



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: October 9, 2020

Re: Zoning Map Amendment #676
Joe and Regina Scronce, applicants
Parcel ID# 58263

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

Request

The applicants are requesting the rezoning of a 4.5-acre tract from R-SF (Residential-Single Family) to R-T (Transitional Residential).

Site Area & Description

The subject property is located on the north side of Joe Scronce Lane about 500 feet west of N.C. 182 in Howards Creek Township. It is surrounded by property zoned R-SF. Land uses in this area are primarily 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 8.1.2 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.

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

Adjoining zoning and uses

East: zoned R-SF, house, singlewide manufactured home and undeveloped property.

South: zoned R-SF, undeveloped property.

West: zoned R-SF, doublewide manufactured homes, house and singlewide manufactured home.

North: zoned R-SF, undeveloped property.

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 #676**
Applicant **Joe and Regina Scronce**
Parcel ID# **58263**
Location **north side of Joe Scronce Lane about 500 feet west of N.C. 182**
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.

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

The stated purpose of the rezoning request is to permit a singlewide manufactured home to be placed on the property for a family member. The major difference between R-T and R-SF zoning is that R-T allows manufactured homes and duplexes and R-SF does not. Manufactured homes are located on three properties that adjoin the subject property and on a fourth property located in close proximity. Joe Scronce Road is a private road that serves four parcels owned by the applicants and two other parcels that have singlewide manufactured homes on them. A manufactured home 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 Joe C. Seaman & Regina T. Seaman
 Applicant Address 490 Warmdown Lane
 Applicant Phone Number 704-736-0206
 Property Owner's Name Same as above
 Property Owner's Address _____
 Property Owner's Phone Number _____

Part II

Property Location Joe Schrouce Lane
 Property ID # (10 digits) 3613-40-5696 Property Size 4.5 acres
 Parcel # (5 digits) 58263 Deed Book(s) 1284 Page(s) 541

Part III

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

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

horse pasture

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

singlewide manufactured 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.

Regina Seaman Joe Seaman
 Applicant

9-17-2020
 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: 9/23/2020 Scale: 1 Inch = 250 Feet

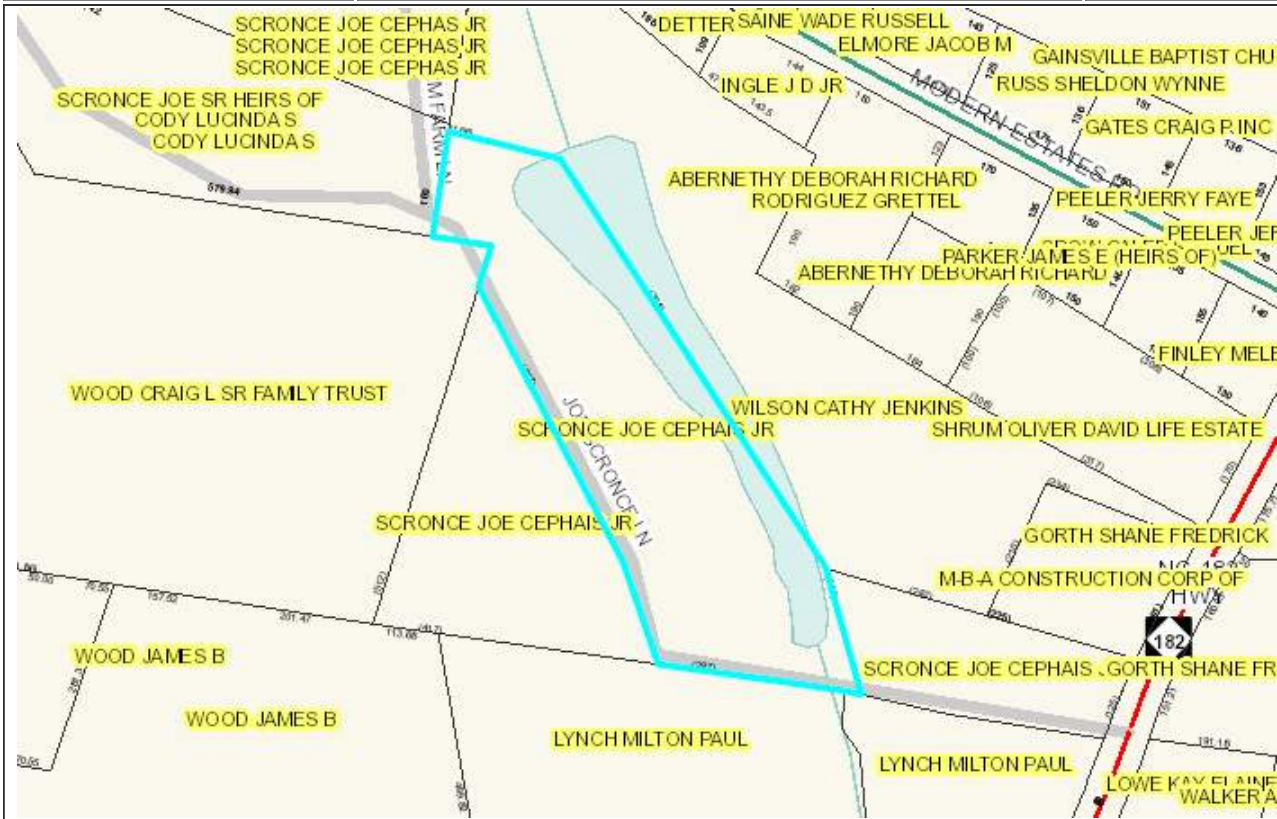
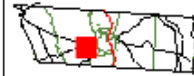
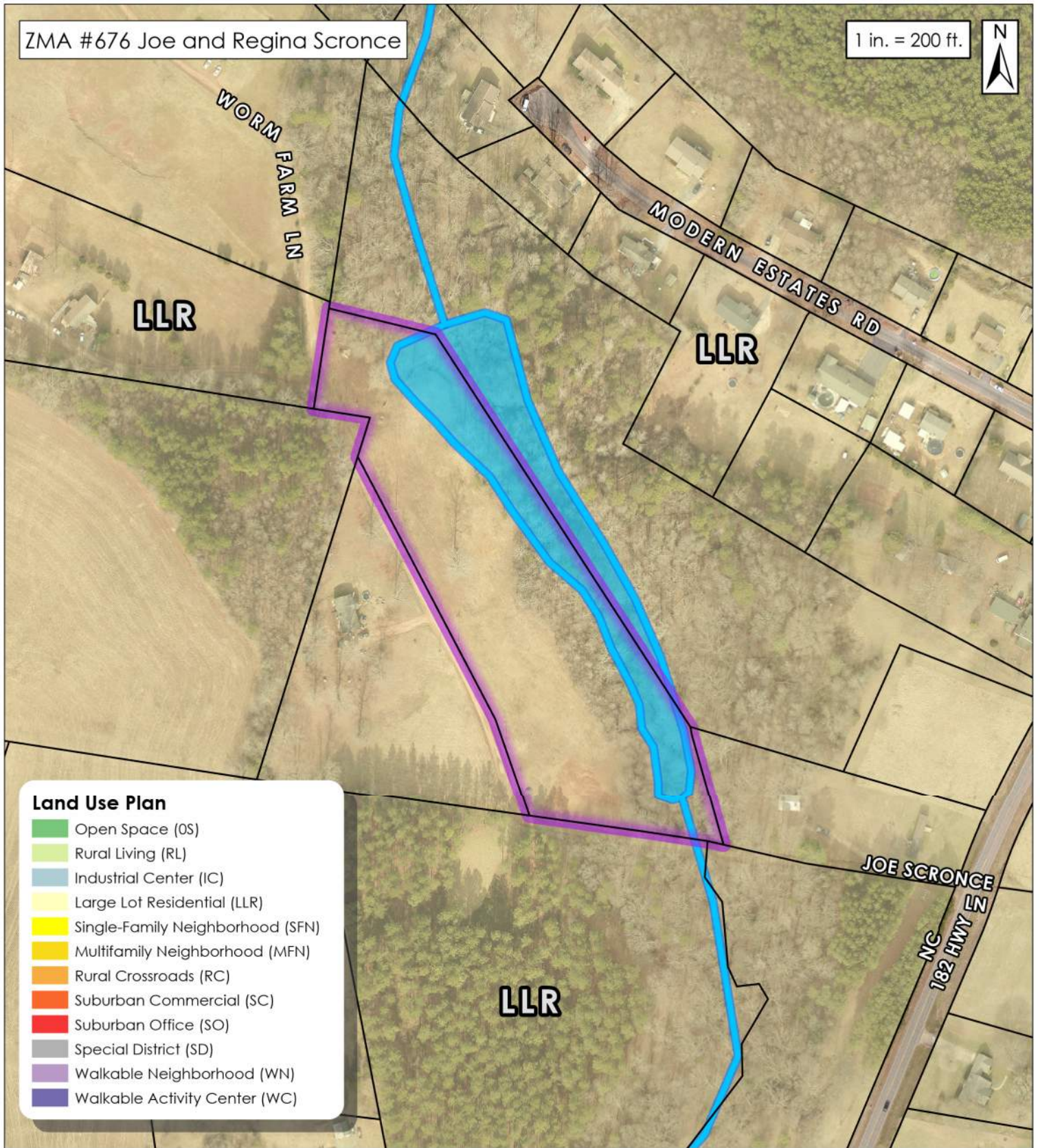


Photo Not Available

Parcel ID	58263	Owner	SCRONCE JOE CEPHAIS JR
Map	3613	Mailing	PO BOX 215
Account	0099363	Address	LINCOLNTON, NC 28093-0000
Deed	1284 541	Last Transaction Date	10/23/2001
Plat		Subdivision	
Land Value	\$18,176	Improvement Value	\$0
Previous Parcel	14825	Total Value	\$18,176
-----All values for Tax Year 2020 -----			
Description	4.478 AC R L CHURCH LAND	Deed Acres	4.478
Address	JOE SCRONCE LN	Tax Acres	4.488
Township	HOWARDS CREEK	Tax/Fire District	HOWARDS CREEK
Main Improvement		Value	
Main Sq Feet		Year Built	
Zoning District	Calc Acres	Voting Precinct	Calc Acres
R-SF	4.49	HC33	4.49
Watershed	4.49	Sewer District	4.49
Census County	109	Tract	070400
		Block	2004
			4.49
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710361300	4.49

ZMA #676 Joe and Regina Scronce

1 in. = 200 ft.



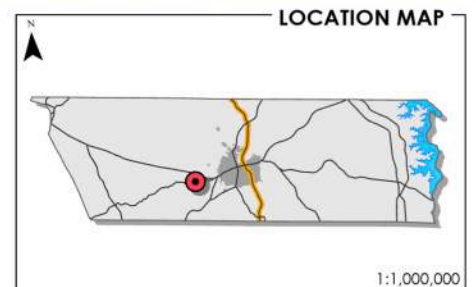
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID# 58263

 - Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Purple.



 Property Location(s)