



**LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT**  
302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092  
704-736-8440 OFFICE 704-736-8434 INSPECTION REQUEST LINE 704-732-9010 FAX

To: Board of Commissioners  
Planning Board

From: Randy Hawkins, Zoning Administrator

Date: April 15, 2016

Re: Zoning Map Amendment #626  
Hannah Smith, applicant  
Parcel ID# 92442

*The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on May 2, 2016.*

Request

The applicant is requesting the rezoning of a 1.0-acre lot from R-SF (Residential Single-Family) to R-R (Rural Residential).

Site Area & Description

The property is located on the west side of N.C. 274 about 400 feet south of Fairview School Road in North Brook Township. It is surrounded by property zoned R-SF. Land uses in this area are predominately residential and agricultural. The Lincoln County Land Use Plan designates this area as Rural Preservation, suitable for low-density residential uses. The plan calls for maintaining the county's policies regarding the placement of manufactured homes in most, but not all, portions of the county.

Additional Information

**Permitted uses**

Under current R-SF zoning: site-built house, modular home, church.

Under proposed R-R zoning: manufactured home (singlewide or doublewide), modular home, site-built house, church.

**Adjoining zoning and uses**

East (opposite side of N.C. 274): zoned R-SF, residential and agricultural uses.

South: zoned R-SF, agricultural use.

West: zoned R-SF agricultural use.

North: zoned R-SF, agriculture use.

### Staff's Recommendation

Staff recommends that the rezoning request be denied. In cases where a rezoning from R-SF to R-T or R-R is requested, staff's policy has been to recommend approval only if the subject property abuts an R-T or R-R district. See proposed statement on following page.



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### **Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness**

Case No.        **ZMA #626**  
Applicant      **Hannah Smith**  
Parcel ID#     **92442**  
Location       **west side of N.C. 274 about 400 feet south of Fairview School Road**  
Proposed amendment    **rezone from R-SF to R-T**

This proposed amendment **is consistent** with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

**This property is part of an area designated by the Land Use Plan as Rural Preservation, suitable for low-density residential uses.**

This proposed amendment **is not reasonable and not in the public interest** in that:

**This property is surrounded by property zoned R-SF. The nearest R-R zoning is more than 800 feet away. The proposed amendment would relieve a small tract from restrictions to which the surrounding area is subjected, making this a spot zoning.**



**Zoning Map Amendment Application**

Lincoln County Planning and Inspections Department  
Zoning Administrator  
302 N. Academy St., Lincolnton, NC 28092  
Phone: (704) 736-8440 Fax: (704) 732-9010

**Part I**

Applicant Name Hannah L. Smith

Applicant Address 1531 Hwy 274 Cherryville NC 28021

Applicant Phone Number 704 447-5084 304 373 8087

Property Owner's Name Nathan Scott Smith

Property Owner's Address 1531 Hwy 274

Property Owner's Phone Number 704-447-5084

**Part II**

Property Location N.C. 274

Property ID # (10 digits) 2673-25-8850 Property Size 1.0 acre

Parcel # (5 digits) 92442 Deed Book(s) 783 Page(s) 826

**Part III**

Existing Zoning District R-SF Proposed Zoning District R-T

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

Farm ~~road~~ pasture, empty lot.

Briefly explain the proposed use and/or structure which would require a rezoning.

Doublewide home,

**APPLICATION FEE (up to 2 acres \$300, 2-5 acres \$500, 5+ acre \$1,000)**  
**MUST BE RECEIVED BEFORE PROCESSING.**

*I hereby certify that all of the information provided for this application and attachments is true and correct to the best of my knowledge.*

Hannah Smith  
Applicant


3-10-10  
Date

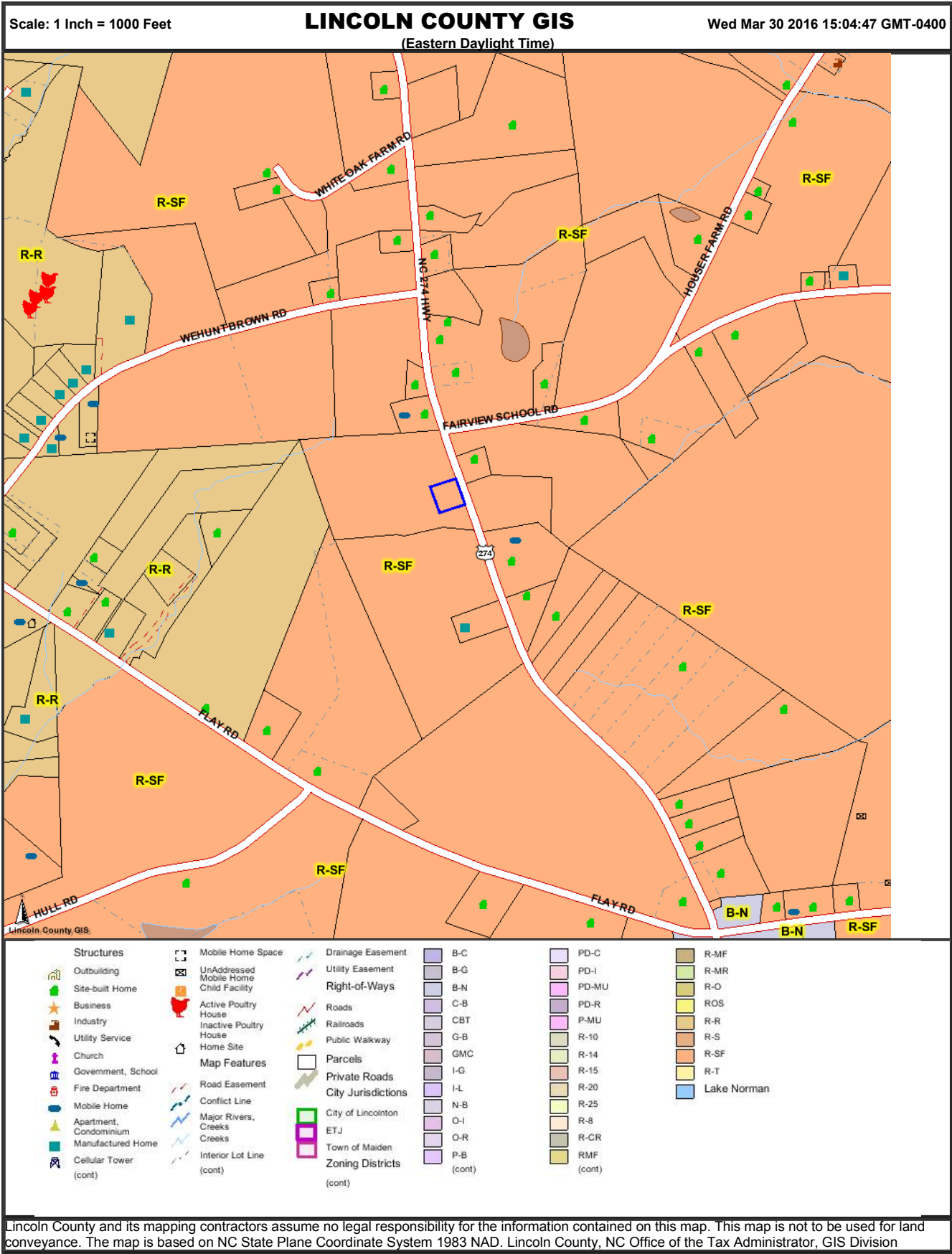


### Lincoln County, NC

**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: 3/30/2016 Scale: 1 Inch = 400 Feet**



PHOTOS	PARCEL INFORMATION FOR 2673-25-8850				
 Photo Not Available	<b>Parcel ID</b>	92442	<b>Owner</b>	SMITH NATHAN S SMITH DEBORAH D	
	<b>Map Account</b>	2673-00 01199	<b>Mailing Address</b>	1531 HWY 274 CHERRYVILLE NC 28021	
	<b>Deed Value</b>	783-826 Work in Progress	<b>Recorded</b>	3/3/2016	
			<b>Sale Price</b>	0	
			<b>Previous Parcel</b>	57484	
			----- All values are for tax year 2016. -----		
	<b>Subdivision Description</b>	Lot 1 NATHAN SCOTT SMITH & DEBORAH D SMI*		<b>Plat</b>	16-328
	<b>Address</b>	#1 LT NATHAN SCOTT SMITH		<b>Deed Acres</b>	1.13
	<b>Township</b>	NORTH BROOK	<b>Tax/Fire District</b>	NORTH BROOK	
	<b>Improvement</b>	No Improvements			
<b>Zoning District</b>	R-SF	<b>Calculated Acres</b>	<b>Voting Precinct</b>	<b>Calculated Acres</b>	
		0.99	NORTH BROOK (NB09)	0.99	
<b>Watershed Class</b>	WS-IIIP	0.99	<b>Sewer District</b>	Not in the sewer district	
<b>2000 Census County</b>	37109		<b>Tract</b>	070500	
			<b>Block</b>	3024	
<b>Flood</b>	X	<b>Zone Description</b>	<b>Panel</b>	3710266200	
		NO FLOOD HAZARD		0.99	





Scale: 1 Inch = 400 Feet

**LINCOLN COUNTY GIS**  
GMT-0400 (Eastern Daylight Time)

Wed Mar 30 2016 15:33:33



Map Features

- Road Easement
- Conflict Line
- Major Rivers, Creeks (cont)

Creeks

- Interior Lot Line
- Drainage Easement
- Utility Easement

Right-of-Ways

- Roads
- Railroads
- Public Walkway

Parcels

- Private Roads
- City Jurisdictions (cont)

City of Lincolnton

- ETJ
- Town of Maiden
- 2015 State Ortho

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