



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: January 20, 2017

Re: Zoning Map Amendment #631
James Kennerly, applicant
Parcel ID# 34050 and 34079

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on February 6, 2017.

Request

The applicant is requesting the rezoning of 1.75 acres from R-T (Transitional Residential) to R-SF (Residential Single-Family). The stated purpose of the request is to subdivide the property into three lots for single-family homes (see information on minimum lot size below).

Site Area & Description

The property is located at 6671 Pine Ridge Drive, on the north side of Pine Ridge Drive about 800 feet east of Campground Road. It is adjoined on all sides by property zoned R-T. Public water and sewer are available at this location. Land uses in this area include residential, business, institutional (church) and recreational (Rock Springs Nature Preserve). This property is part of an area designated by the Lincoln County Land Use Plan as Suburban Residential, suitable for densities of upwards of 1-2 dwelling units per acre depending on the provision of utilities.

Additional Information

Permitted uses

Under current R-T zoning: manufactured homes, duplexes, modular homes, site-built homes, church.

Under proposed R-SF zoning: modular homes, site-built homes, church.

Minimum lot size

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

Under proposed R-SF zoning: 22,500 square feet (0.516 acre) with public water and sewer, 32,500 square feet otherwise.

Adjoining zoning and uses

East: zoned R-T, undeveloped lot.

South (opposite side of Pine Ridge Drive: zoned R-T, residential uses.

West: zoned R-T, residential use.

North: zoned R-T, undeveloped lots.

Staff's Recommendation

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



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Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness

Case No. **ZMA #631**

Applicant **James Kennerly**

Parcel ID# **34050 and 34079**

Location **6671 Pine Ridge Drive**

Proposed amendment **rezone from R-T to R-SF**

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 Suburban Residential, suitable for densities of upwards of 1-2 dwelling units per acre depending on the provision of utilities. Public water and sewer are available at this location.

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

This property is adjoined on all sides by properties zoned residential. Properties zoned R-SF are located in the surrounding area. A reduction in the minimum lot size is reasonable for properties served by public water and sewer. R-SF zoning is more restrictive than R-T zoning in terms of permitted uses.



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 **James Kennerly**

Applicant Address 7934 Sifford Road, Stanley, NC 28164

Applicant Phone Number **704-827-5778**

Property Owner's Name **same as above**

Property Owner's Address

Property Owner's Phone Number

Part II

Property Location 6671 Pine Ridge Drive

Property ID # (10 digits) **4605-17-1205, 4605-17-2256** Property Size **1.75 acres**

Parcel # (5 digits) **34050, 34079** Deed Book and Page **12E-155, 1350-243**

Part III

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

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

vacant house, storage building, sheds

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

to subdivide the two parcels into three lots for single-family homes

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.

James R. Kennedy
Applicant

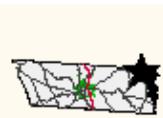
12/15/16
Date



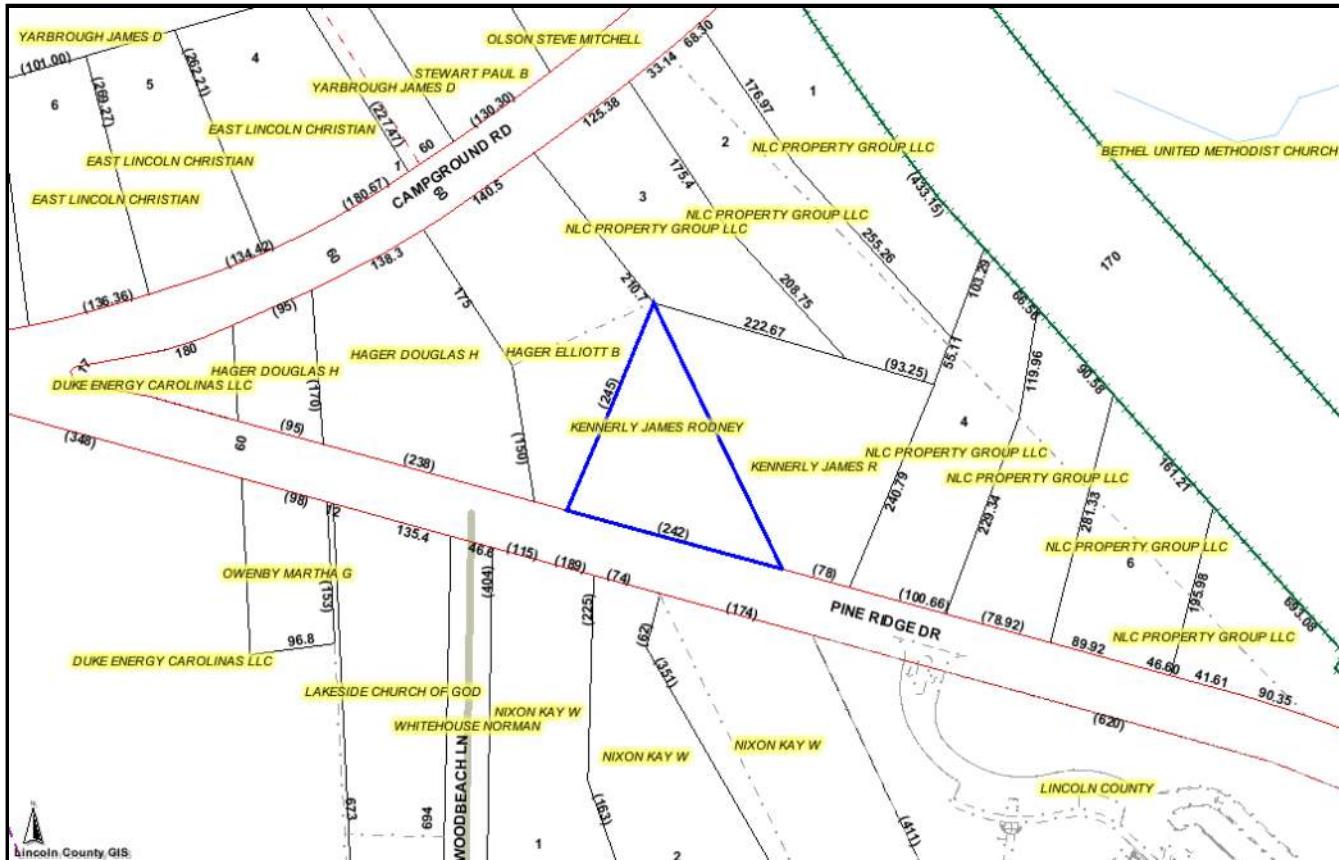
Lincoln County, NC

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: 12/30/2016 Scale: 1 Inch = 200 Feet



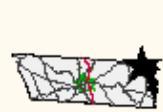
PHOTOS		PARCEL INFORMATION FOR 4605-17-1205					
		Parcel ID 34050 Owner KENNERLY JAMES RODNEY Map Account 4605-09 Mailing Address KENNERLY JOHN FRANKLIN Deed Land Value 12E-155 Recorded 4/9/2012 Sale Price 0 Address \$31,000 Total Value \$35,327 Previous Parcel Township BW HAGER LD RD 1375 Deed Acres 0.8 Description 6671 PINE RIDGE DR Tax Acres 0.67 Address CATAWBA SPRINGS Tax/Fire District DENVER / EL SEWER Township					
Main Improvement Main Sq Feet 1244 CONVENTIONAL Stories 1 Year Built 1950 Value \$4,327		----- All values are for tax year 2016. -----					
Zoning District R-T Calculated Acres 0.68 Voting Precinct DENVER (DN29) Calculated Acres 0.68		Watershed Class WS-IVC 0.68 Sewer District In the sewer District 0.68					
2000 Census County 37109 Tract 071100 Block 1028 0.68		Flood X Zone Description NO FLOOD HAZARD Panel 3710460500 0.68					



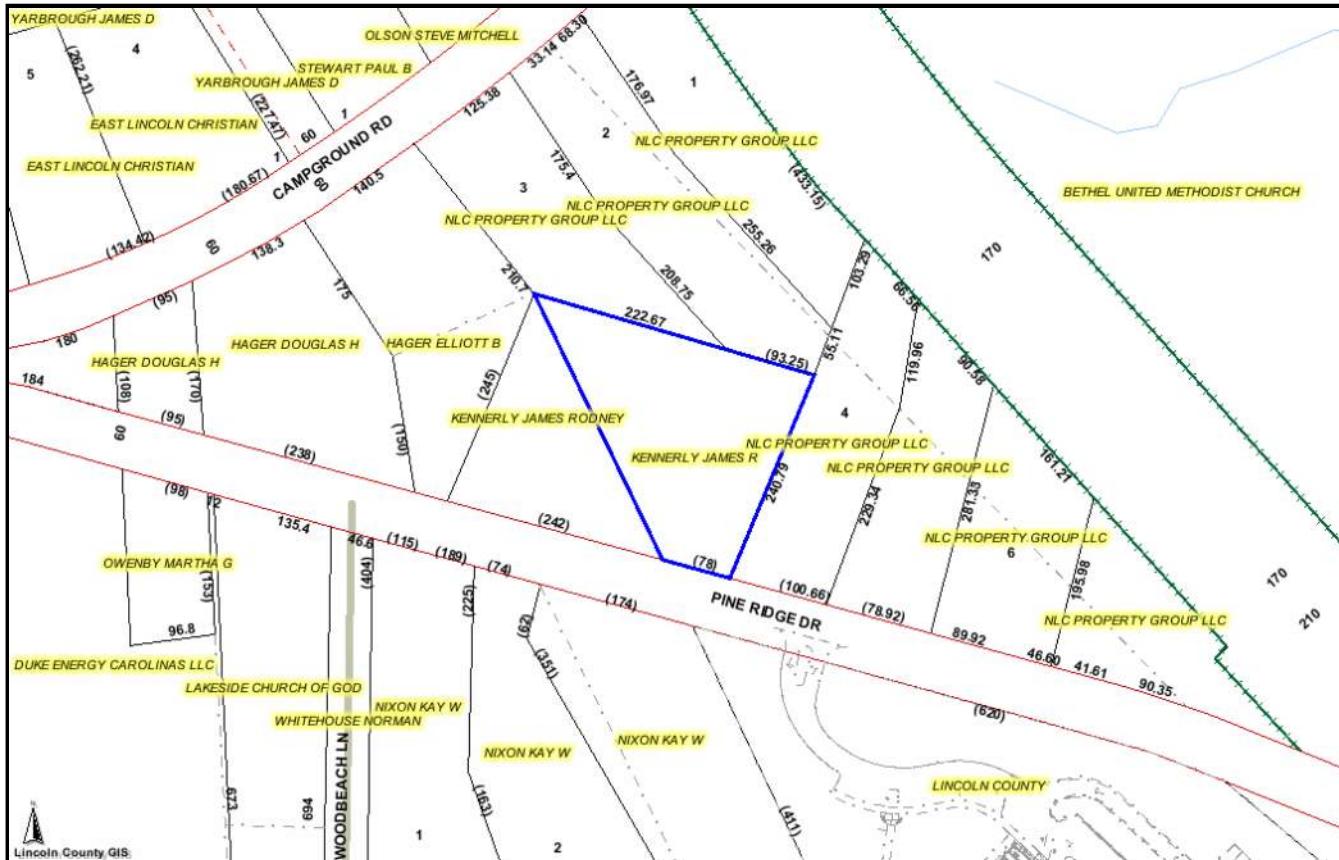
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PHOTOS		PARCEL INFORMATION FOR 4605-17-2256						
 Photo Not Available		Parcel ID	34079	Owner	KENNERLY JAMES R			
		Map	4605-09	Mailing	7934 SIFFORD RD			
		Account	0159842	Address	STANLEY NC 28164			
		Deed	1350-243	Recorded	6/7/2002			
		Value	Work in Progress			Sale Price	0	
						Previous Parcel		
		Description	R MUNDY LD RD 1373			Deed Acres	1.1	
		Address	PINE RIDGE DR			Tax Acres	1.08	
		Township	CATAWBA SPRINGS			Deputy Surveyor		
		Improvement	No Improvements			Deputy Surveyor		
		Zoning	Calculated		Voting Precinct	Calculated Acres		
		District	Acres		DENVER (DN29)	1.09		
		R-T	1.09					
		Watershed Class	1.09		Sewer District	1.09		
		WS-IVC	In the sewer District		Tract	1.09		
		2000 Census County	071100		Block	1.09		
		37109	1028		Panel	1.09		
		Flood	3710460500					
		X	NO FLOOD HAZARD					

Zoning Map Amendment #631
Subject property is outlined in red

