



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.



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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 CHURCH 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 Hankins
Applicant

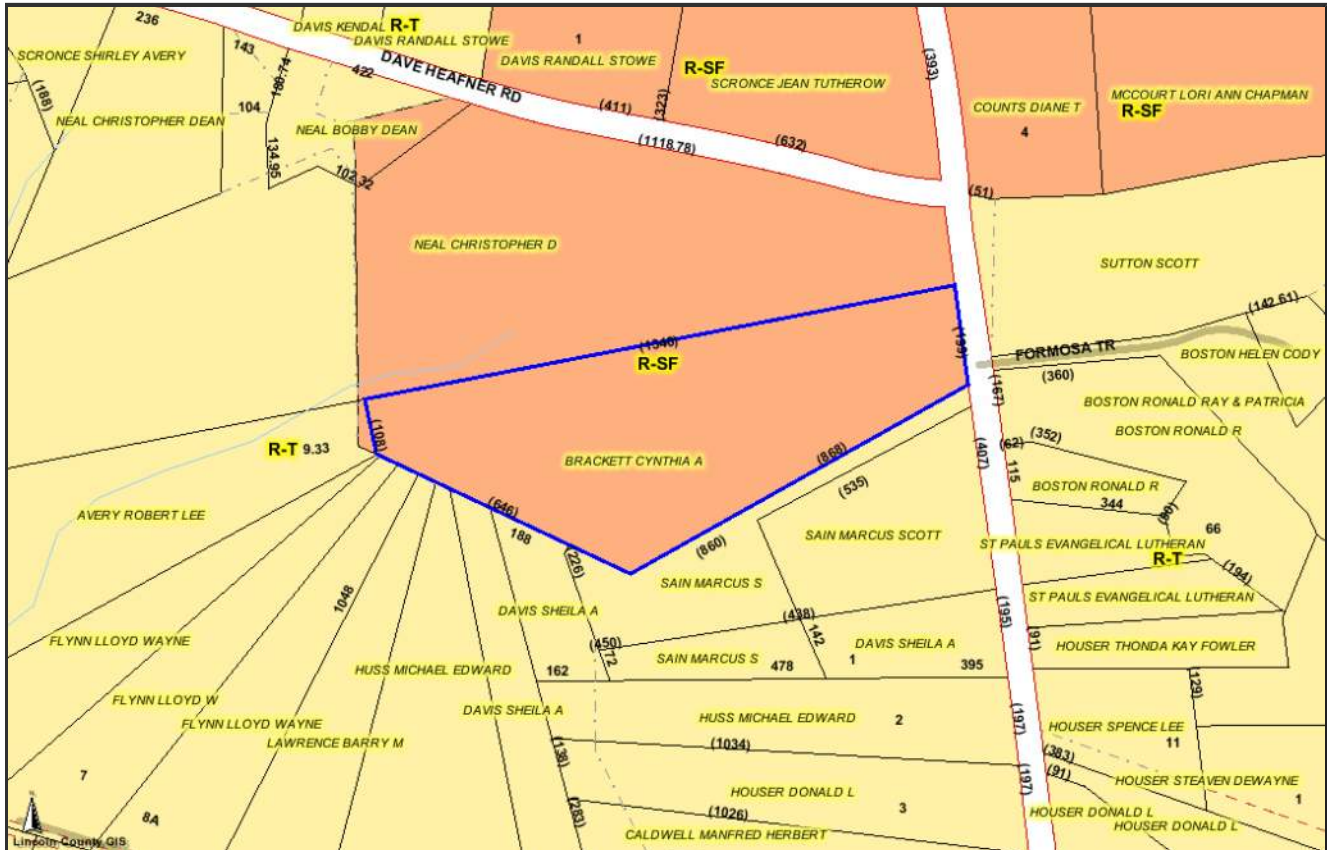
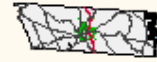
March 18, 2016
Date



Lincoln County, NC

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



PHOTOS



Photo Not Available

PARCEL INFORMATION FOR 3612-31-6773

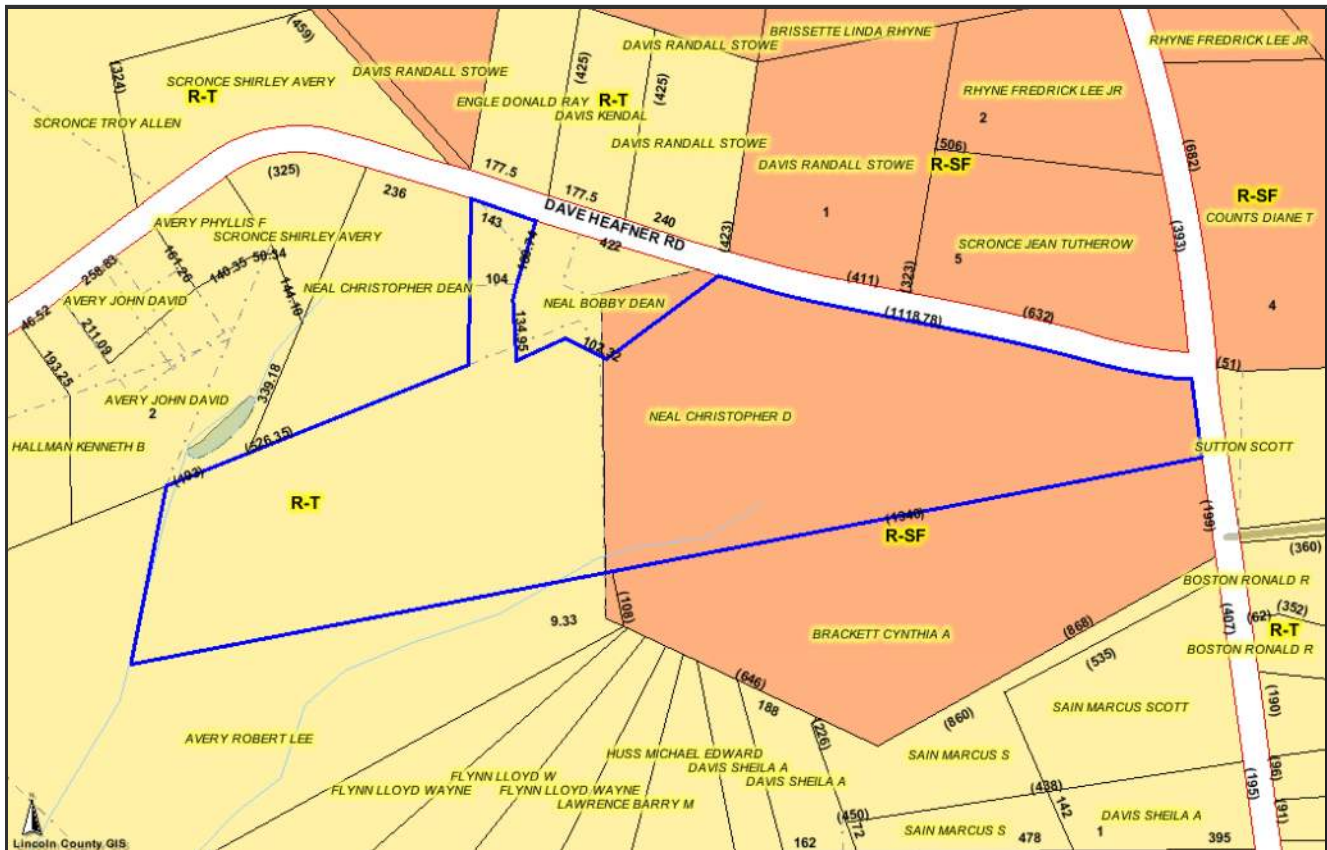
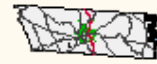
Parcel ID	91947	Owner	BRACKETT CYNTHIA A
Map	3612-00	Mailing	P O BOX 464
Account	0255526	Address	CROUSE NC 28033
Deed	2528-0824	Recorded	7/1/2015
Land Value	\$58,193	Total Value	\$58,193
----- All values are for tax year 2016. -----			
Description	PT OF AVERY LAND	Sale Price	\$77,500
Address	PLEASANT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



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PHOTOS



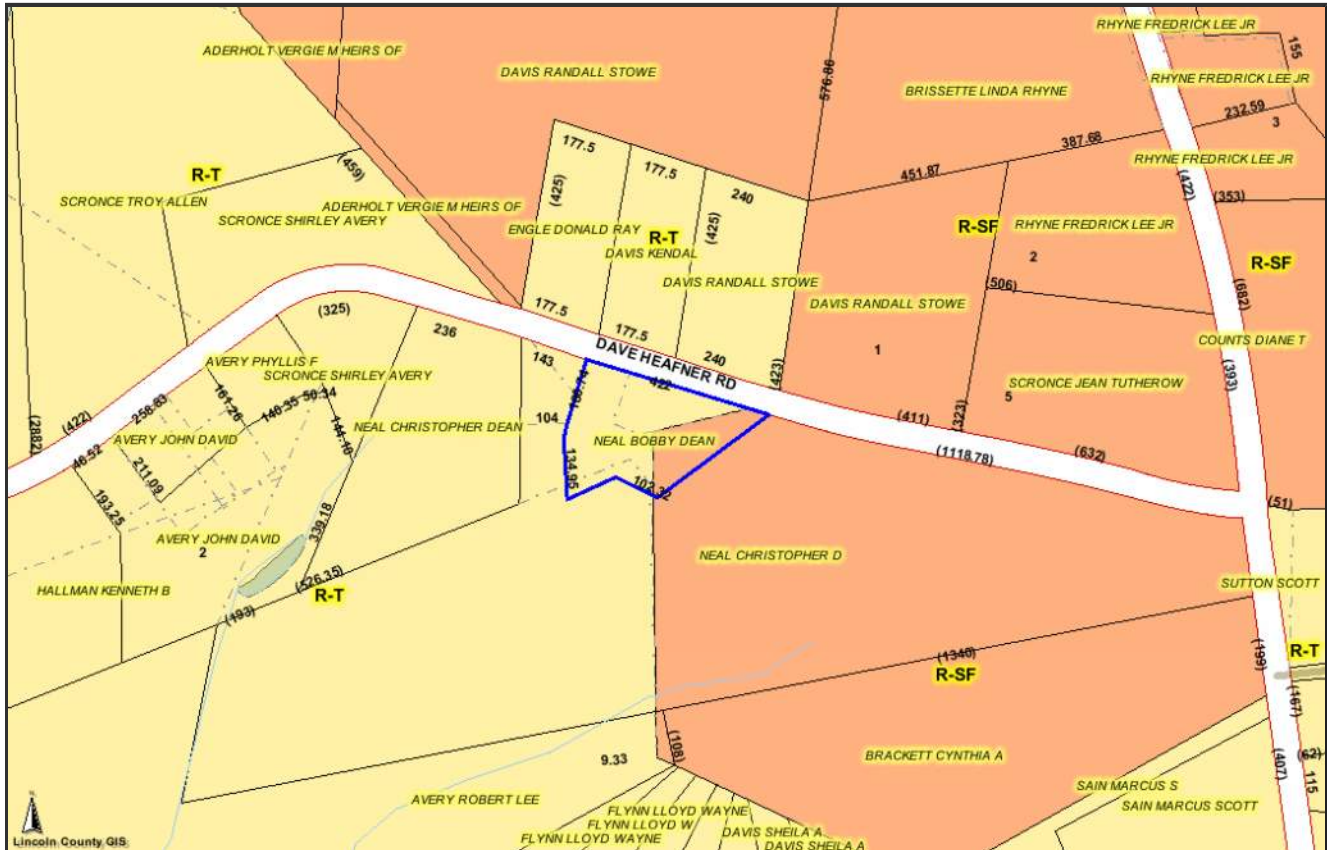
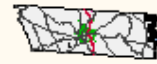
PARCEL INFORMATION FOR 3612-22-7433

Parcel ID	55971	Owner	NEAL CHRISTOPHER D NEAL ALLISON	
Map Account	3612-00 0208938	Mailing Address	3013 DAVE HEAFNER RD CROUSE NC 28033	
Deed	1997-0752	Recorded	1/8/2008	Sale Price 0
Land Value	\$184,063	Total Value	\$244,303	Previous Parcel
----- All values are for tax year 2016. -----				
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 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	



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PHOTOS



15029



15029

PARCEL INFORMATION FOR 3612-22-9349

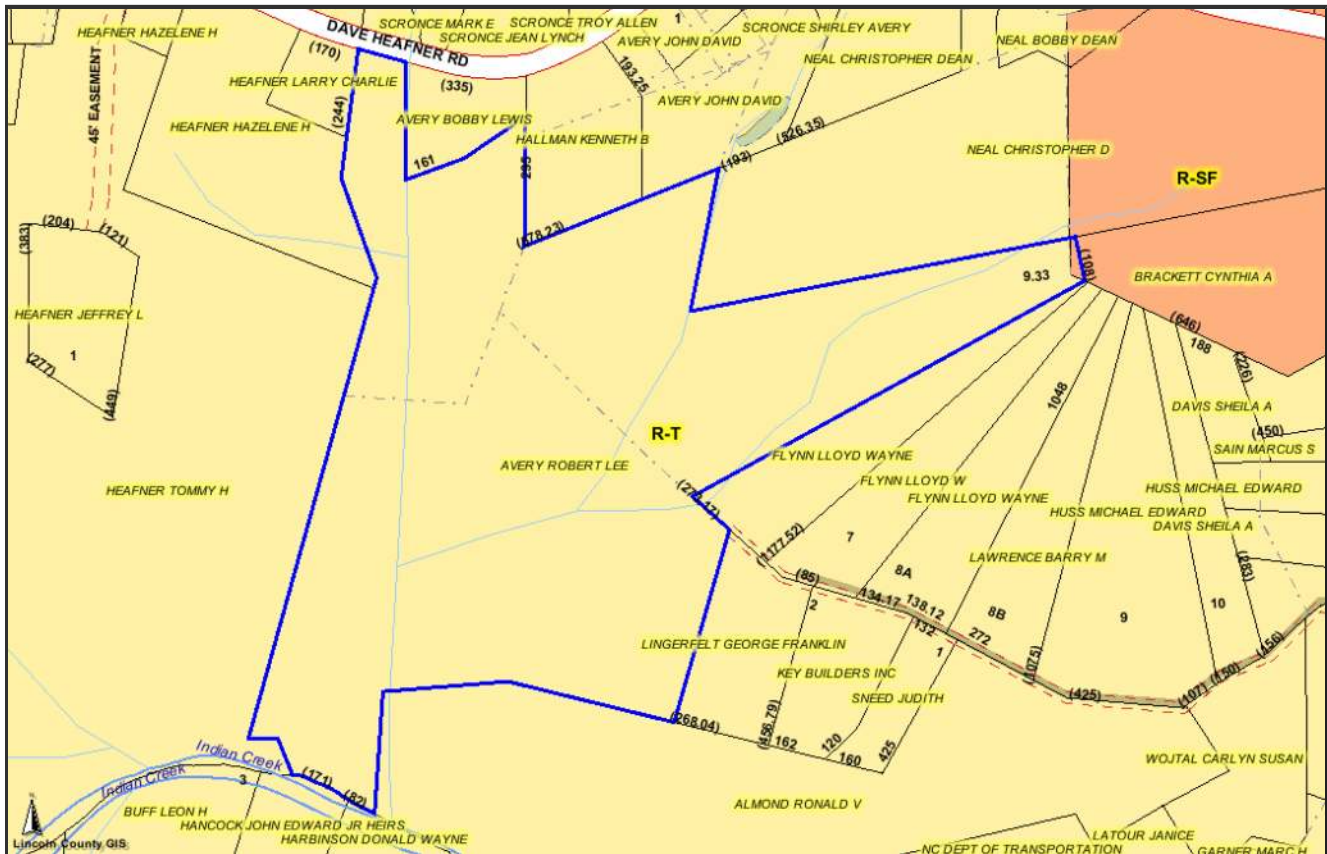
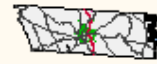
Parcel ID	15029	Owner	NEAL BOBBY DEAN NEAL LINDA D	
Map Account	3612-00 04265	Mailing Address	3013 DAVE HEAFNER RD CROUSE NC 28033	
Deed	1997-0746	Recorded		
Land Value	\$27,414	Total Value	\$180,596	Sale Price Previous Parcel 0
----- All values are for tax year 2016. -----				
Description	L AVERY H/S 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 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	Block	
37109		070400	2021	1.86
37109		070400	2022	0.03
Flood	Zone Description	Panel		
X	NO FLOOD HAZARD	3710361200	1.89	



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PHOTOS



15039



15039

PARCEL INFORMATION FOR 3612-11-5263

Parcel ID	15039	Owner	AVERY ROBERT LEE AVERY SHARON FORTENBERRY PO BOX 234 CROUSE NC 28033-0234
Map Account	3612-00 0156288	Mailing Address	PO BOX 234 CROUSE NC 28033-0234
Deed	2519-0898	Recorded	
Land Value	\$139,149	Total Value	\$261,983
----- All values are for tax year 2016. -----			
Description	PT OF AVERY LAND		Sale Price 0
Address	3223 DAVE HEAFNER RD		Previous Parcel
Township	HOWARDS CREEK		Deed Acres 0
		Tax/Fire District	Tax Acres 44.36
		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	44.37	Sewer District	44.37
WS-IVP		Not in the sewer district	
2000 Census County		Tract	Block
37109		070400	2021
Flood	Zone Description	Panel	
AE	SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100 YEAR	3710361200 8.08	
AEFW	FLOODWAY AREA - 100 YEAR FLOOD HAZARD	3710361200 1.93	
SHADED	OTHER FLOOD AREA - 500 YEAR FLOOD HAZARD	3710361200 8.38	
X	NO FLOOD HAZARD	371036120025.97	
X			

