



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: April 15, 2019

Re: Zoning Map Amendment #660
Jerry Geymont, applicant
Parcel ID# 14590, 101173 and 101174

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on May 6, 2019.

Request

The applicant is requesting the rezoning of 21.8 acres from R-SF (Residential Single-Family) to R-T (Transitional Residential). The stated reason for the request is to replace a burned house with a doublewide manufactured home. See information below on permitted uses in each district.

Site Area & Description

The property is located at the end of Overhill Lane off Reepsville Road in Howards Creek Township. Approximately 6.0 acres lies in a 100-year floodplain along the South Fork River. The subject property is adjoined by property zoned R-SF and R-T. Land uses in this area are primarily agricultural and residential and include manufactured homes. 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: zoned R-T, undeveloped property/agricultural use.

South: zoned R-SF, undeveloped property/agricultural use.

West: zoned R-SF, residential uses.

North: zoned R-SF, undeveloped property/agricultural use.

Staff's Recommendation

Staff recommends approval of the rezoning request. See proposed statement on following page.



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

Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness

Case No. **ZMA #660**

Applicant **Jerry Geymont**

Parcel ID# **14590, 101173 and 101174**

Location **end of Overhill Lane**

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. Manufactured homes 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 JERRY GEYMONT

Applicant Address 5600 REEVESVILLE RD

Applicant Phone Number 704.276.1664

Property Owner's Name Jerry Geymont

Property Owner's Address 5600 Reevesville Rd.

Property Owner's Phone Number 704.276.1664

Part II

Property Location Overhill Dr off Reevesville Rd.

Property ID # (10 digits) 3614-97-4337 Property Size 21.808 AC

Parcel # (5 digits) 14590 Deed Book(s) 591 Page(s) 267

Part III

Existing Zoning District R-SF Proposed Zoning District R-T

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

Has 1 home and lot described is where
a house burned. Existing double wide at left of road.

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

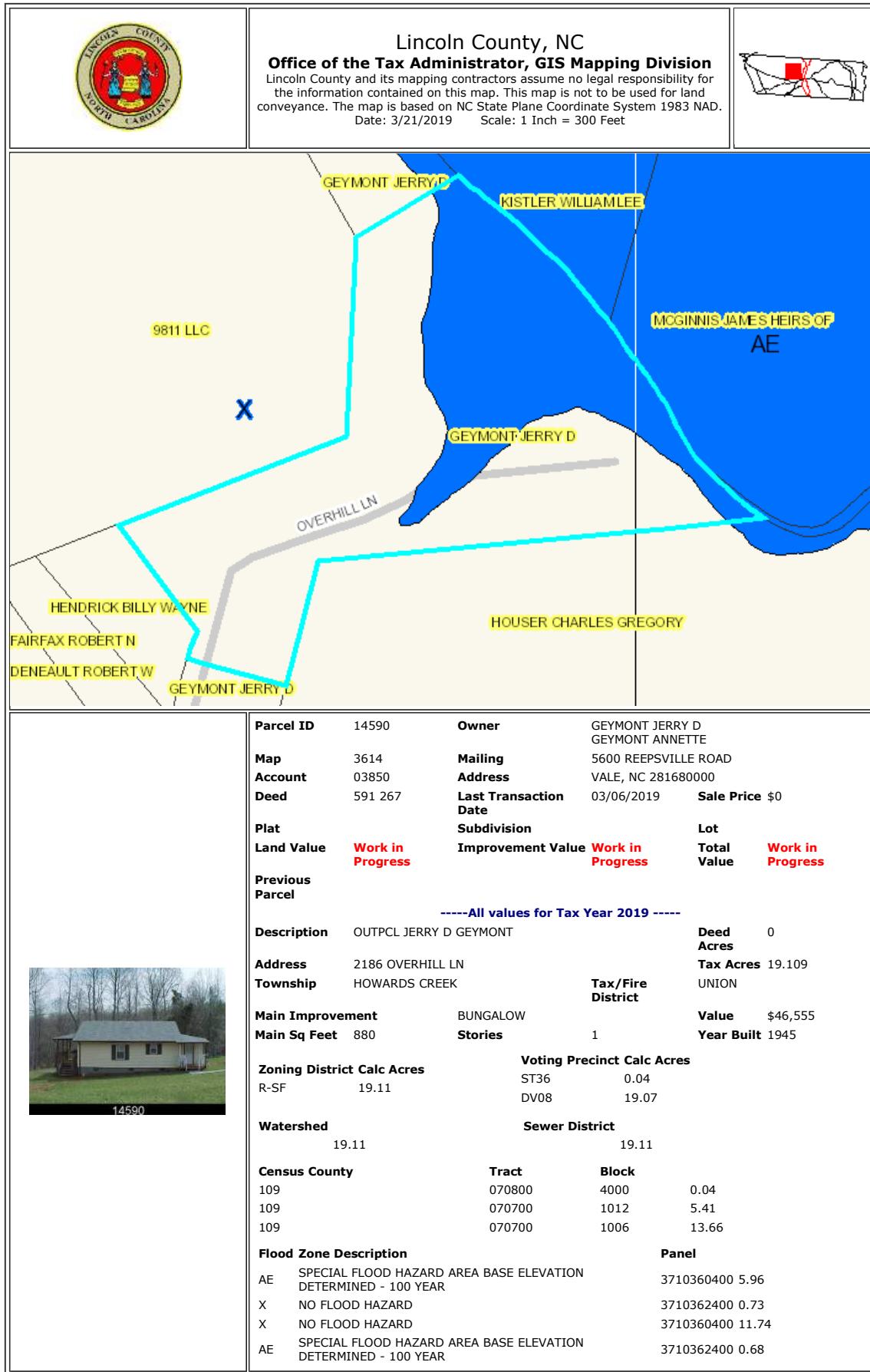
Planning to replace burned house with
double wide

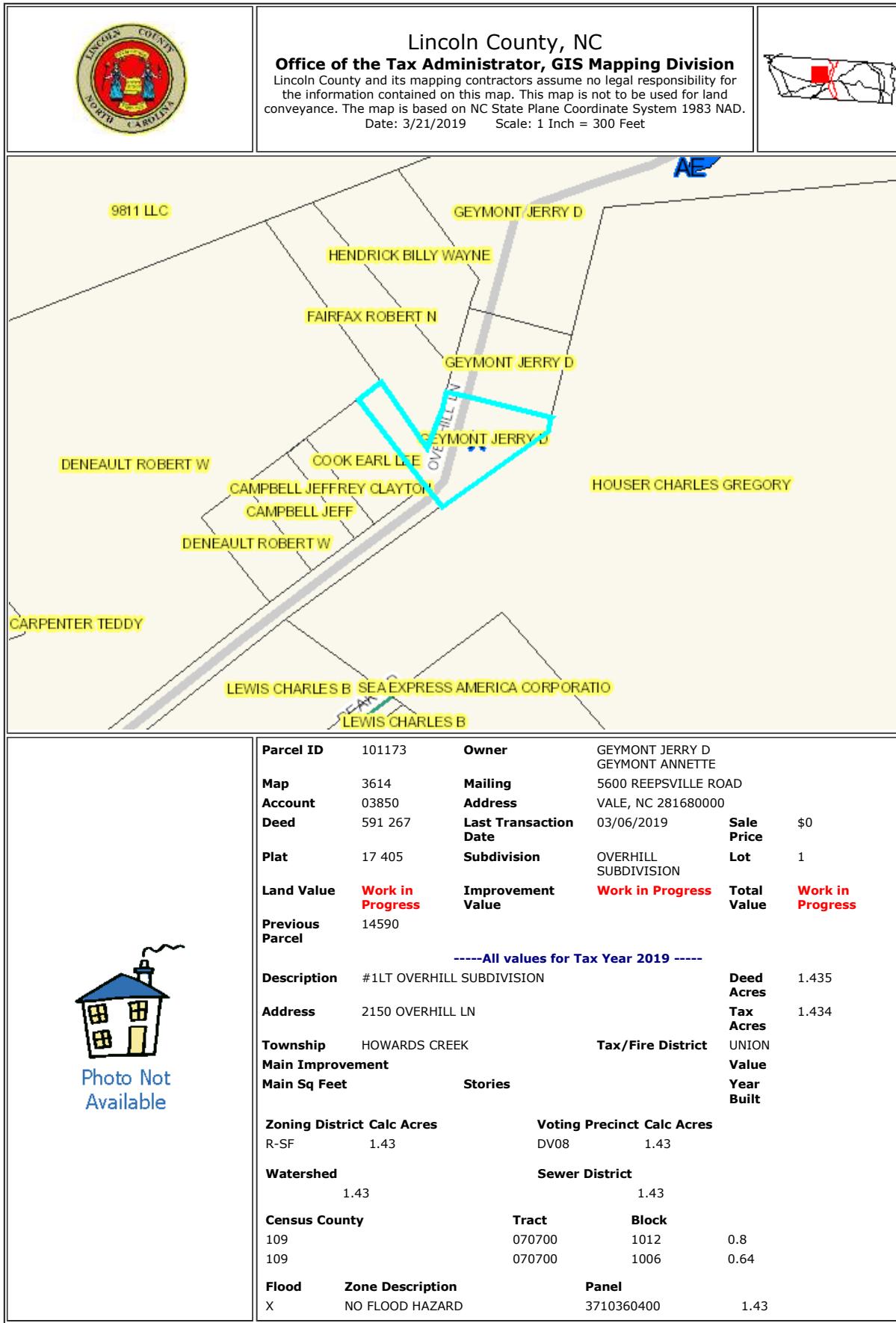
APPLICATION FEE (less than 2 acres \$200, 2-5 acres \$400, 5+ acre \$800)
MUST BE RECEIVED BEFORE PROCESSING.

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

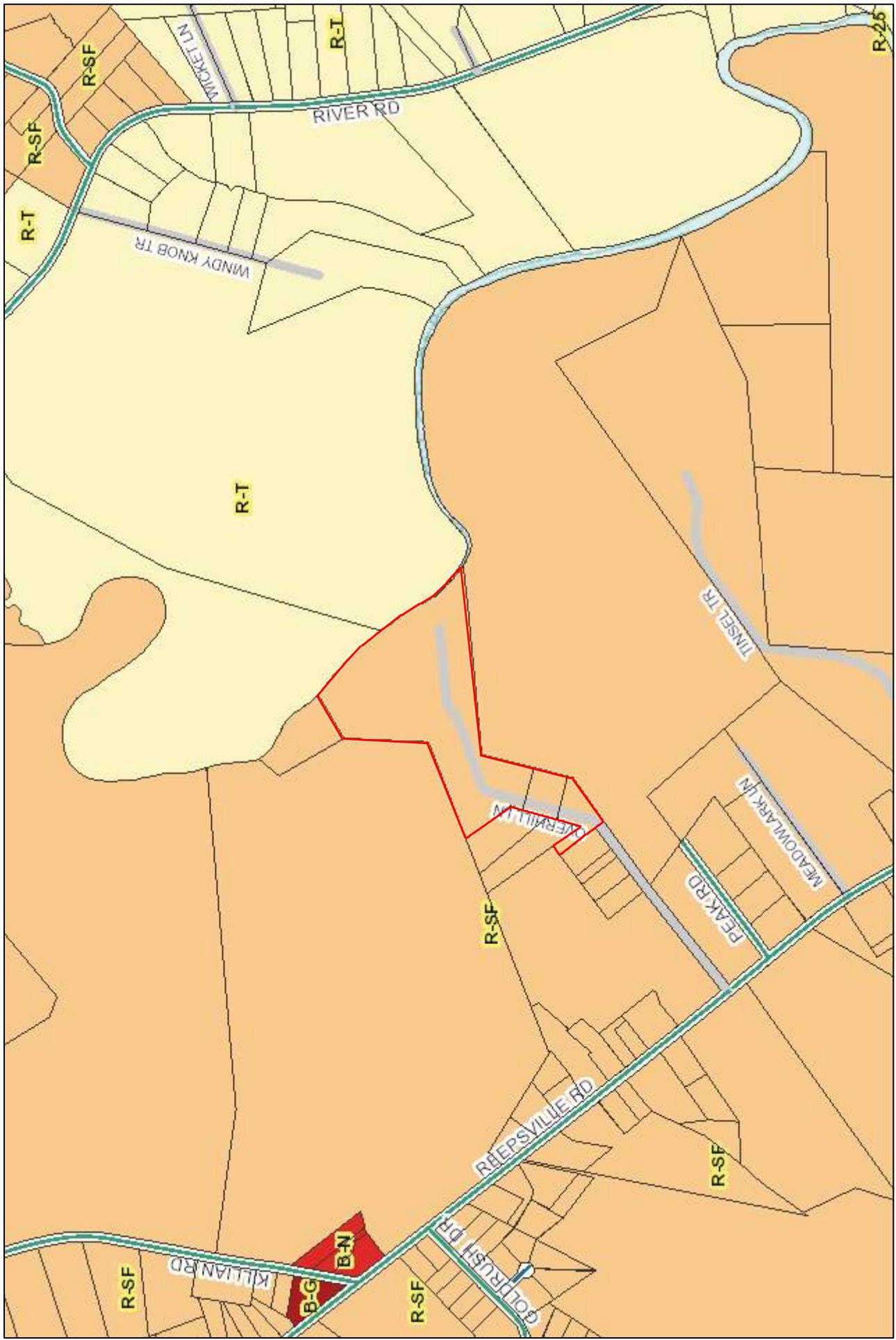
8-25-19
Date







Zoning Map Amendment #660
subject property is outlined in red



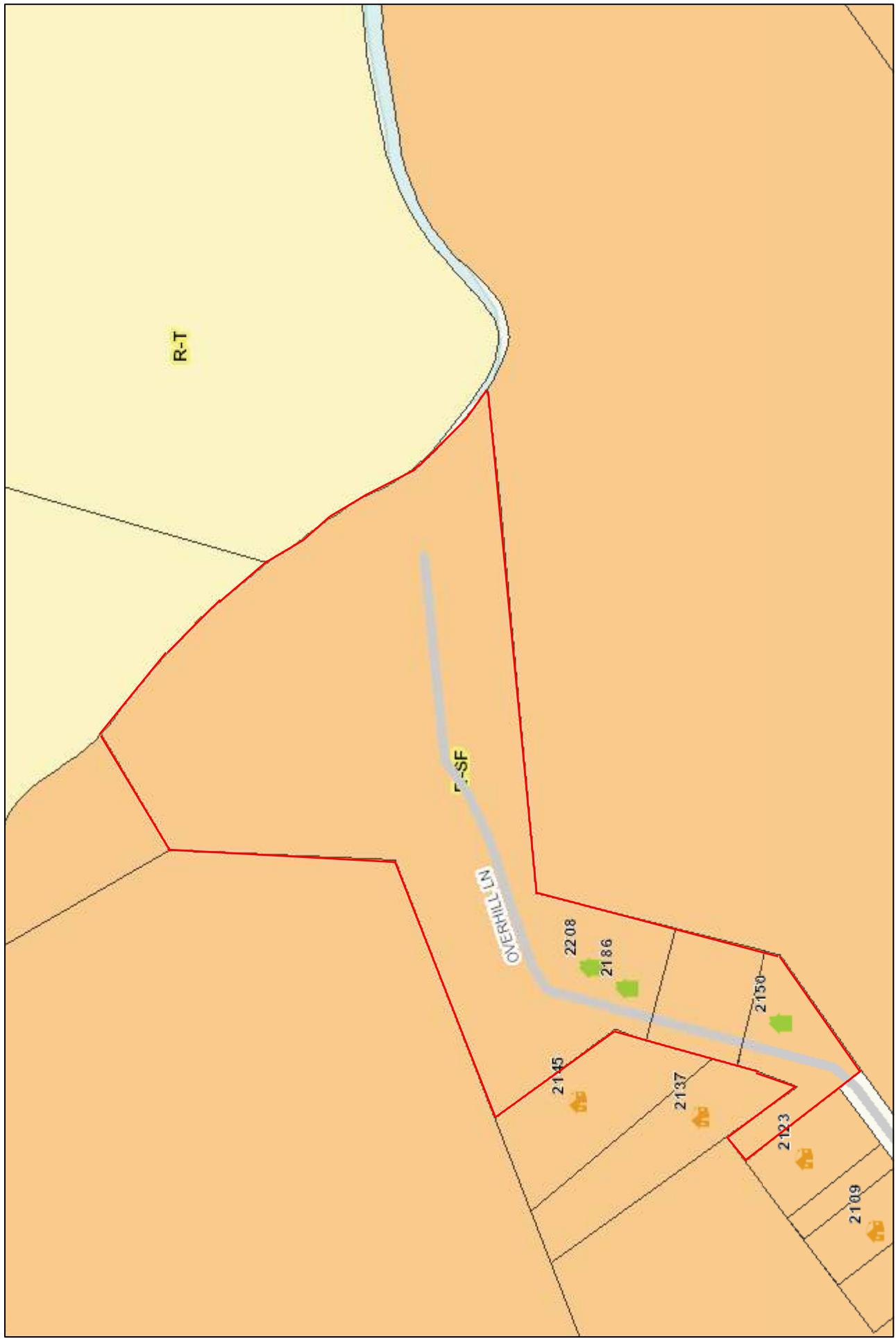
March 15, 2019

Esri, Inc., Lincoln County, NC

010000 Feet
111111

1 inch = 800 feet

Zoning Map Amendment #6660
types of structures in immediate area



March 15, 2019
Esri, Inc., Lincoln County, NC

manufactured home
site-built house



March 21, 2019

0 10000 Feet
1 inch = 500 feet

1 inch