



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: Jordan Tubbs, Planner II

Date: May 19, 2017

Re: Zoning Map Amendment #636
Jamie Tinsley, applicant
Parcel ID# 31505

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on June 5, 2017.

Request

The applicant is requesting the rezoning of 1.2 acres from R-T (Transitional Residential) to R-SF (Residential Single-Family). The stated purpose of the request is to subdivide the property into two lots for single-family homes (see information on minimum lot size below).

Site Area & Description

The property is located at 336 N Little Egypt Road, on the east side of N Little Egypt Road about 2,200 feet north of N.C. 73, in Catawba Springs Township. 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 and institutional (church and school). This property is part of an area designated by the Lincoln County Land Use Plan as Mixed Residential, suitable for a mixture of housing types and densities of 2-8 dwelling units per acre, with density being proportional to the amount of open space preserved.

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 and width

Under current R-T zoning: 32,500 square feet (0.746 acre). Minimum lot width: 100

Under proposed R-SF zoning: 22,500 square feet (0.516 acre) with public water and sewer, 32,500 square feet otherwise. Minimum Lot width: 80

Adjoining zoning and uses

East: zoned R-T, undeveloped lot.

South: zoned R-T, residential use.

West: (Across N Little Egypt Road) zoned R-T, residential use.

North: zoned R-T, residential use.

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 #636**

Applicant **Jamie Tinsley**

Parcel ID# **31505**

Location **336 North Little Egypt Road**

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 Mixed Residential, suitable for a mixture of housing types. The proposed density of the subject property would be less than 2 units per acre. 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 Jamie Tinsley

Applicant Address 7196 Catawba Springs Rd. Denver NC 28037

Applicant Phone Number 704 530 0553

Property Owner's Name Geneva Tinsley

Property Owner's Address 336 N. Little Egypt Rd. Denver NC 28037

Property Owner's Phone Number 704 966 4278

Part II

Property Location 336 N. Little Egypt Rd. Denver NC 28037

Property ID # (10 digits) _____ Property Size 1.25 acres

Parcel # (5 digits) _____ Deed Book(s) 18 44 Page(s) 883

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.

Geneva has a house on property

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

Going to deed Jamie Tinsley enough to build stick built home

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.

Geneva Tinsley
Applicant

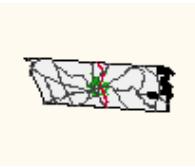
4/3/17
Date
4-3-17



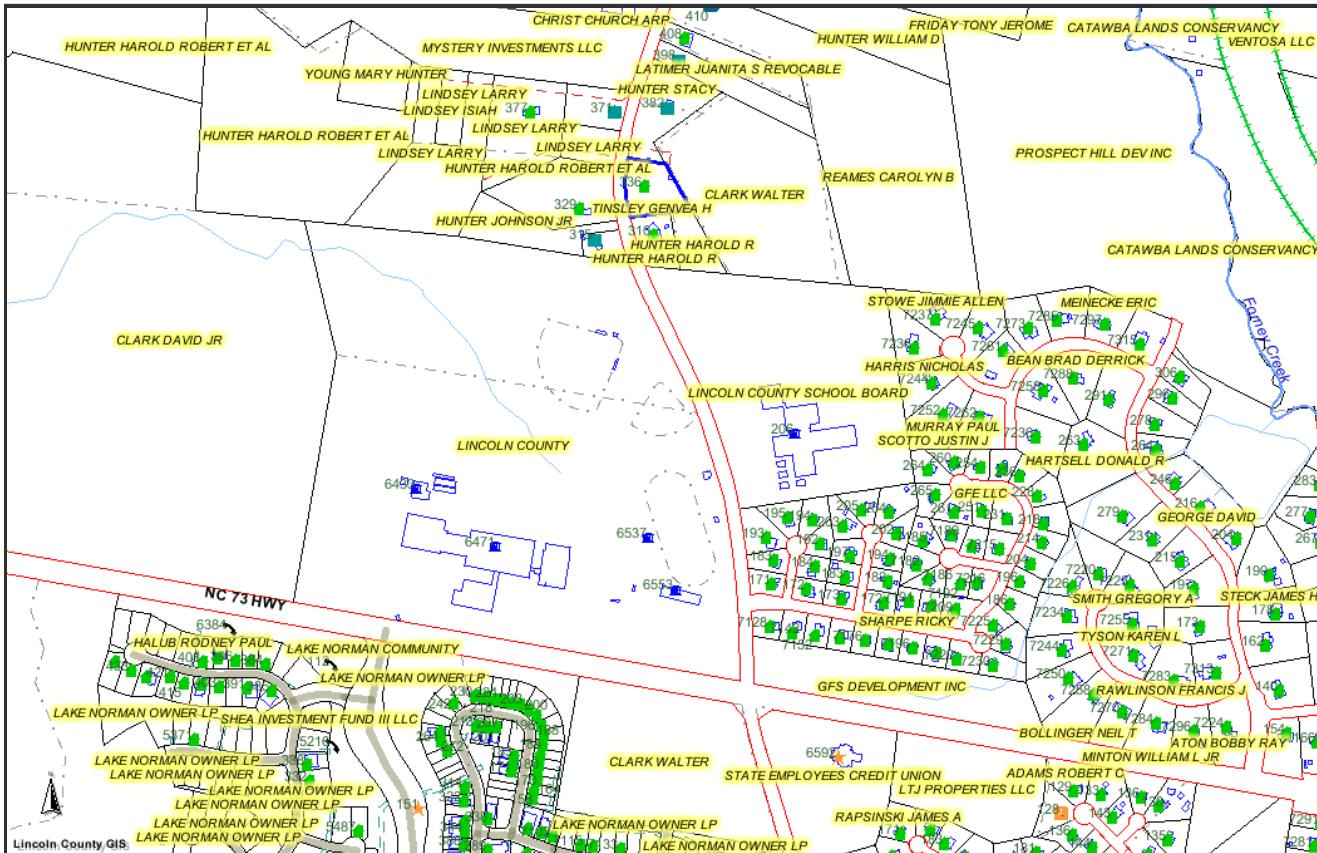
Lincoln County, NC

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: 5/11/2017 Scale: 1 Inch = 800 Feet



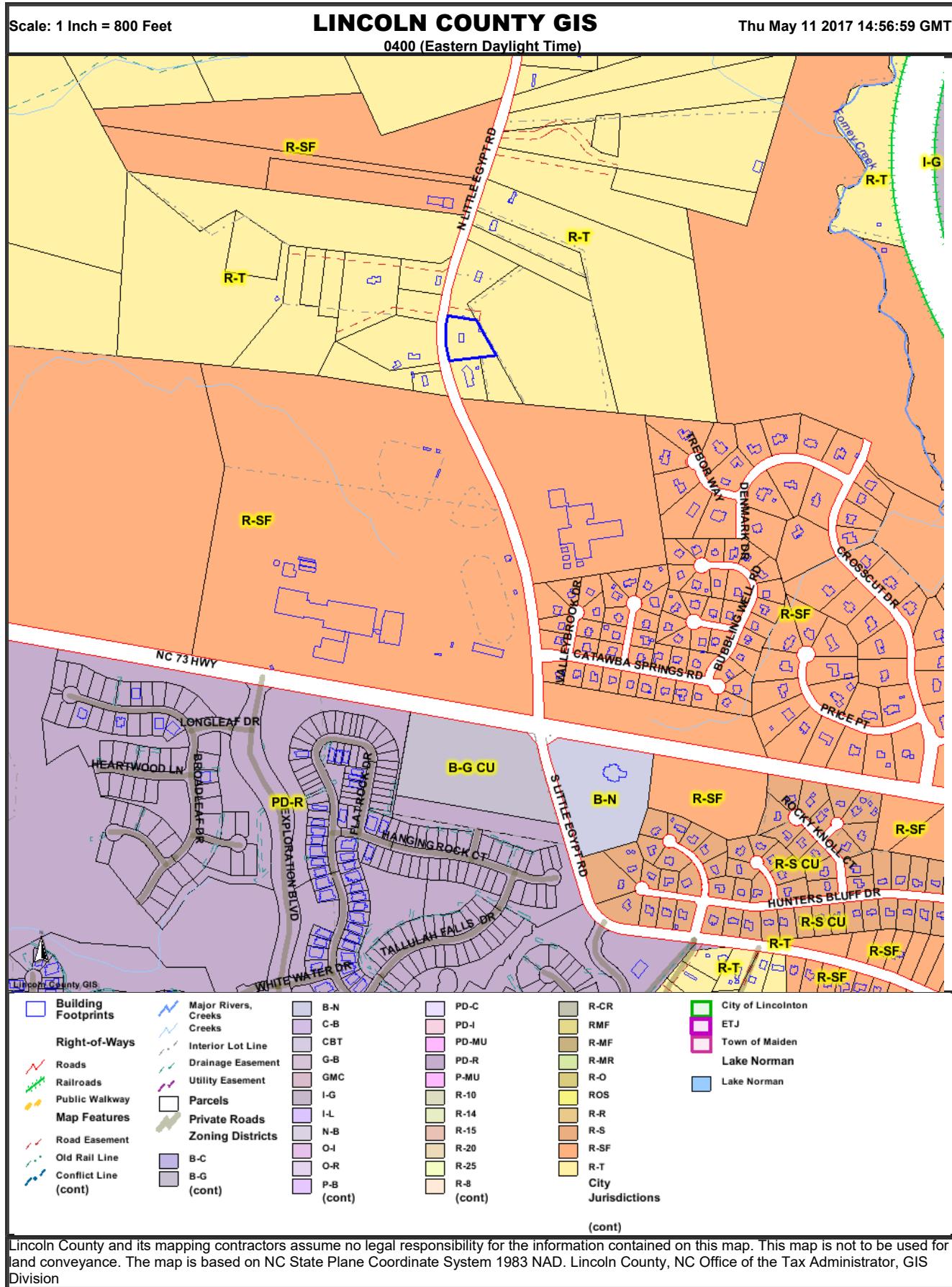
PHOTOS



31505

PARCEL INFORMATION FOR 3692-78-4045

Parcel ID	31505	Owner	TINSLEY GENVEA H
Map	3692-00	Mailing Address	336 N LITTLE EGYPT RD
Account	0131369	Recorded	DENVER NC 28037-8587
Deed	1844-883	Total Value	\$114,369
Land Value	\$34,230	Sale Price	0
----- All values are for tax year 2016. -----			
Description	HOMESITE RD 1386 TRI	Deed Acres	1.25
Address	336 N LITTLE EGYPT RD	Tax Acres	1.23
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN
Main Improvement		Value	\$80,139
Main Sq Feet	1161	Stories	RANCH
Unfinished Basement	1161	1 Year Built	1977
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres
R-T	1.24	TRIANGLE (TR30)	1.24
Watershed Class		Sewer District	
Not in a watershed	1.24	Not in the sewer district	0.07
In the sewer District		In the sewer District	1.17
2000 Census County	Tract	Block	
37109	071100	1035	0.06
37109	071100	1042	1.18
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710369200	1.24



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