



**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: Jeremiah Combs, Planner

Date: December 22, 2017

Re: Zoning Map Amendment #644  
Mary Hunter Key, applicant  
Parcel ID# 34190

*The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on January 8, 2018.*

**Request**

The applicant is requesting the rezoning of 20.64 acres from R-T (Transitional Residential) to R-SF (Residential Single Family).

**Site Area & Description**

The property is located about 1,200 feet west of Little Egypt Road and about 3,200 feet north of N.C. 73, adjacent to the Windsor Forest subdivision, in Catawba Springs Township. This property is adjoined by property zoned R-T, R-SF, R-S (Suburban Residential), and PD-R (Residential Planned Development). Land uses in this area include residential and institutional (church). This property is in an area designated by the Lincoln County Land Use Plan as Suburban Residential, suitable primarily for single-family homes with densities up to two dwelling units per acre. A sewer main traverses this property and water 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-S, residential uses

South: zoned R-SF, undeveloped tract

West: zoned R-T, 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 #644**

Applicant **Mary Hunter Key**

Parcel ID# **34190**

Location **1,200 feet west of Little Egypt Road, 3,200 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 as Suburban Residential, suitable for residential development, primarily single-family in nature. 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 MARY HUNTER KEY

Applicant Address N. LITTLE EGYPT RD. DENVER, NC

Applicant Phone Number 704-6664-0505

Property Owner's Name MARY HUNTER KEY FAMILY

Property Owner's Address \_\_\_\_\_

Property Owner's Phone Number \_\_\_\_\_

### Part II

Property Location off Little Egypt Rd.

Property ID # (10 digits) 3693-60-102 Property Size 20

Parcel # (5 digits) 34190 Deed Book(s) 2064 Page(s) 807

### 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.

WATER & SEWER LINES, NO STRUCTURE - OPEN LAND

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

ZONING FOR PROPOSED HOMES

**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.*

Christine K. Stephenson  
Applicant

11/20/2017  
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: 12/6/2017 Scale: 1 Inch = 600 Feet

CLARK DAVID JR  
CLARK DAVID JR EAST LINCOLN LAND CO INC  
GARRISON MAX Y  
GARRISON MAX Y  
GARRISON MAX Y  
CLARK WALTER  
PIERCE RAYMOND HUGH III  
SMITH FREDDIE  
MIKE PALMER HOMES INC  
THOMAS JAMES P JR  
WILSON TROY C  
WINDSOR FOREST HOA OF DENVER  
ARMSTRONG JASON DANIEL  
HUNTER FRANK JR  
KEY MARY HUNTER (HEIRS OF)  
HUNTER HAROLD ROBERT ET AL  
SAMPADA INVESTMENTS LLC  
SAMPADA INVESTMENTS LLC  
HUNTER HAROLD ROBERT ET AL MYSTERY INVESTMENTS LLC  
CHRIST CHURCH ARP  
N LITTLE EGYPT RD  
BOLICK PAUL WAYNE  
GARRISON MAX Y  
WINDSOR FOREST HOA OF DENVER ZAPPONE KENNETH JAMES JAY JAMES H III  
GARRISON MAX Y FORTUNE MATTHEW J  
BOLES MARK S LAWING CARL BRIAN ADAMS CHARLES GRANT  
HEROT DONALD J GALLANT DOUGLAS E LYKON NICHOLAS A CATO WILLIAM J  
JAY MARY STEWART FINK ANDREW C  
SIGMON RYAN A WILSON PARVANEH F YELTON JOHN C  
WAGNER WILLIAM C  
BOLICK KERMIT KILLIAN II  
DIDIANO DEANNA M  
BENNETT KYLE  
HALFORD DEREK J  
PETTI STEPHEN  
XIONG MOUA  
ZAMMIELLO AARON M  
THOMAS RUSSELL LARRY JR  
HART JOSEPH W  
KILLIAN CLAUDE ALONZO  
AUNGST ALAN O MCCORD ANN LUCKEY  
LYNN WILLIAM R  
NEW HOPE BAPTIST CHURCH INC  
NEW HOPE BAPTIST CHURCH INC  
CURRY MAUDIEL (FAMILY TRUST)  
MEAD RACHEL D AKA  
JAMISON PAUL A  
JAMISON PAUL A  
JAMISON PAUL A  
HUNTER WILLIAM D  
REAMES CAROLYN B  
FRIDAY TONY JEROME  
Lincoln County GIS



Photo Not Available

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## PHOTOS

**PARCEL INFORMATION FOR 3693-60-1072**

<b>Parcel ID</b>	<b>34190</b>	<b>Owner</b>	KEY MARY HUNTER (HEIRS OF)			
<b>Map</b>	<b>3693-00</b>	<b>Mailing</b>	C/O FANNIE HUNTER PARSON			
<b>Account</b>	18214	<b>Address</b>	1929 PISTOL RANGE RD NEWTON NC 28658-8615			
<b>Deed</b>	2064-807	<b>Last Transaction Date</b>	9/9/2008	<b>Sale Price</b>	0	
<b>Land Value</b>	\$158,249	<b>Total Value</b>	\$158,249	<b>Previous Parcel</b>		
<b>----- All values are for tax year 2016. -----</b>						
<b>Description</b>	R HUNTER LD RD 1386			<b>Deed Acres</b>	23.4	
<b>Address</b>	N LITTLE EGYPT RD			<b>Tax Acres</b>	20.64	
<b>Township</b>	CATAWBA SPRINGS			<b>Tax/Fire District</b>	EAST LINCOLN	
<b>Improvement</b>	No Improvements					
<b>Zoning</b>	<b>Calculated</b>	<b>Voting Precinct</b>	<b>Calculated</b>	<b>Acres</b>		
<b>District</b>	<b>Acres</b>	TRIANGLE (TR30)			20.64	
R-T	20.64					
<b>Watershed Class</b>	<b>Sewer District</b>					
Not in a watershed	20.64	Not in the sewer district				20.64
<b>2000 Census County</b>	<b>Tract</b>	<b>Block</b>				
37109	071100	1035			20.64	
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>				
X	NO FLOOD HAZARD	3710369200			10.94	
X	NO FLOOD HAZARD	3710369300			9.7	

## Zoning Map Amendment #644 Subject property is outlined in blue



