



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: November 16, 2017

Re: Zoning Map Amendment #641
Jeff Heafner, applicant
Parcel ID# 89433

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on December 4, 2017.

Request

The applicant is requesting the rezoning of 3.4 acres from R-SF (Residential Single-Family) to R-S (Residential Suburban). 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 N.C. 27 about 2,000 feet west of Wise Road in Howards Creek Township. It is surrounded by property zoned R-SF. An R-T (Transitional Residential) district is located about 800 feet to the northeast. County water is available at this location. Land uses in this area are primarily residential 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-S zoning: duplexes, modular homes, site-built houses, church. (Manufactured homes are a conditional use in the R-S district.)

Minimum lot size:

Under current R-SF zoning: 32,500 square feet (22,500 square feet if both public water and sewer were available).

Under proposed R-S zoning: 32,500 square feet (22,500 square feet if both public water and sewer were available).

Adjoining zoning and uses

East: zoned R-SF, residence and agricultural use.

South (opposite side of N.C. 27): zoned R-SF, agricultural use.

West: zoned R-SF, residence.

North: zoned R-T, undeveloped.

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 #641**

Applicant **Jeff Heafner**

Parcel ID# **89433**

Location **north side of N.C. 27 about 2,000 feet west of Wise 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 ranging from 1-2 dwelling units per acre.

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

This property is located in an area that includes R-T zoning, which is less restrictive than R-S zoning in terms of permitted uses. 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 Jeff Heafner

Applicant Address 3291 Dave Heafner Rd. Crouse, NC 28033

Applicant Phone Number (704) 477-3536

Property Owner's Name Judy Ann S. Heafner

Property Owner's Address 3307 Dave Heafner Rd. Crouse, NC 28033

Property Owner's Phone Number (704) 473-2349

Part II

Property Location Hwy 27 West

Property ID # (10 digits) 2693-49-3680 Property Size 3.66

Parcel # (5 digits) 89433 Deed Book(s) 2155 Page(s) 514

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.

farming

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.

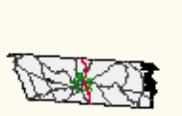
Applicant Jeffrey Heafner

Date 9-26-17



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: 10/25/2017 Scale: 1 Inch = 400 Feet

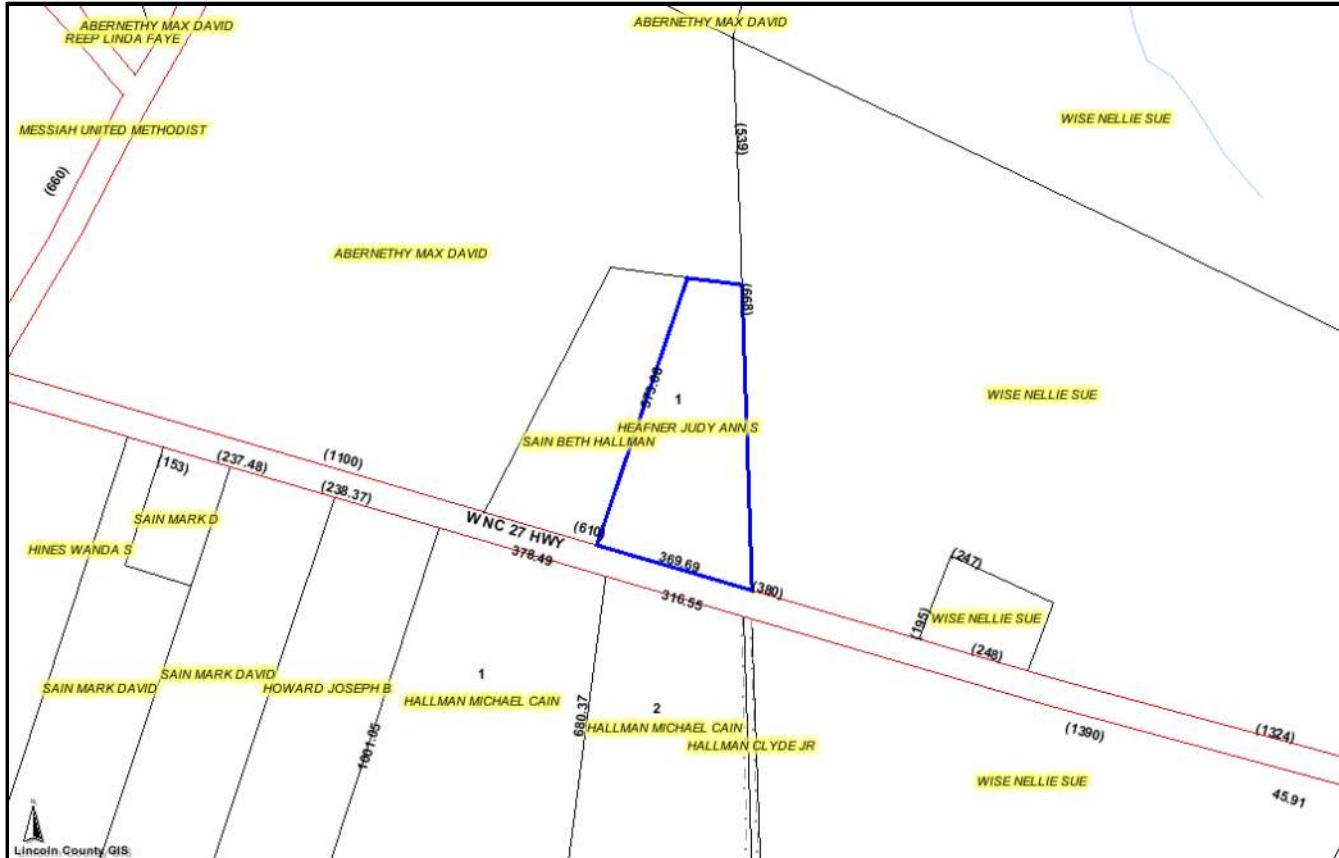


Photo Not Available

PARCEL INFORMATION FOR 2693-49-3680

| | | | | | |
|--|---------------------------|------------------------------|-------------------------|--------------------------|---------------|
| Parcel ID | 89433 | Owner | HEAFNER JUDY ANN S | | |
| Map | 2693-00 | Mailing | 3367 DAVE HEAFNER RD | | |
| Account | 0222793 | Address | CROUSE NC 28033 | | |
| Deed | 2155-514 | Last Transaction Date | 10/23/2009 | Sale Price | 0 |
| Land Value | \$33,090 | Total Value | \$33,090 | Previous Parcel | 13406 |
| ----- All values are for tax year 2017. ----- | | | | | |
| Subdivision | Lot 1 JULIA KATHLEEN SAIN | | | Plat | 15-141 |
| Description | #1 LT JULIA KATHLEEN SAIN | | | Deed Acres | 3.66 |
| Address | W NC 27 HWY | | | Tax Acres | 3.41 |
| Township | HOWARDS CREEK | | | Tax/Fire District | HOWARDS CREEK |
| Improvement | No Improvements | | | | |
| Zoning | Calculated | Voting Precinct | Calculated Acres | | |
| District | Acres | HEAVNERS (HV07) | 3.41 | | |
| R-SF | 3.41 | | | | |
| Watershed Class | Sewer District | | | | |
| Not in a watershed | 3.41 | Not in the sewer district | 3.41 | | |
| 2000 Census County | Tract | Block | | | |
| 37109 | 070700 | 2036 | | | |
| Flood | Zone Description | Panel | | | |
| X | NO FLOOD HAZARD | 3710268200 | | | |

**Zoning Map Amendment #641
subject property is outlined in blue**

