



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: December 19, 2018

Re: Zoning Map Amendment #656
Gene Hedgpeth, applicant
Parcel ID# 93671

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 7, 2019.

Request

The applicant is requesting the rezoning of 4.8 acres from R-SF (Residential Single-Family) to R-T (Transitional Residential). The stated reason for the request is to place a mobile home on the site. See information below on permitted uses in each district.

Site Area & Description

The property is located on the west side of Daniels Road and south side of Zeb Johnson Trail in Howards Creek Township. It is adjoined by property zoned R-SF and R-T. Land uses in this area include residential and agricultural. This property is part of an area designated by the Lincoln County Land Use Plan as Large Lot Residential, suitable for single-family homes. Strategy 9.1.3 of the Land Use Plan calls for maintaining the county's policies regarding the placement of manufactured homes in most, but not all, portions of the county.

Additional Information

Permitted uses

Under current R-SF zoning: site-built house, modular home, church.

Under proposed R-T zoning: manufactured home (singlewide or doublewide), duplex, modular home, site-built house, church.

Adjoining zoning and uses

East (opposite side of Daniels Road): zoned R-SF, agricultural use.

South: zoned R-SF, residential use (site-built house).

West: zoned R-T, undeveloped tract.

North: zoned R-SF, agricultural and residential uses (site-built house).

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 #656**

Applicant **Gene Hedgpeth**

Parcel ID# **93671**

Location **west side of Daniels Road, south side of Zeb Johnson Trail**

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 Large Lot Residential, suitable for single-family homes. Strategy 9.1.3 of the Land Use Plan calls for maintaining the county's policies regarding the placement of manufactured homes in most, but not all, portions of the county.

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

This property is adjoined by property zoned R-T. Other properties zoned R-T are located in this area. A manufactured home 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 Doyte Gene Hedgepeth

Applicant Address P.O. Box 1584 Lincolnton, N.C. 28093

Applicant Phone Number 980-429-0867

Property Owner's Name Doyte Gene Hedgepeth

Property Owner's Address Same

Property Owner's Phone Number Same

Part II

Property Location Daniels Rd.

Property ID # (10 digits) 3604808776 Property Size 4,876

Parcel # (5 digits) 93671 Deed Book(s) 17 Page(s) 98

Part III

Existing Zoning District R-5F Proposed Zoning District R-T

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

Has two workshops on property + ^{metal} canopy covers.

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

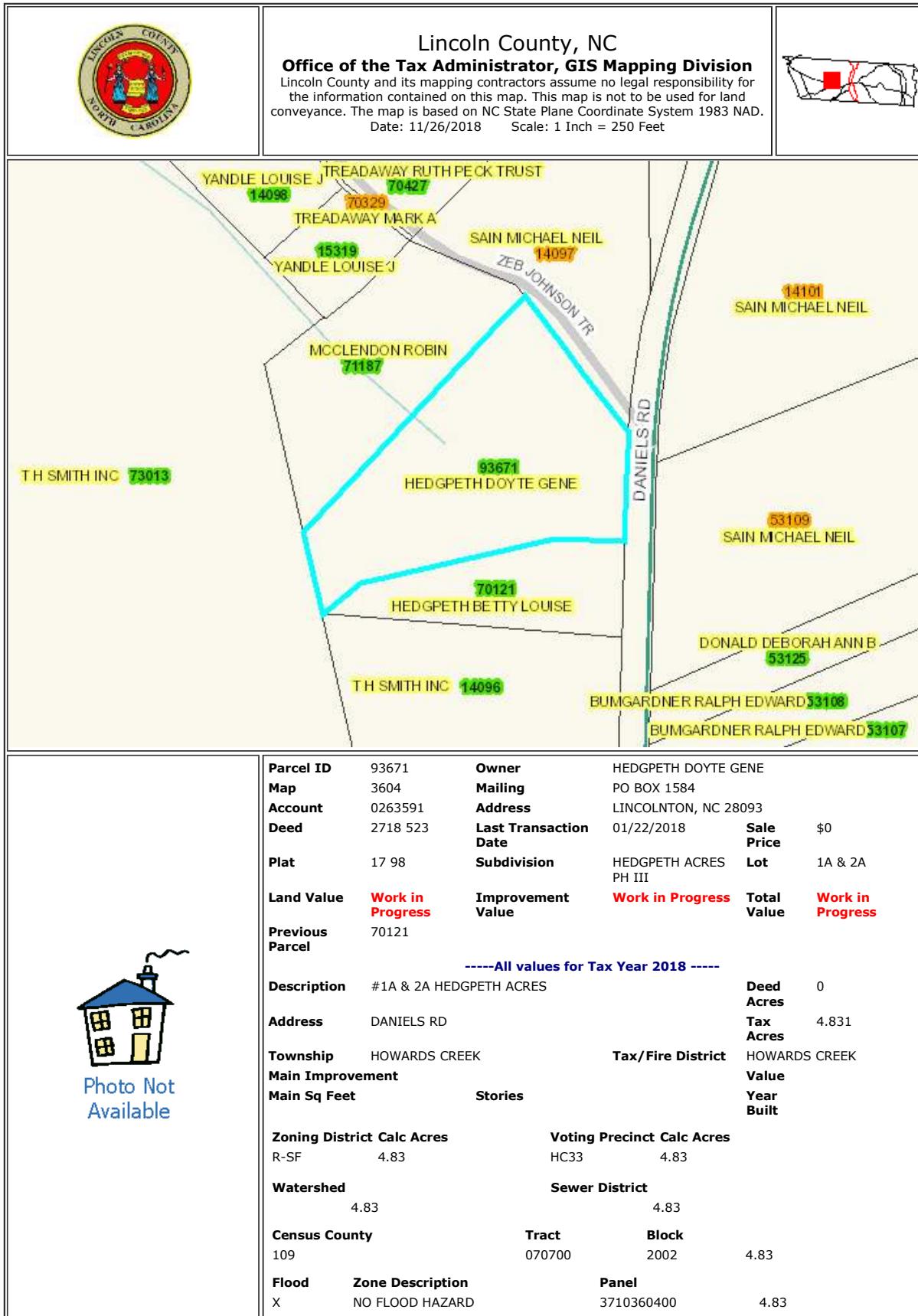
Wanted like to put a mobile home on property to live in

APPLICATION FEE (less than 2 acres \$200, 2-5 acres \$400, 5+ acre \$800)
MUST BE RECEIVED BEFORE PROCESSING.

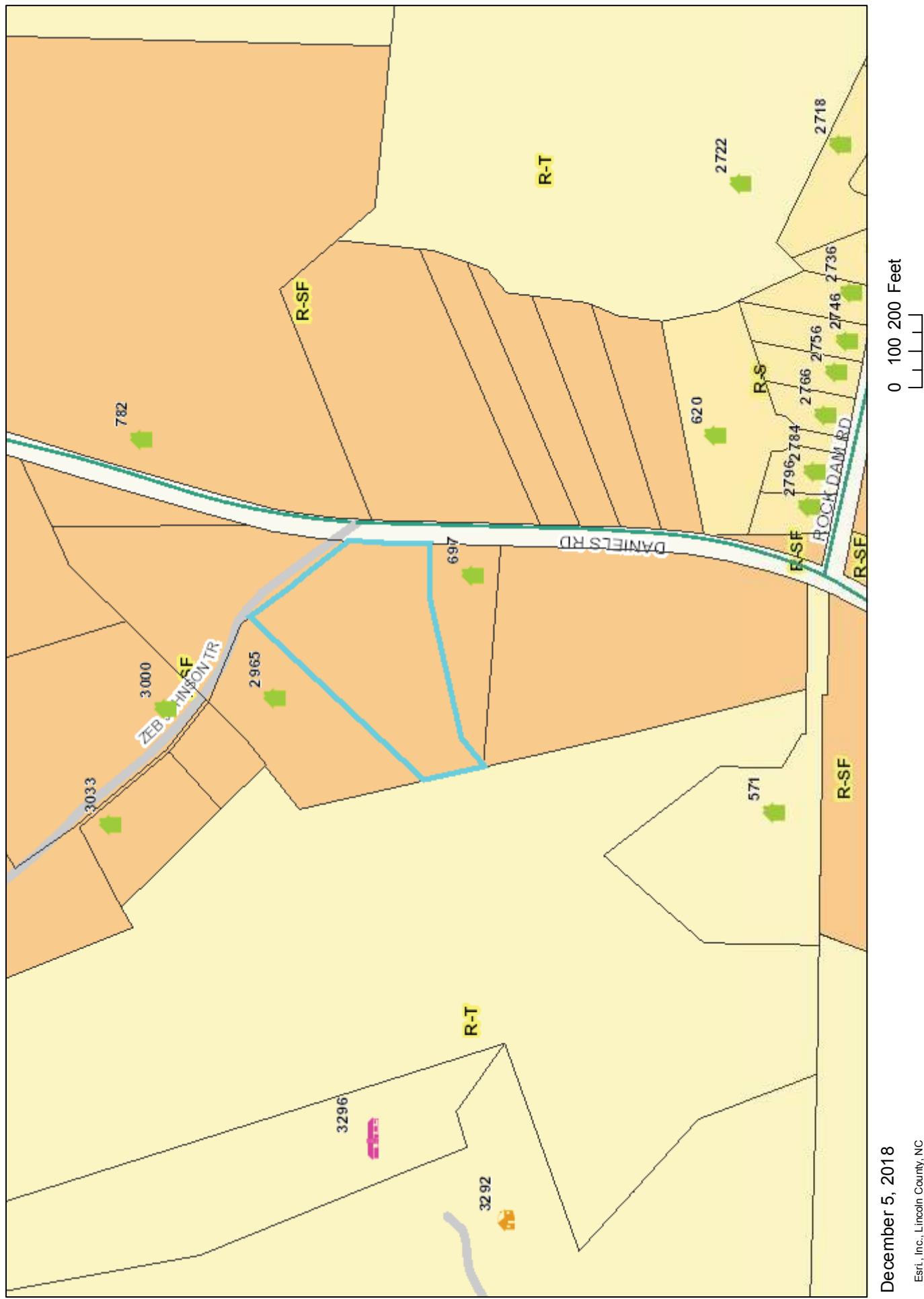
I hereby certify that all of the information provided for this application and attachments is true and correct to the best of my knowledge.

Doyte Gene Hedgepeth
Applicant

11-14-18
Date

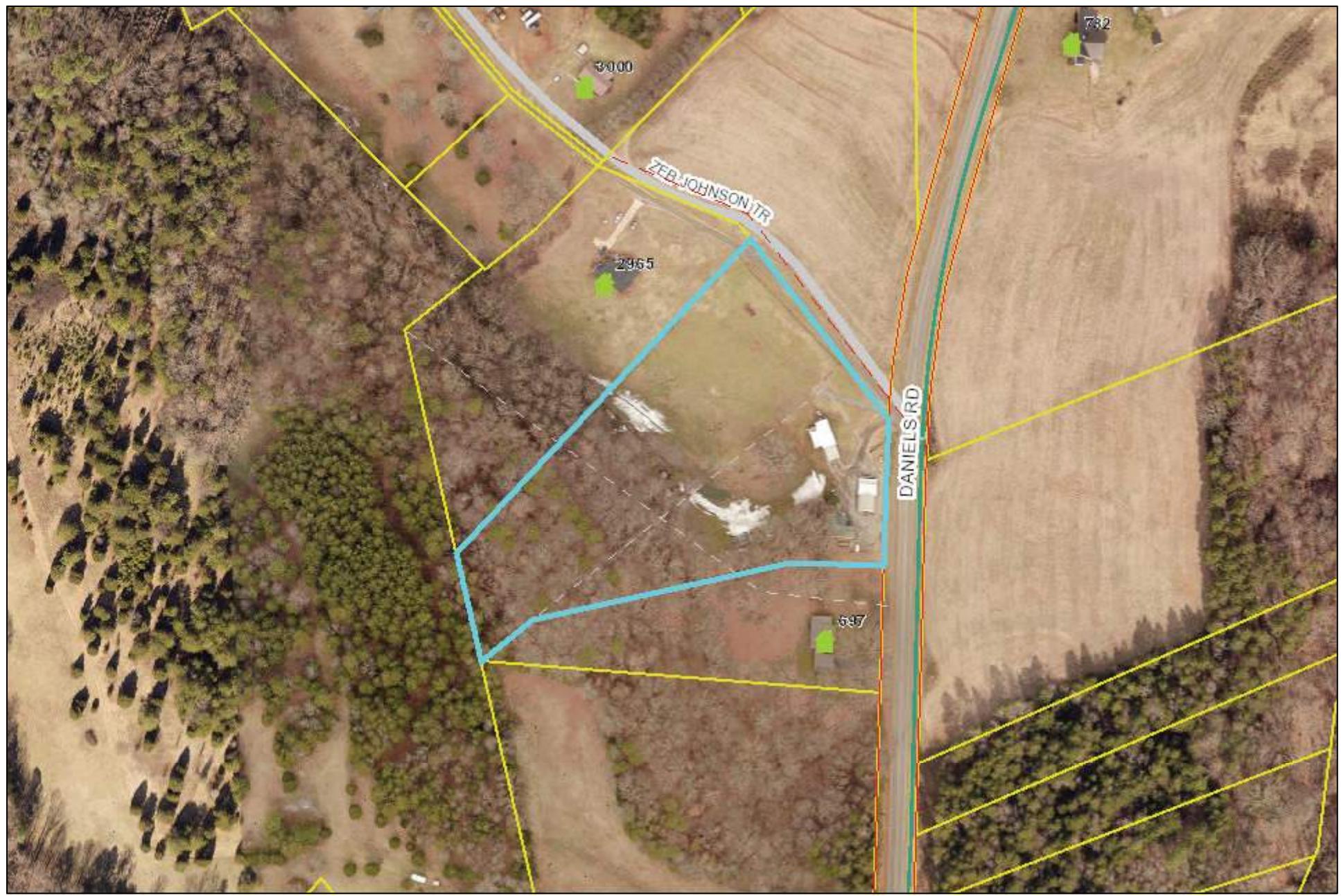


Zoning Map Amendment #656
Subject property is outlined in blue



December 5, 2018

Esri, Inc., Lincoln County, NC



November 26, 2018

0 100 200 Feet
1 inch = 200 feet