



**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. Kennerly  
Applicant

12/15/16  
Date

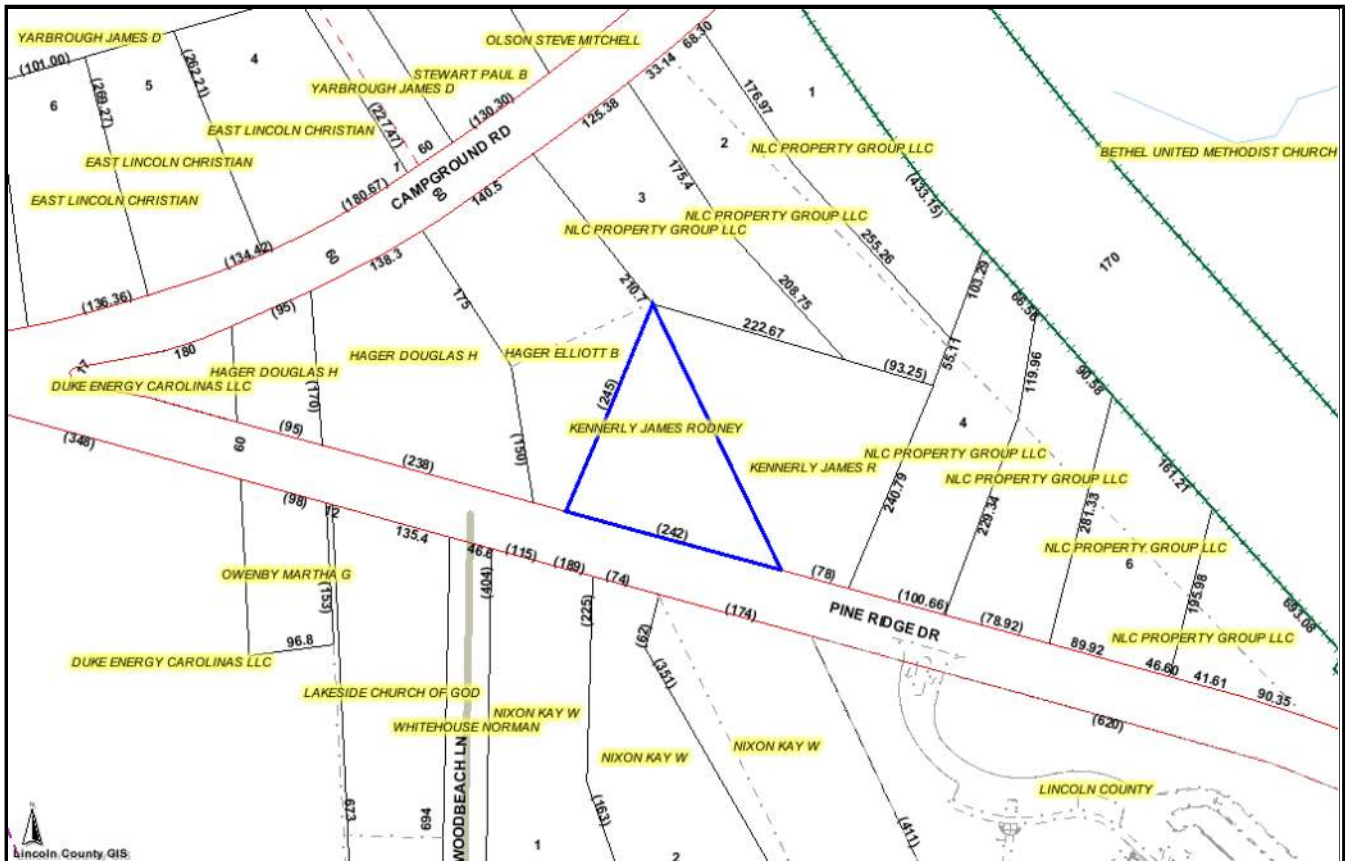


## Lincoln County, NC

### 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



34050

#### PARCEL INFORMATION FOR 4605-17-1205

<b>Parcel ID</b>	<b>34050</b>	<b>Owner</b>	KENNERLY JAMES RODNEY KENNERLY JOHN FRANKLIN	
<b>Map Account</b>	<b>4605-09</b> 0239598	<b>Mailing Address</b>	C/O JAMES RODNEY KENNERLY 7934 SIFFORD RD STANLEY NC 28164	
<b>Deed</b>	12E-155	<b>Recorded</b>	4/9/2012	<b>Sale Price</b> 0
<b>Land Value</b>	\$31,000	<b>Total Value</b>	\$35,327	<b>Previous Parcel</b>
----- All values are for tax year 2016. -----				
<b>Description</b>	BW HAGER LD RD 1375			
<b>Address</b>	6671 PINE RIDGE DR			
<b>Township</b>	CATAWBA SPRINGS	<b>Tax/Fire District</b>	DENVER / EL SEWER	
<b>Main Improvement</b>	CONVENTIONAL	<b>Value</b>	\$4,327	
<b>Main Sq Feet</b>	1244	<b>Stories</b>	1 Year Built	1950
<b>Zoning District</b>	R-T	<b>Calculated Acres</b>	<b>Voting Precinct</b>	<b>Calculated Acres</b>
		0.68	DENVER (DN29)	0.68
<b>Watershed Class</b>	WS-IVC	0.68	<b>Sewer District</b>	In the sewer District 0.68
<b>2000 Census County</b>	37109		<b>Tract</b>	071100
<b>Flood</b>	X	<b>Zone Description</b>	<b>Block</b>	1028 0.68
		NO FLOOD HAZARD	<b>Panel</b>	3710460500 0.68



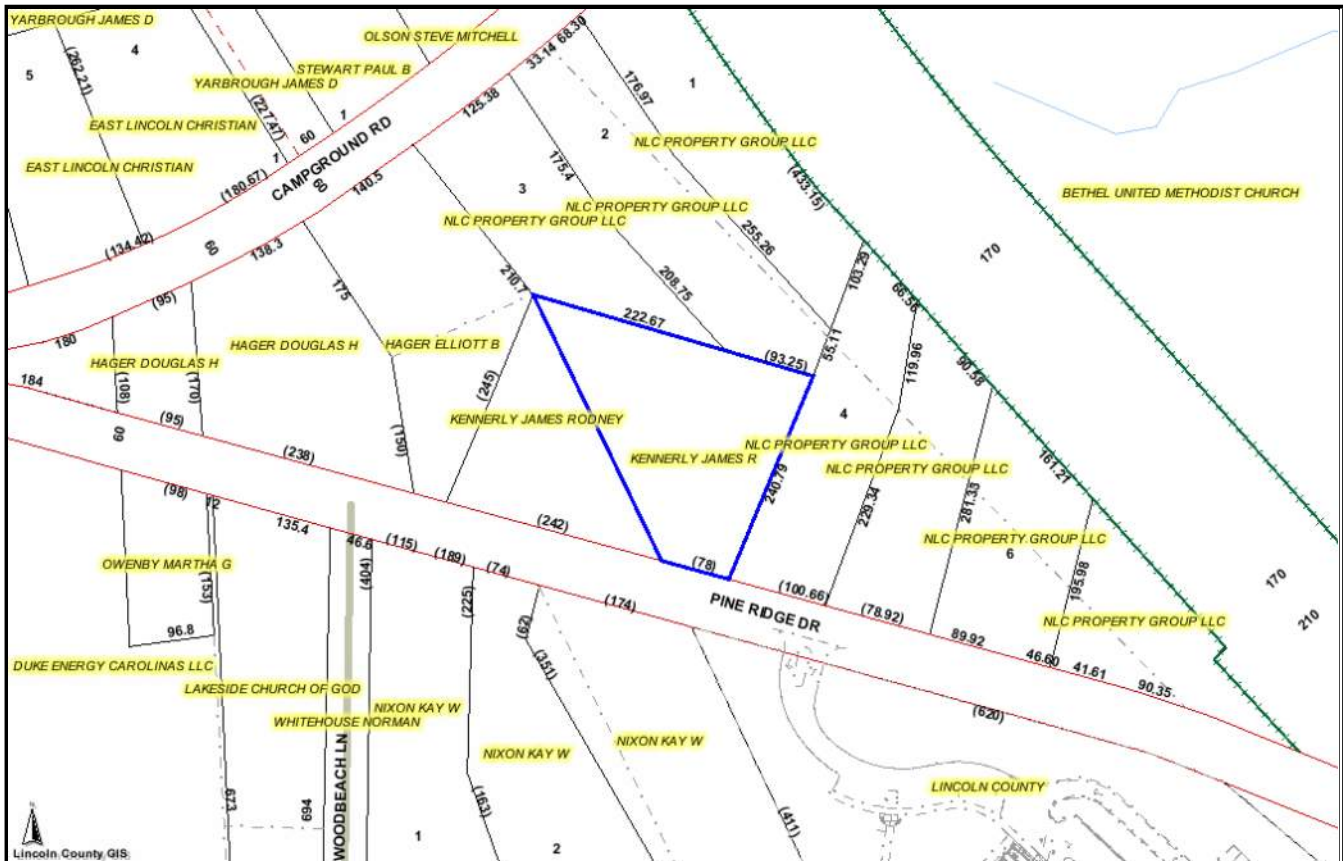
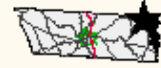


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#### PHOTOS



Photo Not Available

#### PARCEL INFORMATION FOR 4605-17-2256

<b>Parcel ID</b>	34079	<b>Owner</b>	KENNERLY JAMES R
<b>Map</b>	4605-09	<b>Mailing</b>	7934 SIFFORD RD
<b>Account</b>	0159842	<b>Address</b>	STANLEY NC 28164
<b>Deed</b>	1350-243	<b>Recorded</b>	6/7/2002
<b>Value</b>	Work in Progress	<b>Sale Price</b>	0
----- All values are for tax year 2016. -----			
<b>Description</b>	R MUNDY LD RD 1373	<b>Deed Acres</b>	1.1
<b>Address</b>	PINE RIDGE DR	<b>Tax Acres</b>	1.08
<b>Township</b>	CATAWBA SPRINGS	<b>Tax/Fire District</b>	DENVER / EL SEWER
<b>Improvement</b>	No Improvements		
<b>Zoning</b>		<b>Voting Precinct</b>	
<b>District</b>	Calculated Acres		Calculated Acres
R-T	1.09	DENVER (DN29)	1.09
<b>Watershed Class</b>		<b>Sewer District</b>	
WS-IVC	1.09	In the sewer District	1.09
<b>2000 Census County</b>		<b>Tract</b>	<b>Block</b>
37109		071100	1028
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>	
X	NO FLOOD HAZARD	3710460500	1.09

Scale: 1 Inch = 600 Feet

**LINCOLN COUNTY GIS**

Fri Dec 30 13:40:18 EST 2016

**Structures**

- Outbuilding
- Site-built Home
- Business
- Industry
- Utility Service
- Church
- Government, School
- Fire Department
- Mobile Home
- Apartment, Condominium
- Manufactured Home
- Cellular Tower (cont)

**Map Features**

- Mobile Home Space
- UnAddressed Mobile Home
- Child Facility
- Active Poultry House
- Inactive Poultry House
- Home Site
- Road Easement
- Conflict Line
- Major Rivers, Creeks
- Creeks
- Interior Lot Line (cont)

**Drainage Easement**

- Drainage Easement

**Right-of-Ways**

- Roads
- Railroads
- Public Walkway

**Parcels**

- Private Roads
- City Jurisdictions

**City of Lincoln**

- ETJ
- Town of Maiden

**Zoning Districts**

- B-C
- B-G
- B-N
- C-B
- CBT
- G-B
- GMC
- I-G
- I-L
- N-B
- O-I
- O-R
- P-B (cont)

**PD-C**

- PD-I
- PD-MU
- PD-R
- P-MU
- R-10
- R-14
- R-15
- R-20
- R-25
- R-8
- R-CR
- RMF (cont)

**R-MF**

- R-MR
- R-O
- ROS
- R-R
- R-S
- R-SF
- R-T
- Lake Norman

Lincoln County GIS

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