



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: July 21, 2017

Re: Zoning Map Amendment #637
Kenneth Tucker, applicant
Parcel ID# 87023

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on August 7, 2017.

Request

The applicant is requesting the rezoning of 10.5 acres from R-SF (Residential Single-Family) to R-T (Transitional Residential). The stated reason for the request is to allow duplexes to be built. See information below on permitted uses in each district.

Site Area & Description

The property is located on north side of Mundy Road and east side of N.C. 16 bypass. It also has frontage on an unnamed service road that parallels N.C. 16. It is adjoined by property R-SF and R-T. Neither county water nor sewer is available at this location. Land uses in this area include residential, industrial and agricultural. This property is part of an area designated by the Lincoln County Land Use Plan as Suburban Residential, suitable for densities ranging from 1-2 units per acre.

Additional Information

Permitted uses

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

Under proposed R-T zoning: manufactured homes (singlewides or doublewides), duplexes, modular homes, site-built houses, church.

Adjoining zoning and uses

East: zoned R-SF, residence.

South (opposite side of Mundy Road): zoned R-T, undeveloped property.

West (opposite side of N.C. 16): zoned R-SF, residence.

North: zoned R-T, undeveloped property.

Staff's Recommendation

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



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

Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness

Case No. **ZMA #637**

Applicant **Kenneth Tucker**

Parcel ID# **87023**

Location **north side of Mundy Road, east side of N.C. 16 bypass**

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 Suburban Residential, suitable for densities ranging from 1-2 dwelling units per acre.

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

This property is adjoined by properties zoned R-T. Duplexes 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

Kenneth Tucker

Applicant Address

Po Box 1169 Denver NC 28037

Applicant Phone Number

704 564 2960

Property Owner's Name

Kenneth E. Tucker Revocable Trust

Property Owner's Address

Po Box 1169 Denver NC 28037

Property Owner's Phone Number

704 564 2960

Part II

Property Location

Mundy Road

Property ID # (10 digits)

3685775407

Property Size

10.5 ac

Parcel # (5 digits)

87023

Deed Book(s)

2390

Page(s)

235

Part III

Existing Zoning District

RSF

Proposed Zoning District

RT

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

undeveloped

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

Duplexes

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

S-25-17
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: 5/26/2017 Scale: 1 Inch = 500 Feet

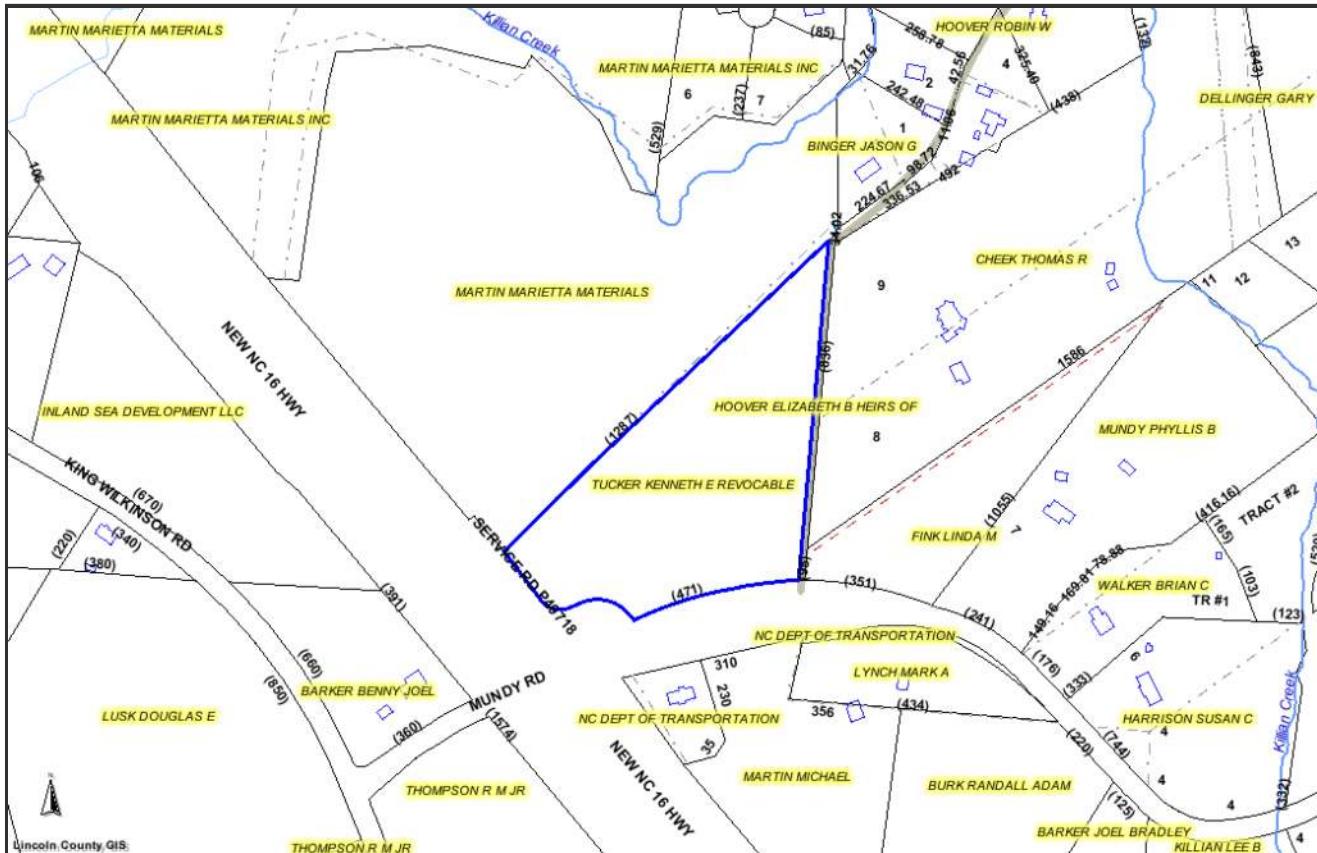


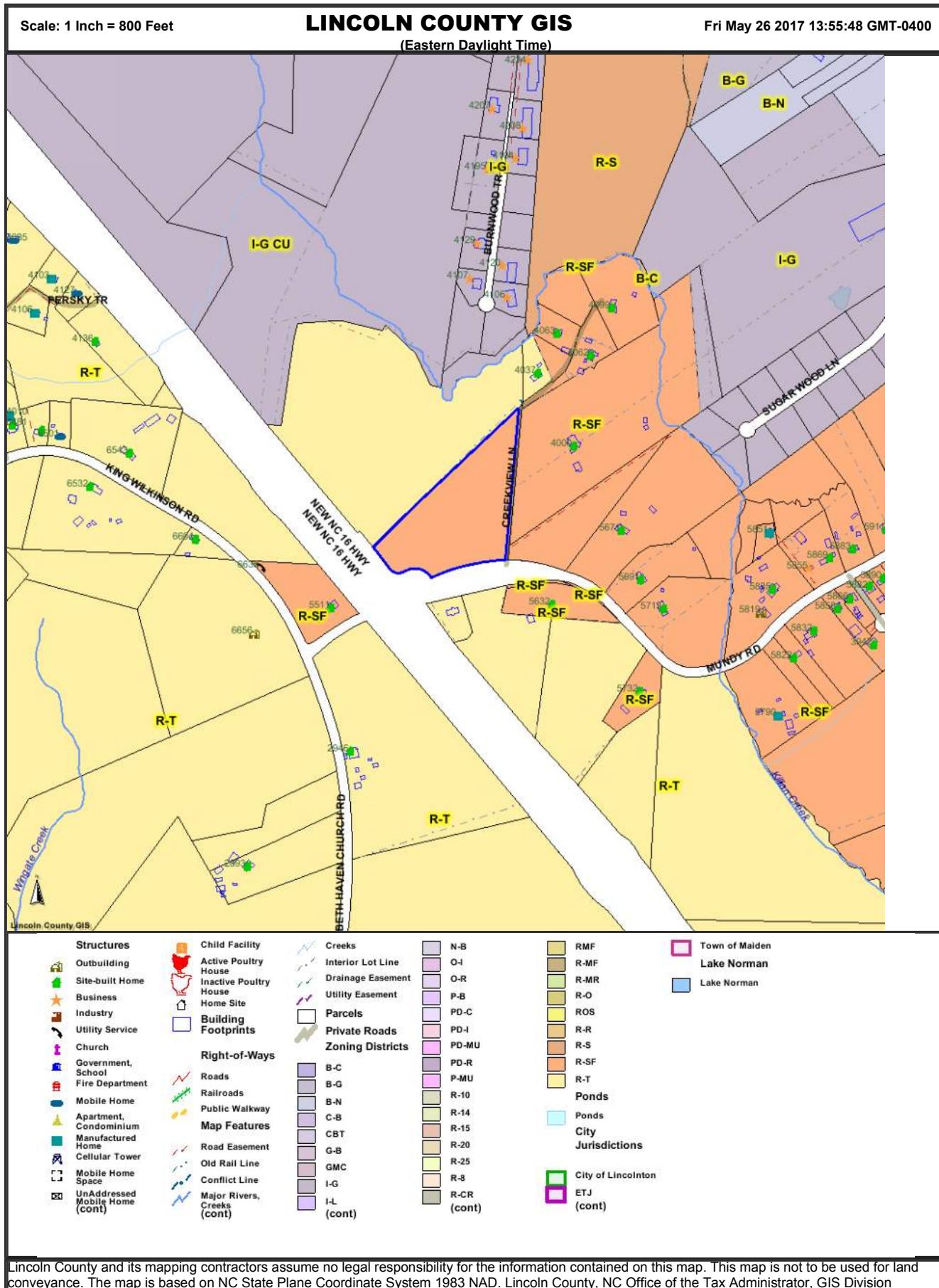
Photo Not Available

PHOTOS

PARCEL INFORMATION FOR 3685-77-5407

Parcel ID	87023	Owner	TUCKER KENNETH E REVOCABLE TRUST		
Map	3685-00	Mailing	TUCKER KENNETH E TRUSTEE PO BOX 1169		
Account	0246218	Address	DENVER NC 28037		
Deed	2390-235	Last Transaction Date	4/25/2013	Sale Price	0
Land Value	\$118,517	Total Value	\$118,517	Previous Parcel	
----- All values are for tax year 2016. -----					
Description	BARKER LAND		Deed Acres	10.4	
Address	MUNDY RD		Tax Acres	10.45	
Township	CATAWBA SPRINGS		Tax/Fire District	DENVER	
Improvement		No Improvements			
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres		
R-SF	10.44	DENVER WEST (DW28)		10.45	
Unknown	0.01				
Watershed Class		Sewer District			
Not in a watershed	10.45	Not in the sewer district		10.45	
2000 Census County		Tract	Block		
37109		071100	1013	10.44	
37109		071100	1014	0.01	
Flood	Zone Description	Panel			
X	NO FLOOD HAZARD	3710368500		10.45	

Zoning Map Amendment #637
subject property is outlined in blue





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. Lincoln County, NC Office of the Tax Administrator, GIS Division