



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: Jeremiah Combs, Planner

Date: December 22, 2017

Re: Zoning Map Amendment #644
Mary Hunter Key, applicant
Parcel ID# 34190

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on January 8, 2018.

Request

The applicant is requesting the rezoning of 20.64 acres from R-T (Transitional Residential) to R-SF (Residential Single Family).

Site Area & Description

The property is located about 1,200 feet west of Little Egypt Road and about 3,200 feet north of N.C. 73, adjacent to the Windsor Forest subdivision, in Catawba Springs Township. This property is adjoined by property zoned R-T, R-SF, R-S (Suburban Residential), and PD-R (Residential Planned Development). Land uses in this area include residential and institutional (church). This property is in an area designated by the Lincoln County Land Use Plan as Suburban Residential, suitable primarily for single-family homes with densities up to two dwelling units per acre. A sewer main traverses this property and water 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-S, residential uses

South: zoned R-SF, undeveloped tract

West: zoned R-T, 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 #644**

Applicant **Mary Hunter Key**

Parcel ID# **34190**

Location **1,200 feet west of Little Egypt Road, 3,200 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 as Suburban Residential, suitable for residential development, primarily single-family in nature. 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 MARY HUNTER KEY

Applicant Address N. LITTLE EGYPT RD. DENVER, NC

Applicant Phone Number 704-664-0505

Property Owner's Name MARY HUNTER KEY FAMILY

Property Owner's Address _____

Property Owner's Phone Number _____

Part II

Property Location off Little Egypt Rd.

Property ID # (10 digits) 3693-60-102 Property Size 20

Parcel # (5 digits) 34190 Deed Book(s) 2064 Page(s) 807

Part III

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

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

WATER & SEWER LINES, NO STRUCTURE - OPEN LAND

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

ZONING FOR PROPOSED HOMES

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.

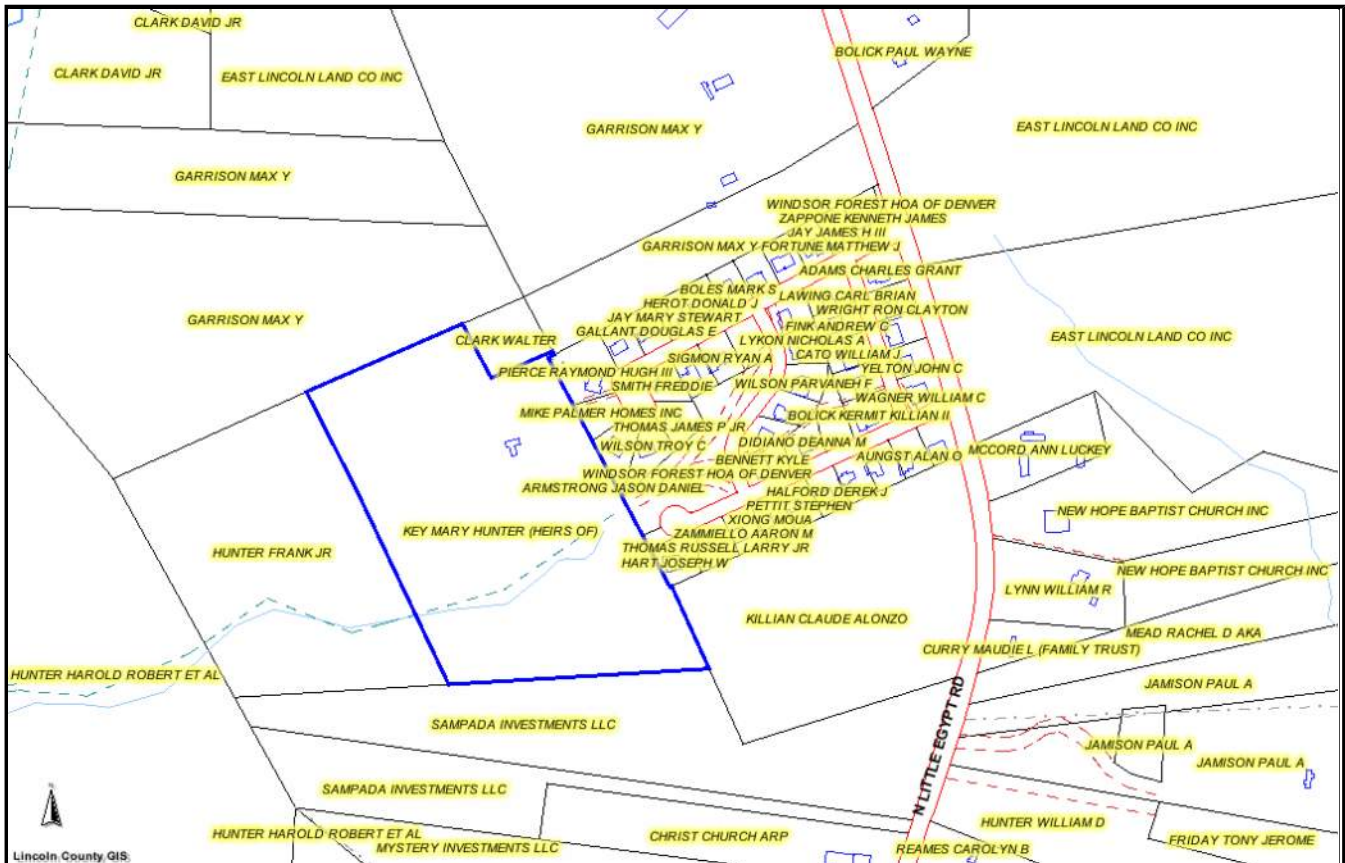
Christine K Stephenson
Applicant


11/20/2017
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: 12/6/2017 Scale: 1 Inch = 600 Feet



PHOTOS	PARCEL INFORMATION FOR 3693-60-1072				
 Photo Not Available	Parcel ID	34190	Owner	KEY MARY HUNTER (HEIRS OF)	
	Map	3693-00	Mailing	C/O FANNIE HUNTER PARSON	
	Account	18214	Address	1929 PISTOL RANGE RD NEWTON NC 28658-8615	
	Deed	2064-807	Last Transaction Date	9/9/2008	
	Land Value	\$158,249	Total Value	\$158,249	
	----- All values are for tax year 2016. -----				
	Description	R HUNTER LD RD 1386		Deed Acres	23.4
	Address	N LITTLE EGYPT RD		Tax Acres	20.64
	Township	CATAWBA SPRINGS		Tax/Fire District	EAST LINCOLN
	Improvement	No Improvements			
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres		
R-T	20.64	TRIANGLE (TR30)	20.64		
Watershed Class	20.64	Sewer District	20.64		
Not in a watershed		Not in the sewer district			
2000 Census County		Tract	Block		
37109		071100	1035	20.64	
Flood	Zone Description	Panel			
X	NO FLOOD HAZARD	3710369200		10.94	
X	NO FLOOD HAZARD	3710369300		9.7	

Zoning Map Amendment #644
 Subject property is outlined in blue

