



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: April 15, 2019

Re: Zoning Map Amendment #660
Jerry Geymont, applicant
Parcel ID# 14590, 101173 and 101174

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on May 6, 2019.

Request

The applicant is requesting the rezoning of 21.8 acres from R-SF (Residential Single-Family) to R-T (Transitional Residential). The stated reason for the request is to replace a burned house with a doublewide manufactured home. See information below on permitted uses in each district.

Site Area & Description

The property is located at the end of Overhill Lane off Reepsville Road in Howards Creek Township. Approximately 6.0 acres lies in a 100-year floodplain along the South Fork River. The subject property is adjoined by property zoned R-SF and R-T. Land uses in this area are primarily agricultural and residential and include manufactured homes. This property is part of an area designated by the Lincoln County Land Use Plan as Large Lot Residential, suitable for single-family homes. Strategy 9.1.3 of the Land Use Plan calls for maintaining the county's policies regarding the placement of manufactured homes in most, but not all, portions of the county.

Additional Information

Permitted uses

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

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

Adjoining zoning and uses

East: zoned R-T, undeveloped property/agricultural use.

South: zoned R-SF, undeveloped property/agricultural use.

West: zoned R-SF, residential uses.

North: zoned R-SF, undeveloped property/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 #660**
Applicant **Jerry Geymont**
Parcel ID# **14590, 101173 and 101174**
Location **end of Overhill Lane**
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. Strategy 9.1.3 of the Land Use Plan calls for maintaining the county's policies regarding the placement of manufactured homes in most, but not all, portions of the county.

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

This property is adjoined by property zoned R-T. Other properties zoned R-T are located in this area. Manufactured homes can provide an affordable housing option.



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 JERRY BEYMONT

Applicant Address 5600 REEPSVILLE RD

Applicant Phone Number 704.276.1664

Property Owner's Name JERRY BEYMONT

Property Owner's Address 5600 Reepsville Rd.

Property Owner's Phone Number 704.276.1664

Part II

Property Location Overhill Dr off Reepsville Rd.

Property ID # (10 digits) 3614-97-4337 Property Size 21.808 AC

Parcel # (5 digits) 14590 Deed Book(s) 591 Page(s) 267

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.

HAS HOME AND LOT DESCRIBED IS WHERE
A HOUSE BURNED. EXISTING DOUBLE WIDES OF LEFT OF ROAD.

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

PLANNING TO REPLACE BURNED HOUSE WITH
DOUBLE WIDE

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.

Applicant





Date



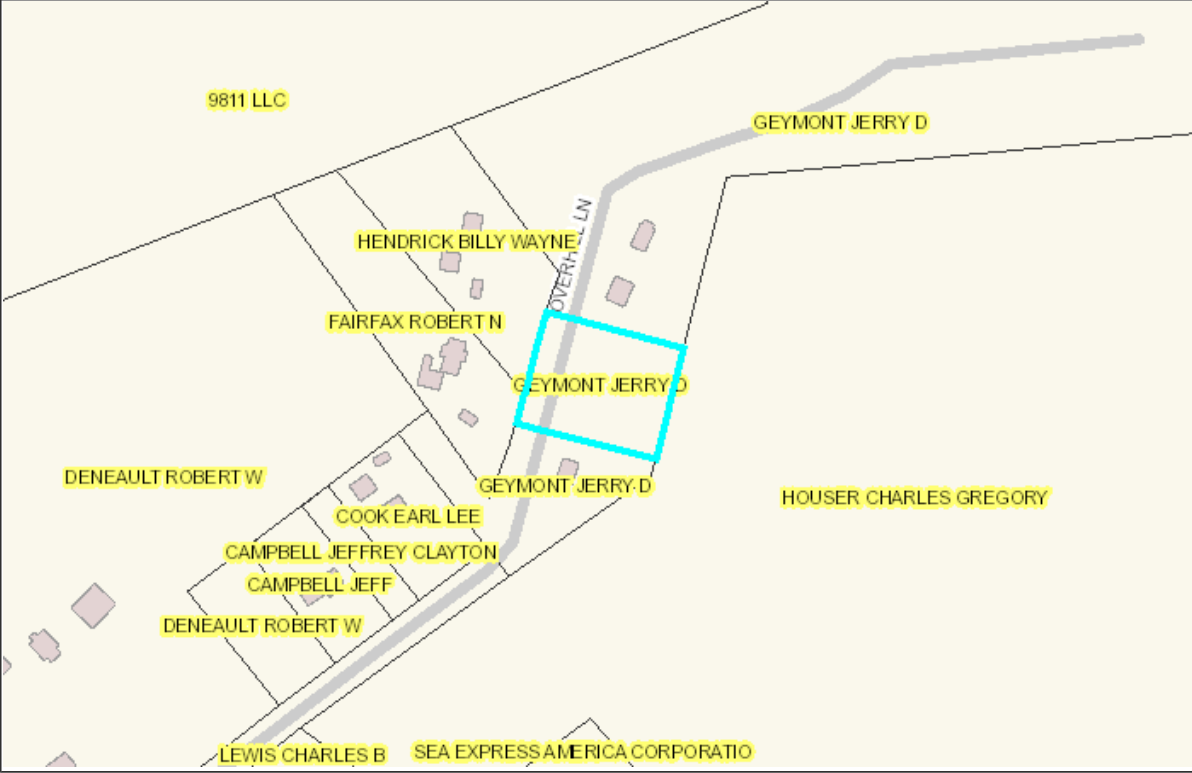

8-25-19

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: 3/21/2019 Scale: 1 Inch = 300 Feet

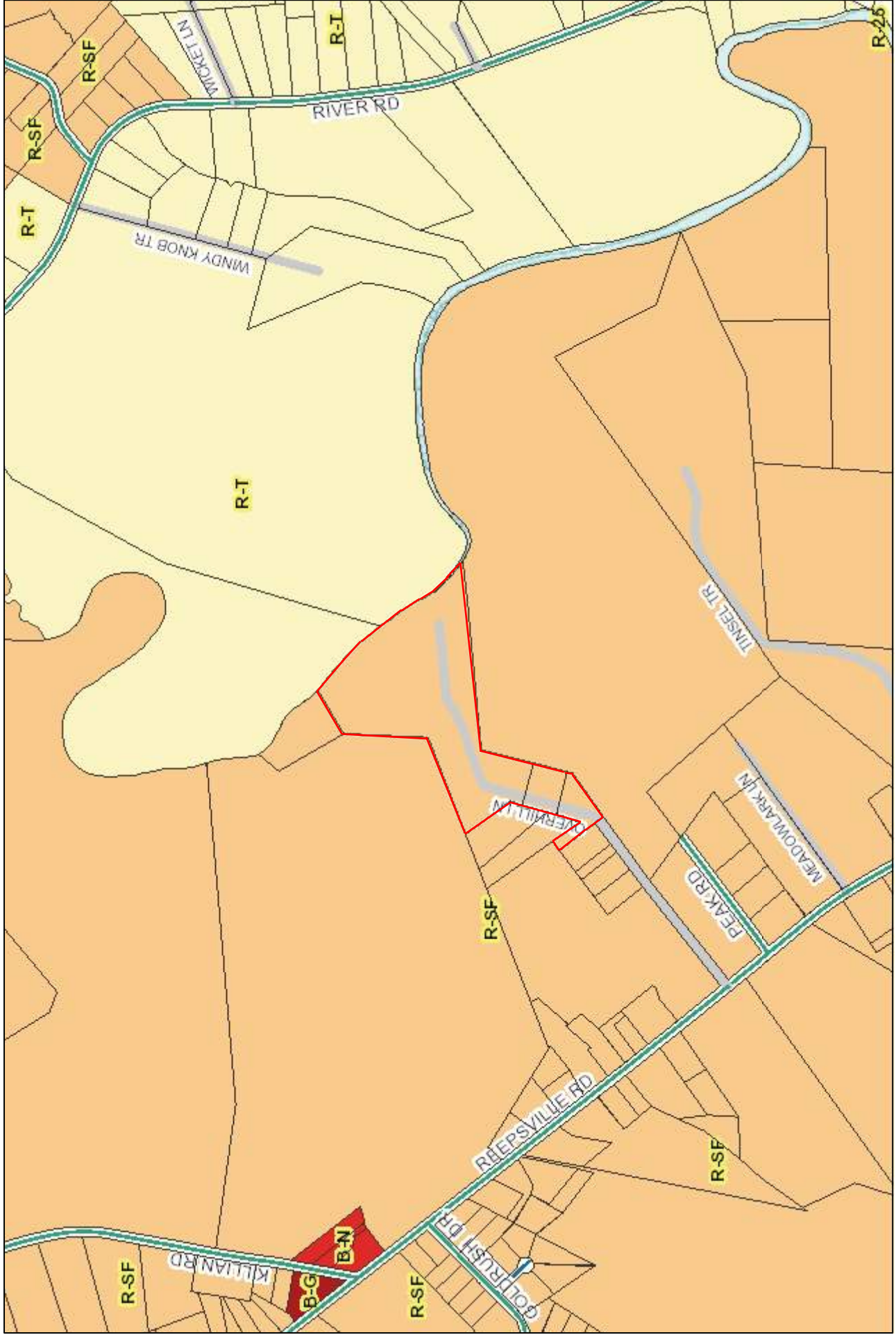
Parcel ID	14590	Owner	GEYMONT JERRY D GEYMONT ANNETTE	
Map	3614	Mailing	5600 REEPSVILLE ROAD	
Account	03850	Address	VALE, NC 281680000	
Deed	591 267	Last Transaction Date	03/06/2019	Sale Price \$0
Plat		Subdivision		Lot
Land Value	Work in Progress	Improvement Value	Work in Progress	Total Value Work in Progress
Previous Parcel	-----All values for Tax Year 2019 -----			
Description	OUTPCL JERRY D GEYMONT		Deed Acres	0
Address	2186 OVERHILL LN		Tax Acres	19.109
Township	HOWARDS CREEK		Tax/Fire District	UNION
Main Improvement	BUNGALOW		Value	\$46,555
Main Sq Feet	880	Stories	1	Year Built 1945
Zoning District Calc Acres				
R-SF	19.11	Voting Precinct Calc Acres		
		ST36	0.04	
		DV08	19.07	
Watershed				
	19.11	Sewer District		
		19.11		
Census County				
109		Tract	Block	
	109	070800	4000	0.04
	109	070700	1012	5.41
	109	070700	1006	13.66
Flood Zone Description				
AE	SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100 YEAR		Panel	3710360400 5.96
X	NO FLOOD HAZARD			3710362400 0.73
X	NO FLOOD HAZARD			3710360400 11.74
AE	SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100 YEAR			3710362400 0.68

14590

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Zoning Map Amendment #660
subject property is outlined in red



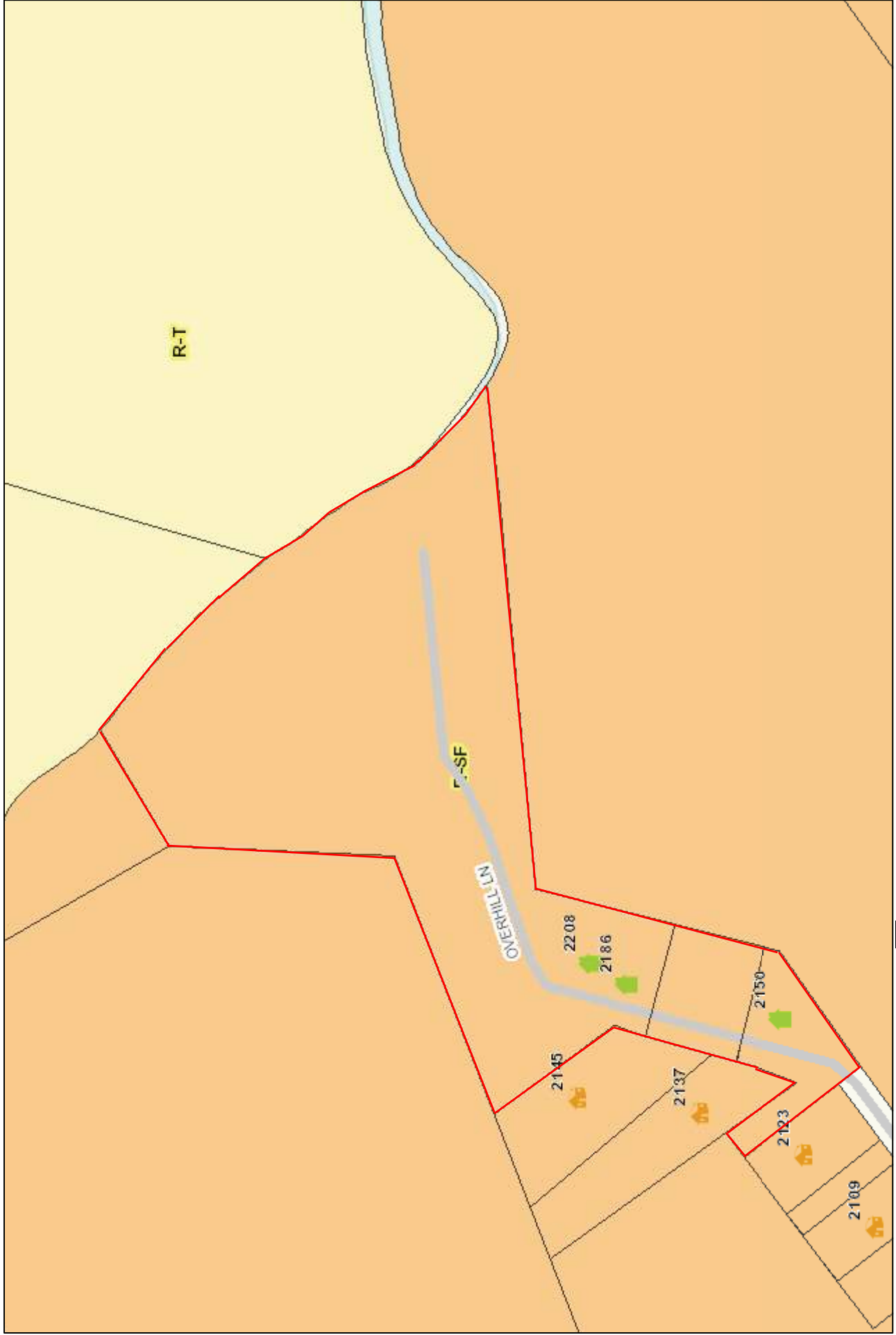
March 15, 2019

Esri, Inc., Lincoln County, NC

010000 Feet
LUUJ

1 inch = 800 feet

Zoning Map Amendment #660 types of structures in immediate area



March 15, 2019

Esri, Inc., Lincoln County, NC

 manufactured home

 site-built house



1 inch = 300 feet



0 100200 Feet



1 inch = 500 feet

March 21, 2019