To: Board of County Commissioners  
Planning Board

From: Jeremiah Combs, Planner

Date: December 16, 2022

Re: ZMA #708  
Michelle O’Shields, applicant  
Parcel ID# 59870

*The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on January 9, 2023.*

**Request**

The applicant is requesting the rezoning of 1.99 acres from R-SF (Residential Single-Family) to R-T (Transitional Residential).

**Site Area and Description**

The subject property is located at 1767 Sherrod Ln in Ironton Township. The property is adjoined by property zoned R-SF (Residential Single-Family). Land uses in this area are primarily residential uses.

**Plan Conformance**

This property is designated by the Lincoln County Land Use Plan as Single-Family Neighborhood, suitable primarily for single-family detached homes with densities of 1.0 to 2.0 units per acre.
Additional Information

Permitted uses under current zoning: site-built single-family home, modular home
Permitted uses under proposed zoning: site-built single-family home, modular home, duplex, manufactured home

Staff’s Recommendation

Staff recommends approval of the request. See the proposed statement on the following page.
Zoning Amendment
Staff’s Proposed Statement of Consistency and Reasonableness

Case No.    ZMA #708
Applicant   Michelle O’Shields
Parcel ID#  59870
Location    1767 Sherrod Ln

Proposed amendment   Rezone 1.99 acres from R-SF (Residential Single-Family) to R-T (Transitional Residential)

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 Single-Family Neighborhood, suitable primarily for single-family detached homes with densities of 1.0 to 2.0 units per acre. Permitted uses in the R-T zoning district are compatible with the Single-Family Neighborhood community type.

This proposed amendment is reasonable in that:

This property is located in close proximity to parcels zoned R-T, and the existing dwelling located on the property will comply with the standards in the R-T district.
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: Michelle O'Shields
Applicant Address: 1767 Shearrod Ln Lincolnton NC 28090
Applicant Phone Number: 704-746-7399
Property Owner's Name: Betty Ruth Parker / Marty Parker
Property Owner's Address: 1756 Maple Lane Lincolnton NC
Property Owner's Phone Number: Marty - 704-539-4334

Part II
Property Location: 1767 Shearrod Ln Lincolnton NC
Property ID # (10 digits): 3644287657 Property Size: 1.993
Parcel # (5 digits): 59870 Deed Book(s): 875 Page(s): 369

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.
Currently Doublewide Single Family Living On Property And Storage Building

Briefly explain the proposed use and/or structure which would require a rezoning.
Adding An Doublewide Single Family Additional Home, Dividing Land To Accommodate 2 Homes. All Homes On This Privacy Drive Are Double Wides.

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.

Michelle O'Shields 11-28-2022
Applicant Date
### Parcel Information

**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:** 12/19/2022  
**Scale:** 1 Inch = 300 Feet

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<th>Parcel ID</th>
<th>Owner</th>
<th>Owner Address</th>
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**Description:** VACANT LAND OFF 1003  
**Deed Acres:** 1.997  
**Tax Acres:** 1.993  
**Tax/Fire District:** BOGER CITY

**Main Improvement Value:**  
**Main Sq Feet:**  
**Stories:**  
**Year Built:**

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**Watershed:** 1.99  
**Sewer District:** 1.99

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