



COUNTY OF LINCOLN, NORTH CAROLINA

302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092

PLANNING AND INSPECTIONS DEPARTMENT
704-736-8440 OFFICE
704-732-9010 FAX

To: Alex Patton, Board of Commissioners Chairman
George Wood, County Manager
Jeff Frushtick, Planning Board Chairman

From: Randy Hawkins, Zoning Administrator

Date: March 22, 2011

Re: Zoning Map Amendment #584
J.T. Smith, applicant
Parcel ID# 11177

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 4, 2011

Request

The applicant is requesting the rezoning of 4.5 acres from R-SF (Residential Single Family) to R-T (Transitional Residential). This property is the main portion of a 4.6-acre parcel, a small portion of which is zoned R-T.

Site Area & Description

This property is located about 800 feet west of Cooper Road and 1,200 feet south of Hallman Mill Road in North Brook Township. It is adjoined by property zoned R-SF and R-T. Land uses in this area are largely agricultural and residential, with a mix of site-built houses and manufactured homes. The Lincoln County Land Use Plan classifies this area as Rural Preservation. Low-density residential uses are encouraged in such areas.

Additional Information

Permitted uses

Under current R-SF zoning: site-built house, modular home.

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

Minimum lot size

Under current R-SF zoning: 32,500 square feet (approximately ¾ acre).

Under requested R-T zoning: 32,500 square feet.

Adjoining zoning and uses

East: zoned R-SF and R-T, site-built house.

South: zoned R-SF, site-built houses.

West: zoned R-SF, vacant land.

North (this property is also owned by applicant): zoned R-SF, site-built house.

Staff's Recommendation

Staff recommends approval. A portion of this parcel is zoned R-T. This property is located in an area where the R-SF/R-T boundary zigzags. Manufactured homes are located in this area.



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 J. T. Smith

Applicant Address 7419 Hallman Mill Rd Vale, NC 28068

Applicant Phone Number 704-276-2759

Property Owner's Name Same as above

Property Owner's Address _____

Property Owner's Phone Number _____

Part II

Property Location Cooper Road

Property ID # (10 digits) 2664-57-5473 Property Size 4.6 acres

Parcel # (5 digits) 11177 Deed Book(s) 2225 Page(s) 975

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.

vacant

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

manufactured home

APPLICATION FEE (up to 2 acres \$300, 2-5 acres \$500, 5+ acre \$1,000)
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.

J. T. Smith
Applicant

2-14-11
Date



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

Statement of Consistency and Reasonableness

Adopted by the Lincoln County Planning Board on _____

Case No. **ZMA #584**

Applicant **J.T. Smith**

Parcel ID# **11177**

Location **800 feet west of Cooper Road, 1,200 feet south of Hallman Mill Road**

Proposed amendment **Rezone from R-SF to R-T**

This proposed amendment is

consistent

inconsistent

with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

This proposed amendment is

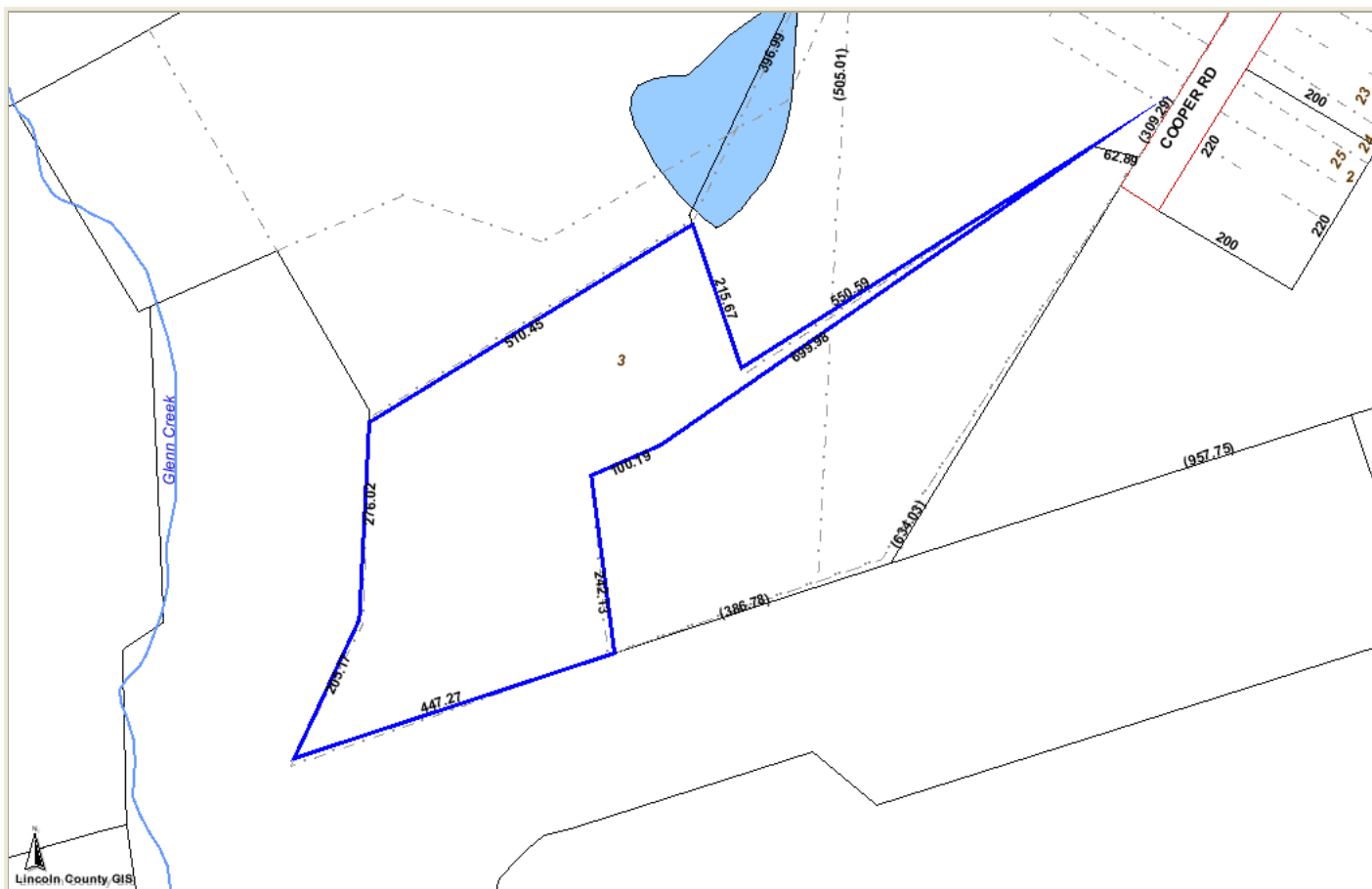
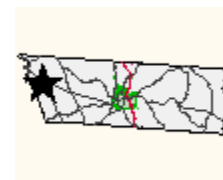
reasonable and in the public interest

not reasonable and not in the public interest

in that:



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: 3/2/2011 Scale: 1 Inch = 250 Feet

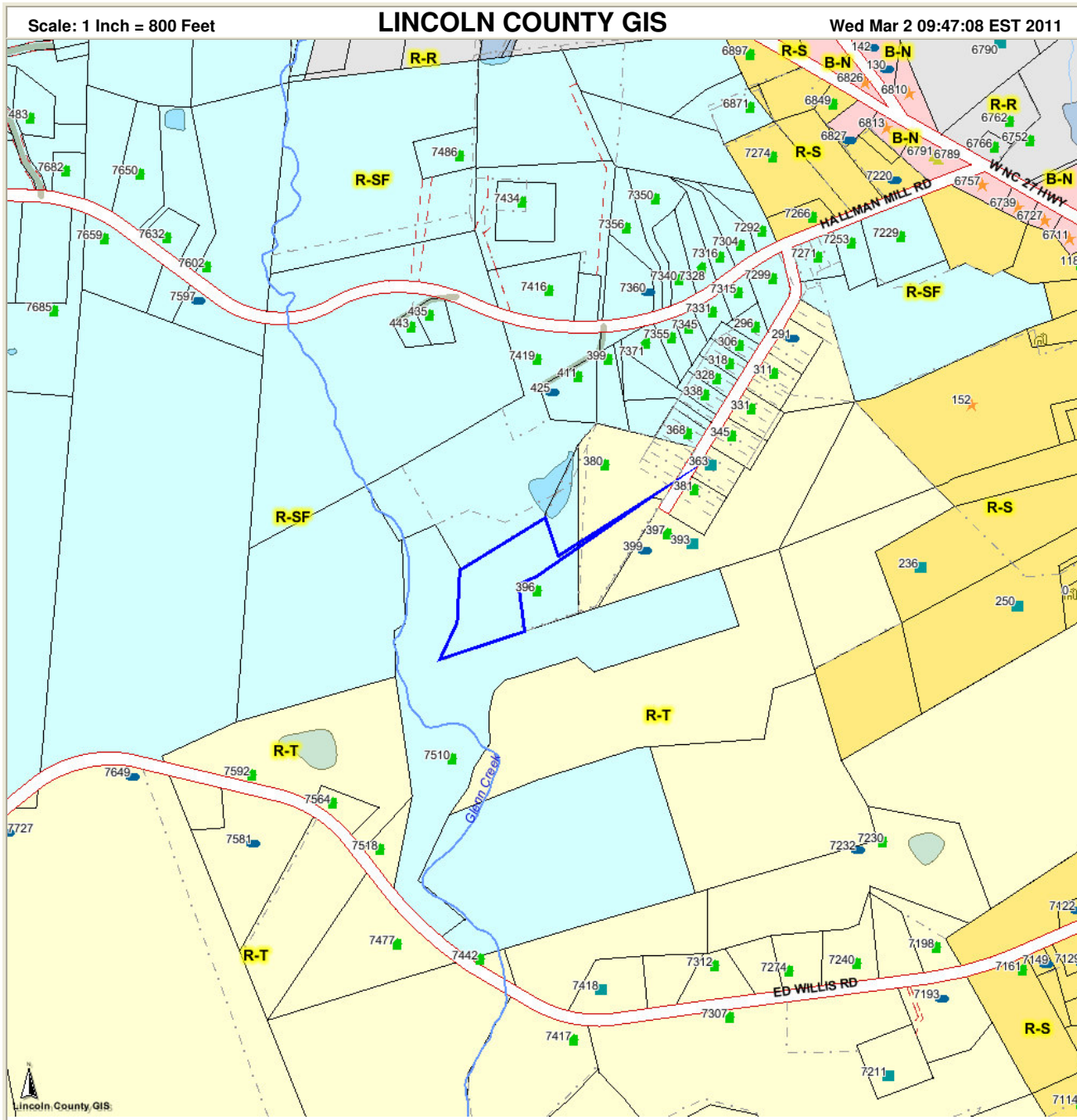


PHOTOS



PARCEL INFORMATION FOR 2664-57-5473

Parcel ID	11177	Owner	SMITH J T SMITH JUDY	
Map Account	2664-02	Mailing Address	7419 HALLMAN MILL RD VALE NC 281680000	
Deed	2225-975	Recorded	12/22/2010	Sale Price 0
Land Value	\$15,563	Total Value	\$15,563	Previous Parcel
----- All values are for tax year 2011. -----				
Subdivision Description	Lot 3 J T SMITH #3 LT J T SMITH PH 2		Plat	14-87
Address	HALLMAN MILL RD		Deed Acres	4.61
Township	NORTH BROOK		Tax Acres	4.61
Improvement	No Improvements		Tax/Fire District	NORTH BROOK
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres	
R-SF	4.52	NORTH BROOK (NB01)	4.61	
R-T	0.09			
Watershed Class	4.61	Sewer District	Not in the sewer district 4.61	
2000 Census County		Tract	Block	
37109		070500	3000	4.61
FloodZone Description				Panel
AE SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100 YEAR				2664 0
X NO FLOOD HAZARD				2664 4.61



Structures		Mobile Home Space		Creeks		Town of Maiden Zoning Districts		Other Zoning Districts	
Outbuilding	Mobile Home Space	Interior Lot Line	B-G	R-14	O-I	P-B	R-20	R-10	
Site-built Home	UnAddressed Mobile Home	Drainage Easement	B-N	R-MF	P-B	R-10	R-15	R-15	
Business	Child Facility	Utility Easement	I-G	R-MR	R-10	R-15	R-25	R-8	
Industry	Home Site	Right-of-Ways	L-I	R-R	R-15	R-25	R-8	R-MF	
Utility Service	County Boundaries	Roads	P-MU	R-S	R-8	R-MF	R-O	O-R	
Church	County Line	Railroads	PD-C	R-SF	R-O	O-R	ROS	B-C	
Government, School	Township Line	Public Walkway	PD-I	R-T	R-O	ROS	B-C	Lake Norman	
Fire Department	Map Features	Parcels	PD-MU	C-B	O-R	B-C			
Mobile Home	Road Easement	Private Roads	PD-R	C-BT					
Apartment, Condominium	Conflict Line	City Jurisdictions	P-R	G-B					
Manufactured Home	Major Rivers, Creeks (cont)	City of Lincolnton	R-CR	GMC					
Cellular Tower (cont)		ETJ (cont)		N-B (cont)					

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. Lincoln County, NC Office of the Tax Administrator, GIS Division