



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: October 11, 2019

Re: Zoning Map Amendment #664
Kelly Jo Reinhardt, applicant
Parcel ID# 12756

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on November 4, 2019.

Request

The applicant is requesting the rezoning of a 4.0-acre tract 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 property. See information below on permitted uses in each district.

Site Area & Description

The property is located at 3120 Cat Square Road, on the east side of Cat Square Road at its intersection with Palm Tree Church Road, in Howards Creek Township. It is adjoined by property zoned R-SF and R-T. Land uses in this area are primarily residential and agricultural. A number of singlewide manufactured homes are located in this area. The subject 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, residential use (singlewide manufactured home).

South: zoned R-SF and R-T, residential uses (doublewide manufactured home and singlewide manufactured homes).

West (opposite side of Cat Square Road): zoned R-SF, residential uses (site-built houses and singlewide manufactured home).

North: zoned R-SF, residential use (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 #664**
Applicant **Kelly Jo Reinhardt**
Parcel ID# **12756**
Location **3120 Cat Square Road**
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 properties zoned R-T. A number of manufactured homes 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 Kelly Jo Reinhardt
Applicant Address 930 3rd Ave PL NW Hickory NC 28601
Applicant Phone Number 828-234-3694
Property Owner's Name Joe Lawrence Reinhardt Life Estate
Property Owner's Address 4539 Cat Square Rd Vale NC 28168
Property Owner's Phone Number 828-310-2536

Part II

Property Location 3120 Cat Square Rd Vale NC 28168
Property ID # (10 digits) 2676880588 Property Size 4.04
Parcel # (5 digits) 12756 Deed Book(s) 687 Page(s) 93

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.

Old house was torn down. Has black building and
wooden building + kiln

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

Wish to place one mobile home on property

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.

Kelly Jo Reinhardt
Applicant

9-16-19
Date



Zoning Map Amendment #664

subject property is outlined in blue



September 18, 2019

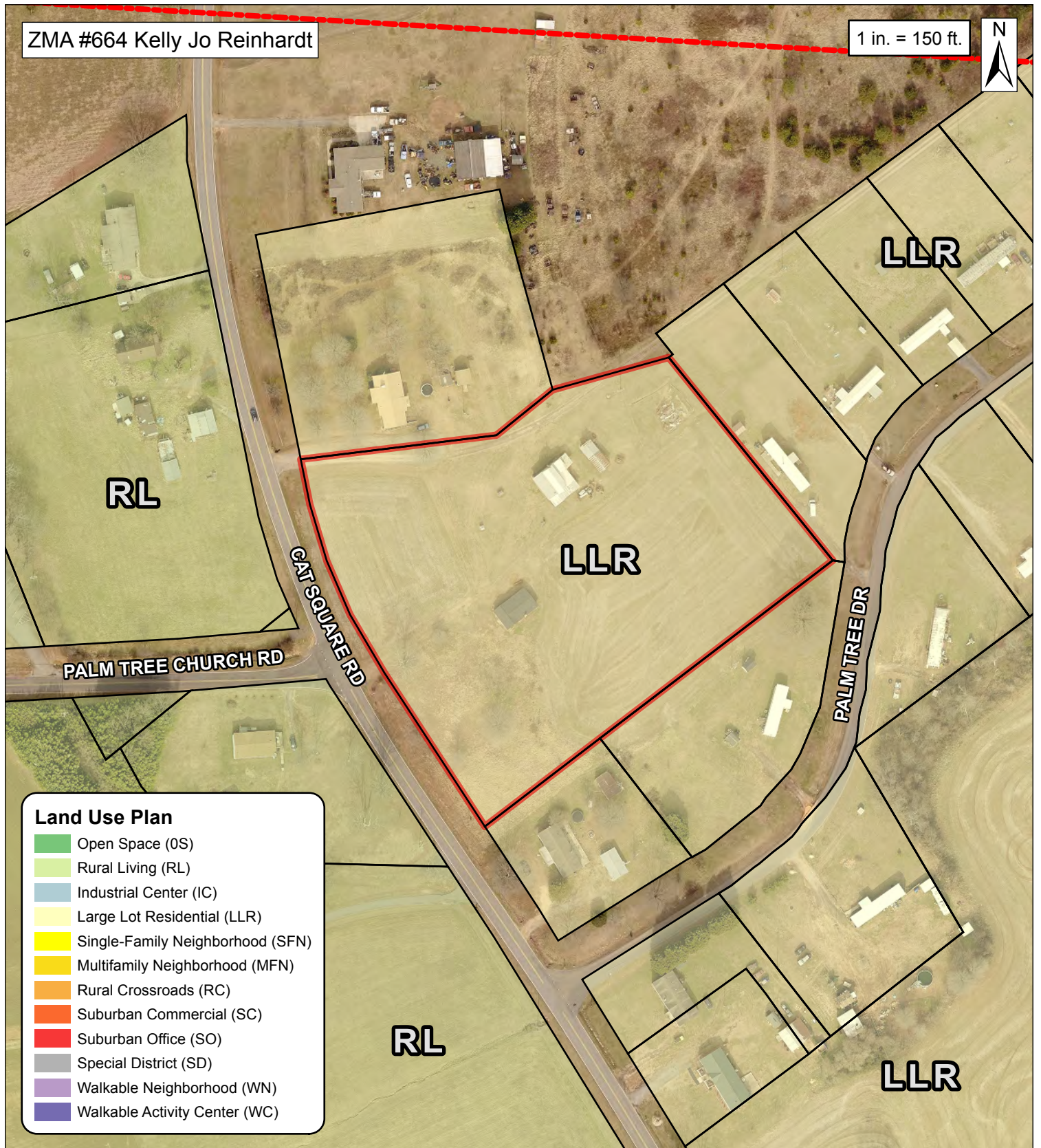
Esri, Inc., Lincoln County, NC

0 100 200 Feet
| | |













1 inch = 300 feet

ZMA #664 Kelly Jo Reinhardt

1 in. = 150 ft.



Land Use Plan

-  Open Space (OS)
-  Rural Living (RL)
-  Industrial Center (IC)
-  Large Lot Residential (LLR)
-  Single-Family Neighborhood (SFN)
-  Multifamily Neighborhood (MFN)
-  Rural Crossroads (RC)
-  Suburban Commercial (SC)
-  Suburban Office (SO)
-  Special District (SD)
-  Walkable Neighborhood (WN)
-  Walkable Activity Center (WC)



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

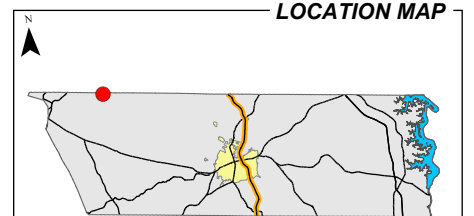
Parcel ID# 12756

 - Property Location(s)


See Attached Application for Parcel Information

Property Location(s) Outlined in Red

LOCATION MAP



1:1,000,000

 Property Location(s)