



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: August 24, 2018

Re: Zoning Map Amendment #654
Eddie Faulkner, applicant
Parcel ID# 11111 (portion)

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on September 10, 2018.

Request

The applicant is requesting the rezoning of 6.7 acres from B-G (General Business) to R-S (Residential Suburban). The subject property is part of a 9.6-acre parcel, the remainder of which is currently zoned R-S.

Site Area & Description

The subject property is located on the south side of N.C. 27 and north side of Lackey Road, about 900 feet west of the intersection of the two roads, in North Brook Township. This property is adjoined by property zoned B-G, R-S and R-SF (Residential Single Family). Land uses in this area include business, residential and agricultural. The subject property is part of an area designated by the Lincoln County Land Use Plan as Rural Living, suitable for single-family homes.

Additional Information

Permitted uses

Under current B-G zoning: vehicle service, retail sales, offices, personal services, etc.
Under proposed R-S zoning: site-built house, modular home, church.

Adjoining zoning and uses

East: zoned B-G, car wash.
South (opposite side of Lackey Road): zoned R-SF, residential and agricultural use.
West: zoned R-S, agricultural use.
North (opposite side of N.C. 27): zoned R-S, agricultural 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 #654**

Applicant **Eddie Faulkner**

Parcel ID# **11111 (6.7-acre portion)**

Location **south side of N.C. 27 and north side of Lackey Road**

Proposed amendment **rezone from B-G 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 located in an area designated by the Lincoln County Land Use Plan as Rural Living, suitable for single-family homes.

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

This property is adjoined on three sides by property zoned residential. The remainder of this parcel is currently zoned residential.



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 DALLAS "Eddie" FAULKNER

Applicant Address 1981 SHOAL ROAD, LINCOLNTON, NC 28092

Applicant Phone Number 704-735-5790

Property Owner's Name DALLAS EDDIE & TERESA FAULKNER

Property Owner's Address 1981 SHOAL ROAD, LINCOLNTON, NC 28092

Property Owner's Phone Number 704-735-5790

Part II

Property Location W NC 27 HWY

Property ID # (10 digits) 2674759208

Property Size 9.624
~~2.374~~

Parcel # (5 digits) 1111 Deed Book(s) 1048 Page(s) 254

Part III

Existing Zoning District B-G & R-S Proposed Zoning District _____

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

FARMING HAY STORAGE BUILDING

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

PRIVATE 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.

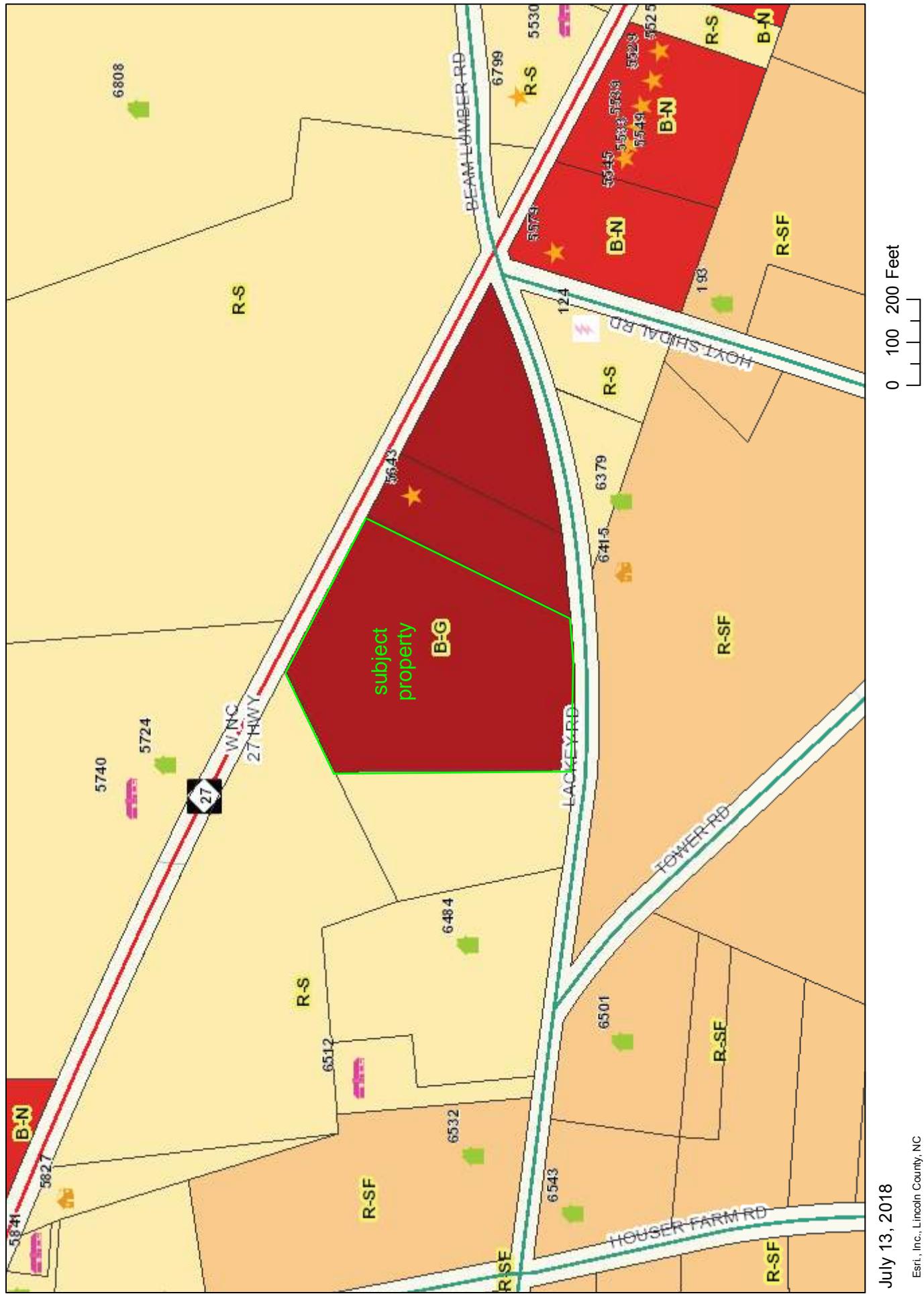
Applicant

Date

6/22/18



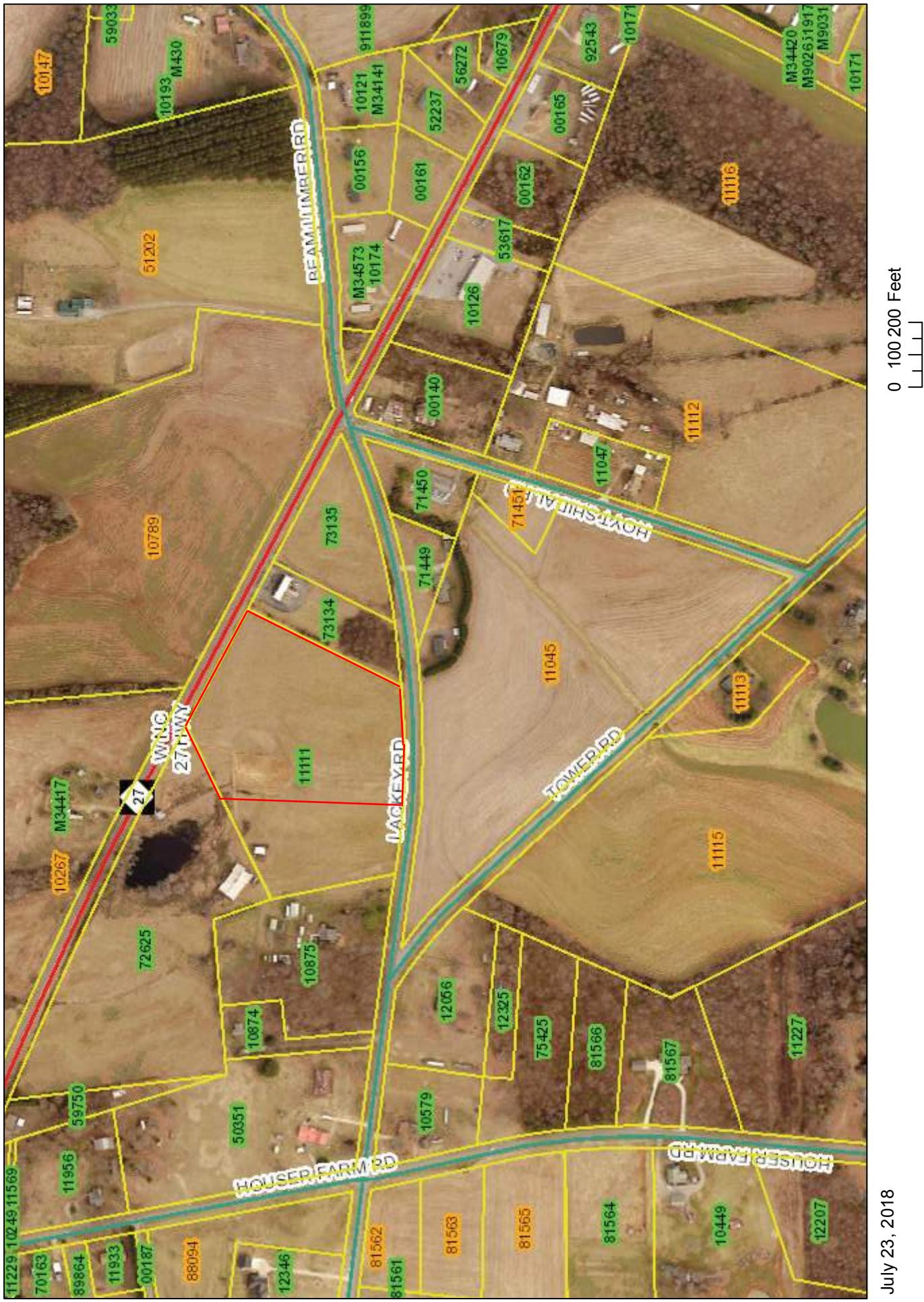
Zoning Map Amendment #654
subject property is outlined in green



July 13, 2018

Esri, Inc., Lincoln County, NC

Zoning Map Amendment #654
subject property is outlined in red



July 23, 2018

Eddie Faulkner

1 in. = 150 ft



Rural
Living

W NC 27 HWY

Rural
Crossroads

LACKY RD

Rural
Living

Portion to be Rezoned

Land Use Plan

- Open Space
- Rural Living
- Industrial Center
- Large Lot Residential
- Single-Family Neighborhood
- Multifamily Neighborhood
- Rural Crossroads
- Suburban Commercial
- Suburban Office
- Special District
- Walkable Neighborhood
- Walkable Activity Center



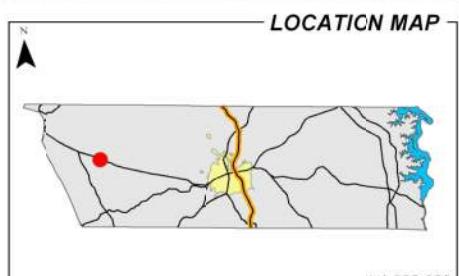
Lincoln County
Planning & Inspections
302 N. Academy St.
Suite A
Lincolnton, NC 28092

ZMA #654

- Property Location(s)

See Attached Application for Parcel Information
Property Location(s) Outlined in Purple

LOCATION MAP



1:1,000,000

Property Location(s)