



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT
302 NORTH ACADEMY STREET, SUITE A, 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: April 15, 2016

Re: Zoning Map Amendment #625
Planning and Inspections Department, applicant
Parcel ID# 91947 and portions of 55971, 15029 and 15039

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on May 2, 2016.

Request

Staff is proposing the rezoning of 23.2 acres from R-SF (Residential Single-Family) to R-T (Transitional Residential). This proposal stems from a request by one of the property owners, Cynthia Brackett, to rezone her 10.2-acre tract from R-SF to R-T. In reviewing that application, staff found that three adjoining parcels are partly zoned R-SF and partly zoned R-T and that the surrounding land on three sides is zoned R-T. With the consent of the other owners, staff is proposing the rezoning of the R-SF portions of the adjoining parcels along with Ms. Brackett's property.

Site Area & Description

The property is located on the west side of Pleasant Grove Church Road and the south side of Dave Heafner Road in Howards Creek Township. It is adjoined by property zoned R-T and R-SF. Land uses in this area are predominately residential and agricultural. The Lincoln County Land Use Plan designates this area as Suburban Residential. The 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, church.

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

Adjoining zoning and uses

East (opposite side of Pleasant Grove Church Road): zoned R-T, residential uses.
South: zoned R-T, residential uses and undeveloped properties.
West: zoned R-T, agricultural and residential uses
North (opposite side of Dave Heafner Road): zoned R-SF, undeveloped properties.

Staff's Recommendation

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

**LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT**

302 NORTH ACADEMY STREET, SUITE A, 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 #625**

Applicant **Planning and Inspections Department**

Parcel ID# **91947 and portions of 55971, 15029 and 15039**

Location **west side of Pleasant Grove Church Road and south side of Dave Heafner Road**

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 Residential Suburban.

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

This property is adjoined on three sides by land zoned R-T. Portions of three of the parcels involved are currently zoned R-T. The rezoning will make the zoning uniform for three parcels and for the area southwest of the intersection of Pleasant Grove Church Road and Dave Heafner Road.



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 CYNTHIA AVERY BRACKETT

Applicant Address 3189 DAVE HEAFNER RD

Applicant Phone Number 704-813-0145

Property Owner's Name CYNTHIA AVERY BRACKETT

Property Owner's Address 3189 DAVE HEAFNER RD

Property Owner's Phone Number 704-813-0145

Part II

Property Location PLEASANT GROVE CHVRCH RD

Property ID # (10 digits) 3612-31-6773 Property Size 10.331 AC

Parcel # (5 digits) 91947 Deed Book(s) 2528 Page(s) #824

Part III

Existing Zoning District RSF Proposed Zoning District R-T

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

UNDEVELOPED

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

WISH TO PLACE MANUFACTURED HOME ON PROPERTY

APPLICATION FEE (up to 2 acres \$300, 2-5 acres \$500, 5+ acre \$1,000)
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.*

Cynthia Avery Brackett
Applicant

03-01-16
Date



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 **Lincoln County Planning and Inspections Department**

Applicant Address **302 N. Academy St., Lincolnton, N.C., 28092**

Applicant Phone Number **(704) 748-1507**

Property Owners **Christopher D. Neal and Allison Neal, Bobby Dean Neal and Linda D. Neal, Robert Lee Avery and Sharon Fortenberry Avery**

Part II

Property Location **west side of Pleasant Grove Church Road and south side of Dave Heafner Road**

Property ID # (10 digits) **portions of 3612-22-7433, 3612-22-9349 and 3612-11-5263**

Property Size **13 acres for the portions of these 3 parcels**

Parcel # (5 digits) **portions of 55971, 15029 and 15039**

Deed Book-Page **1997-0752, 1997-0746 and 2519-0898**

Part III

Existing Zoning District **R-SF** Proposed Zoning District **R-T**

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

farmland and woods

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

Currently, these three parcels are partly zoned R-SF and partly zoned R-T. The rezoning is proposed to make the zoning uniform.

I hereby certify that all of the information provided for this application and attachments is true and correct to the best of my knowledge.

Randy Hawkins
Applicant

March 18, 2016
Date



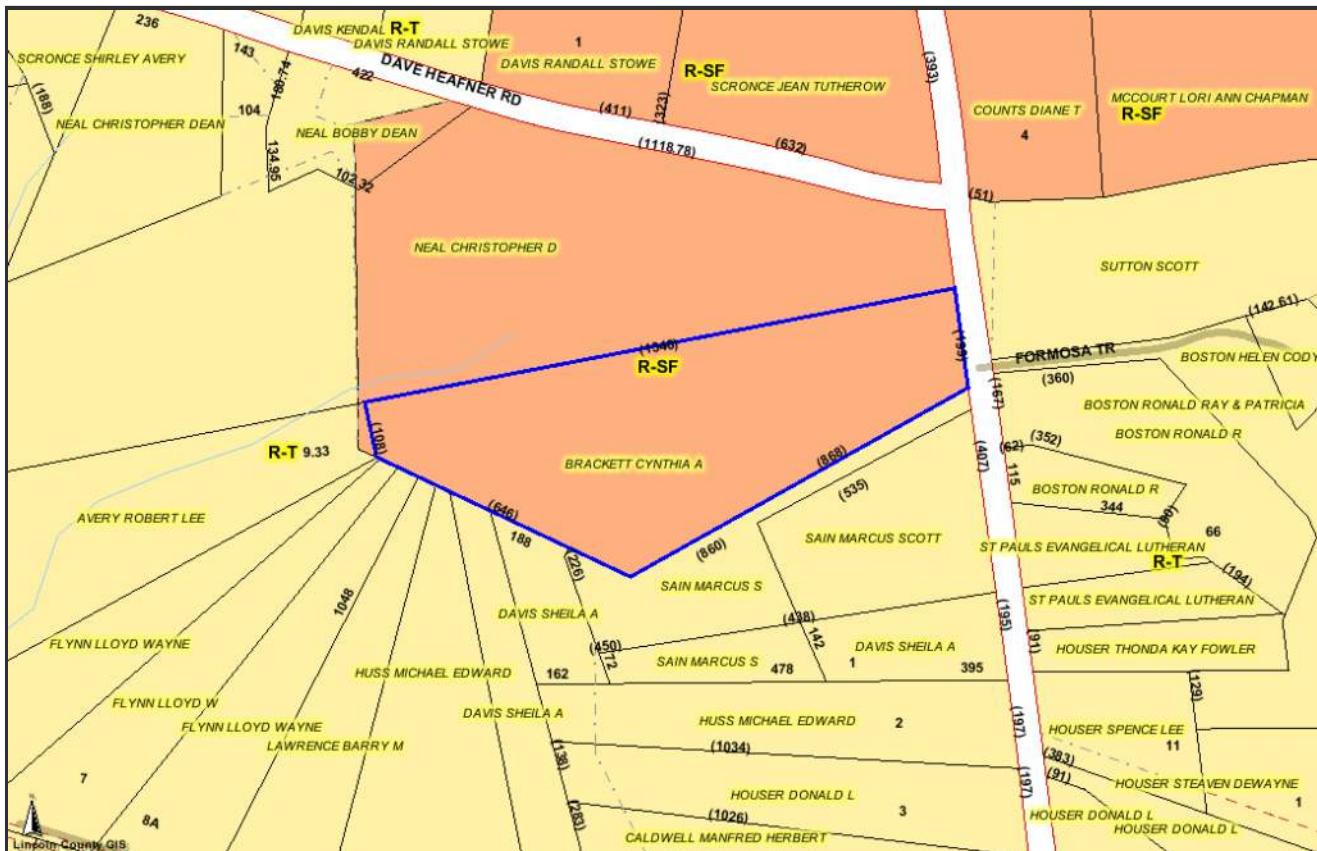
Lincoln County, NC

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: 3/24/2016 Scale: 1 Inch = 400 Feet



PHOTOS		PARCEL INFORMATION FOR 3612-31-6773					
 Photo Not Available		Parcel ID 91947 Owner BRACKETT CYNTHIA A Map 3612-00 Mailing P O BOX 464 Account 0255526 Address CROUSE NC 28033 Deed 2528-0824 Recorded 7/1/2015 Land Value \$58,193 Total Value \$58,193					
----- All values are for tax year 2016. -----						Sale Price \$77,500 Previous Parcel 15039	
Description PT OF AVERY LAND Address PLEASANT GROVE CHURCH RD Township HOWARDS CREEK		Tax/Fire District Improvement No Improvements		Deed Acres 10.33 Tax Acres 10.18		CROUSE	
Zoning District R-SF Watershed Class WS-IVP 2000 Census County 37109 Flood X		Calculated Acres 10.19 Calculated Acres 10.19 Voting Precinct CROUSE (CR06) Sewer District Not in the sewer district		Calculated Acres 10.19			
				Tract 070400 Block 2021		Panel 3710361200	



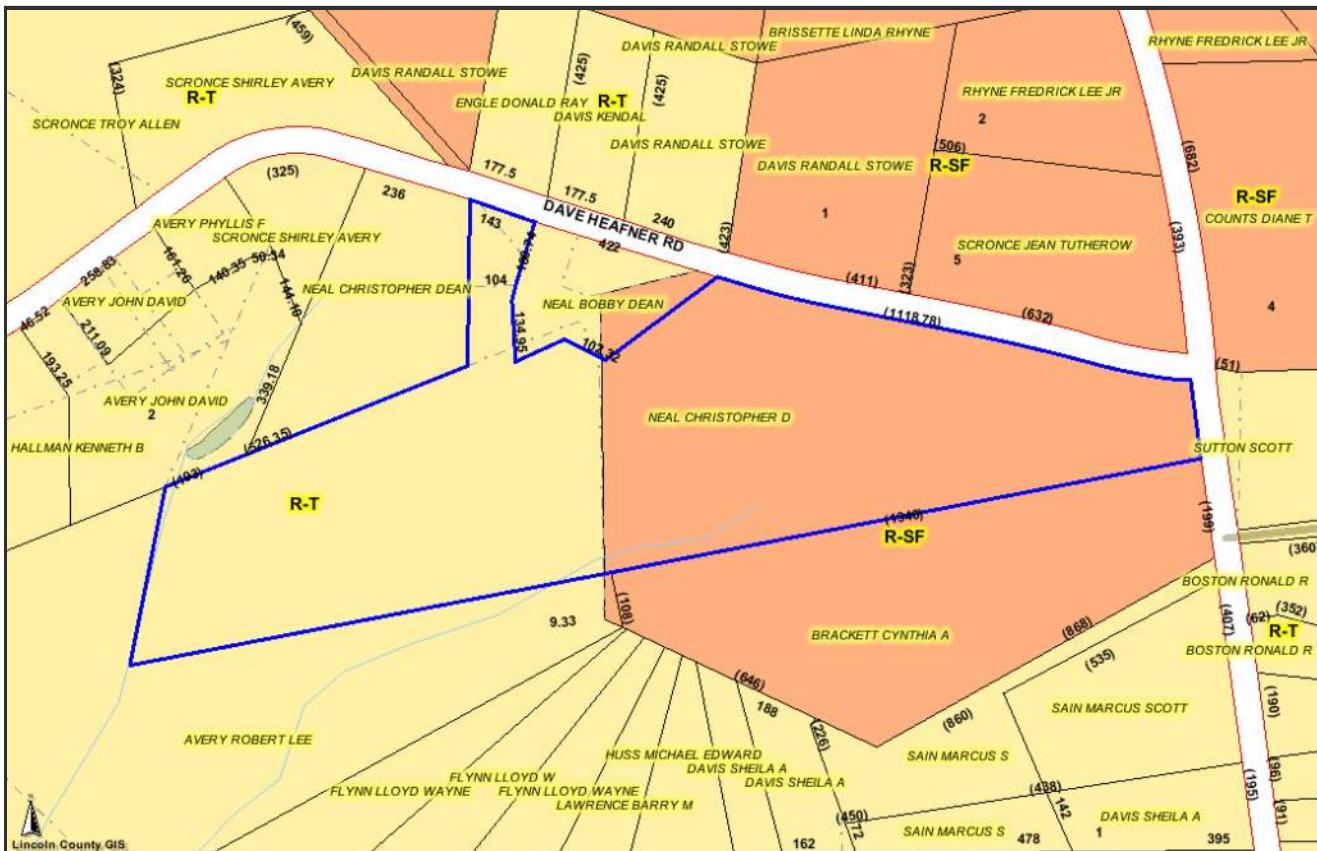
Lincoln County, NC

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: 3/24/2016 Scale: 1 Inch = 400 Feet



PHOTOS



55971

PARCEL INFORMATION FOR 3612-22-7433

Parcel ID	55971	Owner	NEAL CHRISTOPHER D NEAL ALLISON
Map Account	3612-00	Mailing Address	3013 DAVE HEAFNER RD CROUSE NC 28033
Deed	0208938	Recorded	1/8/2008
Land Value	\$184,063	Total Value	\$244,303
----- All values are for tax year 2016. -----			Sale Price Previous Parcel 0
Description	AVERY LAND	Deed Acres	25.02
Address	3031 DAVE HEAFNER RD	Tax Acres	24.01
Township	HOWARDS CREEK	Tax/Fire District	CROUSE
Main Improvement	CONVENTIONAL	Value	\$60,240
Main Sq Feet	1096	Stories	1
		1 Year Built	1942
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres
R-SF	12.41	CROUSE (CR06)	24.01
R-T	11.61		
Watershed Class		Sewer District	
WS-IVP	24.01	Not in the sewer district	24.01
2000 Census County		Tract	Block
37109		070400	2021 24.01
37109		070400	2022 0.01
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710361200	24.01



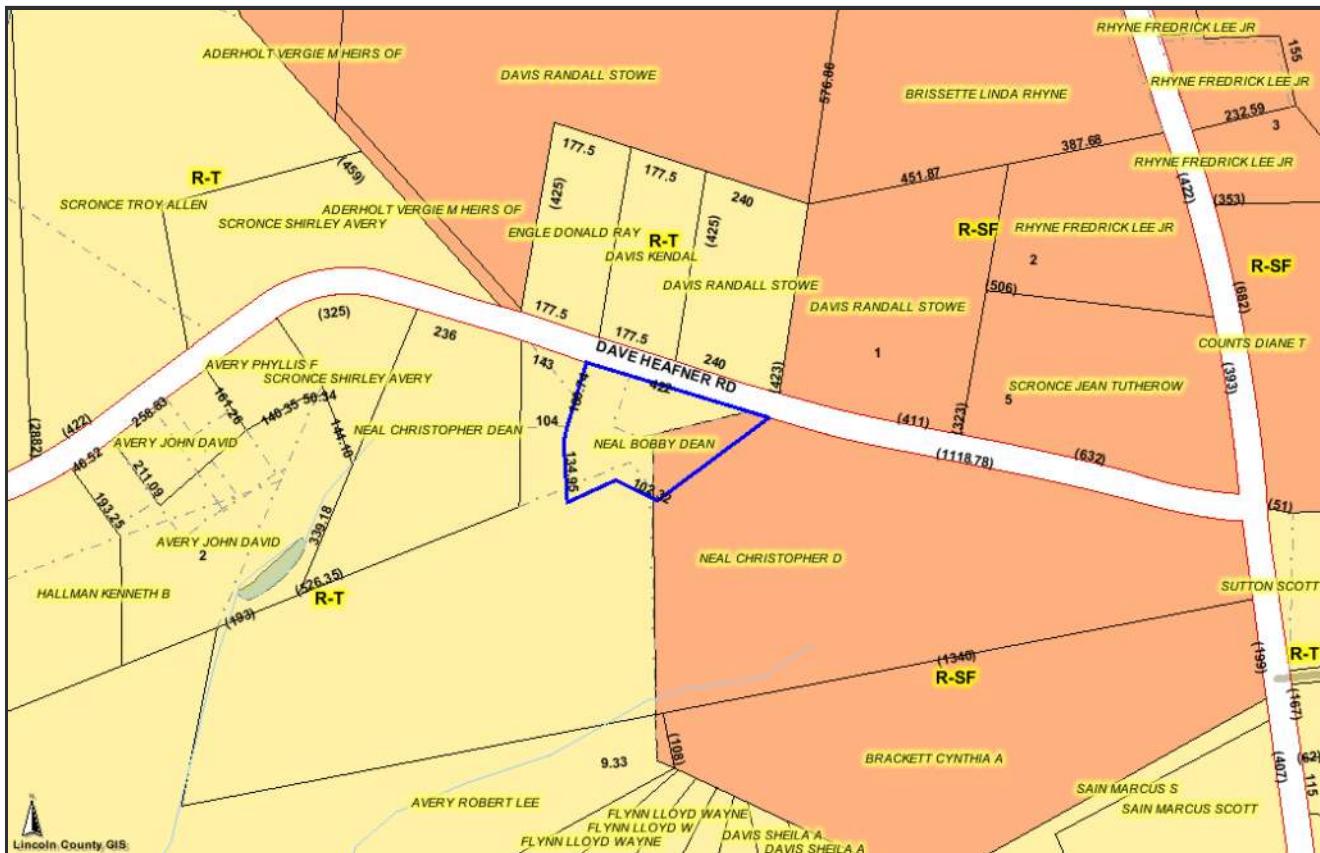
Lincoln County, NC

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: 3/24/2016 Scale: 1 Inch = 400 Feet



Lincoln County, NC

PHOTOS



15029



15029

PARCEL INFORMATION FOR 3612-22-9349

Parcel ID	15029	Owner	NEAL BOBBY DEAN NEAL LINDA D
Map Account	3612-00	Mailing Address	3013 DAVE HEAFNER RD
Deed	04265	Recorded	CROUSE NC 28033
Land Value	\$27,414	Total Value	\$180,596
----- All values are for tax year 2016. -----			
Description	L AVERY H/S RD 1178	Deed Acres	0
Address	3013 DAVE HEAFNER RD	Tax Acres	1.88
Township	HOWARDS CREEK	Tax/Fire District	CROUSE
Main Improvement	RANCH	Value	\$94,731
Main Sq Feet	1777	Stories	1
1 Year Built	1963		
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres
R-T	1.38	CROUSE (CR06)	1.89
R-SF	0.51		
Watershed Class		Sewer District	
WS-IVP	1.89	Not in the sewer district	1.89
2000 Census County		Tract	
37109		070400	2021
37109		070400	2022
Flood	Zone Description	Block	
X	NO FLOOD HAZARD	Panel	
		3710361200	1.89



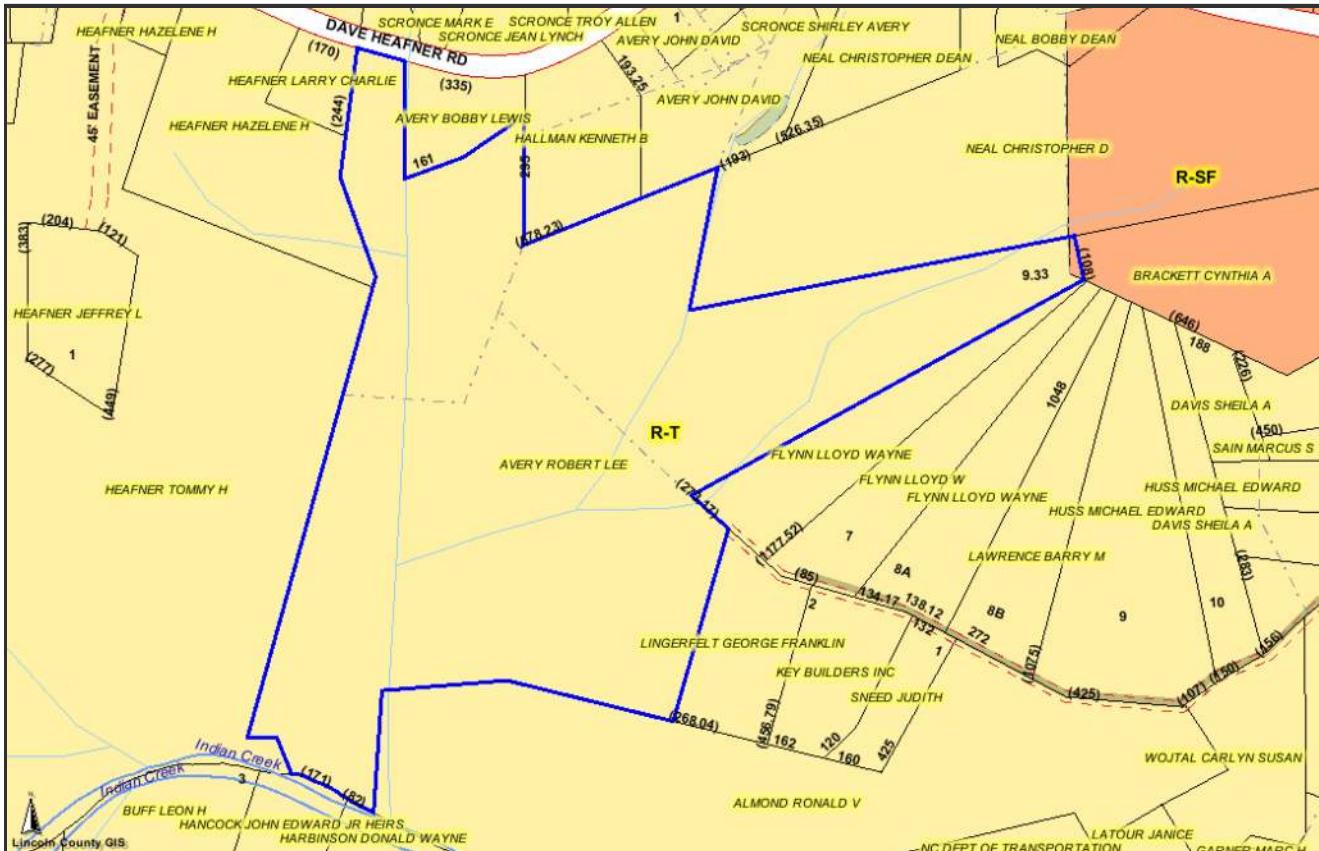
Lincoln County, NC

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: 3/24/2016 Scale: 1 Inch = 500 Feet



PHOTOS



15039



15039

PARCEL INFORMATION FOR 3612-11-5263

Parcel ID	15039	Owner	AVERY ROBERT LEE AVERY SHARON FORTENBERRY
Map Account	3612-00	Mailing Address	PO BOX 234 CROUSE NC 28033-0234
Deed Land Value	0156288 2519-0898 \$139,149	Recorded Total Value	\$261,983 ----- All values are for tax year 2016. -----
Description	PT OF AVERY LAND	Deed Acres	0
Address	3223 DAVE HEAFNER RD	Tax Acres	44.36
Township	HOWARDS CREEK	Tax/Fire District	CROUSE
Main Improvement	MANUFACTURED HOME	Value	\$111,376
Main Sq Feet	3253	Stories	1.3
		Year Built	1994
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres
R-T	44.3	CROUSE (CR06)	44.37
R-SF	0.07		
Watershed Class		Sewer District	
WS-IVP	44.37	Not in the sewer district	44.37
2000 Census County		Tract	
37109		Block	
Flood	Zone Description		Panel
AE	SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED -	070400	2021
	100 YEAR		44.37
AEFW	FLOODWAY AREA - 100 YEAR FLOOD HAZARD		
SHADED	OTHER FLOOD AREA - 500 YEAR FLOOD HAZARD		
X	NO FLOOD HAZARD		
X			

