



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners

From: Jeremiah Combs, Planner

Date: October 8, 2025

Re: SUP #527
Sheryl and Daniel Gingerich, applicant
Parcel ID# 33129

The following information is for use by the Lincoln County Board of Commissioners at their meeting/public hearing on November 3, 2025.

Request

The applicant is requesting a special use permit to operate a Bed and Breakfast in the R-SF (Residential Single Family) district.

Site Area and Description

The request involves a 0.78-acre parcel located at 8112 Tadlock Trail in Catawba Springs Township. All surrounding property is zoned R-SF. Land uses in this area are residential. 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.

Additional Information

The Lincoln County Unified Development Ordinance (UDO) defines Bed and Breakfast as a building designed and built as a detached single-family containing one or more guest rooms for an overnight stay which are rented at a daily rate and where breakfast is the only meal served to guests.



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

Pursuant to §4.4.3 of the Lincoln County UDO, the following specific use standards apply to Bed and Breakfasts:

Single-family detached dwellings may be used as Bed and Breakfasts in accordance with the following requirements:

- A. One or more bedrooms may be rented on a daily basis to tourists, vacationers and similar transients;
- B. Where the provision of meals is provided, such provision is limited to the breakfast meal, available only to guests and employees;
- C. Individual rooms shall not be equipped with cooking facilities;
- D. There shall be no substantial modifications to the exterior appearance of the structure; however, fire escapes, handicapped entrances and other features may be added to protect public safety;
- E. Such operations shall be conducted primarily by persons who reside in the dwelling unit, with the assistance of not more than the equivalent of two full-time employees; and
- F. An owner of the use shall reside on site.



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

RECEIVED
SEP 11 2025
BY

PART I

Applicant Name Sheryl & Daniel Gingerich

Applicant Address 8112 Tadlock Trl Denver, NC 28037

Applicant Phone Number 727-207-3834

Property Owner Name same

Property Owner Address same

Property Owner Phone Number same

PART II

Property Location same

Property ID (10 digits) _____ Property size 0.774 acres

Parcel # (5 digits) 33129 Deed Book(s) 3051 Page(s) 144

PART III

Existing Zoning District R-SF

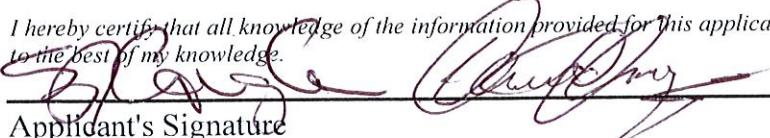
Briefly describe how the property is being used and any existing structures.
Family home with two permanent residents and one detached garage.

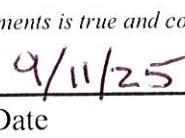
Briefly explain the proposed use and/or structure which would require a Special Use Permit.

Homeowners are seeking a permit to operate a single-unit bed and breakfast out of the existing walk-out basement as described in UDO section 4.4.3. One single unit would be offered for rent to 1-4 guests for 1 or more night stays. No changes to existing internal or external structures are proposed.

**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.


Applicant's Signature


9/11/25

Date

Application # _____ Date _____

Applicant's Name Sheryl & Daniel Gingerich

Applicant's Address 8112 Tadlock Trl Denver, NC 28037

Property Location same

Existing Zoning R-SF

Proposed Special Use Bed and Breakfast (UDO 4.4.3)

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 X NO _____

FACTUAL REASONS CITED: Potential guests will be identity-vetted by Airbnb (or other known vacation rental entity) and externally facing security cameras are in place to ensure safety of both guests and residents.

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

FACTUAL REASONS CITED: Guests will have access to a designated parking space, a bedroom, bathroom, living room areas and outdoor spaces. A welcome basket may include water, coffee, and pre-packaged snacks (no meals will be provided). There are no cooking appliances in the unit. There are no plans for additional lighting; standard residential motion sensor lights exist today along with solar landscape pathway lighting. The bed and breakfast will be managed by the homeowners and/or an occasional cleaning service. The owners will continue to reside onsite.

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

FACTUAL REASONS CITED: The property will look no different than it does today as a single-family residence. There is an 8-foot privacy fence on one side of the back yard and landscaping on the other side such that neighbors will likely not even notice guests in the back yard. With a maximum of 4 guests at the bed and breakfast, there is no difference to parking, traffic, or noise in the neighborhood than if the owners had family or friends as regular visitors.

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 X NO _____

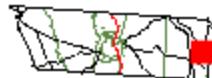
FACTUAL REASONS CITED: There is no change proposed to the current structure. The neighborhood is residential with several active vacation rental homes. Allowing a maximum of 4 guests, in addition to the 2 full-time residents, will not change the residential nature of the home or the neighborhood. In fact, it would be less of a potential disruption than the whole-home vacation rentals already operating in the neighborhood.



Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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Date: 10/8/2025 Scale: 1 Inch = 200 Feet



Parcel ID	33129	Owner	GINGERICH DANIEL D GINGERICH SHERYL JO
Map	4613	Mailing	8112 TADLOCK TRAIL
Account	0284677	Address	DENVER, NC 28037
Deed	3051 144	Last Transaction Date	06/11/2021
Plat		Subdivision	CLARA LUCKEY EST
Land Value	\$455,111	Improvement Value	\$1,035,977
Previous Parcel			Total Value \$1,491,088
-----All values for Tax Year 2025 -----			
Description	PT#5 LUCKEY OFF 1440	Deed Acres	0.78
Address	8112 TADLOCK TR	Tax Acres	0.781
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN
Main Improvement	CUSTOM HOME	Value	\$974,305
Main Sq Feet	3341.12	Stories	2
Year Built	1999		
Zoning District	Conditional Use	Calc Acres	Voting Precinct Calc Acres
R-SF		0.78	TA37 0.78
Watershed		Sewer District	
0.78		SEWER	0.78
Census County	Tract	Block	
109	071201	1012	0.05
109	071201	1016	0.73
Flood Zone Description			Panel

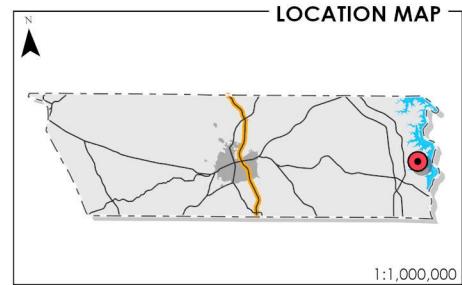


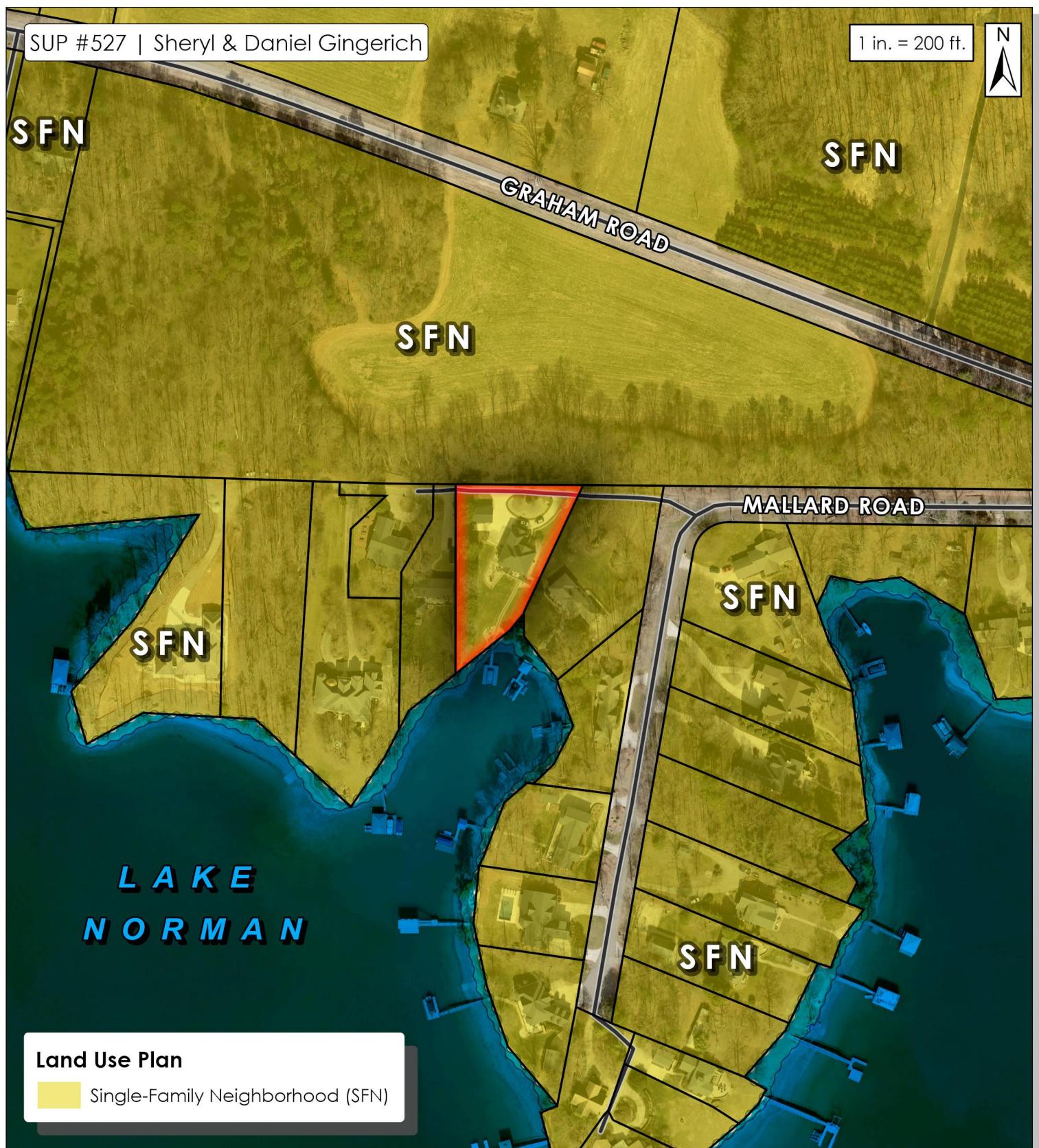
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID # 33129

 - Property Location(s)

See Attached Application for Parcel Information



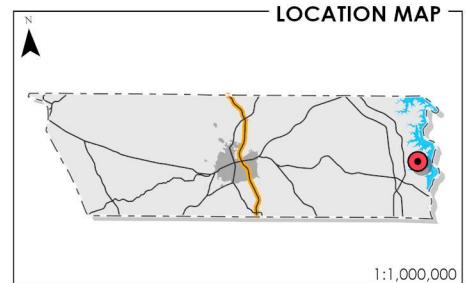


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Lincoln County Project Reviews

Project Number: PREAPP25-00280

Description: LakeLife Retreat

Project Type: PRE APPLICATION CONFERENCE

Parcel ID: 33129

Sub Type:

Applicant: <NONE>

Applied: 8/13/2025

Approved:

Owner: GINGERICH DANIEL D

Status: COMPLETE

Balance: \$ 0.00

Surveyor: <NONE>

Details:

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: AUTO						
8/13/2025	8/20/2025		PRE-APPLICATION CHECK-IN	Maegan Rhoades	COMPLETE	
Notes:						
Review Group: TRC PRE-APPLICATION						
8/20/2025	8/27/2025	8/28/2025	ENVIRONMENTAL HEALTH ON-SITE PRE-APPLICATION	Jonathan Harris	NOT APPLICABLE	No Septic application
Notes:						
Water supply and sewer connection existing Existing well. If septic is required an engineer may be required for permitting parts of septic into buffer if allowed by Duke Power.						
8/20/2025	8/29/2025	8/28/2025	FIRE MARSHAL - COUNTY PRE-APPLICATION	Burl Shrum	APPROVED	
Notes:						
I have no problem with the zoning. Need address numbers at the driveway The drive is good for residential The distance around the home is good						
8/20/2025	8/26/2025	8/28/2025	NATURAL RESOURCES PRE-APPLICATION	Danielle Rudisill	COMPLETE	See Notes
Notes:						
Provide a single lot land disturbance permit for any site work being completed that requires a building permit. If no land disturbance will take place this department has no other requirements.						
8/20/2025		8/28/2025	NCDOT PRE-APPLICATION	Michael Watson		
Notes:						





Lincoln County Project Reviews



8/20/2025	8/27/2025	8/28/2025	PUBLIC WORKS - COUNTY PRE- APPLICATION	Jonathan Drazenovich	COMPLETE	See notes
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Notes:

This parcel is a flat rate sewer customer and only has a single family residential allocation of 240 GPD. The low pressure sewer system that serves this parcel does not have additional capacity to allocate. The County would not be able to serve above the allocated 240 GPD. Per the Owners this will be a single family use with a single unit for rent. This special use would be inside the already granted allocation. Public Utilities request that the Owners provide the information for the grinder pump to verify that it is on the Lincoln County Approved Grinder Pump List.

8/20/2025	8/28/2025	8/28/2025	ZONING - COUNTY PRE- APPLICATION	Jeremiah Combs	COMPLETE	
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Notes:

Bed and Breakfast requires a Special Use Permit in the R-SF district; the specific use standards in UDO Section 4.4.3 apply:

- A. One or more bedrooms may be rented on a daily basis to tourists, vacationers and similar transients;
- B. Where the provision of meals is provided, such provision is limited to the breakfast meal, available only to guests and employees;
- C. Individual rooms shall not be equipped with cooking facilities;
- D. There shall be no substantial modifications to the exterior appearance of the structure; however, fire escapes, handicapped entrances and other features may be added to protect public safety;
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- F. An owner of the use shall reside on site.



SUP #527 site plan for Bed and Breakfast

