



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT

115 W. MAIN ST., 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: February 7, 2020

Re: Zoning Map Amendment #672
Scott Roach, applicant
Parcel ID# 101215 (portion) and 101216

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on March 2, 2020.

Request

The applicant is requesting the rezoning of 4.5 acres from B-G (General Business) to R-S (Residential Suburban). The stated reason for the request is to allow duplexes to be built. See information below on permitted uses in each district.

Site Area & Description

The subject property is located on the west side of Windy Hill Road and east side of U.S. 321 bypass at the Lincoln-Gaston county line about 1,200 feet south of Gastonia Highway. (A portion of one of the two parcels is located on the opposite side of U.S. 321 and is not included in the rezoning request.) The subject property is adjoined by properties zoned B-G and R-S. Land uses in this area are primarily residential. This property is part of an area designated by the Lincoln County Land Use Plan as Large Lot Residential, suitable for primarily single-family homes with densities of 0.2-1.35 dwelling units per acre.

Additional Information

Permitted uses

Under current B-G zoning: retail sales, offices, personal services, church, etc.

Under proposed R-S zoning: site-built houses, modular homes, duplexes, church.

Adjoining zoning and uses

East: zoned R-S, residences.

South: zoned R-15 (High Shoals residential zoning district), residence.

West (opposite side of U.S. 321): zoned B-G, residence.

North: zoned R-S, residence.

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 #672**
Applicant **Jason Roach**
Parcel ID# **101215 (portion) and 101216**
Location **west side of Windy Hill Road and east side of U.S. 321 bypass**
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 part of an area designated by the Land Use Plan as Large Lot Residential, suitable for primarily single-family detached homes with densities of 0.2-1.35 dwelling units for area. Duplexes, which are permitted by right in the R-S district, are built to the same building code as single-family detached houses and are typically similar in appearance.

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

The subject property is 4.5 acres in size. It is adjoined by properties zoned R-S. Duplexes 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 DONALD SCOTT ROACH JR.

Applicant Address 4360 MEADOW LN LINCOLNTON NC 28092

Applicant Phone Number 704-609-6549

Property Owner's Name Clarence Willard, Sherry Willard

Property Owner's Address 2938 Burgin Smith Rd. Vale NC 28168

Property Owner's Phone Number _____

Part II

Property Location Windy Hill Rd.

Property ID # (10 digits) 3641127343 Property Size 4.5

Parcel # (5 digits) 101215 Deed Book(s) 2847-92 Page(s) _____
101216 2811-393

Part III

Existing Zoning District B-G Proposed Zoning District R-5

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

Wooded

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

Duplex's

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.

DS Roach
Applicant

1-7-20
Date



Lincoln County, NC
Office of the Tax Administrator, GIS Mapping Division
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 Date: 1/17/2020 Scale: 1 Inch = 150 Feet

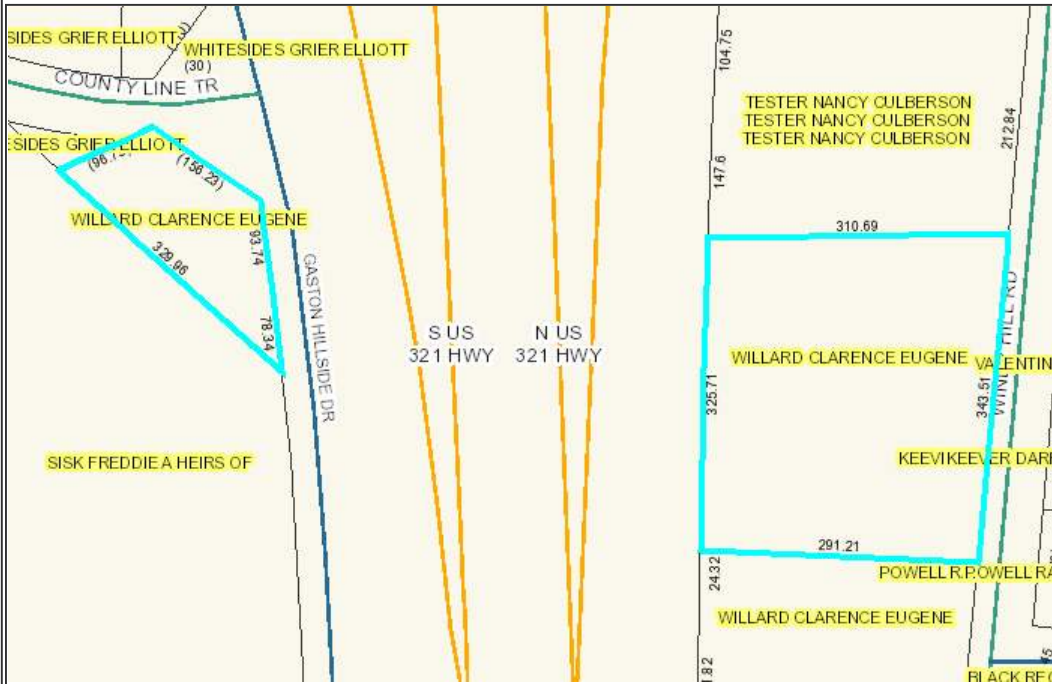


Photo Not Available

Parcel ID	101215	Owner	WILLARD CLARENCE EUGENE WILLARD SHERRY	
Map	3641	Mailing Address	2938 BURGIN SMITH ROAD VALE, NC 28168	
Account	0271714	Last Transaction Date	09/18/2019	Sale Price \$0
Deed	2847 92	Subdivision	BRIAN WALKER, ANNA WALKER & CLAREN*	Lot 2
Plat	17 417	Improvement Value	Work in Progress	Total Value Work in Progress
Land Value	Work in Progress	Improvement Value	Work in Progress	Total Value Work in Progress
Previous Parcel	23726	-----All values for Tax Year 2019 -----		
Description	#2 LT BRIAN WALKER ANNA	Deed Acres	2.87	
Address	WINDY HILL RD	Tax Acres	2.871	
Township	IRONTON	Tax/Fire District	SOUTH FORK	
Main Improvement		Value		
Main Sq Feet		Year Built		
Zoning District	B-G	Calc Acres	2.87	Voting Precinct SL24
Watershed	2.69			Calc Acres 2.87
	0.18			Sewer District 2.87
Census County	109	Tract	070400	Block 4046
	109		070400	4040
				2.31
				0.56
Flood	X	Zone Description	NO FLOOD HAZARD	Panel 3710364100
				2.87



Lincoln County, NC
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 Date: 2/5/2020 Scale: 1 Inch = 150 Feet

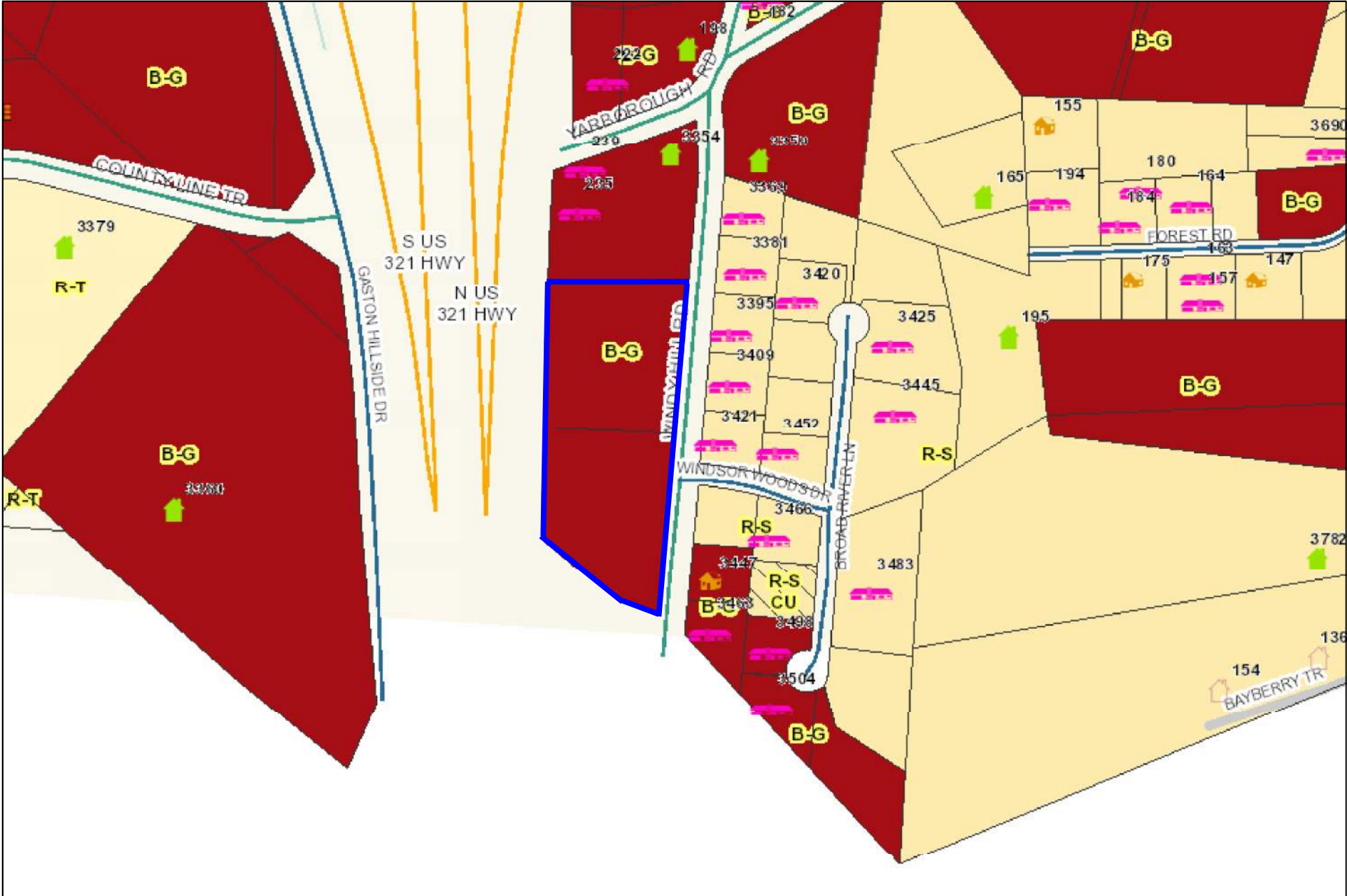


Photo Not Available

Parcel ID	101216	Owner	WILLARD CLARENCE EUGENE WILLARD SHERRY	
Map	3641	Mailing Address	2938 BURGIN SMITH ROAD VALE, NC 28168	
Account	0271714	Last Transaction Date	04/24/2019	Sale Price \$4,500
Deed	2811 393	Subdivision	BRIAN WALKER, ANNA WALKER & CLAREN*	Lot 3
Plat	17 417	Land Value	Work in Progress	Improvement Value Work in Progress
Previous Parcel	23726	Total Value	Work in Progress	
-----All values for Tax Year 2019 -----				
Description	#3 LT BRIAN WALKER ANNA	Deed Acres	2.15	
Address	WINDY HILL RD	Tax Acres	2.151	
Township	IRONTON	Tax/Fire District	SOUTH FORK	
Main Improvement		Value		
Main Sq Feet		Stories		
Zoning District	B-G	Calc Acres	2.15	Voting Precinct SL24
Watershed	1.26			Calc Acres 2.15
	0.18			Sewer District
	0.71			
Census County	109	Tract	070400	Block 4046
Flood	X	Zone Description	NO FLOOD HAZARD	Panel 3710364100
				2.15

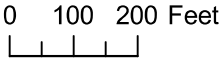
Zoning Map Amendment #672

subject property is outlined in blue



January 17, 2020

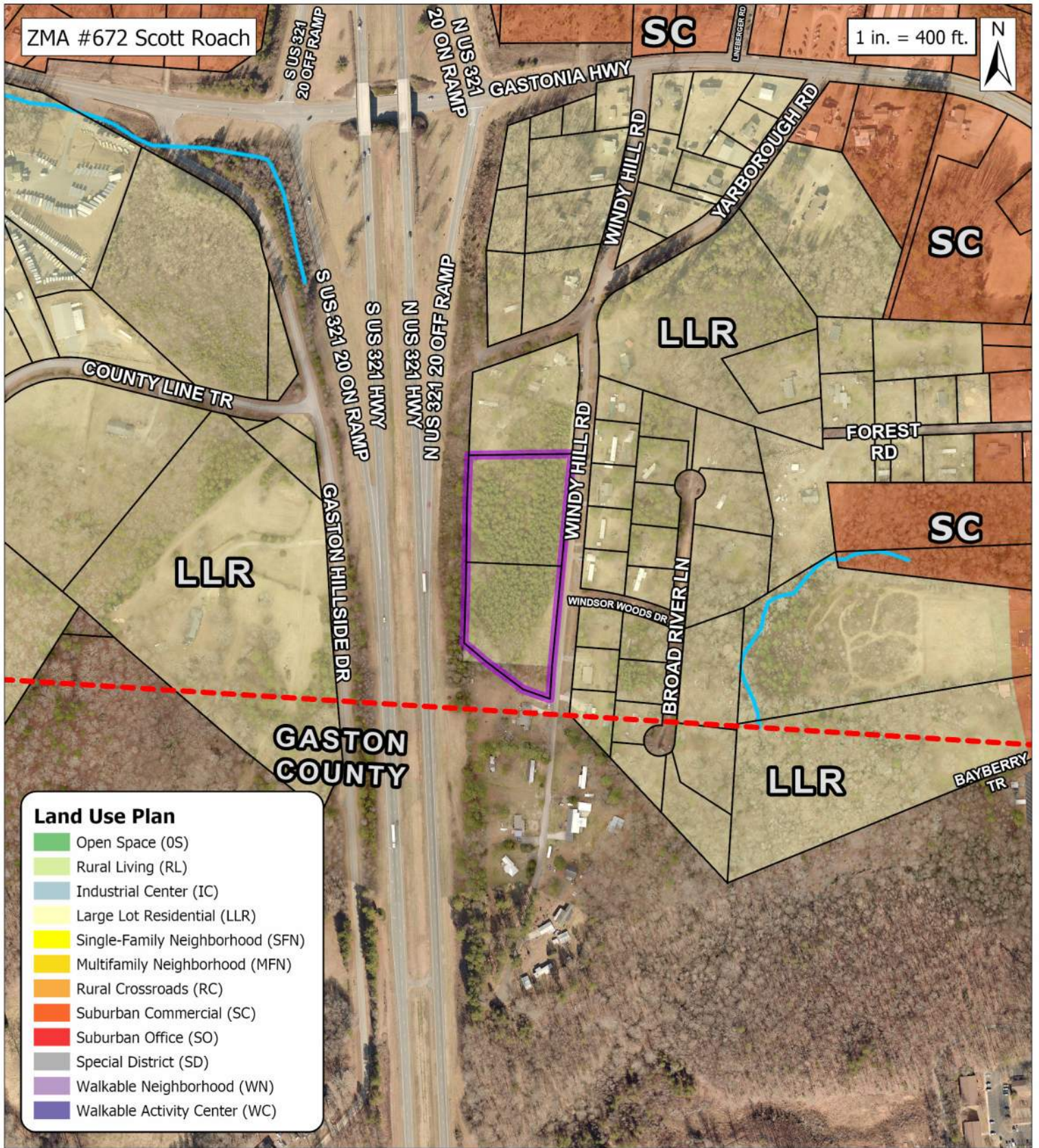
Esri, Inc., Lincoln County, NC



1 inch = 300 feet

ZMA #672 Scott Roach

1 in. = 400 ft.



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
 Lincoln, NC 28092

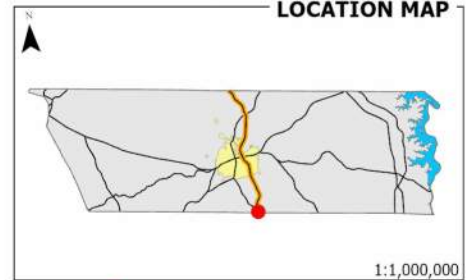
Parcel ID# 101215 & 101216

- Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Purple.

LOCATION MAP



● Property Location(s)