



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: October 20, 2017

Re: Zoning Map Amendment #640
Denise Edwards, applicant
Parcel ID# 57451 and 34189

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on November 6, 2017.

Request

The applicant is requesting the rezoning of 59 acres from R-T (Transitional Residential) to R-SF (Residential Single-Family).

Site Area & Description

The property is located about 1,500 feet west of Little Egypt Road and 2,000 feet north of N.C. 73 in Catawba Springs Township. A portion of this property is located in a 100-year floodplain. This property is adjoined by property zoned R-T, R-SF and PD-R (Planned Development Residential). Land uses in this area include residential, institutional (church and schools), and agriculture/silviculture. This property is designated by the Lincoln County Land Use Plan partly as Mixed Residential, suitable for a mixture of housing types and densities of 2-8 dwelling units per acre, and partly as Suburban Residential, suitable primarily for single-family homes with densities up to two dwelling units per acre. Water and sewer lines are located in this area.

Additional Information

Permitted uses

Under current R-T zoning: manufactured homes, duplexes, modular homes, site-built homes, church.

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

Minimum lot size

Under current R-T zoning: 32,500 square feet (0.746 acre).

Under proposed R-SF zoning: 22,500 square feet (0.516 acre) with public water and sewer, 32,500 square feet otherwise.

Adjoining zoning and uses

East: zoned R-T and R-SF, undeveloped tracts.

South: zoned R-T and R-SF, undeveloped tracts and school site.

West: zoned R-SF, residential uses and undeveloped tract.

North: zoned R-T and PD-R, undeveloped tracts.

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 #640**
Applicant **Denise Edwards**
Parcel ID# **57451 and 34189**
Location **1,500 feet east of Little Egypt Road, 2,000 feet north of N.C. 73**
Proposed amendment **rezone from R-T to R-SF**

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 partly as Mixed Residential, suitable for densities of 2-8 dwelling units per acre, and partly as Suburban Residential, suitable for densities up to two dwelling units per acre. The rezoning would allow a density of slightly less than two dwelling units per acre.

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

This property is adjoined on all sides by properties zoned residential. It is adjacent to properties zoned R-SF. A reduction in the minimum lot size is reasonable in areas where public water and sewer are available. R-SF zoning is more restrictive than R-T zoning in terms of permitted uses.



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 Marian Denise Edwards

Applicant Address 415 Crocker Road Kings Mtn. NC 28086

Applicant Phone Number 704-606-5152

Property Owner's Name Harold Hunter and Heirs

Property Owner's Address 310 N. Little Egypt Rd. Denver, NC 28037

Property Owner's Phone Number 704-604-0028

Part II

Property Location Lindsay Drive Lincoln County

Property ID # (10 digits) 3692588394 Property Size 55 acres

Parcel # (5 digits) 57451 Deed Book(s) 1096 Page(s) 283
34189

Part III

Existing Zoning District R-T Proposed Zoning District SFR (R-SF)

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

Heavily wooded lot never been improved upon.
No structures.

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

The proposed use is single family residential.

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.

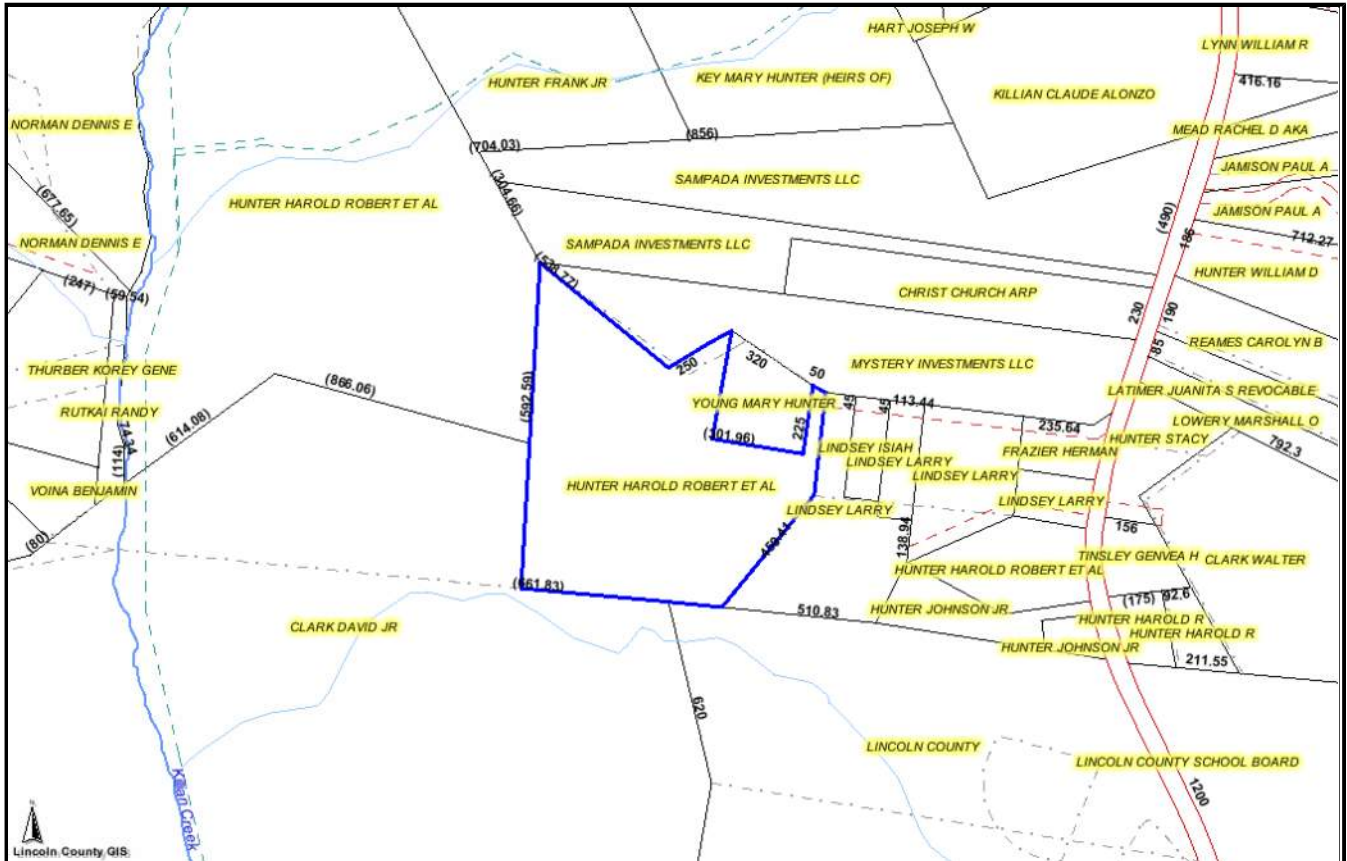
Marian Denise Edwards
Applicant


8/22/17
Date



Lincoln County, NC

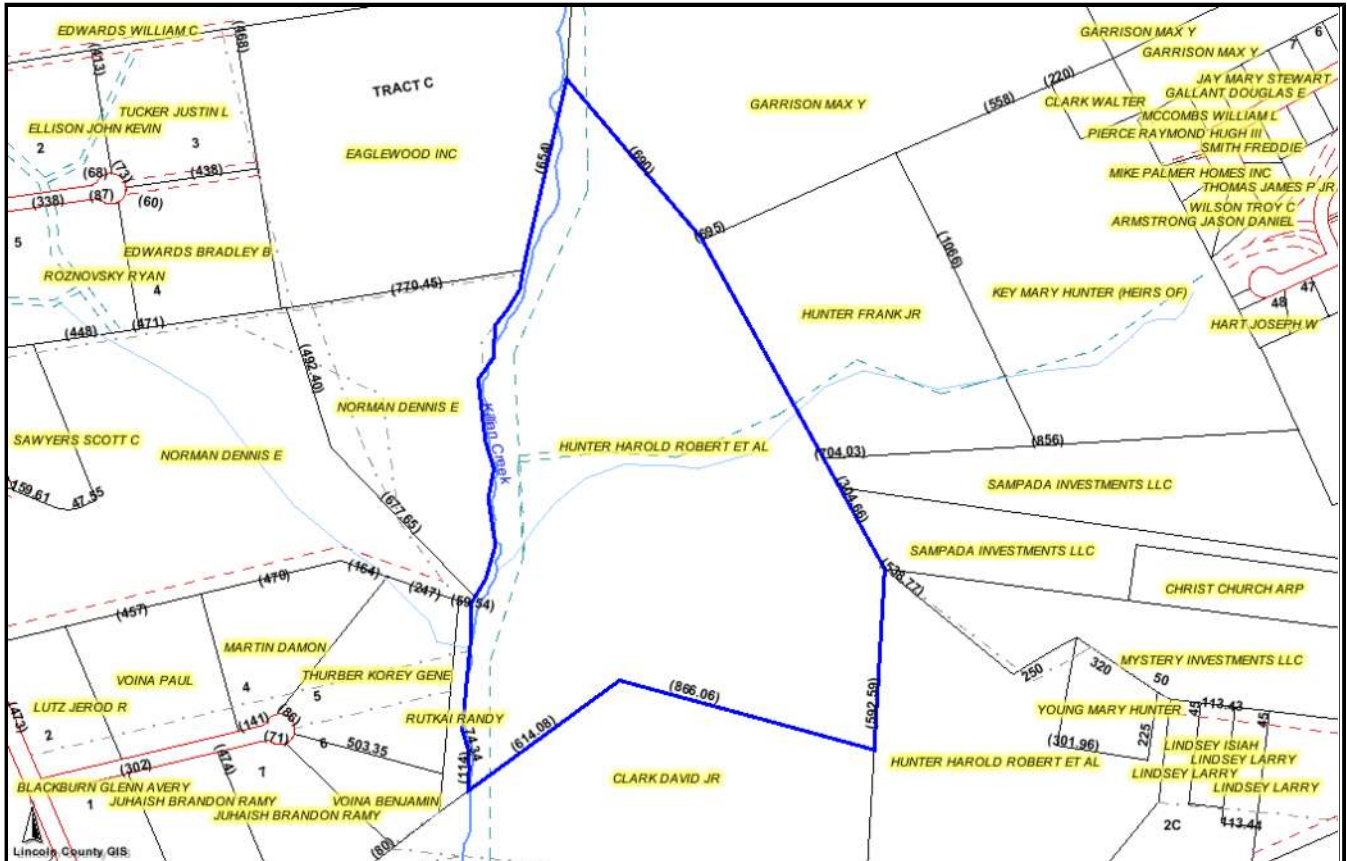
Office of the Tax Administrator, GIS Mapping Division
 Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.
Date: 9/14/2017 Scale: 1 Inch = 600 Feet




PHOTOS	PARCEL INFORMATION FOR 3692-58-8394				
 Photo Not Available	Parcel ID	57451	Owner	HUNTER HAROLD ROBERT ET AL	
	Map	3692-00	Mailing Address	310 N LITTLE EGYPT RD DENVER NC 28037	
	Account	0134615	Last Transaction Date	2/16/1999	
	Deed	1096-283	Total Value	\$85,371	
	Land Value	\$85,371	Sale Price	0	
	----- All values are for tax year 2017. -----				
	Description	LAND OFF SR 1386		Deed Acres	0
	Address	LINDSAY DR		Tax Acres	15.59
	Township	CATAWBA SPRINGS		Tax/Fire District	EAST LINCOLN
	Improvement	No Improvements			
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres		
R-T	15.59	TRIANGLE (TR30)	15.59		
Watershed Class	15.59	Sewer District	15.59		
Not in a watershed		Not in the sewer district			
2000 Census County		Tract	Block		
37109		071100	1035	15.59	
Flood	Zone Description	Panel			
X	NO FLOOD HAZARD	3710369200	15.59		



Lincoln County, NC
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PHOTOS	PARCEL INFORMATION FOR 3692-49-7249				
 Photo Not Available	Parcel ID	34189	Owner	HUNTER HAROLD ROBERT ET AL	
	Map	3692-00	Mailing Address	310 N LITTLE EGYPT RD DENVER NC 28037	
	Account	0134615	Last Transaction Date	2/16/1999	
	Deed	1096-283	Total Value	\$187,071	
	Land Value	\$187,071	----- All values are for tax year 2017. -----		
	Description	HUNT LD OFF RD 1386		Sale Price	0
	Address	N LITTLE EGYPT RD		Previous Parcel	
	Township	CATAWBA SPRINGS		Deed Acres	0
	Improvement	No Improvements		Tax Acres	43.13
	Zoning District	Calculated Acres	Voting Precinct	Calculated Acres	
R-T	43.1	DENVER WEST (DW28)	0.05		
R-SF	0.03	TRIANGLE (TR30)	43.08		
Watershed Class		Sewer District			
Not in a watershed	43.13	Not in the sewer district	43.1		
		In the sewer District	0.03		
2000 Census County		Tract	Block		
37109		070900	3016	1.76	
37109		071100	1035	41.38	
FloodZone Description				Panel	
AE	SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100 YEAR			371036920015.36	
AE	SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100 YEAR			3710369300 2.11	
X	NO FLOOD HAZARD			371036920022.89	
X	NO FLOOD HAZARD			3710369300 2.77	

Zoning Map Amendment #640
subject property is outlined in red

