



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: January 19, 2018

Re: Zoning Map Amendment #646
James Hunter, applicant
Parcel ID# 34170

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on February 5, 2018.

Request

The applicant is requesting the rezoning of 15 acres from R-T (Transitional Residential) to R-SF (Residential Single Family).

Site Area & Description

The property is located about 2,000 feet west of Little Egypt Road and 3,200 feet north of N.C. 73 in Catawba Springs Township. It is adjoined by property zoned R-SF, R-T (pending a Jan. 22 decision on proposed rezoning to R-SF), and PD-R (Planned Development Residential). 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, primarily single family in character, appropriate for densities of up to two dwelling units per acre in areas with public water and sewer. A sewer main crosses 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 houses, church.

Under proposed R-SF zoning: modular homes, site-built houses, 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-T, undeveloped tract.

South: zoned R-SF, undeveloped tract

West: zoned R-SF, undeveloped tract

North: zoned PD-R, site of the planned Canopy Creek subdivision.

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 #646**

Applicant **James Hunter**

Parcel ID# **34170**

Location **2,000 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, primarily single-family in character, appropriate for densities of up to two dwelling units per acre in areas with public water and sewer.

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 James W. Hunter

Applicant Address 7192 SANNER Rd Clarksville MD 210.

Applicant Phone Number CELL (301) 803-8692

Property Owner's Name _____

Property Owner's Address _____

Property Owner's Phone Number HOMER (301) 490-3874

Part II

Property Location N. Little Egypt Rd., Stanley
KEELOFF RD 1380 28164

Property ID # (10 digits) 3692-59-4947 Property Size 15A

Parcel # (5 digits) 34170 Deed Book(s) 504 Page(s) 860

Part III

Existing Zoning District R-7 Proposed Zoning District R-5F

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.

SINGLE Family RESIDENTS

**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.

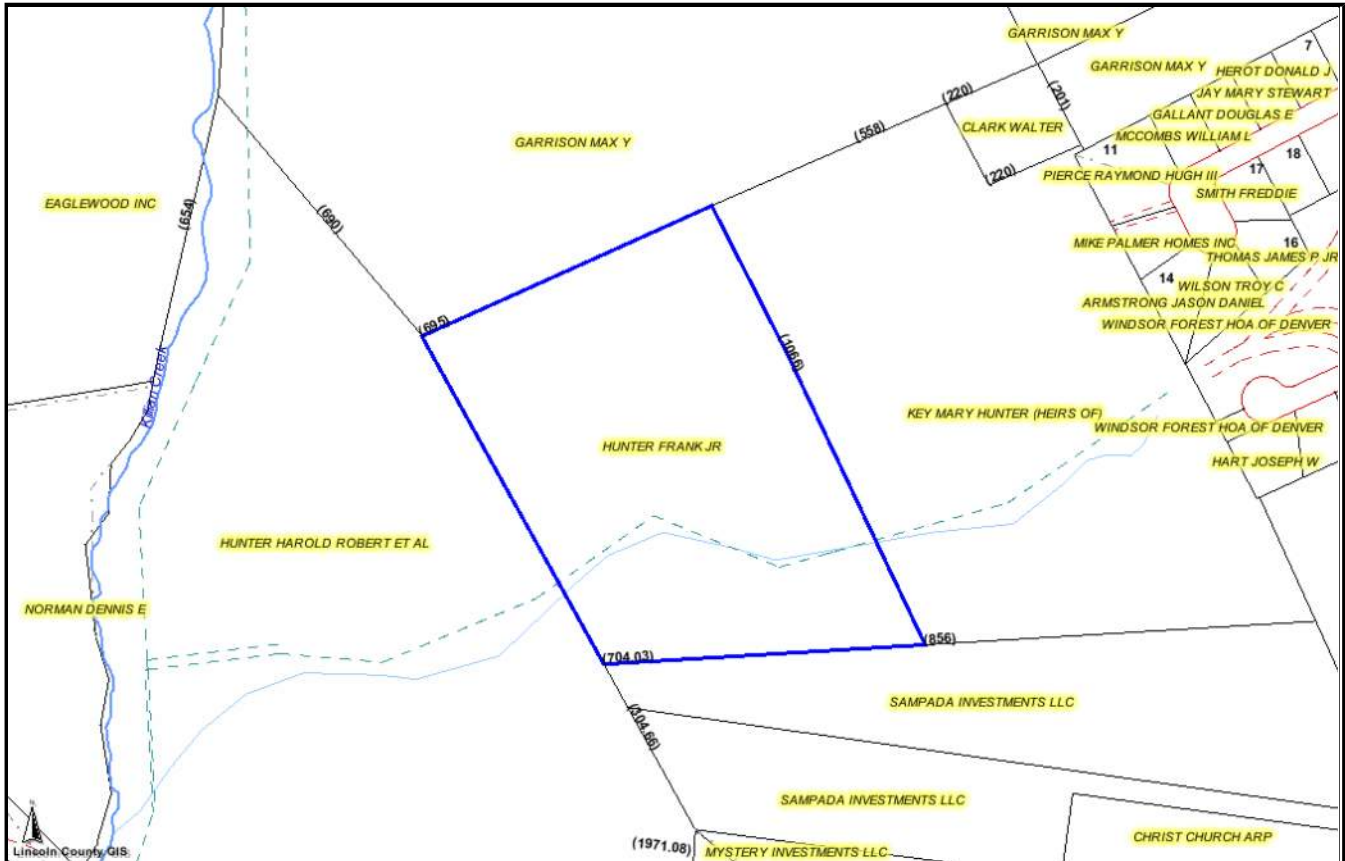
James W. Hunter
Applicant


12/07/2017
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: 1/2/2018 Scale: 1 Inch = 400 Feet



PHOTOS	PARCEL INFORMATION FOR 3692-59-4847			
 Photo Not Available	Parcel ID	34170	Owner	HUNTER FRANK JR HUNTER JAMES W ADDITIONAL NAMES
	Map Account	3692-00 18401	Mailing Address	C/O ROBERT L HUNTER 8311 POTOMAC AVE COLLEGE PARK MD 20740-2506
	Deed Land Value	504-860 \$53,140	Last Transaction Date Total Value	Sale Price 0 Previous Parcel \$53,140
	----- All values are for tax year 2017. -----			
	Description Address Township	KEE LD OFF RD 1386 N LITTLE EGYPT RD CATAWBA SPRINGS	Deed Acres Tax Acres	15 14.55
	Improvement	No Improvements		
	Zoning District	Calculated Acres	Voting Precinct	Calculated Acres
	R-T	14.56	TRIANGLE (TR30)	14.56
	Watershed Class	Not in a watershed	Sewer District	Not in the sewer district
	2000 Census County	14.56	Not in the sewer district	14.56
Flood	Zone Description	Tract Block	Panel	
X	NO FLOOD HAZARD	071100	1035	
X	NO FLOOD HAZARD	3710369200	10.16	
		3710369300	4.4	

Zoning Map Amendment #645 subject property is outlined in blue

