



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT

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

To: Board of Commissioners

From: Randy Hawkins, Zoning Administrator

Date: July 12, 2021

Re: Special Use Permit #443
Todd McGee, applicant
Parcel ID# 28191

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

SITE AREA AND DESCRIPTION

The 0.6-acre parcel is located on the west side of Lenhaven Trail about 500 feet south of N.C. 27 in Ironton Township. It is surrounded by property zoned R-S. Land uses in this area include residential and business. The subject property is part of an area designated by the Lincoln County Land Use Plan as Suburban Commercial, suitable for general commercial services.

Land Use Plan Recommendation

Staff recommends that the Board of Commissioners amend the Land Use Plan to designate the subject property and Parcel ID# 79543, an adjoining 6.1-acre tract owned by the applicant, to Single-Family Neighborhood to match the designation of the adjoining properties to the south. Staff has discussed the proposed change with the applicant, who has no objection.



BOARD OF COMMISSIONERS
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Applicant **Todd McGee**

Application No. **SUP #443**

Location **Lenhaven Trail**

Parcel # **28191**

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:



o. 704.736.8473
f. 704.736.8820



lincolncounty.org



P.O. Box 738 | LINCOLNTON NC 28093
353 N. GENERALS BLVD | LINCOLNTON NC 28092



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 Todd McGee

Applicant Address 156 Lenhaven Trail

Applicant Phone Number 704-226-3150

Property Owner Name Todd McGee

Property Owner Address 156 Lenhaven Trail

Property Owner Phone Number 704-226-3150

PART II

Property Location 152 Lenhaven Trail

Property ID (10 digits) 3646-66-7818 Property size 0.6

Parcel # (5 digits) 28191 Deed Book(s) 3051 Page(s) 209-211

PART III

Existing Zoning District R-5

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

VACANT LOT WITH WELL

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

SINGLE WIDE MOBILE HOME FOR MOTHER TO MOVE NEXT DOOR TO ME TO ALLOW FOR CARE

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.

Todd McGee

Applicant's Signature

6-15-21

Date

APPLICANT'S PROPOSED FINDINGS OF FACT

Application No. SUP #443

Applicant **Todd McGee**

Property Location **Lenhaven Trail**

Zoning District **R-S**

Parcel ID# **28191**

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.


This property is located at the end of a private road. The applicant resides on an adjoining lot. Other properties on this road are owned by family members.

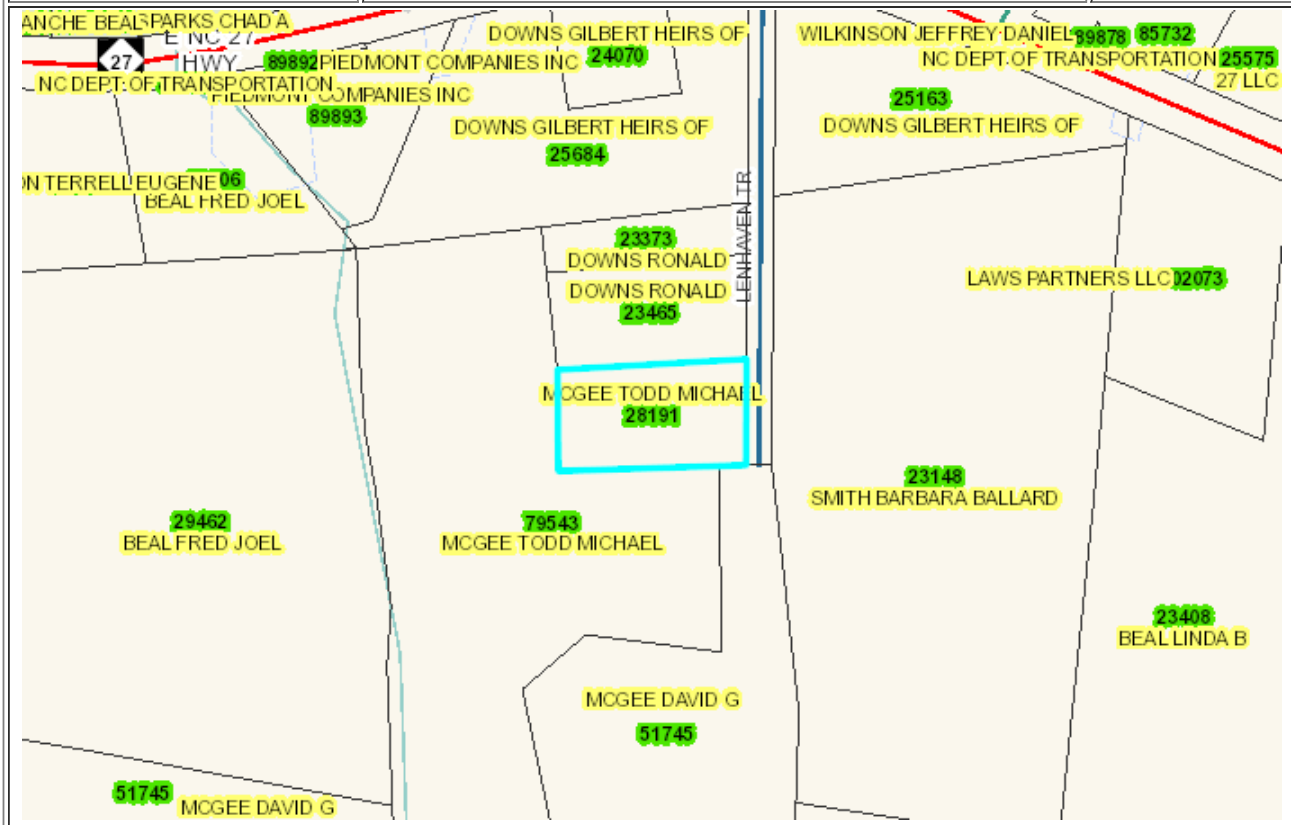
4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question.


This is an area that includes businesses and homes. This property is part of an area designated by the Land Use Plan as Single-Family Neighborhood (as proposed to be amended).



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: 7/12/2021 Scale: 1 Inch = 200 Feet

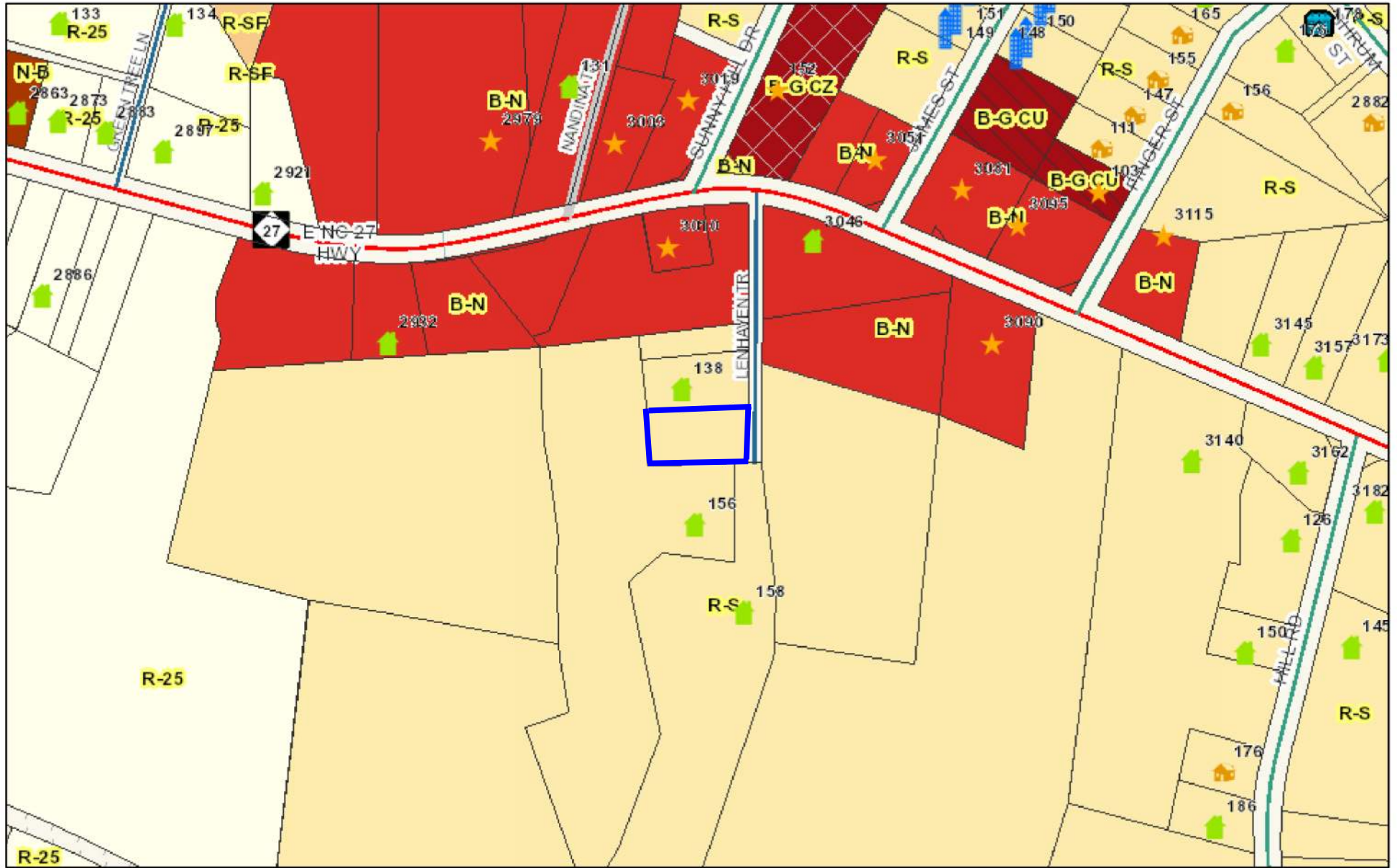




 Photo Not Available	Parcel ID	28191	Owner	MCGEE TODD MICHAEL		
	Map	3643	Mailing	156 LENHAVEN TRL		
	Account	0105549	Address	LINCOLNTON, NC 28092-0000		
	Deed	3051 209	Last Transaction Date	06/14/2021	Sale Price	\$0
	Plat		Subdivision		Lot	
	Land Value	\$19,600	Improvement Value	\$0	Total Value	\$19,600
	Previous Parcel					
	-----All values for Tax Year 2020 -----					
	Description	HOUSE & LOT RD 27			Deed Acres	1
	Address	LENHAVEN TR			Tax Acres	0.6
	Township	IRONTON			Tax/Fire District	BOGER CITY
	Main Improvement				Value	
	Main Sq Feet		Stories		Year Built	
	Zoning District	R-S	Calc Acres	0.6	Voting Precinct	AS25
	Watershed			0.6	Calc Acres	0.6
Census County	109	Tract	070202	Block	2019	
Flood	X	Zone Description	NO FLOOD HAZARD	Panel	3710364300	
					0.6	

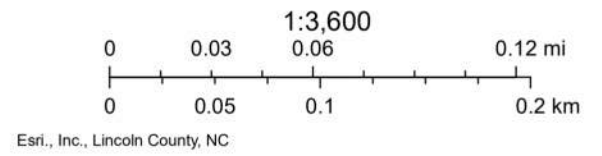
Special Use Permit #443

subject property is outlined in blue



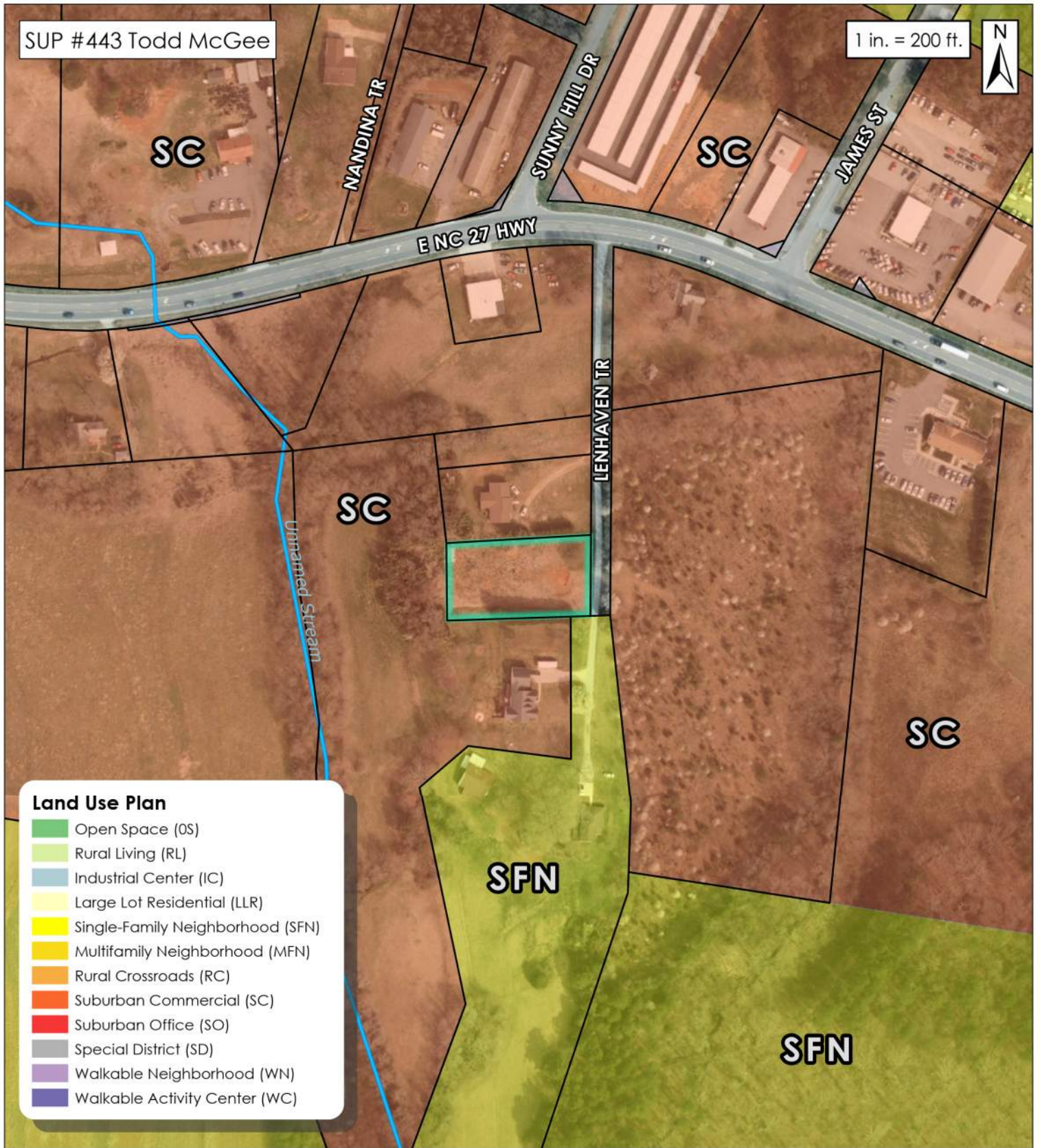
June 22, 2021

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



SUP #443 Todd McGee

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)



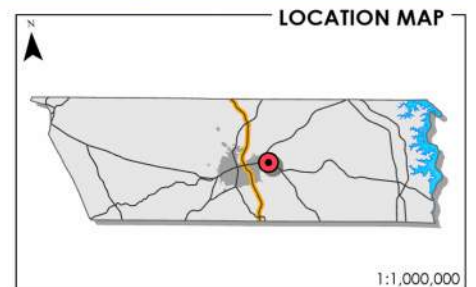
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID# 28191

- Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Blue.



● Property Location(s)