



**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: August 24, 2018

Re: Zoning Map Amendment #654  
Eddie Faulkner, applicant  
Parcel ID# 11111 (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 September 10, 2018.*

Request

The applicant is requesting the rezoning of 6.7 acres from B-G (General Business) to R-S (Residential Suburban). The subject property is part of a 9.6-acre parcel, the remainder of which is currently zoned R-S.

Site Area & Description

The subject property is located on the south side of N.C. 27 and north side of Lackey Road, about 900 feet west of the intersection of the two roads, in North Brook Township. This property is adjoined by property zoned B-G, R-S and R-SF (Residential Single Family). Land uses in this area include business, residential and agricultural. The subject property is part of an area designated by the Lincoln County Land Use Plan as Rural Living, suitable for single-family homes.

Additional Information

**Permitted uses**

Under current B-G zoning: vehicle service, retail sales, offices, personal services, etc.  
Under proposed R-S zoning: site-built house, modular home, church.

**Adjoining zoning and uses**

East: zoned B-G, car wash.

South (opposite side of Lackey Road): zoned R-SF, residential and agricultural use.

West: zoned R-S, agricultural use.

North (opposite side of N.C. 27): zoned R-S, agricultural use.

### 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 #654**

Applicant **Eddie Faulkner**

Parcel ID# **11111 (6.7-acre portion)**

Location **south side of N.C. 27 and north side of Lackey Road**

Proposed amendment **rezone from B-G to R-S**

This proposed amendment **is consistent** with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

**This property is located in an area designated by the Lincoln County Land Use Plan as Rural Living, suitable for single-family homes.**

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

**This property is adjoined on three sides by property zoned residential. The remainder of this parcel is currently zoned residential.**



**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 DALLAS "Eddie" FAULKNER

Applicant Address 1981 SHOAL ROAD, LINCOLNTON, NC 28092

Applicant Phone Number 704-735-5790

Property Owner's Name DALLAS EDDIE & TERESA FAULKNER

Property Owner's Address 1981 SHOAL ROAD, LINCOLNTON, NC 28092

Property Owner's Phone Number 704-735-5790

**Part II**

Property Location W NC 27 HWY

Property ID # (10 digits) 2674759208 Property Size 9.624  
2674855188 2.374

Parcel # (5 digits) 1111 Deed Book(s) 1048 Page(s) 254  
43135

**Part III**

Existing Zoning District B-G & R-5 Proposed Zoning District \_\_\_\_\_

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

FARMING HAY STORAGE BUILDING

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


PRIVATE 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.

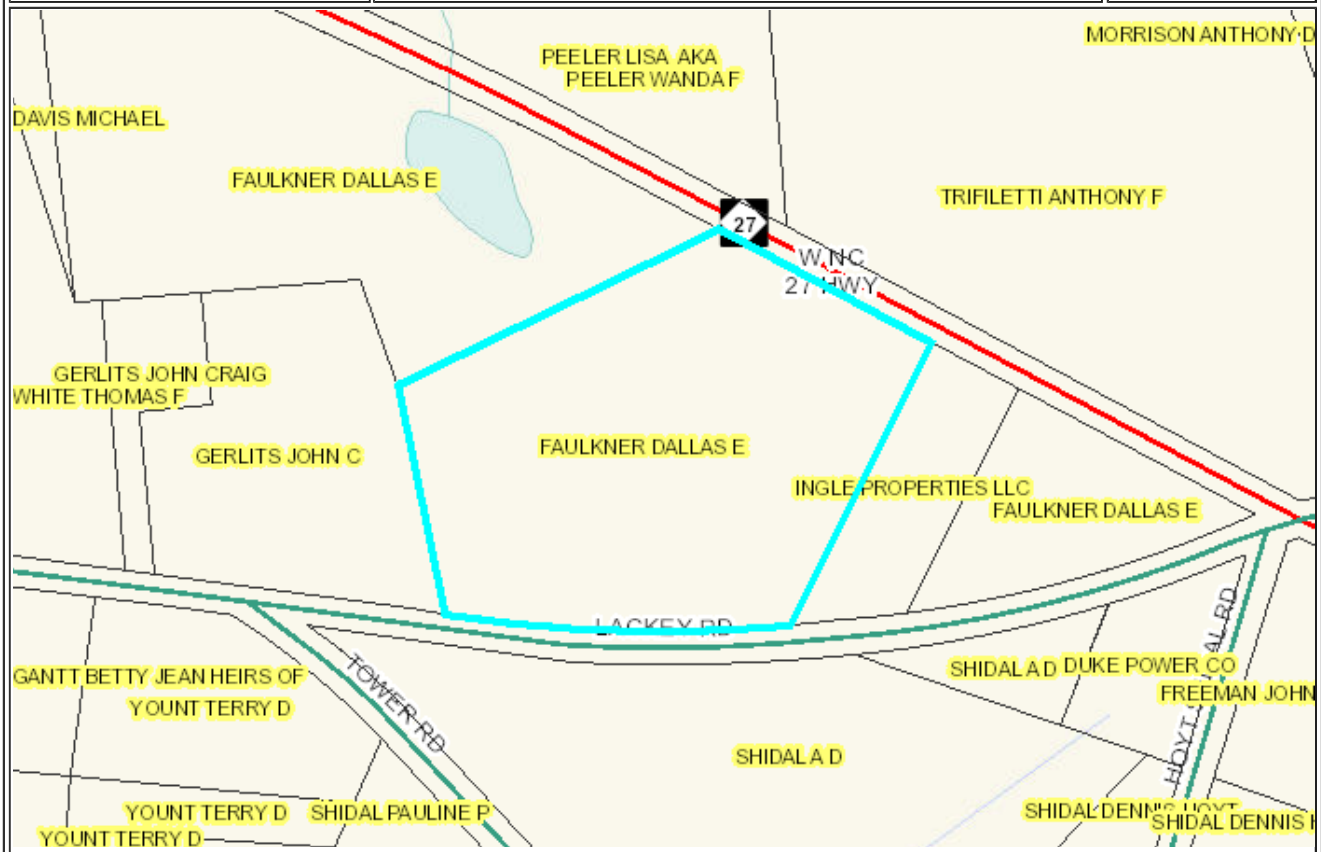
Dallas Eddie Faulkner  
Applicant


6/22/18  
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: 7/13/2018    Scale: 1 Inch = 300 Feet

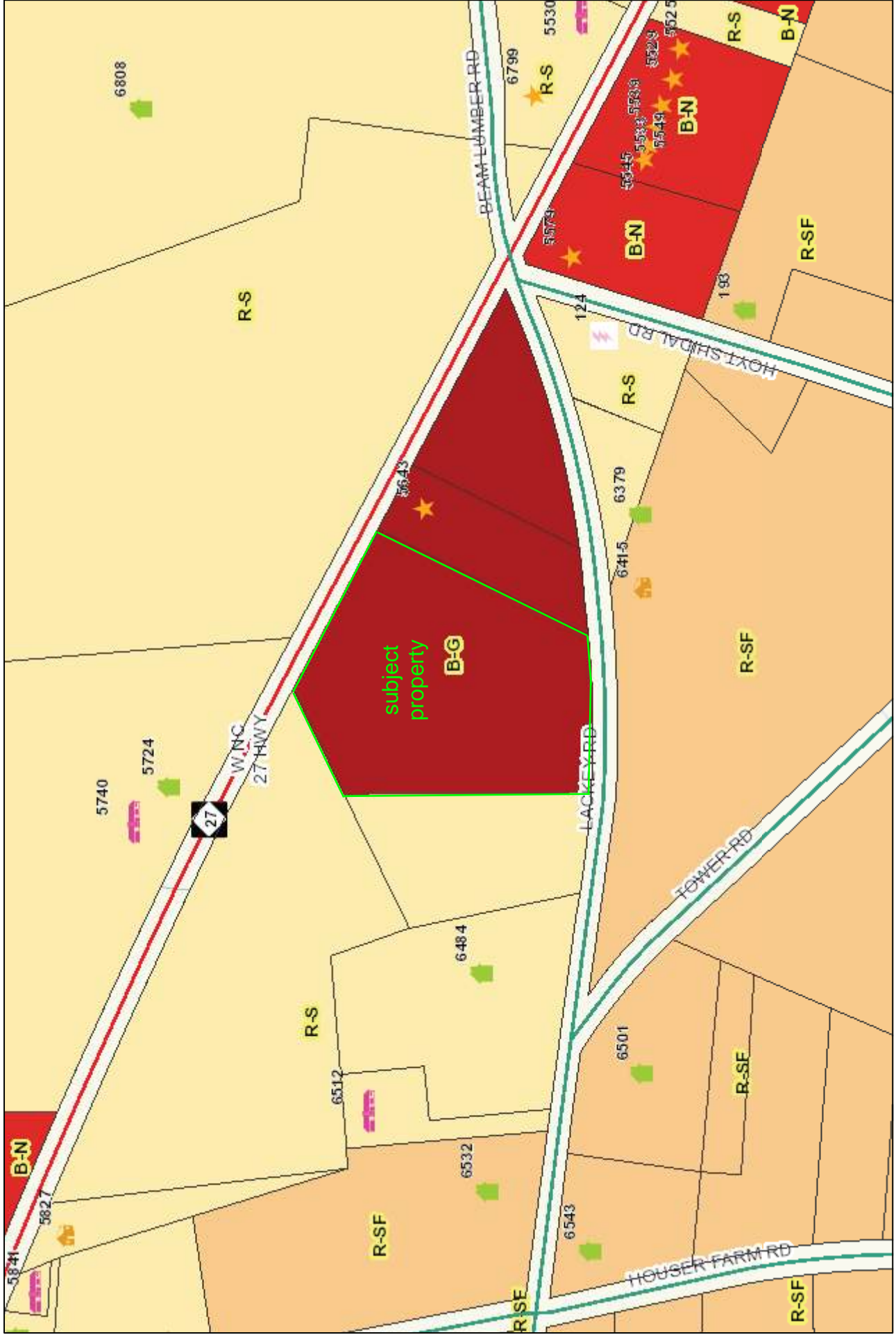




 11111	<b>Parcel ID</b>	11111	<b>Owner</b>	FAULKNER DALLAS E FAULKNER TERESA W		
	<b>Map</b>	2674	<b>Mailing</b>	1981 SHOAL RD		
	<b>Account</b>	03692	<b>Address</b>	LINCOLNTON, NC 28092		
	<b>Deed</b>	1048 254	<b>Last Transaction Date</b>	05/28/1998	<b>Sale Price</b>	\$60,000
	<b>Plat</b>	H 298	<b>Subdivision</b>	ABERNETHY REALTY	<b>Lot</b>	1
	<b>Land Value</b>	\$92,960	<b>Improvement Value</b>	\$400	<b>Total Value</b>	\$93,360
	<b>Previous Parcel</b>					
	-----All values for Tax Year 2018 -----					
	<b>Description</b>	#1 LOT ABERNETHY REALTY			<b>Deed Acres</b>	10.391
	<b>Address</b>	W NC 27 HWY			<b>Tax Acres</b>	9.624
	<b>Township</b>	NORTH BROOK		<b>Tax/Fire District</b>	NORTH BROOK	
	<b>Main Improvement</b>				<b>Value</b>	
	<b>Main Sq Feet</b>	<b>Stories</b>		<b>Year Built</b>		
	<b>Zoning District</b>	<b>Calc Acres</b>	<b>Voting Precinct</b>		<b>Calc Acres</b>	
	B-G	6.72	NB35		9.62	
R-S	2.9					
<b>Watershed</b>	9.62		<b>Sewer District</b>			
			9.62			
<b>Census County</b>	109		<b>Tract</b>	<b>Block</b>	9.62	
			070500	2003		
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>				
X	NO FLOOD HAZARD	3710266400		9.62		

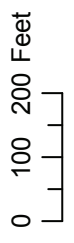


Zoning Map Amendment #654  
subject property is outlined in green



July 13, 2018

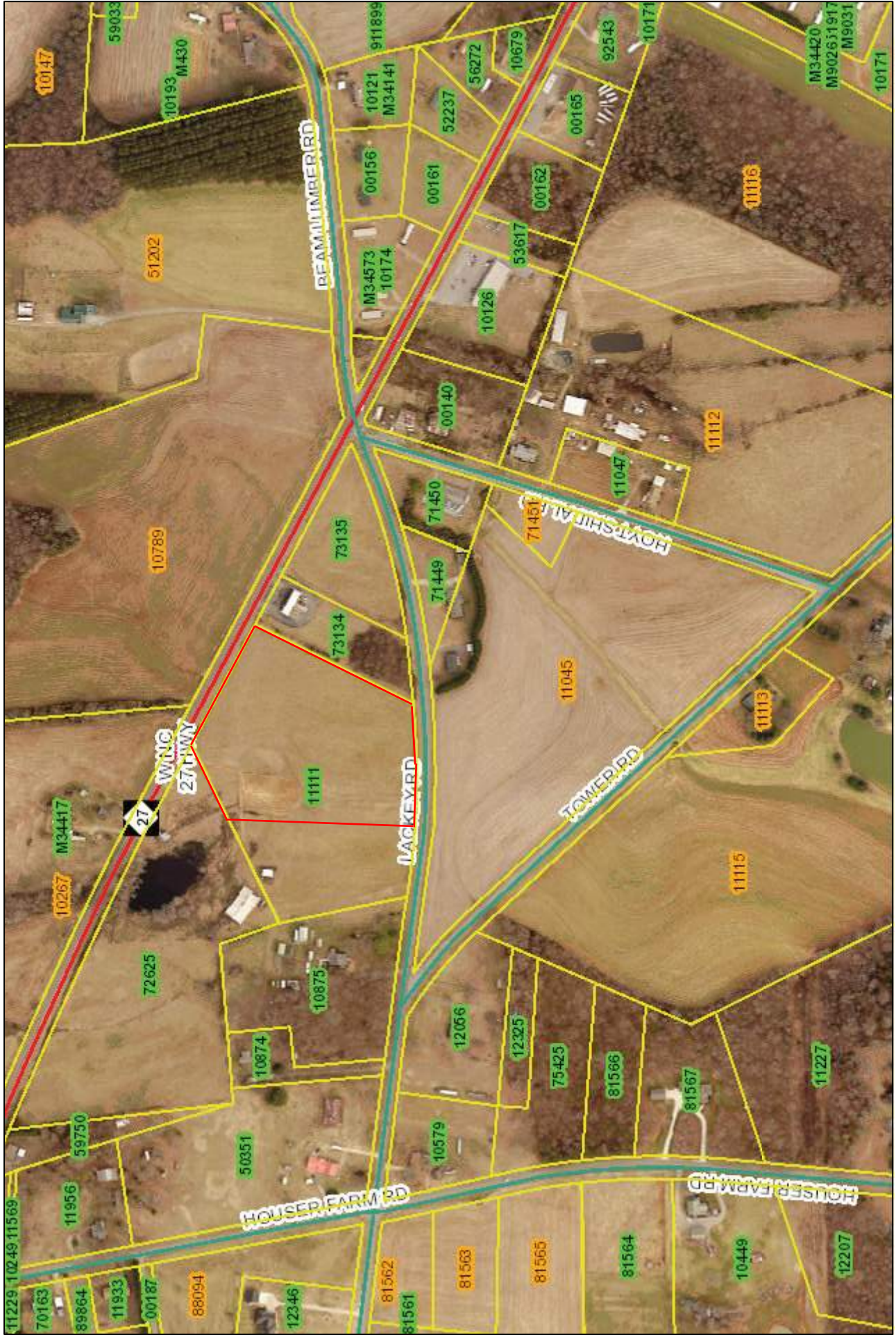
Esri, Inc., Lincoln County, NC



1 inch = 300 feet



Zoning Map Amendment #654  
subject property is outlined in red



0 100 200 Feet  
|-----|

1 inch = 400 feet

July 23, 2018



Eddie Faulkner

1 in. = 150 ft.




Rural Living

W NC 27 HWY

Rural Crossroads

LACKEY RD

Rural Living

 Portion to be Rezoned

**Land Use Plan**

-  Open Space
-  Rural Living
-  Industrial Center
-  Large Lot Residential
-  Single-Family Neighborhood
-  Multifamily Neighborhood
-  Rural Crossroads
-  Suburban Commercial
-  Suburban Office
-  Special District
-  Walkable Neighborhood
-  Walkable Activity Center



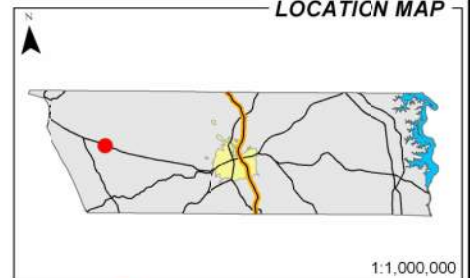
# ZMA #654


Lincoln County  
Planning & Inspections  
302 N. Academy St.  
Suite A  
Lincolnton, NC 28092

 - Property Location(s)

See Attached Application for Parcel Information  
Property Location(s) Outlined in Purple

LOCATION MAP



 Property Location(s)