



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT

115 W. MAIN ST., LINCOLNTON, NORTH CAROLINA 28092
704-736-8440 OFFICE 704-736-8434 INSPECTION REQUEST LINE

To: Board of Commissioners
Planning Board

From: Randy Hawkins, Zoning Administrator

Date: May 14, 2021

Re: Zoning Map Amendment #682
Sarah Chambers, applicant
Parcel ID# 11972

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on June 7, 2021.

Request

The applicant is requesting the rezoning of a 2.8-acre tract from R-SF (Residential-Single Family) to R-R (Transitional Residential). The stated purpose of the request is to place a doublewide manufactured home on the property.

Site Area & Description

The subject property is located on the south side of Flay Road about 2,100 feet west of its intersection with Bess Chapel Road in North Brook Township. It is surrounded by property zoned R-SF. An R-R district is located about 500 feet to the east. Land uses in this area are primarily residential and agricultural and include manufactured homes. The subject property is located in an area designated by the Lincoln County Land Use Plan as Rural Living, suitable for single-family homes, including manufactured homes.

Additional Information

Permitted uses

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

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

Minimum lot size

Under current R-SF zoning: 32,500 square feet (0.746 acre).

Under proposed R-R zoning: 43,560 square feet (1.0 acre).

Adjoining zoning and uses

East: zoned R-SF, undeveloped lot

South and West: zoned R-SF, singlewide manufactured home.

North (opposite side of Flay Road): zoned R-SF, site-built house, doublewide manufactured home and agricultural use.

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 #682**
Applicant **Sarah Chambers**
Parcel ID# **11972**
Location **south side of Flay Road about 2,100 west of Bess Chapel Church Road**
Proposed amendment **rezone from R-SF to R-R**

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

This property is part of an area designated by the Land Use Plan as Rural Living, suitable for single-family homes, including manufactured homes.

This proposed amendment **is reasonable** in that:

The subject property is located about 500 feet from an R-R district. Manufactured homes are located on adjoining properties. Manufactured homes can provide an affordable housing option.





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: 4/22/2021 Scale: 1 Inch = 200 Feet

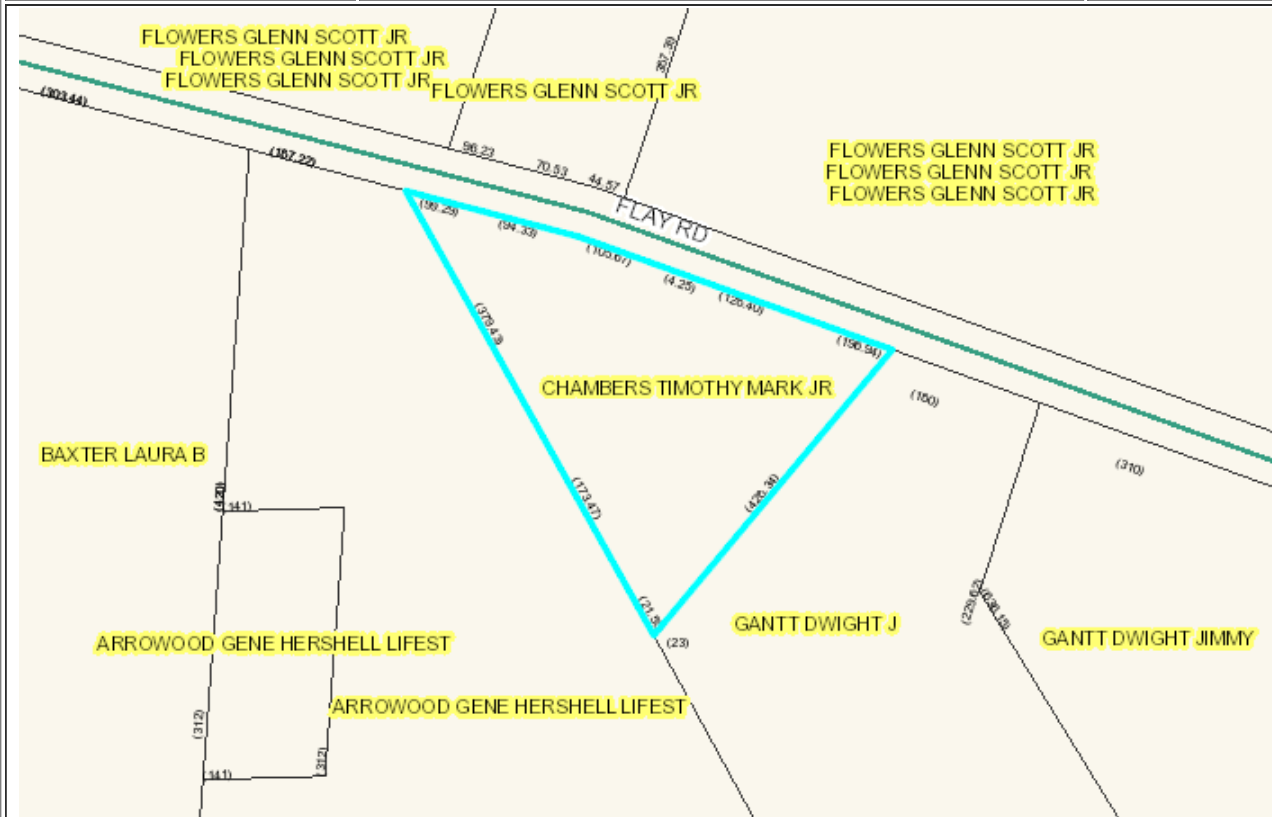
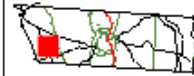


Photo Not Available

Parcel ID	11972	Owner	CHAMBERS TIMOTHY MARK JR CHAMBERS SARAH HUBBARD	
Map	2673	Mailing	325 NORTH ACADEMY ST	
Account	0277346	Address	LINCOLNTON, NC 28092	
Deed	2887	Last Transaction	03/03/2020	Sale Price \$18,500
	241	Date		
Plat	G 94	Subdivision	SOUTH MOUNTAIN VIEW ACRES	Lot 1 2 & 3
Land Value	\$22,095	Improvement Value	\$0	Total Value \$22,095
Previous Parcel				
-----All values for Tax Year 2020 -----				
Description	#1 2 & 3 SOUTH MOUNTAIN			Deed Acres 3.081
Address	FLAY RD			Tax Acres 2.799
Township	NORTH BROOK		Tax/Fire District	NORTH BROOK
Main Improvement				
Main Sq Feet	Stories		Value	
Zoning District	Calc Acres	Voting Precinct	Calc Acres	Year Built
R-SF	2.8	NB35	2.8	
Watershed	2.8		Sewer District	2.8
Census County	109	Tract	Block	2.8
		070500	2025	
Flood	Zone Description	Panel		
X	NO FLOOD HAZARD	3710266200	2.8	

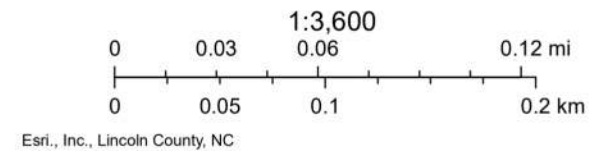
Zoning Map Amendment #682

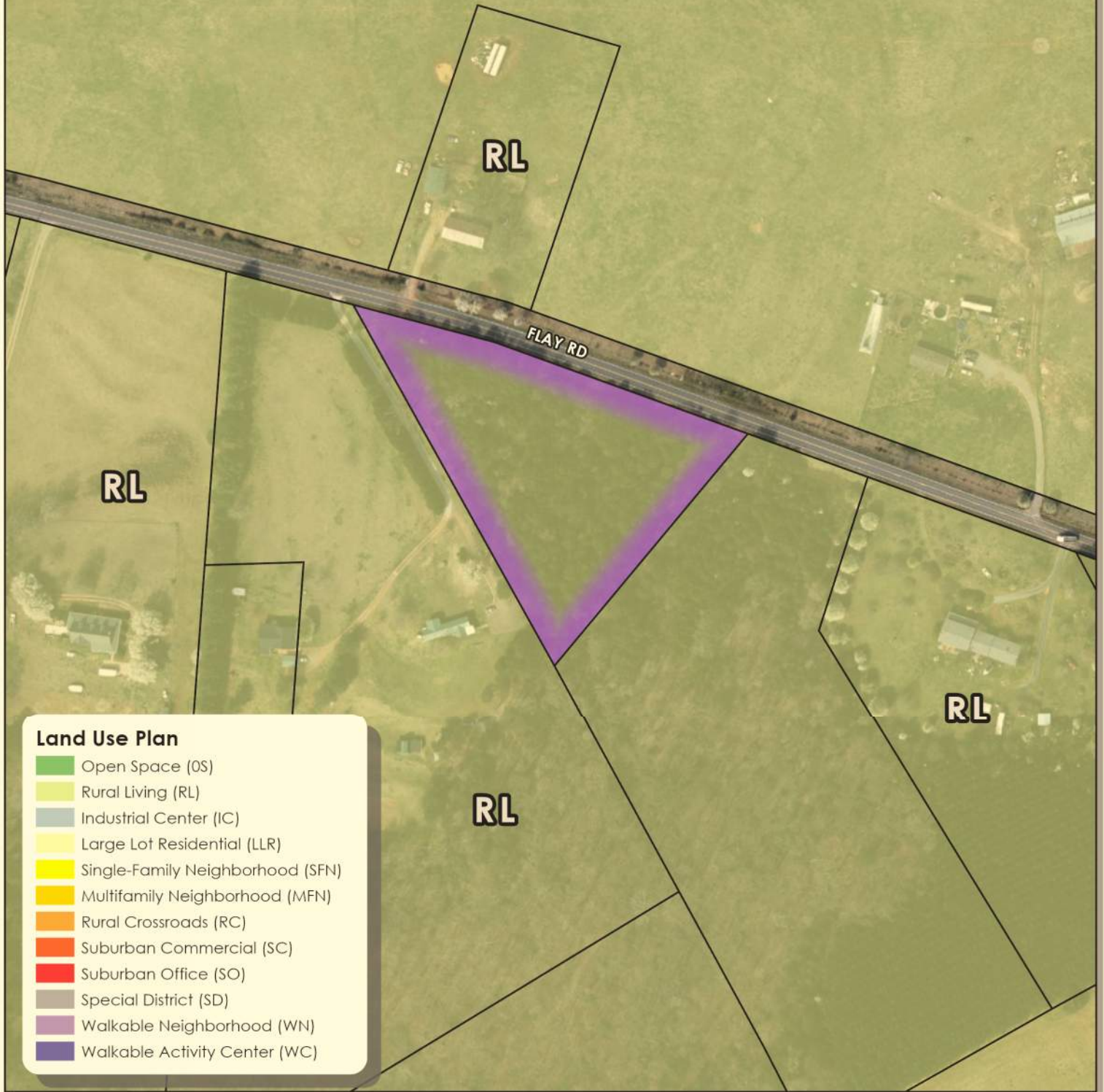
subject property is outlined in blue



April 22, 2021

Symbol	Housing Type
	Site-built Home
	Modular Home
	Apartment, Condominium
	Manufactured Home
	Mobile Home





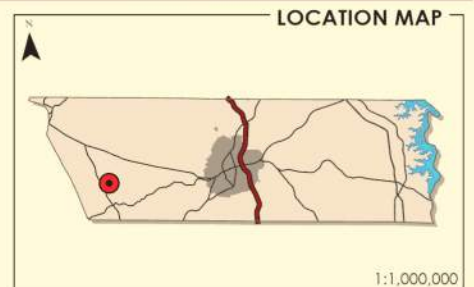
Lincoln County
 Planning & Inspections
 115 W. Main St
 3rd Floor
 Lincolnton, NC 28092

Parcel ID# 11972

 - Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Purple.



 Property Location(s)