



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 #632
Wyatt Dinken, applicant
Parcel ID# 24576

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 a 0.58-acre lot from R-SF (Residential Single-Family) to R-S (Residential Suburban). The stated purpose of the request is to build a duplex (see information on permitted uses below).

Site Area & Description

The property is located on the west side of King Wilkinson Road about 800 feet south of N.C. 150 in Ironton Township. It is adjoined by property zoned R-SF and R-S. County water is available at this location. Land uses in this area include residential and institutional (school and churches). 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-SF zoning: modular home, site-built house.

Under proposed R-S zoning: duplex, modular home, site-built house.

Adjoining zoning and uses

East (opposite side of King Wilkinson Road): zoned R-S, undeveloped lot and duplex.

South: zoned R-SF, house.

West: zoned R-SF, undeveloped tract and school property.

North: zoned R-S and R-SF, house.

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 #632**
Applicant **Wyatt Dinken**
Parcel ID# **24576**
Location **King Wilkinson Road**
Proposed amendment **rezone from R-SF to R-S**

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 is available at this location.

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

This property is adjoined by properties zoned R-S. Duplexes are located nearby. A duplex can provide an affordable housing option.



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 Wyatt Dinken

Applicant Address 3890 Lake Shore Rd. S.

Applicant Phone Number 704-578-7938

Property Owner's Name We Do It Homes, LLC

Property Owner's Address 3890 Lake Shore Rd. S.

Property Owner's Phone Number 704-750-5044

Part II

Property Location King Wilkinson

Property ID # (10 digits) 3665-31-9244 Property Size .58 acres

Parcel # (5 digits) 24576 Deed Book(s) 2606 Page(s) 938

Part III

Existing Zoning District R-SF Proposed Zoning District R-S

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

vacant lot

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

Build a duplex

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.

Applicant Wyatt Dinken

12/28/2016
Date

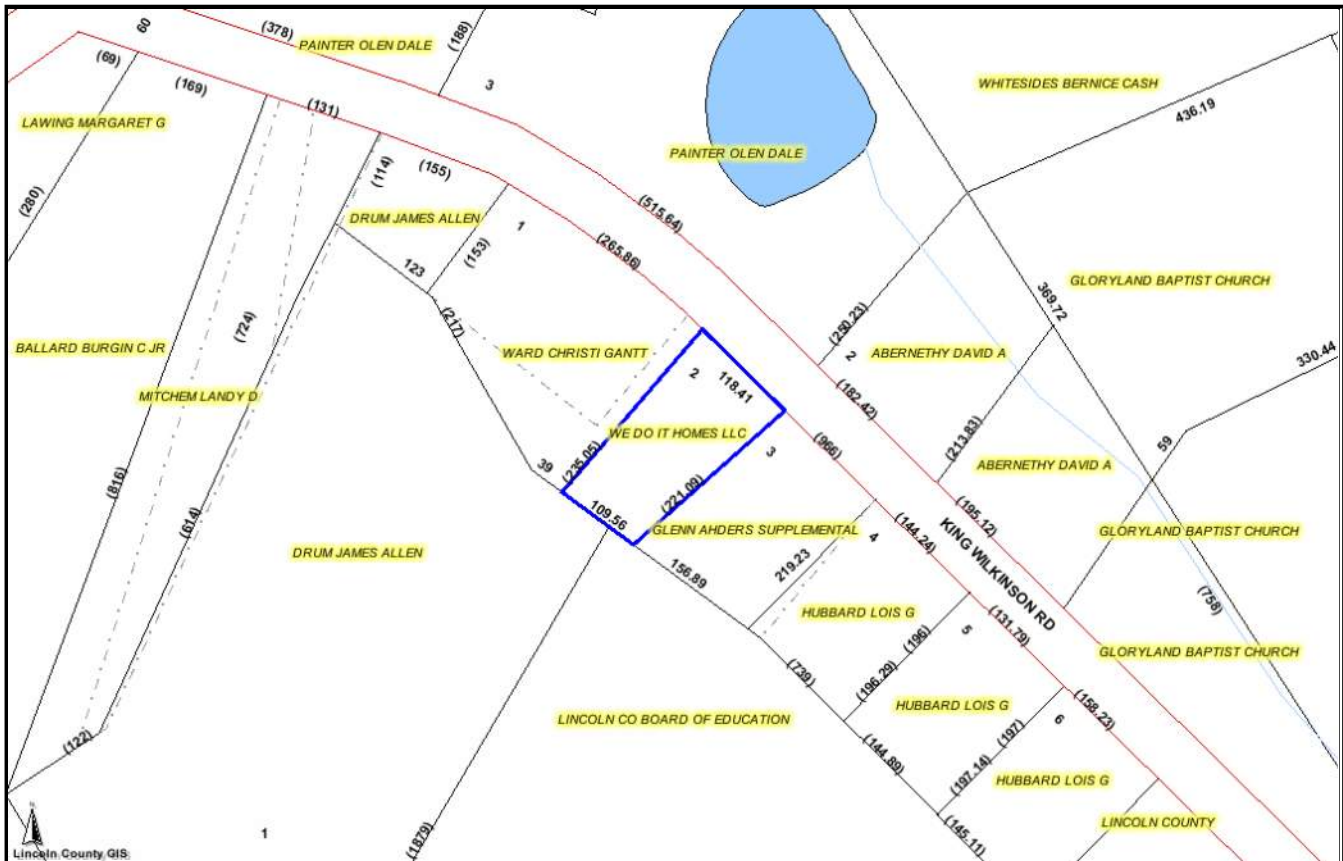



Lincoln County, NC

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



PHOTOS		PARCEL INFORMATION FOR 3665-31-9244			
 Photo Not Available	Parcel ID	24576	Owner	WE DO IT HOMES LLC	
	Map	3665-03	Mailing	3890 LAKE SHORE RD S	
	Account	0253719	Address	DENVER NC 28037	
	Deed	2606-0938	Recorded	8/9/2016	
	Land Value	\$20,000	Total Value	\$20,000	
	----- All values are for tax year 2016. -----				
	Subdivision	Lot 2 PAINTER		Sale Price	0
	Description	#2 PAINTER SUBDIVISION		Plat	G-171
	Address	KING WILKINSON RD		Deed Acres	0.66
	Township	IRONTON		Tax Acres	0.58
Improvement		No Improvements			PUMPKIN CENTER
Zoning	Calculated	Voting Precinct		Calculated Acres	
District	Acres	ORE BANK (OB21)		0.58	
R-SF	0.58	Sewer District		0.58	
Watershed Class		Not in the sewer district		0.58	
Not in a watershed	0.58	Tract		Block	
2000 Census County		070900		2008	
37109		070900		2009	
37109					
Flood	Zone Description	Panel			
X	NO FLOOD HAZARD	3710366400		0.58	

Zoning Map Amendment #632
Subject property is outlined in blue

