



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 #626
Hannah Smith, applicant
Parcel ID# 92442

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

The applicant is requesting the rezoning of a 1.0-acre lot from R-SF (Residential Single-Family) to R-R (Rural Residential).

Site Area & Description

The property is located on the west side of N.C. 274 about 400 feet south of Fairview School Road in North Brook Township. It is surrounded by property zoned R-SF. Land uses in this area are predominately residential and agricultural. The Lincoln County Land Use Plan designates this area as Rural Preservation, suitable for low-density residential uses. 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-R zoning: manufactured home (singlewide or doublewide), modular home, site-built house, church.

Adjoining zoning and uses

East (opposite side of N.C. 274): zoned R-SF, residential and agricultural uses.

South: zoned R-SF, agricultural use.

West: zoned R-SF agricultural use.

North: zoned R-SF, agriculture use.

Staff's Recommendation

Staff recommends that the rezoning request be denied. In cases where a rezoning from R-SF to R-T or R-R is requested, staff's policy has been to recommend approval only if the subject property abuts an R-T or R-R district. See proposed statement on following page.



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Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness

Case No. **ZMA #626**

Applicant **Hannah Smith**

Parcel ID# **92442**

Location **west side of N.C. 274 about 400 feet south of Fairview School 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 Rural Preservation, suitable for low-density residential uses.

This proposed amendment **is not reasonable and not in the public interest** in that:

This property is surrounded by property zoned R-SF. The nearest R-R zoning is more than 800 feet away. The proposed amendment would relieve a small tract from restrictions to which the surrounding area is subjected, making this a spot zoning.



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 Hannah L. Smith

Applicant Address 1531 Hwy 274 Cherryville NC 28021

Applicant Phone Number 704 447-5084 304 373 8087

Property Owner's Name Nathan Scott Smith

Property Owner's Address 1531 Hwy 274

Property Owner's Phone Number 704-447-5084

Property Location N.C. 274

Property ID # (10 digits) 2673-25-8850 Property Size 1.0 acre

Parcel # (5 digits) 92442 Deed Book(s) 783 Page(s) 826

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.

Farm ~~pasture~~ pasture, empty lot.

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

Doublewide home,

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.

Hannah Smith
Applicant

3-10-10
Date



Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

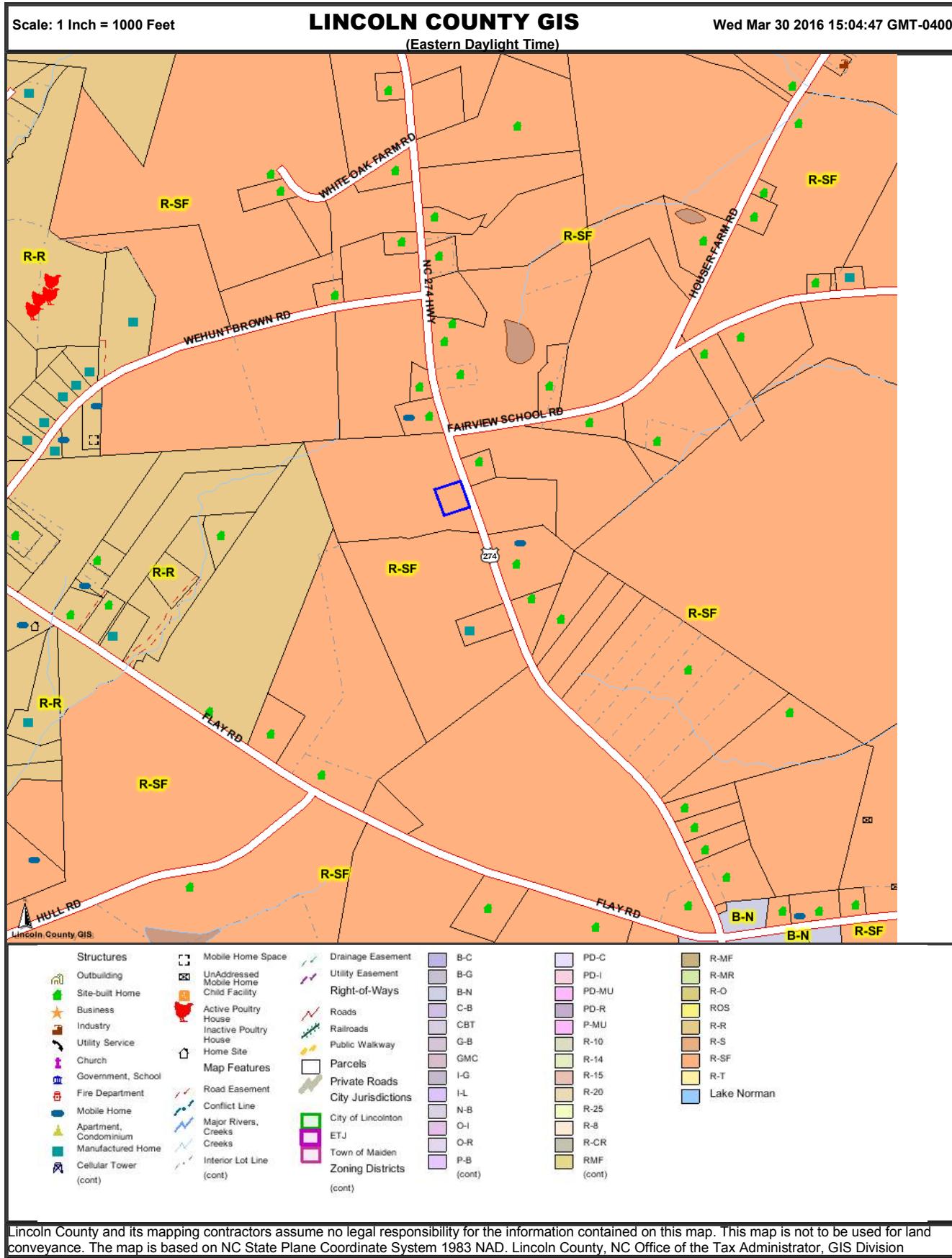
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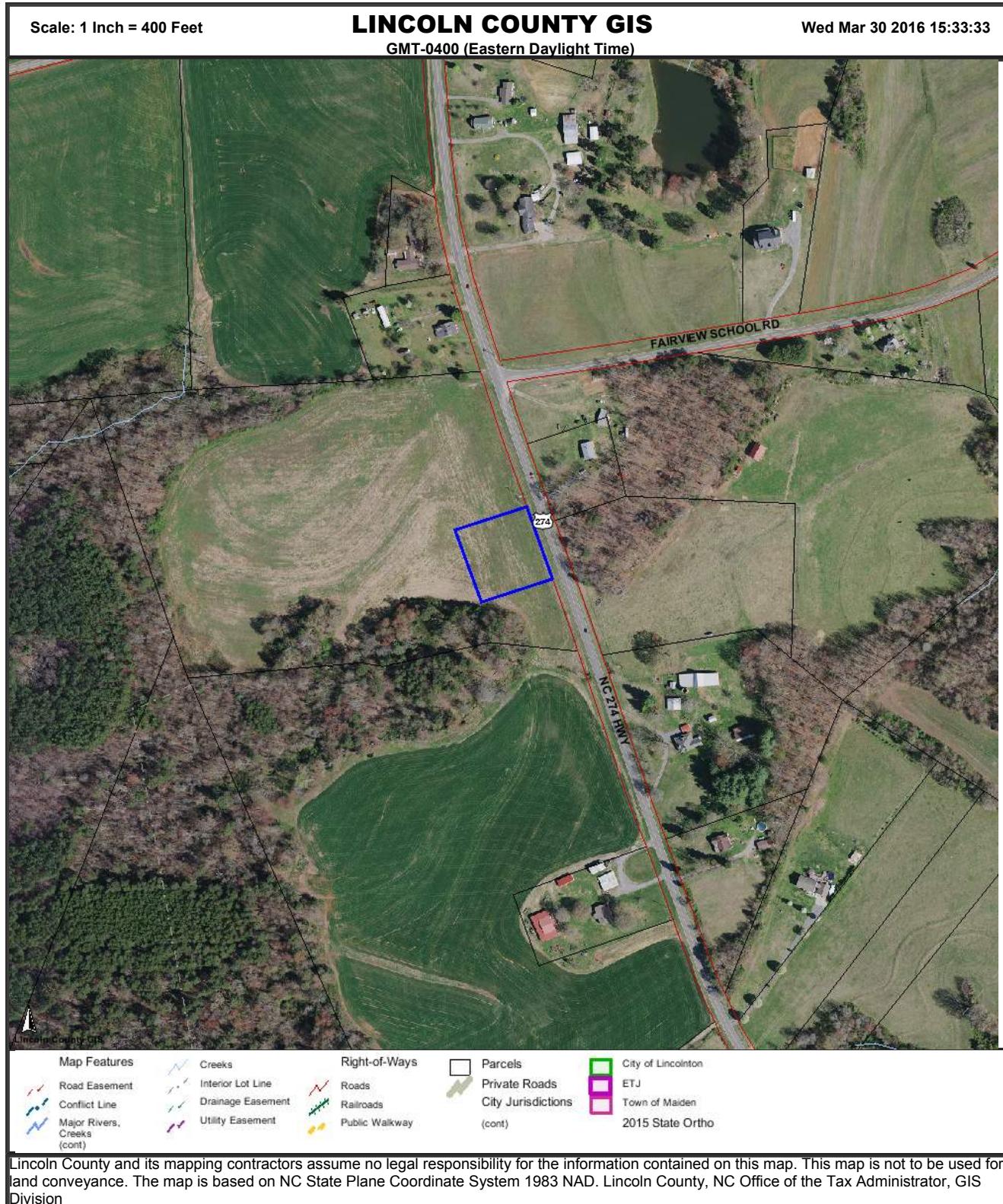


Date: 3/30/2016 Scale: 1 Inch = 400 Feet



PHOTOS		PARCEL INFORMATION FOR 2673-25-8850			
		Parcel ID 92442 Owner SMITH NATHAN S SMITH DEBORAH D 1531 HWY 274 CHERRYVILLE NC 28021			
Map Account 01199	Deed Value 783-826	Mailing Address 2673-00	Recorded 3/3/2016	Sale Price 0	Previous Parcel 57484
Subdivision Lot 1 NATHAN SCOTT SMITH & DEBORAH D SMI* Plat 16-328 Description #1 LT NATHAN SCOTT SMITH Deed Acres 1.13 Address NC 274 HWY Tax Acres 0 Township NORTH BROOK Tax/Fire District NORTH BROOK					
Improvement Zoning District R-SF Calculated Acres 0.99 Voting Precinct NORTH BROOK (NB09) Calculated Acres 0.99 Watershed Class WS-IIIP Calculated Acres 0.99 Sewer District Not in the sewer district Calculated Acres 0.99 2000 Census County 37109 Tract 070500 Block 3024 Calculated Acres 0.99 Flood X Zone Description NO FLOOD HAZARD Panel 3710266200 Calculated Acres 0.99					





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