



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: July 21, 2017

Re: Zoning Map Amendment #637
Kenneth Tucker, applicant
Parcel ID# 87023

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on August 7, 2017.

Request

The applicant is requesting the rezoning of 10.5 acres from R-SF (Residential Single-Family) to R-T (Transitional Residential). The stated reason for the request is to allow duplexes to be built. See information below on permitted uses in each district.

Site Area & Description

The property is located on north side of Mundy Road and east side of N.C. 16 bypass. It also has frontage on an unnamed service road that parallels N.C. 16. It is adjoined by property R-SF and R-T. Neither county water nor sewer is available at this location. Land uses in this area include residential, industrial and agricultural. This property is part of an area designated by the Lincoln County Land Use Plan as Suburban Residential, suitable for densities ranging from 1-2 units per acre.

Additional Information

Permitted uses

Under current R-SF zoning: modular homes, site-built houses, church.

Under proposed R-T zoning: manufactured homes (singlewides or doublewides), duplexes, modular homes, site-built houses, church.

Adjoining zoning and uses

East: zoned R-SF, residence.

South (opposite side of Mundy Road): zoned R-T, undeveloped property.

West (opposite side of N.C. 16): zoned R-SF, residence.

North: zoned R-T, undeveloped property.

Staff's Recommendation

Staff recommends approval of the rezoning request. See proposed statement on following page.



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Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness

Case No. **ZMA #637**

Applicant **Kenneth Tucker**

Parcel ID# **87023**

Location **north side of Mundy Road, east side of N.C. 16 bypass**

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 Suburban Residential, suitable for densities ranging from 1-2 dwelling units per acre.

This proposed amendment is **reasonable and in the public interest** in that:

This property is adjoined by properties zoned R-T. Duplexes can provide an affordable housing option.



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 Kenneth Tucker
Applicant Address PO Box 1169 Denver NC 28037
Applicant Phone Number 704 564 2960
Property Owner's Name Kenneth E. Tucker Revocable Trust
Property Owner's Address PO Box 1169 Denver NC 28037
Property Owner's Phone Number 704 564 2960

Part II

Property Location Mundy Road
Property ID # (10 digits) 3685775407 Property Size 10.5 AC
Parcel # (5 digits) 87023 Deed Book(s) 2390 Page(s) 235

Part III

Existing Zoning District RSF Proposed Zoning District RT

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

undeveloped

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

Duplexes

APPLICATION FEE (less than 2 acres \$200, 2-5 acres \$400, 5+ acre \$800)
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.

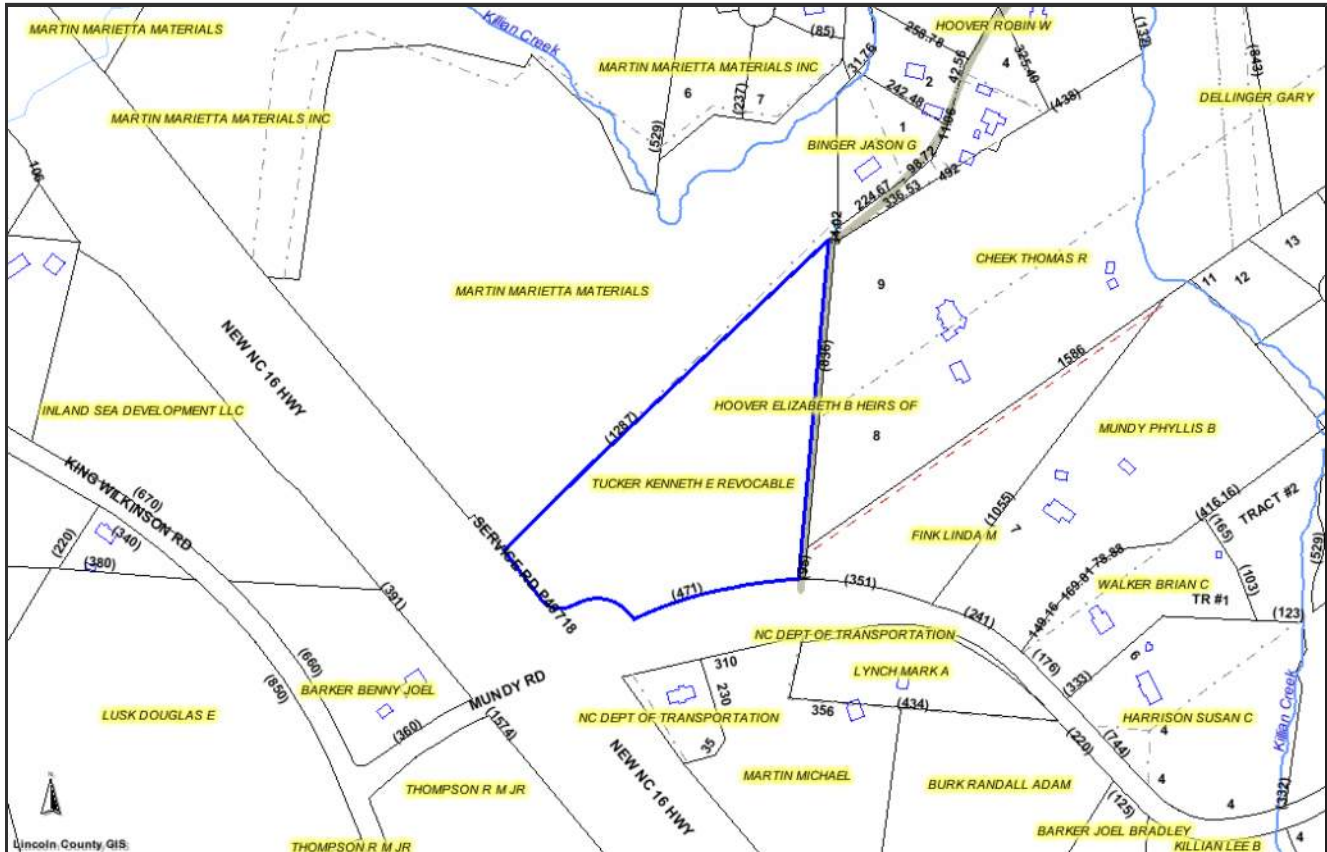
[Signature]
Applicant

5-25-17
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: 5/26/2017 Scale: 1 Inch = 500 Feet



PHOTOS



Photo Not Available

PARCEL INFORMATION FOR 3685-77-5407

Parcel ID	87023	Owner	TUCKER KENNETH E REVOCABLE TRUST TUCKER KENNETH E TRUSTEE PO BOX 1169 DENVER NC 28037
Map Account	3685-00 0246218	Mailing Address	DENVER NC 28037
Deed	2390-235	Last Transaction Date	4/25/2013
Land Value	\$118,517	Total Value	\$118,517
----- All values are for tax year 2016. -----			
Description	BARKER LAND	Deed Acres	10.4
Address	MUNDY RD	Tax Acres	10.45
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER
Improvement	No Improvements		
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres
R-SF	10.44	DENVER WEST (DW28)	10.45
Unknown	0.01		
Watershed Class		Sewer District	
Not in a watershed	10.45	Not in the sewer district	10.45
2000 Census County		Tract	Block
37109		071100	1013
37109		071100	1014
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710368500	10.45

Zoning Map Amendment #637
subject property is outlined in blue

