



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT

115 W. MAIN ST., LINCOLNTON, NORTH CAROLINA 28092
704-736-8440 OFFICE 704-736-8434 INSPECTION REQUEST LINE

To: Board of Commissioners
Planning Board

From: Randy Hawkins, Zoning Administrator

Date: March 12, 2021

Re: Zoning Map Amendment #678
Chance Owens, applicant
Parcel ID# 59127

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on April 5, 2021.

Request

The applicant is requesting the rezoning of a 1.66-acre lot from R-R (Rural Residential) to R-T (Transitional Residential). The stated purpose of the request is to place a second singlewide manufactured home on the property. The property would need to be subdivided to place a second home on it, but the minimum lot size under the existing R-R zoning (43,560 square feet, or 1.0 acre) would not allow that. The minimum lot size in the R-T district is 32,500 square feet (0.746 acre) would allow the property to be subdivided. Both zoning districts permit manufactured homes.

Site Area & Description

The subject property is located at 3083 Summerow Road, on the west side of Summerow Road about 1,900 feet north of its intersection with Highland Bluff Court, in Lincolnton Township. It is adjoined all sides by property zoned R-R, but it is about 250 feet from an R-T district. Land uses in this area are primarily 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, with a density of up to 1.35 dwelling units per acre. The proposed density in this case is 1.2 dwelling units per acre.

Additional Information

Permitted uses

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

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

Minimum lot size

Under current R-R zoning: 43,560 square feet (1.0 acre)

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

Adjoining zoning and uses

East (opposite side of Summerow Road): zoned R-T, farmland.

South: zoned R-T, farmland.

West: zoned R-T, farmland.

North: zoned R-T, farmland.

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 #678**
Applicant **Chance Owens**
Parcel ID# **59127**
Location **3083 Summerow Road**
Proposed amendment **rezone from R-R 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, with a density of up to 1.35 dwelling units per acre. The proposed density in this case is 1.2 dwelling units per acre.

This proposed amendment is **reasonable** in that:

The subject property is located less than 250 feet from an R-T district. The main difference between R-R and R-T is that the minimum lot size in the R-R district is 1.0 acre and the minimum lot size in the R-T district is 0.746 acre. The subject property is a 1.66-acre parcel that contains a home located to one side of the property.



Zoning Map Amendment Application

Lincoln County Planning and Inspections Department
Zoning Administrator
115 W. Main St., Lincolnton, NC 28092
Phone: (704) 736-8440

Part I

Applicant Name Chance Dane Owens

Applicant Address 3837 Summerow Rd Maiden, NC 28650

Applicant Phone Number 828-308-2880

Property Owner's Name Same as above

Property Owner's Address _____

Property Owner's Phone Number _____

Part II

Property Location 3083 Summerow Rd Lincolnton, NC 28092

Property ID # (10 digits) 3635-47-3666 Property Size 1.66 acres

Parcel # (5 digits) 59127 Deed Book(s) 2925 Page(s) 658

Part III

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

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

Currently used as a rental property with single wide home unit.

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

wanting to move another single wide on the property for my mother-in-law that has medical issues, so she is close by for us to take care of her.

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.

Chance Dane Owens
Applicant

2/10/21
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: 2/16/2021 Scale: 1 Inch = 200 Feet

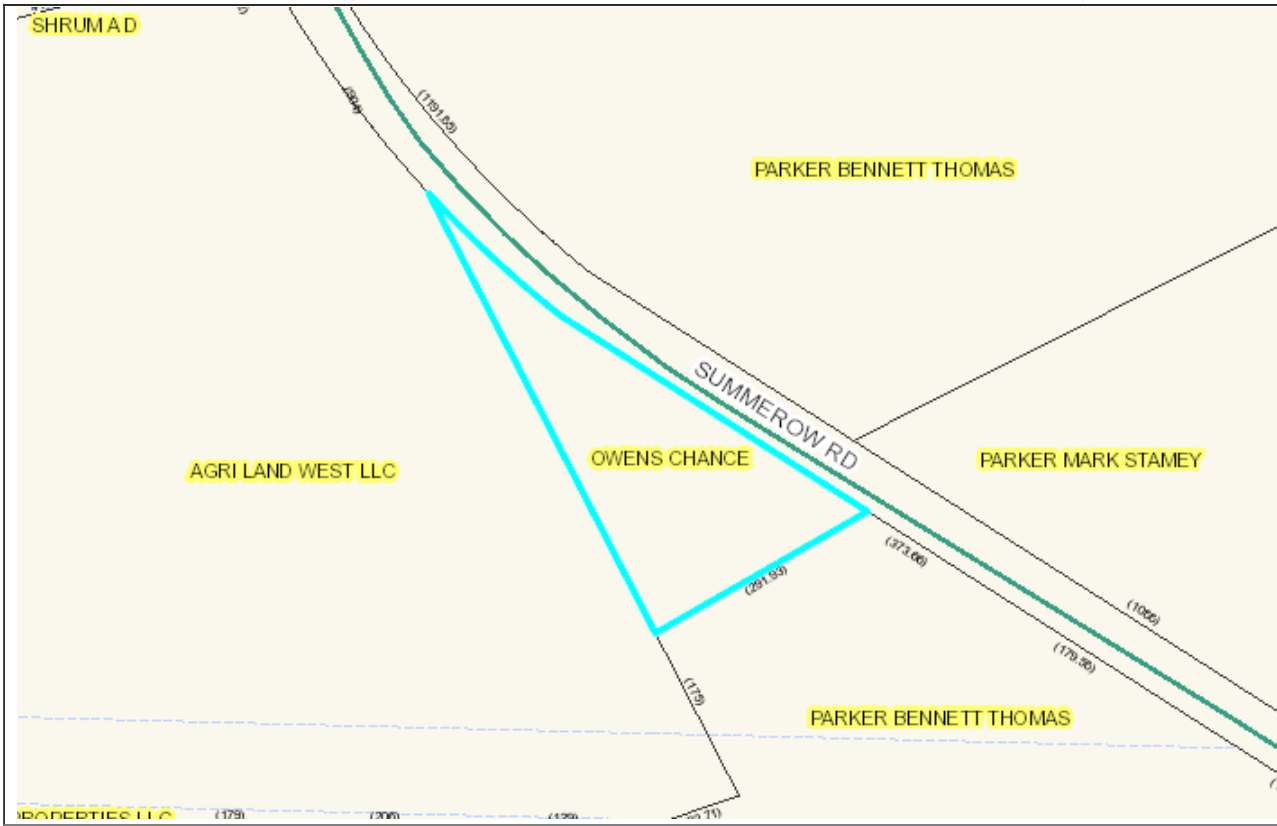
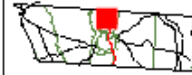
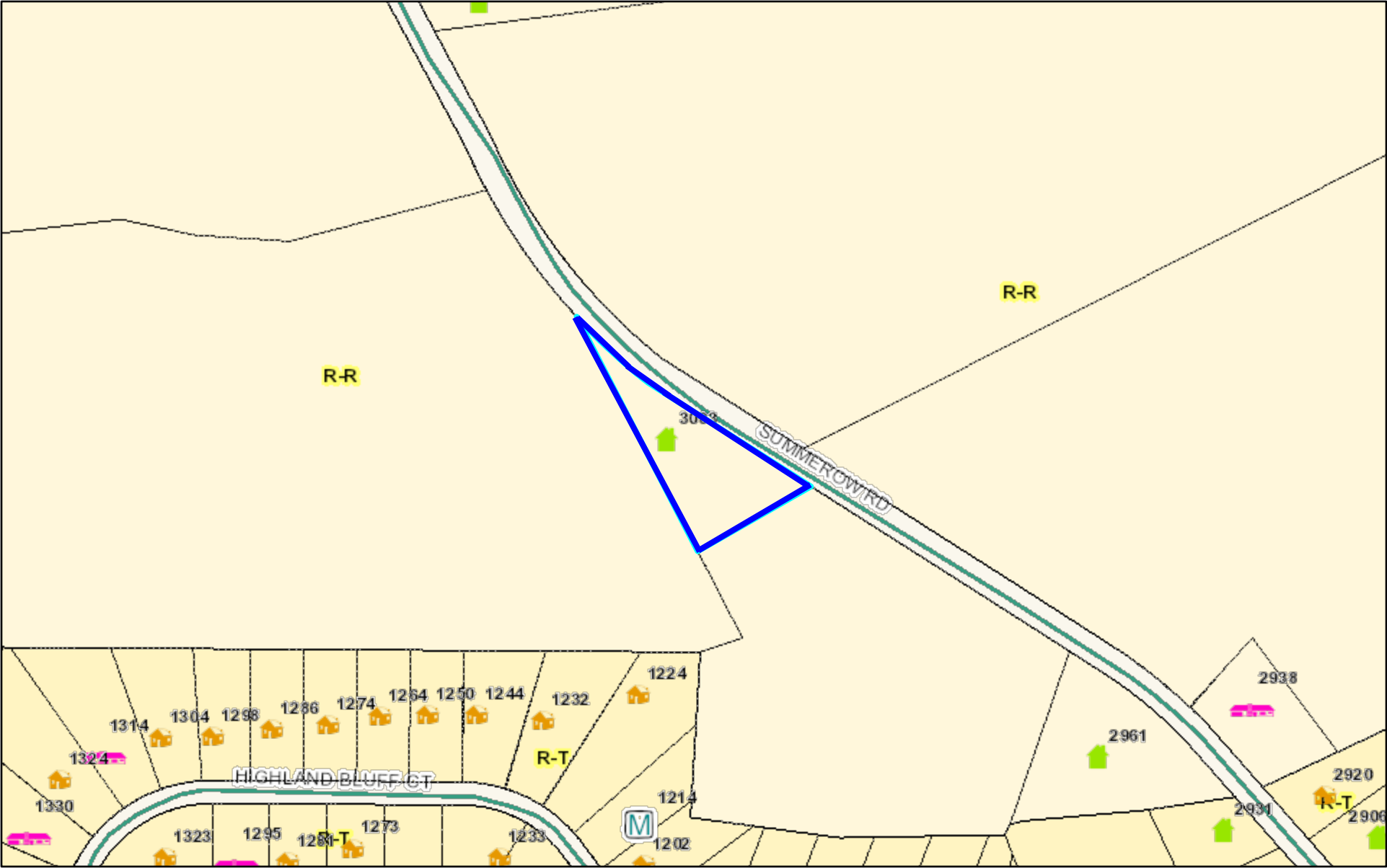







Photo Not Available

Parcel ID	59127	Owner	OWENS CHANCE OWENS LAURA
Map Account	3635 0279223	Mailing Address	3083 SUMMEROW ROAD MAIDEN, NC 28650
Deed Plat	2925 658	Last Transaction Date	07/08/2020
Land Value	\$25,168	Improvement Value	\$300
Previous Parcel		Sale Price	\$33,000
		Lot	
		Total Value	\$25,468
-----All values for Tax Year 2020 -----			
Description	M PARKER LD RD 1279	Deed Acres	2.296
Address	SUMMEROW RD	Tax Acres	1.66
Township	LINCOLN TON	Tax/Fire District	NORTH 321
Main Improvement		Value	
Main Sq Feet		Year Built	
Zoning District	R-R	Voting Precinct	ST36
Calc Acres	1.66	Calc Acres	1.66
Watershed	1.66	Sewer District	1.66
Census County	109	Tract	070800
		Block	2030
			1.66
Flood	X	Panel	3710363500
Zone Description	NO FLOOD HAZARD		1.66

Zoning Map Amendment #678 subject property is outlined in blue



February 16, 2021

Symbol	Housing Type
	Site-built Home
	Modular Home
	Apartment, Condominium
	Manufactured Home
	Mobile Home

1:3,600
 0 0.03 0.06 0.12 mi
 0 0.05 0.1 0.2 km
 Esri., Inc., Lincoln County, NC

ZMA #678 Chance Owens

1 in. = 300 ft.



LLR

LLR

LLR

LLR

Land Use Plan

- Open Space (OS)
- Rural Living (RL)
- Industrial Center (IC)
- Large Lot Residential (LLR)
- Single-Family Neighborhood (SFN)
- Multifamily Neighborhood (MFN)
- Rural Crossroads (RC)
- Suburban Commercial (SC)
- Suburban Office (SO)
- Special District (SD)
- Walkable Neighborhood (WN)
- Walkable Activity Center (WC)

SUMMEROW RD

ND BLUFF CT

MEADOWLAND DR

HIGHLAND BLUFF CT



Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

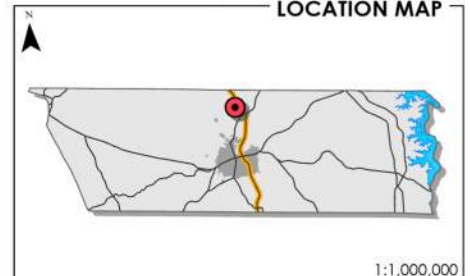
Parcel ID# 59127

- Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Purple.

LOCATION MAP



1:1,000,000

● Property Location(s)