



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
Jenson Shults III, applicant
Parcel ID# 26894 (2.0 acre portion)

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 2.0 acres from R-SF (Residential-Single Family) to R-T (Transitional Residential). The stated purpose of the request of the application is to place a doublewide manufactured home on the property.

Site Area & Description

The subject property is located about 400 feet east of Randleman Road and 800 feet south of Randleman Road in Ironton Township. It is part of a 15.5-acre tract. The subject property is surrounded by property zoned R-SF, but it is less than 200 feet from an R-T district, and the 15.5-acre tract is adjoined on three sides by property zoned R-T. Land uses in this area are primarily residential and agricultural. The subject property is part of an area designated by the Lincoln County Land Use Plan as Large Lot Residential, suitable for single-family homes.

Additional Information

Permitted uses

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

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

Adjoining zoning and uses

East: zoned R-SF (adjoining subject property), undeveloped property.

South: zoned R-SF (adjoining subject property), undeveloped property.

West: zoned R-SF, modular home.

North: zoned R-SF (adjoining subject property), 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 #679**
Applicant **Jenson Shults III**
Parcel ID# **26894 (2.0-acre portion)**
Location **400 feet east of Randleman Road, 800 feet south of Reinhardt Circle**
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.

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

The subject property is located less than 200 feet from an R-T district. It is part of a 15.5-acre tract that is adjoined on three sides by property zoned R-T. Manufactured homes can provide an affordable housing option.



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 Jenson Carroll Shultz III

Applicant Address 4432 Randleman Rd. Iron Station NC 28080

Applicant Phone Number 704-530-8489

Property Owner's Name Jenson Carroll Shultz III

Property Owner's Address 4842 Reinhardt Cir Iron station n.c. 28080

Property Owner's Phone Number 704-735-0238

Part II

Property Location Randleman Rd.

Property ID # (10 digits) 3662-69-1154 Property Size 2 acres

Parcel # (5 digits) 26894 Deed Book(s) 1878 Page(s) 362

Part III

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

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

Vacant No Structures

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

Double wide manufactured home

**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.

Jenson Carroll Shultz III
Applicant Jenson C. Shultz III
Linda Shultz

02-18-2021
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: 3/5/2021 Scale: 1 Inch = 400 Feet

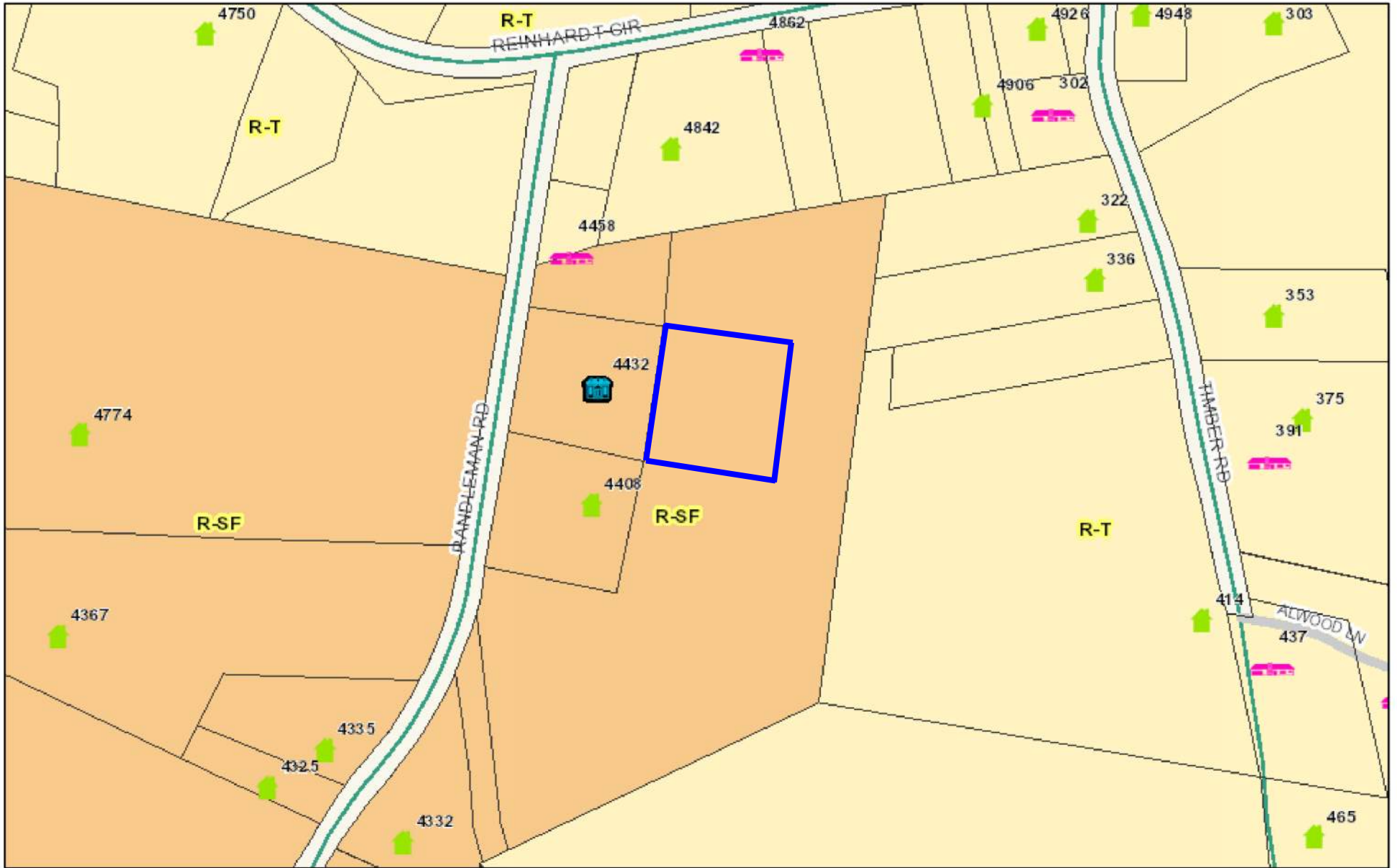


Parcel ID	26894	Owner	SHULTS JENSON CARROLL REV LIV SHULTS LINDA FAYE REV LIV TRST		
Map	3662	Mailing	4842 REINHARDT CIRCLE		
Account	0199266	Address	IRON STATION, NC 28080		
Deed	1878 362	Last Transaction Date	12/05/2006	Sale Price	\$0
Plat		Subdivision	J M RENDLEMAN ESTATE MAP 2	Lot	30 & PT 31 & PTS 22-29 & ADJ
Land Value	\$200,530	Improvement Value	\$0	Total Value	\$200,530
Previous Parcel	26894				
-----All values for Tax Year 2020 -----					
Description	LINEBERGER LD RD 73	Deed Acres	0		
Address	RANDLEMAN RD	Tax Acres	15.473		
Township	IRONTON	Tax/Fire District	BOGER CITY		
Main Improvement		Value			
Main Sq Feet		Stories		Year Built	
Zoning District	R-SF	Calc Acres	15.47	Voting Precinct	IS23
				Calc Acres	15.47
Watershed	15.47	Sewer District	15.47		
Census County	109	Tract	071001	Block	4004
					15.47
Flood	X	Zone Description	NO FLOOD HAZARD		
		Panel	3710366200		15.47








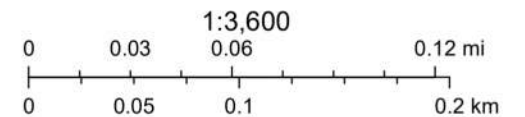
Zoning Map Amendment #679

subject property is outlined in blue

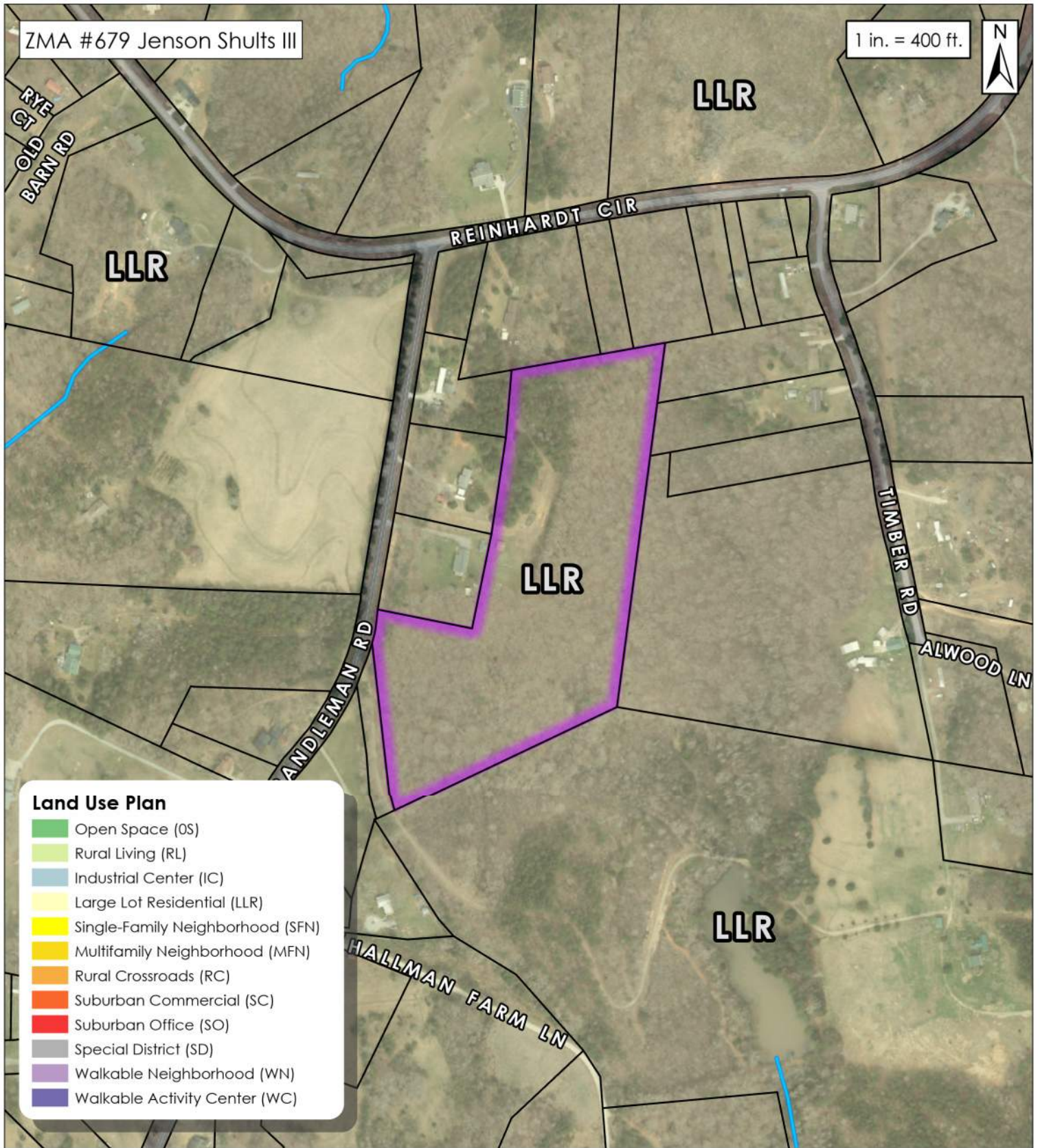


March 8, 2021

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



Esri, Inc., Lincoln County, NC



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)



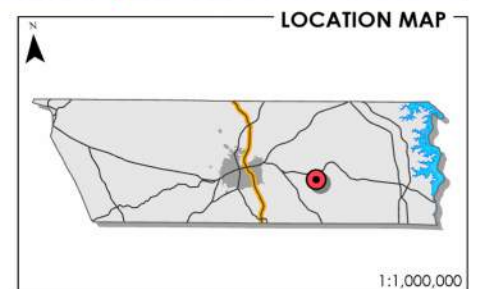
Lincoln County
 Planning & Inspections
 115 W. Main St
 3rd Floor
 Lincolnton, NC 28092

Parcel ID# 26894

- Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Purple.



● Property Location(s)