.RIZ
3579 ANDERSON MOUNTAIN RD.
MAIDEN, NC 28650

DEED AND PLAT REFERENCES:
DB: 2837 PG: 705

SCALE: 1" = 50'

SURVEY:	DRAWN:	JOB:
NA	JWH 4/18/21	21484



- LEGEND**
- RCP REINFORCED CONCRETE PIPE
 - HDPE HIGH DENSITY PLASTIC
 - CMP CORRUGATED METAL PIPE
 - DB PG DEED BOOK & PAGE
 - MS PG MAP/PLAT BOOK & PAGE
 - R/W RIGHT OF WAY
 - AC ACRES
 - C/L CENTERLINE
- CONCRETE MONUMENT
 - MAGNETIC/PK NAIL
 - IRON PIPE
 - ⊙ COMPUTED POINT
 - ⊙ UNMARKED CORNER IN TREE
 - REBAR FOUND
 - ◆ BENCHMARK
 - ▲ GEODETIC MONUMENT
 - ◆ REBAR SET
 - UTILITY POLE
 - HVAC
 - ⊙ WATER WELL
 - ⊙ WATER VALVE
 - ⊙ HYDRANT
- BOUNDARY LINE (AS SURVEYED)
 - - - - - TIE LINE (NO SCALE)
 - - - - - WOODLINE
 - - - - - FENCE
 - - - - - EDGE OF GRAVEL
 - - - - - CURB & GUTTER
 - - - - - BOUNDARY LINE (BY REFERENCE)
 - - - - - RIGHT-OF-WAY LINE
 - - - - - EASEMENT LINE
 - - - - - TIE LINE
 - - - - - OVERHEAD POWER LINE
 - - - - - CENTERLINE OF BRANCH / CREEK
 - - - - - FEMA 100 YEAR FLOOD LINE