



**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: December 19, 2018

Re: Zoning Map Amendment #656  
Gene Hedgpeth, applicant  
Parcel ID# 93671

*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 7, 2019.*

Request

The applicant is requesting the rezoning of 4.8 acres from R-SF (Residential Single-Family) to R-T (Transitional Residential). The stated reason for the request is to place a mobile home on the site. See information below on permitted uses in each district.

Site Area & Description

The property is located on the west side of Daniels Road and south side of Zeb Johnson Trail in Howards Creek Township. It is adjoined by property zoned R-SF and R-T. Land uses in this area include residential and agricultural. This property is part of an area designated by the Lincoln County Land Use Plan as Large Lot Residential, suitable for single-family homes. Strategy 9.1.3 of the Land Use 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-T zoning: manufactured home (singlewide or doublewide), duplex, modular home, site-built house, church.

**Adjoining zoning and uses**

East (opposite side of Daniels Road): zoned R-SF, agricultural use.

South: zoned R-SF, residential use (site-built house).

West: zoned R-T, undeveloped tract.

North: zoned R-SF, agricultural and residential uses (site-built house).

### Staff's Recommendation

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



## 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

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

Case No. **ZMA #656**

Applicant **Gene Hedgpeth**

Parcel ID# **93671**

Location **west side of Daniels Road, south side of Zeb Johnson Trail**

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 Large Lot Residential, suitable for single-family homes. Strategy 9.1.3 of the Land Use Plan calls for maintaining the county's policies regarding the placement of manufactured homes in most, but not all, portions of the county.**

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

**This property is adjoined by property zoned R-T. Other properties zoned R-T are located in this area. A manufactured home 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 Doyle Gene Hedgpeth

Applicant Address P.O. Bx 1584 Lincolnton, N.C. 28093.

Applicant Phone Number 980-429-0867

Property Owner's Name Doyle Gene Hedgpeth

Property Owner's Address Same

Property Owner's Phone Number Same

**Part II**

Property Location Daniels Rd.

Property ID # (10 digits) 3604808776 Property Size 4.876

Parcel # (5 digits) 93671 Deed Book(s) 17 Page(s) 98

**Part III**

Existing Zoning District R-5F Proposed Zoning District R-T

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

Has two workshops on property + <sup>metal</sup> Camper cover.

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

Wishd like to put a mobile home on property to live in

**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.

Doyle Gene Hedgpeth  
Applicant

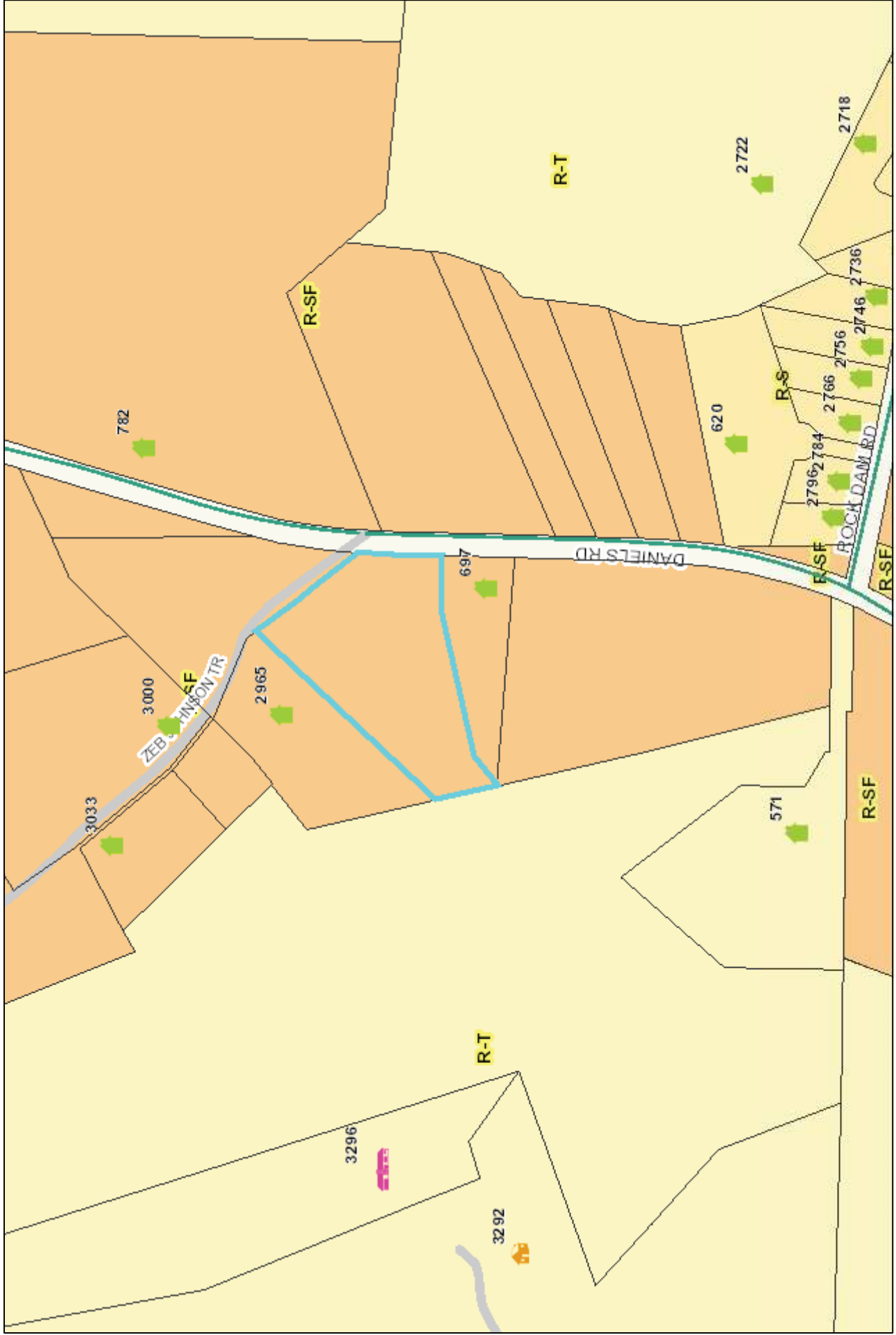
11-14-18  
Date

**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: 11/26/2018    Scale: 1 Inch = 250 Feet

Photo Not Available

<b>Parcel ID</b>	93671	<b>Owner</b>	HEDGPETH DOYTE GENE		
<b>Map</b>	3604	<b>Mailing</b>	PO BOX 1584		
<b>Account</b>	0263591	<b>Address</b>	LINCOLNTON, NC 28093		
<b>Deed</b>	2718 523	<b>Last Transaction Date</b>	01/22/2018	<b>Sale Price</b>	\$0
<b>Plat</b>	17 98	<b>Subdivision</b>	HEDGPETH ACRES PH III	<b>Lot</b>	1A & 2A
<b>Land Value</b>	Work in Progress	<b>Improvement Value</b>	Work in Progress	<b>Total Value</b>	Work in Progress
<b>Previous Parcel</b>	70121				
-----All values for Tax Year 2018 -----					
<b>Description</b>	#1A & 2A HEDGPETH ACRES			<b>Deed Acres</b>	0
<b>Address</b>	DANIELS RD			<b>Tax Acres</b>	4.831
<b>Township</b>	HOWARDS CREEK	<b>Tax/Fire District</b>	HOWARDS CREEK		
<b>Main Improvement</b>		<b>Value</b>			
<b>Main Sq Feet</b>		<b>Stories</b>	<b>Year Built</b>		
<b>Zoning District</b>	Calc Acres	<b>Voting Precinct</b>	Calc Acres		
R-SF	4.83	HC33	4.83		
<b>Watershed</b>	4.83	<b>Sewer District</b>	4.83		
<b>Census County</b>	109	<b>Tract</b>	070700	<b>Block</b>	2002
				4.83	
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>			
X	NO FLOOD HAZARD	3710360400	4.83		

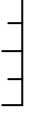
Zoning Map Amendment #656  
subject property is outlined in blue



December 5, 2018

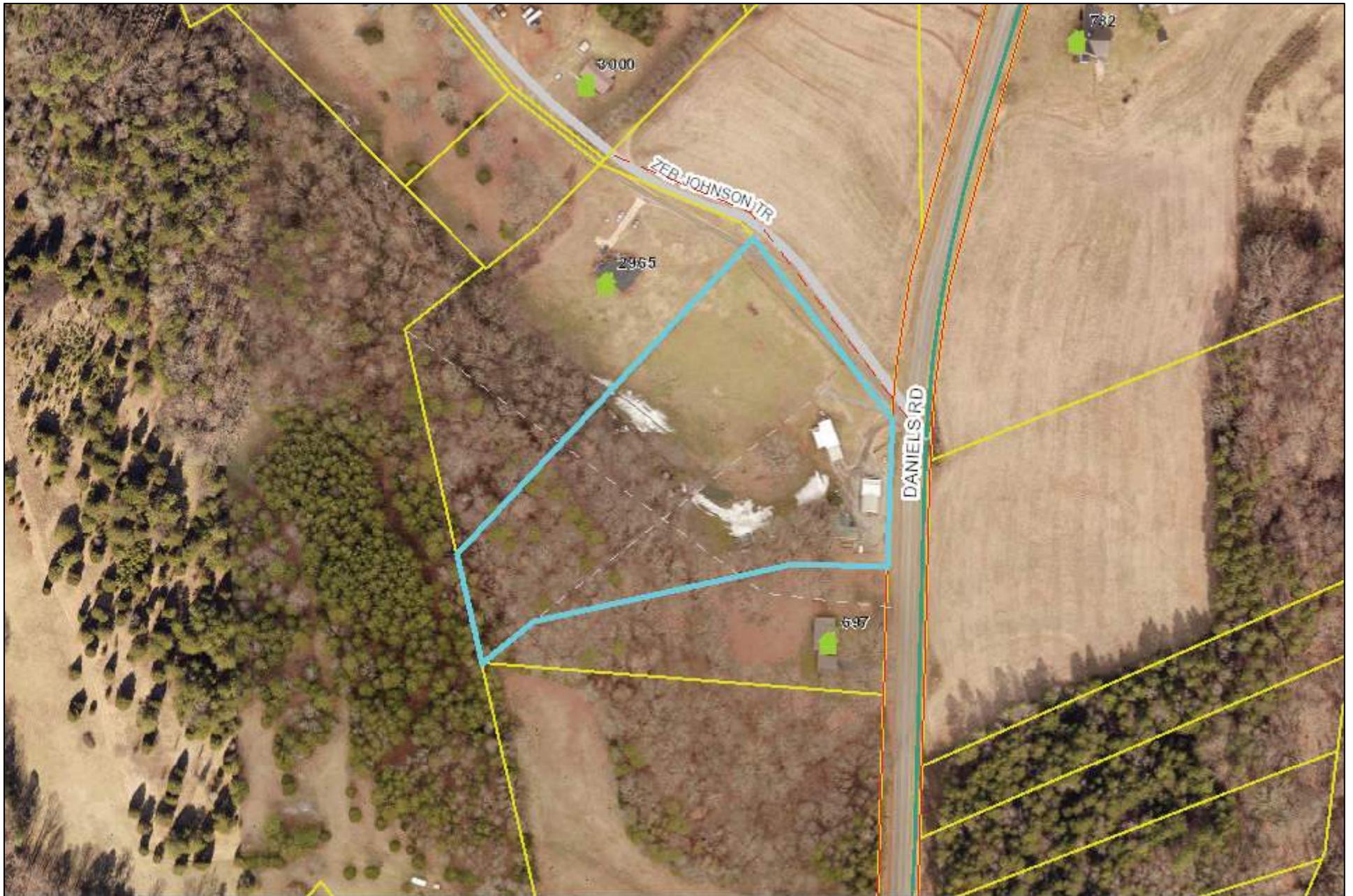
Esri, Inc., Lincoln County, NC

0 100 200 Feet

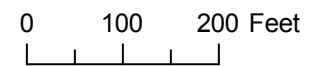


1 inch = 350 feet





November 26, 2018



1 inch = 200 feet