



**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: May 29, 2020

Re: Zoning Map Amendment #674  
Jerry Hartsoe, applicant  
Parcel ID# 70362

*The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on August 3, 2020.*

Request

The applicant is requesting the rezoning of a 0.9-acre lot from I-G (General Industrial) to R-SF (Residential-Single Family).

Site Area & Description

The property is located on the north side of N.C. 27 about 900 feet west of Rock Dam Road in Howards Creek Township. It is adjoined by property zoned R-SF and I-G. Land uses in this area include residential, agricultural, business and religious. This property is part of an area designated by the Lincoln County Land Use Plan as Large Lot Residential, suitable for single-family homes

Additional Information

**Permitted uses**

Under current I-G zoning: body shop, vehicle service, machine shop, cabinet shop, offices, personal services, etc.

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

**Adjoining zoning and uses**

East: zoned R-SF, residence.

South (opposite side of N.C. 27): zoned R-SF, undeveloped property.

West: zoned I-G, commercial building.  
North: zoned R-SF residence.

Staff's Recommendation

Staff recommends approval of the rezoning request. See proposed statement on following page.



**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

**Zoning Amendment**  
**Staff's Proposed Statement of Consistency and Reasonableness**

Case No. **ZMA #674**

Applicant **Jerry Hartsoe**

Parcel ID# **70362**

Location **north side of N.C. 27 about 900 feet west of Rock Dam Road**

Proposed amendment **rezone from I-G 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 Large Lot Residential, suitable for single-family homes.**

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

**The subject property is adjoined by property zoned R-SF. Land uses in this area are primarily residential.**



**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 Jerry Hartsoe

Applicant Address 2030 Hwy 27 West

Applicant Phone Number 704-740-6000

Property Owner's Name Jerry Hartsoe

Property Owner's Address 2030 Hwy 27 West

Property Owner's Phone Number 704-740-6000

**Part II**

Property Location Same Location

Property ID # (10 digits) 3013-24-5833 Property Size .917 Acres

Parcel # (5 digits) 70362 Deed Book(s) 898 Page(s) 257

**Part III**

Existing Zoning District I-G Proposed Zoning District R-5F  
Commercial Residential

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

VACANT LOT

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

House

**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.

Jerry Hartsoe  
Applicant

5-13-2020  
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: 5/15/2020      Scale: 1 Inch = 150 Feet

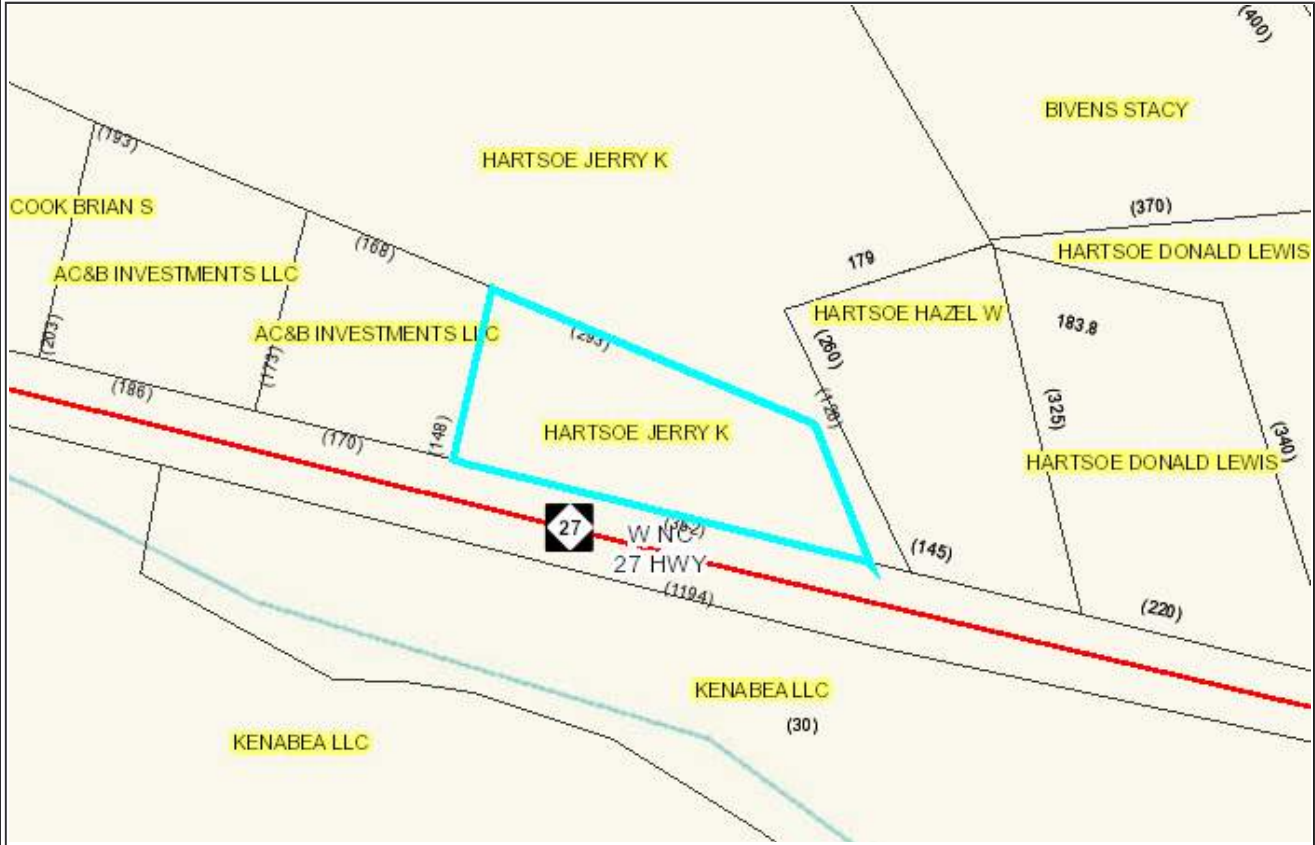


Photo Not Available

<b>Parcel ID</b>	70362	<b>Owner</b>	HARTSOE JERRY K HARTSOE ROBIN R	
<b>Map</b>	3613	<b>Mailing</b>	2030 W NC 27 HWY	
<b>Account</b>	02026	<b>Address</b>	LINCOLN TON, NC 28092-0000	
<b>Deed</b>	898 257	<b>Last Transaction Date</b>	03/31/1995	<b>Sale Price</b> \$10,000
<b>Plat</b>		<b>Subdivision</b>		<b>Lot</b>
<b>Land Value</b>	\$34,745	<b>Improvement Value</b>	\$0	<b>Total Value</b> \$34,745
<b>Previous Parcel</b>	14646	-----All values for Tax Year 2020 -----		
<b>Description</b>	VACANT LAND HWY 27		<b>Deed Acres</b>	1.235
<b>Address</b>	W NC 27 HWY		<b>Tax Acres</b>	0.917
<b>Township</b>	HOWARDS CREEK		<b>Tax/Fire District</b>	HOWARDS CREEK
<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>	
I-G	0.92	HC33	0.92	
<b>Watershed</b>	0.92	<b>Sewer District</b>	0.92	
<b>Census County</b>		<b>Tract</b>	<b>Block</b>	
109		070700	2013	0.92
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>		
X	NO FLOOD HAZARD	3710361300	0.92	

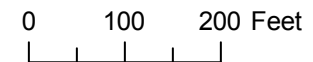
# Zoning Map Amendment #674

subject property is outlined in blue



May 15, 2020

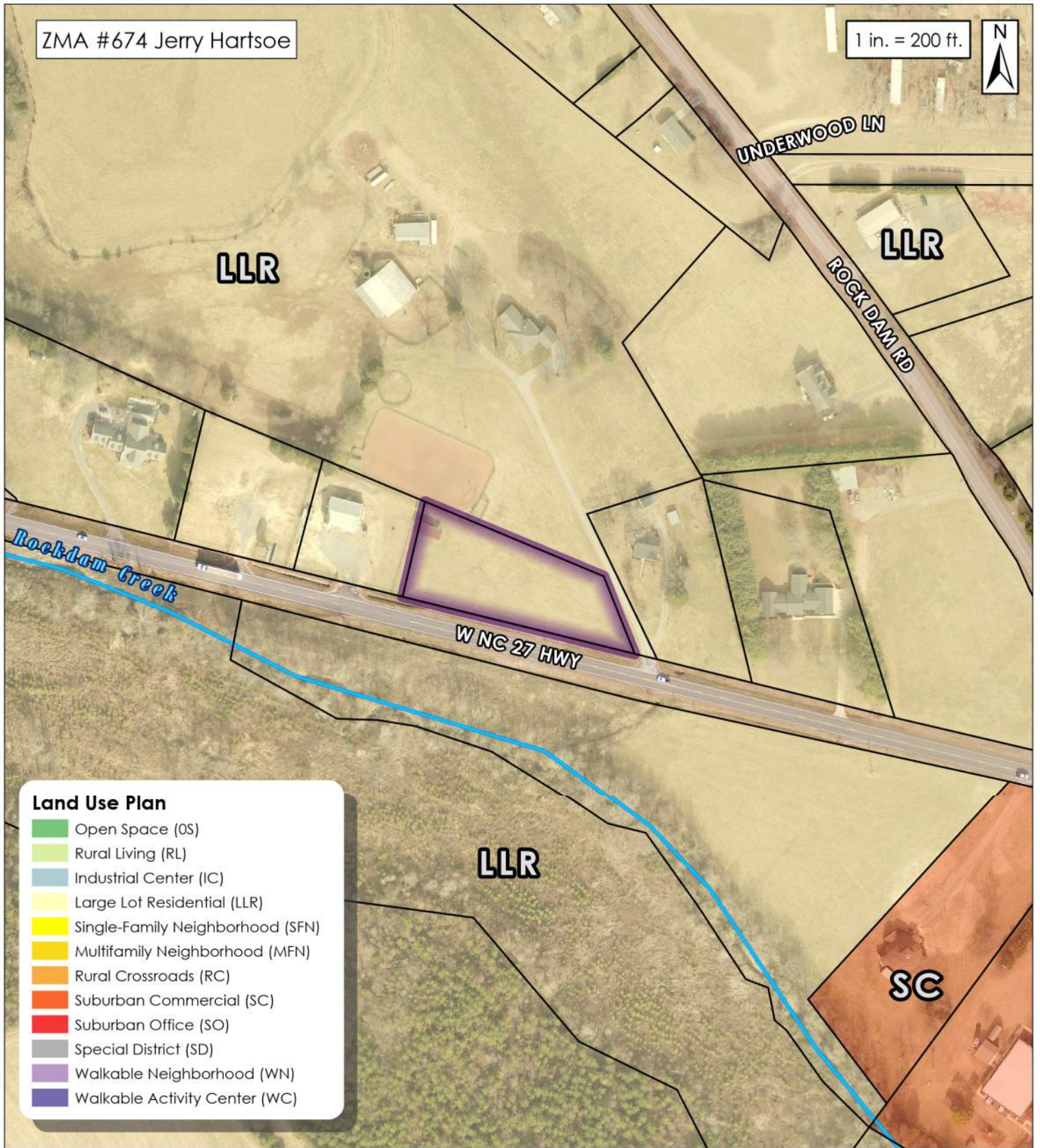
Esri, Inc., Lincoln County, NC



1 inch = 200 feet

ZMA #674 Jerry Hartsoe

1 in. = 200 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)



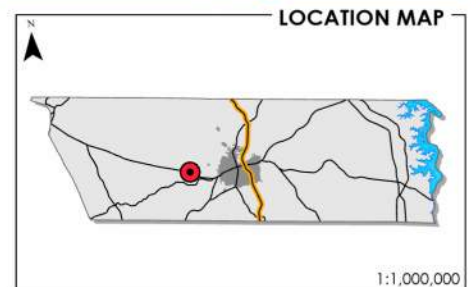
Lincoln County  
Planning & Inspections  
115 W. Main St  
3rd Floor  
Lincolnton, NC 28092

**Parcel ID# 70362**

 - Property Location(s)

See Attached Application for Parcel Information

**Property Location(s) Outlined in Purple.**



 Property Location(s)