



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners

From: Jeremiah Combs, Planner

Date: August 16, 2024

Re: SUP #515
Amanda Tooley, applicant
Parcel ID# 34324

The following information is for use by the Lincoln County Board of Commissioners at their meeting/public hearing on September 9, 2024.

Request

The applicant is requesting a special use permit for a medical spa in the Eastern Lincoln Development District (ELDD) overlay. The Lincoln County Unified Development Ordinance classifies a medical spa as Neighborhood Service, which is defined as a facility involved in providing limited personal services (such as hair, nail, tanning, massage therapy) to local traffic in the surrounding neighborhood. Neighborhood Service is a special use in the ELDD.

Site Area and Description

The request involves a 0.82-acre parcel, located at 2510 N. N.C. 16 Business Hwy., on the east side of N.C. 16 Business about 1400 feet north of the intersection with Hagers Hollow Drive in Catawba Springs Township. The subject property is located in the B-N (Neighborhood Business) zoning district and the ELDD (Eastern Lincoln Development District) overlay. The subject property is adjoined by property zoned B-N, B-G (General Business), and R-SF (Residential Single-Family). Land uses in this area include business and residential uses. This property is located within an area that is designated by the Lincoln County Land Use Plan as Single-Family Neighborhood, suitable for single-family homes at densities up to 2.0 units per acre.



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Additional Information

See the specific use standards in the Lincoln County Unified Development Ordinance for Neighborhood Service below.

§4.4.20 Service, Neighborhood or General

A. Maximum floor area:

1. Individual principal structure: 25,000 square feet.
2. Multi-tenant structure: 50,000 square feet.

B. All activity shall be conducted entirely within a fully-enclosed building, however outdoor storage and display may be allowed subject to Board of Commissioners approval.

This parcel is located within the WS-IV Protected Area of the Catawba River/Lake Norman Watershed, which limits the density of developments with single-family and two-family homes to 3.0 units per acre (or 2.0 units per acre if curb and gutter are installed). All other residential and nonresidential developments are limited to a maximum impervious coverage of 36% of the project area (or 24% if curb and gutter are installed). However, under the High Density Option, the maximum impervious coverage of such developments (those that do not include single-family or two-family homes) may be increased to 70% of the project area. Approval is on a project-by-project basis, subject to the issuance of a special use permit by the 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 Amanda Tooley

Applicant Address 7852 Green Cove Ct, Denver NC 28037

Applicant Phone Number 9805213191

Property Owner Name Amanda Tooley

Property Owner Address 7852 Green Cove Ct, Denver NC 28037

Property Owner Phone Number 9805213191

PART II

Property Location 2510 N Business HWY 16 Denver NC 28037

Property ID (10 digits) 4604-46-1251 Property size _____

Parcel # (5 digits) 34324 Deed Book(s) 3288 Page(s) 804

PART III

Existing Zoning District B-N

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

The property is not currently being used.
There is a garage with minimal storage in it
There is a little brick / old well house I believe

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

I would like to use the space for my medspa. I offer radiofrequency microneedling,
photofacials, Botox injections, dermal filler injections. I would like to offer
massages, facials. and chemical peels, skincare

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 Tooley 5.8.2024
Applicant's Signature Date

Application # _____ Date 8.12.21

Applicant's Name Amanda Tooley

Applicant's Address 7852 Green Cove Ct Denver NC 28037

Property Location 2510 N Business Hwy 16 Existing Zoning B-N

Proposed Special Use Med Spa / Rentable office spaces

PROPOSED 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: I am not utilizing anything hazardous in quantities that have been proven to cause harm to the public

2. The use meets all required conditions and specifications. YES ☒ NO _____

FACTUAL REASONS CITED: I have paid engineers and provided everything asked for by the county to meet this.

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity. YES _____ NO ☒

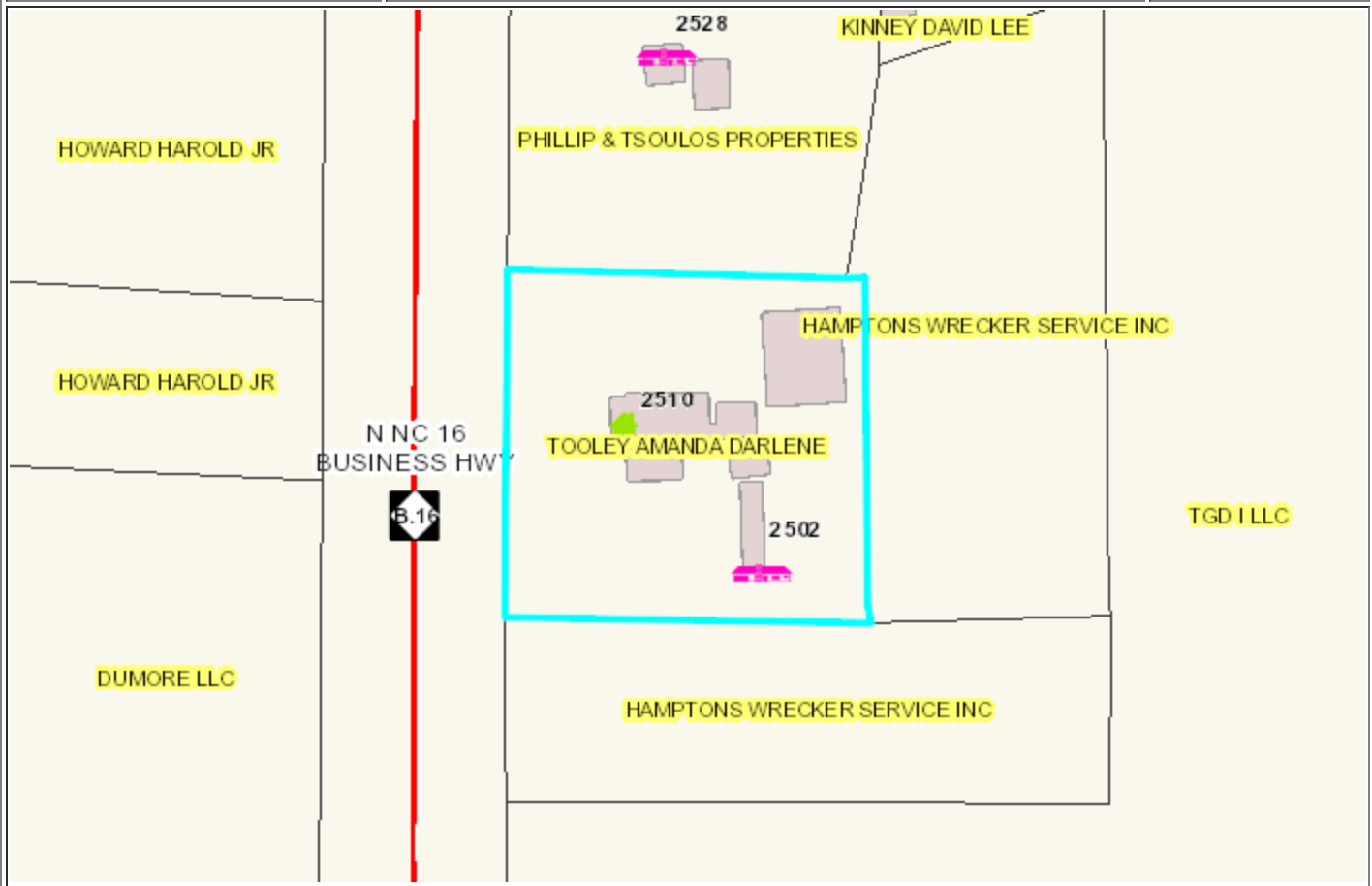
FACTUAL REASONS CITED: It will improve the value. Was being used residential and now will be renovated and used commercial

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: I am simply updating and improving the existing structure



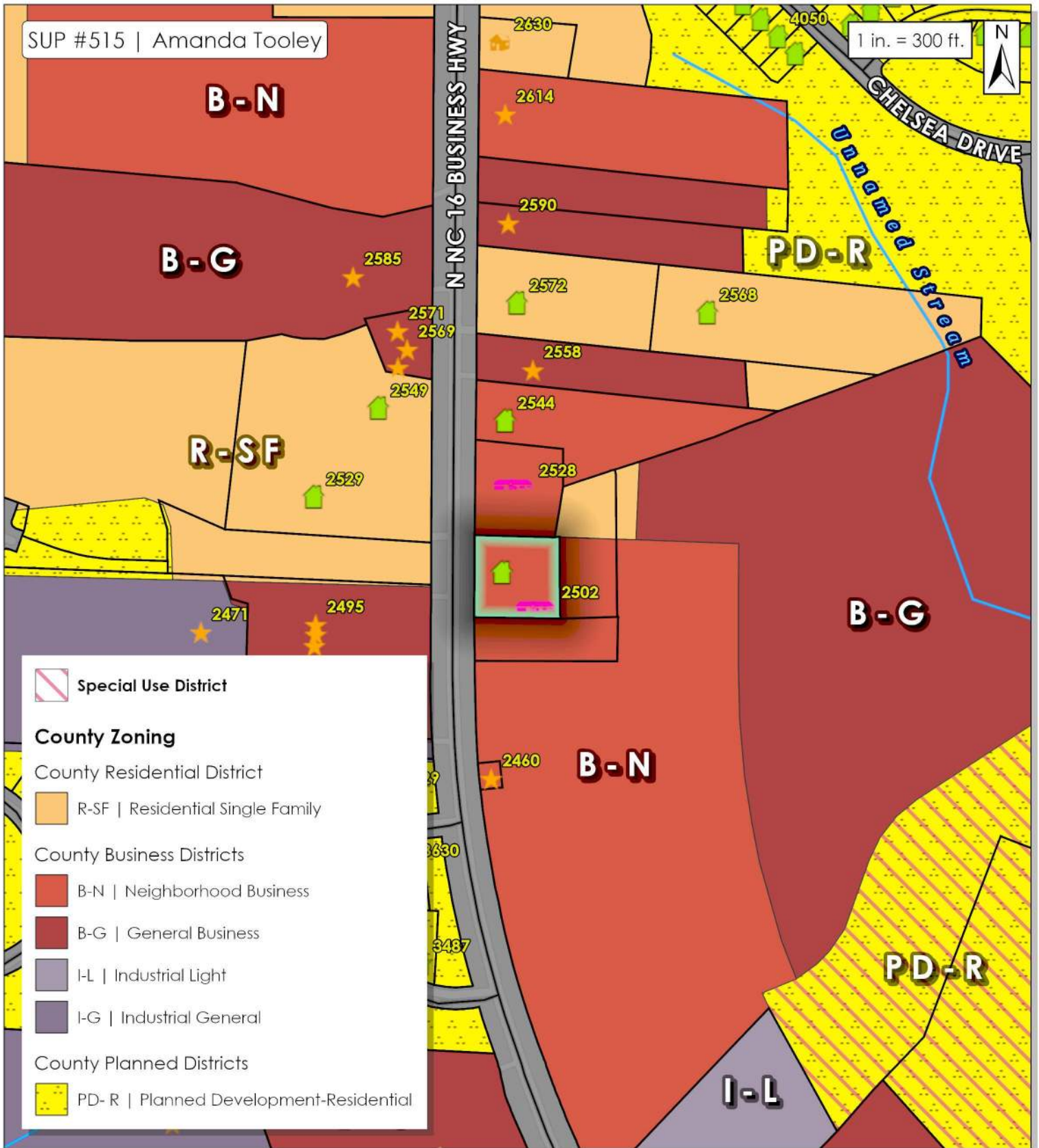
Lincoln County, NC
Office of the Tax Administrator, GIS Mapping Division
 Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.
 Date: 8/21/2024 Scale: 1 Inch = 100 Feet



Parcel ID	34324	Owner	TOOLEY AMANDA DARLENE	
Map	4604	Mailing	7852 GREEN COVE COURT	
Account	0300747	Address	DENVER, NC 28037	
Deed	3288 804	Last Transaction Date	11/13/2023	Sale Price \$238,000
Plat		Subdivision		Lot
Land Value	\$206,750	Improvement Value	\$89,592	Total Value \$296,342
Previous Parcel				

-----All values for Tax Year 2024 -----

Description	HOMESITE HWY 16		Deed Acres	1
Address	2510 N NC 16 BUSINESS HWY		Tax Acres	0.827
Township	CATAWBA SPRINGS		Tax/Fire District	DENVER
Main Improvement	CONVENTIONAL		Value	\$81,270
Main Sq Feet	1688	Stories	1	Year Built 1946
Zoning District	Calc Acres	Voting Precinct	Calc Acres	
B-N	0.83	WP32	0.83	
Watershed	0.83	Sewer District		
		SEWER	0.83	
Census County	109	Tract	071203	Block 1057
				0.83
Flood	Zone Description	Panel		
X	NO FLOOD HAZARD	3710460400	0.83	

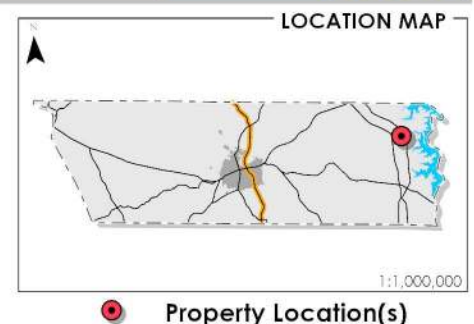


Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID # 34324

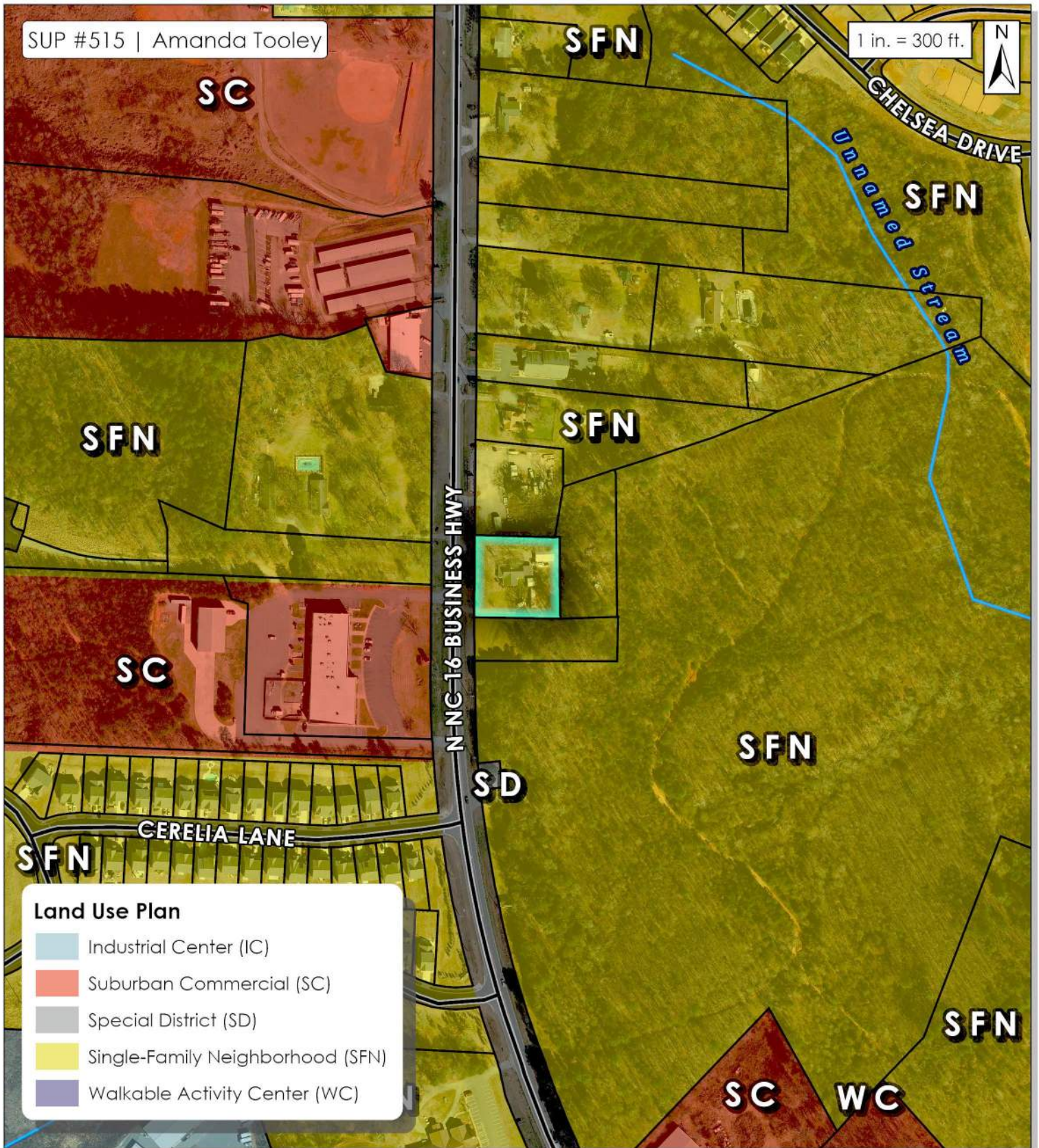
- Property Location(s)

See Attached Application for Parcel Information



SUP #515 | Amanda Tooley

1 in. = 300 ft.



Parcel ID # 34324

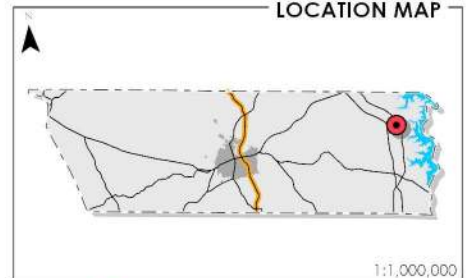
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See Attached Application for Parcel Information



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

LOCATION MAP



 Property Location(s)



Lincoln County Project Reviews

Project Number: **ZONE24-00107**

Description: **SUP #515 Amanda Tooley**

Project Type: **ZONING CASE**

Parcel ID: **34324**

Sub Type: **SPECIAL USE PERMIT**

Applicant: **TOOLEY AMANDA DARLENE**

Applied: **5/22/2024**

Approved:

Owner: **TOOLEY AMANDA DARLENE**

Status: **UNDER REVIEW**

Balance: **\$ 0.00**

Surveyor: **<NONE>**

Details:

Public hearing scheduled for September 9, 2024

LIST OF REVIEWS						
SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
5/22/2024	5/22/2024	5/24/2024	ENVIRONMENTAL HEALTH ON-SITE PRE-APPLICATION	Jonathan Harris	COMPLETE	
Notes: There was an application for septic repair in 2012 that was never installed. I am assuming they connected to sewer. If so, we do not have any issues. Space for septic looks minimal.						
5/22/2024	5/28/2024	5/24/2024	FIRE MARSHAL - COUNTY PRE-APPLICATION	Burl Shrum	COMPLETE	
Notes: Parking lot and driveway shall be of an approved surface that shall withstand a 75,000 lb emergency vehicle in any type weather conditions Drive or road longer than 150 ft shall have an approved turn around to meet Appendix "D" specs Structure shall have a knox box						
5/22/2024	5/24/2024	5/24/2024	INSPECTIONS PRE-APPLICATION	Jeff Wesdyk	COMPLETE	
Notes: Plans for upfit permit approved by Commercial Plan Reviewer John Smith on 04/22/24						
5/22/2024	5/23/2024	5/24/2024	NATURAL RESOURCES PRE-APPLICATION	Danielle Rudisill	COMPLETE	See Notes
Notes: Prior approval to building permit will be rescinded as parking lot and land disturbance information was left off of original submittal. If land disturbance is less than 20k square feet please provide a SL EC application for review and approval. if 20k square feet or more of land disturbance will be proposed provide an EC plan from an engineer or a registered landscape architect for review and approval PRIOR to land disturbance taking place.						
5/22/2024	5/24/2024	5/24/2024	NCDOT PRE-APPLICATION	Michael Watson	COMPLETE	
Notes: 1) Minimum driveway clearance is 20' from property line. 2) At a minimum, the first 25' of the driveway (from edge of pavement) must be paved.						



Lincoln County Project Reviews



5/22/2024	5/23/2024	5/24/2024	PUBLIC WORKS - COUNTY PRE- APPLICATION	Jonathan Drazenovich	COMPLETE	See notes
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Notes:

County water and sewer is available to this parcel. The County does not make commercial taps the Owner will need to hire a Licensed Utility Contractor to install any proposed taps for this parcel. An application for service will need to be submitted prior to Public Utilities approval of any building permit.





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SUP #515 | Amanda Tooley | Site Plan

