



**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: October 20, 2017

Re: Zoning Map Amendment #640  
Denise Edwards, applicant  
Parcel ID# 57451 and 34189

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

**Request**

The applicant is requesting the rezoning of 59 acres from R-T (Transitional Residential) to R-SF (Residential Single-Family).

**Site Area & Description**

The property is located about 1,500 feet west of Little Egypt Road and 2,000 feet north of N.C. 73 in Catawba Springs Township. A portion of this property is located in a 100-year floodplain. This property is adjoined by property zoned R-T, R-SF and PD-R (Planned Development Residential). Land uses in this area include residential, institutional (church and schools), and agriculture/silviculture. This property is designated by the Lincoln County Land Use Plan partly as Mixed Residential, suitable for a mixture of housing types and densities of 2-8 dwelling units per acre, and partly as Suburban Residential, suitable primarily for single-family homes with densities up to two dwelling units per acre. Water and sewer lines are located in this area.

**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 and R-SF, undeveloped tracts.

South: zoned R-T and R-SF, undeveloped tracts and school site.

West: zoned R-SF, residential uses and undeveloped tract.

North: zoned R-T and PD-R, undeveloped tracts.

**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 #640**

Applicant **Denise Edwards**

Parcel ID# **57451 and 34189**

Location **1,500 feet east of Little Egypt Road, 2,000 feet north of N.C. 73**

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 partly as Mixed Residential, suitable for densities of 2-8 dwelling units per acre, and partly as Suburban Residential, suitable for densities up to two dwelling units per acre. The rezoning would allow a density of slightly less than two dwelling units per acre.**

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

**This property is adjoined on all sides by properties zoned residential. It is adjacent to properties zoned R-SF. A reduction in the minimum lot size is reasonable in areas where public water and sewer are available. 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 Marian Denise Edwards

Applicant Address 415 Crocker Road Kings Mtn, NC 28086

Applicant Phone Number 704-606-5152

Property Owner's Name Harold Hunter and Heirs

Property Owner's Address 310 N. Little Egypt Rd. Denver, NC 28037

Property Owner's Phone Number 704-604-0028

### **Part II**

Property Location Lindsay Drive Lincoln County

Property ID # (10 digits) 3692588394 Property Size 55 acres

Parcel # (5 digits) 57451 Deed Book(s) 1094 Page(s) 283  
34189

### **Part III**

Existing Zoning District R-T Proposed Zoning District SFR (R-SF)

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

Heavily wooded lot never been improved upon.  
No structures.

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

The proposed use is single family residential.

**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.*

Marian Denise Edwards  
Applicant

8/22/17  
Date



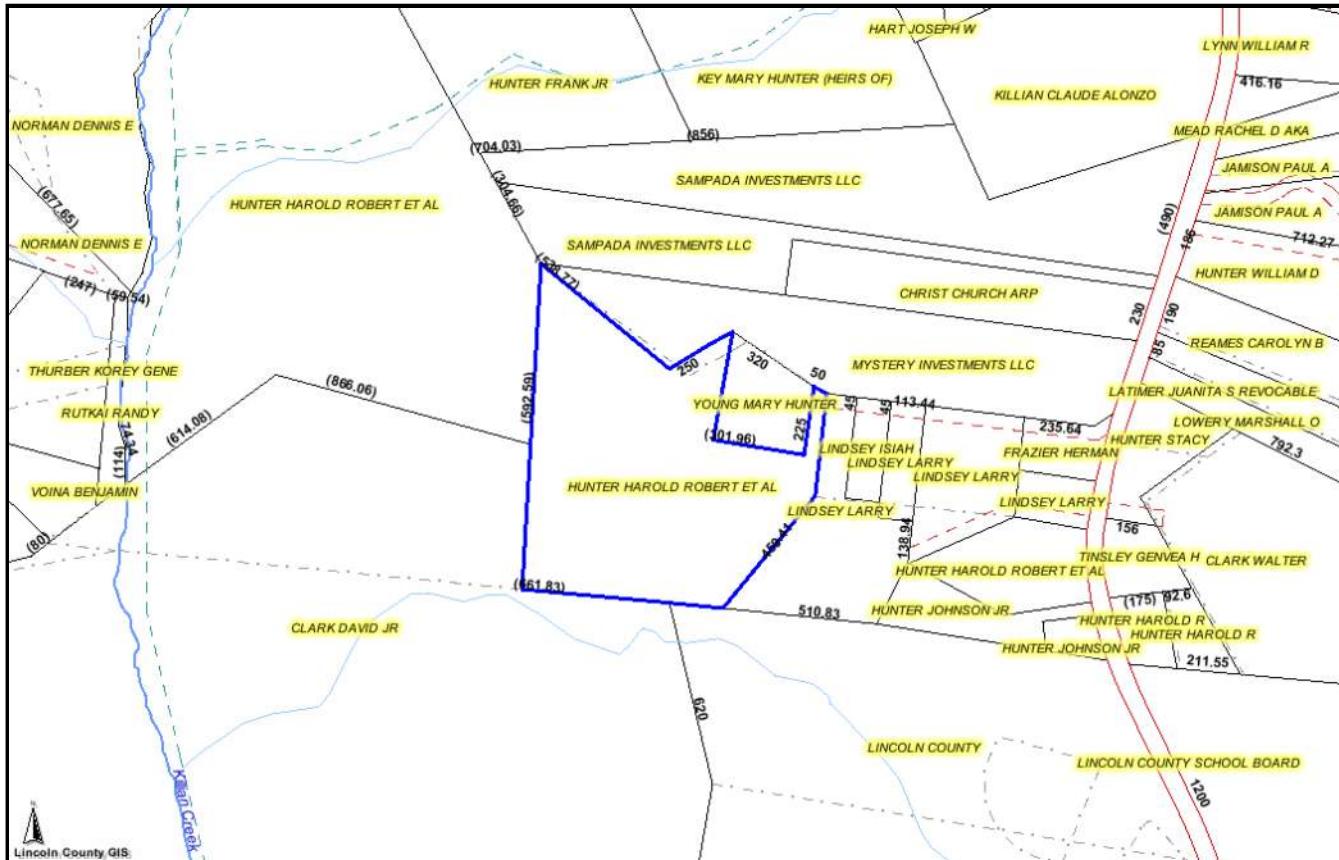
## Lincoln County, NC

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: 9/14/2017 Scale: 1 Inch = 600 Feet

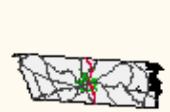


PHOTOS		PARCEL INFORMATION FOR 3692-58-8394				
		<b>Parcel ID</b> 57451 <b>Owner</b> HUNTER HAROLD ROBERT ET AL <b>Map</b> 3692-00 <b>Mailing</b> 310 N LITTLE EGYPT RD <b>Account</b> 0134615 <b>Address</b> DENVER NC 28037 <b>Deed</b> 1096-283 <b>Last Transaction Date</b> 2/16/1999 <b>Sale Price</b> 0 <b>Land Value</b> \$85,371 <b>Total Value</b> \$85,371 <b>Previous Parcel</b> <i>----- All values are for tax year 2017. -----</i>				
		<b>Description</b> LAND OFF SR 1386	<b>Deed Acres</b> 0			
		<b>Address</b> LINDSAY DR	<b>Tax Acres</b> 15.59			
		<b>Township</b> CATAWBA SPRINGS	<b>Tax/Fire District</b> EAST LINCOLN			
		<b>Improvement</b>	No Improvements			
		<b>Zoning District</b>	<b>Calculated Acres</b>	<b>Voting Precinct</b>	<b>Calculated Acres</b>	
		R-T	15.59	TRIANGLE (TR30)	15.59	
		<b>Watershed Class</b>		<b>Sewer District</b>	15.59	
		Not in a watershed	15.59	Not in the sewer district	15.59	
		<b>2000 Census County</b>		<b>Tract</b>	1035	
		37109		<b>Block</b>	15.59	
		<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>	3710369200	
		X	NO FLOOD HAZARD		15.59	

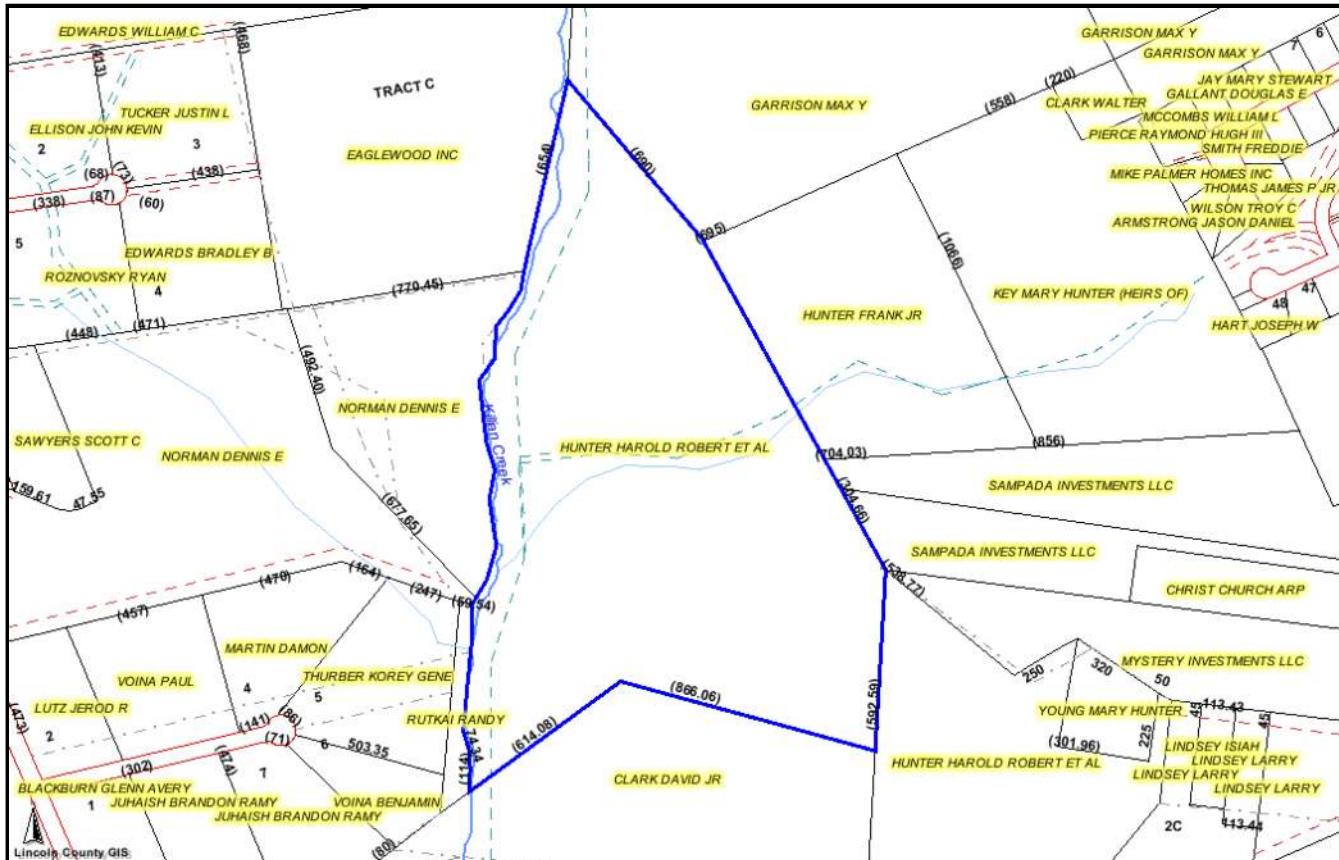


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## PHOTOS



Photo Not Available

## PARCEL INFORMATION FOR 3692-49-7249

<b>Parcel ID</b>	<b>34189</b>	<b>Owner</b>	HUNTER HAROLD ROBERT ET AL				
<b>Map</b>	<b>3692-00</b>	<b>Mailing</b>	310 N LITTLE EGYPT RD				
<b>Account</b>	<b>0134615</b>	<b>Address</b>	DENVER NC 28037				
<b>Deed</b>	<b>1096-283</b>	<b>Last Transaction Date</b>	<b>2/16/1999</b>	<b>Sale Price</b>	0		
<b>Land Value</b>	<b>\$187,071</b>	<b>Total Value</b>	<b>\$187,071</b>	<b>Previous Parcel</b>			
<b>----- All values are for tax year 2017. -----</b>							
<b>Description</b>	HUNT LD OFF RD 1386			<b>Deed Acres</b>	0		
<b>Address</b>	N LITTLE EGYPT RD			<b>Tax Acres</b>	43.13		
<b>Township</b>	CATAWBA SPRINGS			<b>Tax/Fire District</b>	EAST LINCOLN		
<b>Improvement</b>	No Improvements						
<b>Zoning District</b>	<b>Calculated Acres</b>	<b>Voting Precinct</b>		<b>Calculated Acres</b>			
R-T	43.1	DENVER WEST (DW28)		0.05			
R-SF	0.03	TRIANGLE (TR30)		43.08			
<b>Watershed Class</b>	<b>Sewer District</b>						
Not in a watershed	43.13	Not in the sewer district		43.1			
		In the sewer District		0.03			
<b>2000 Census County</b>	<b>Tract</b>		<b>Block</b>				
37109	070900		3016	1.76			
37109	071100		1035	41.38			
<b>FloodZone Description</b>	<b>Panel</b>						
AE	SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100						
	YEAR						
AE	SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100						
	YEAR						
X	NO FLOOD HAZARD						
X	NO FLOOD HAZARD						

Zoning Map Amendment #640  
subject property is outlined in red

