



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 #665
Harold White III, applicant
Parcel ID#13255

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 72 acres from CU PD-R (Conditional Use Planned Development-Residential) to R-S (Residential Suburban). This property was rezoned in 2006 in a parallel conditional use rezoning (PCUR #134) from R-S to CU PD-R to permit 86 lots for single-family homes as Phase 3 of the Carltons Ridge subdivision, but the site was not developed and the conditional use permit expired. The applicant is proposing to build a home on the property and to farm the remainder.

Site Area & Description

The property is located on the north side of Reepsville Road east of Jetton Drive in Howards Creek Township. It is adjoined by properties zoned R-S and R-T (Transitional Residential). Land uses in this area are primarily 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.

Additional Information

Permitted uses

Under current CU PD-R: agriculture (development plan has expired).
Under proposed R-S zoning: agriculture, site-built house, modular home, duplex, church.

Adjoining zoning and uses

East: zoned R-T and R-S, agriculture and woodland.

South: zoned R-S, residential uses and undeveloped property.

West: zoned R-S, residential uses.

North: zoned R-SF, residential, woodland and agriculture.

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 #665**

Applicant **Harold White III**

Parcel ID# **13255**

Location **Reepsville Road**

Proposed amendment **rezone from CU PD-R 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 part of an area designated by the Land Use Plan as Large Lot Residential, suitable for single-family homes.

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

This property is adjoined by properties zoned R-S. It was rezoned from R-S to CU PD-R in 2006 to permit an 86-lot subdivision, but the property was not developed. This amendment will erase the zoning for an expired development plan and restore the original zoning.



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

Harold Lewis White III

Applicant Address

PO Box 211, Gastonia NC 28053

Applicant Phone Number

980 522 7364

Property Owner's Name

Ronny Carswell

Property Owner's Address

7649 Keistler Store Rd, Sherrills Ford NC 28073

Property Owner's Phone Number

980.241.3839

Part II

Property Location

Reedsville Rd Uptle Nc 28168

Property ID # (10 digits)

2695708827

Property Size

75.5

Parcel # (5 digits)

13255

Deed Book(s)

2797

Page(s)

122

Part III

Existing Zoning District

PDR, R-S

Proposed Zoning District

R-S

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

No structure, currently used as farmland

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

72.0^{1/4} Acres sold to applicant to build residence and use for farm & cattle.

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.

Harold Lewis White III
Applicant

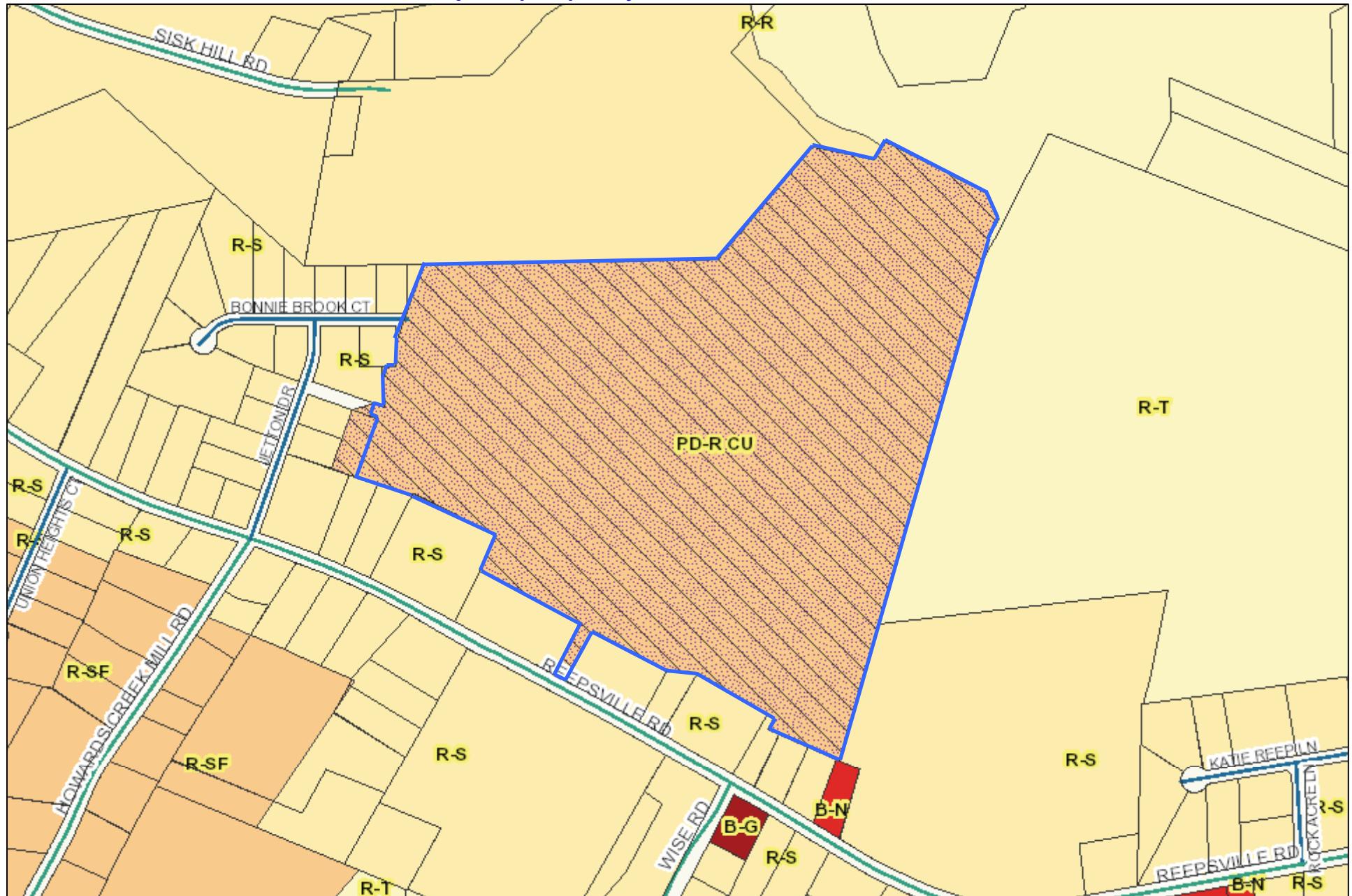
9/10/19
Date

Ronny G Carswell

9-17-2019



Zoning Map Amendment #665
subject property is outlined in blue

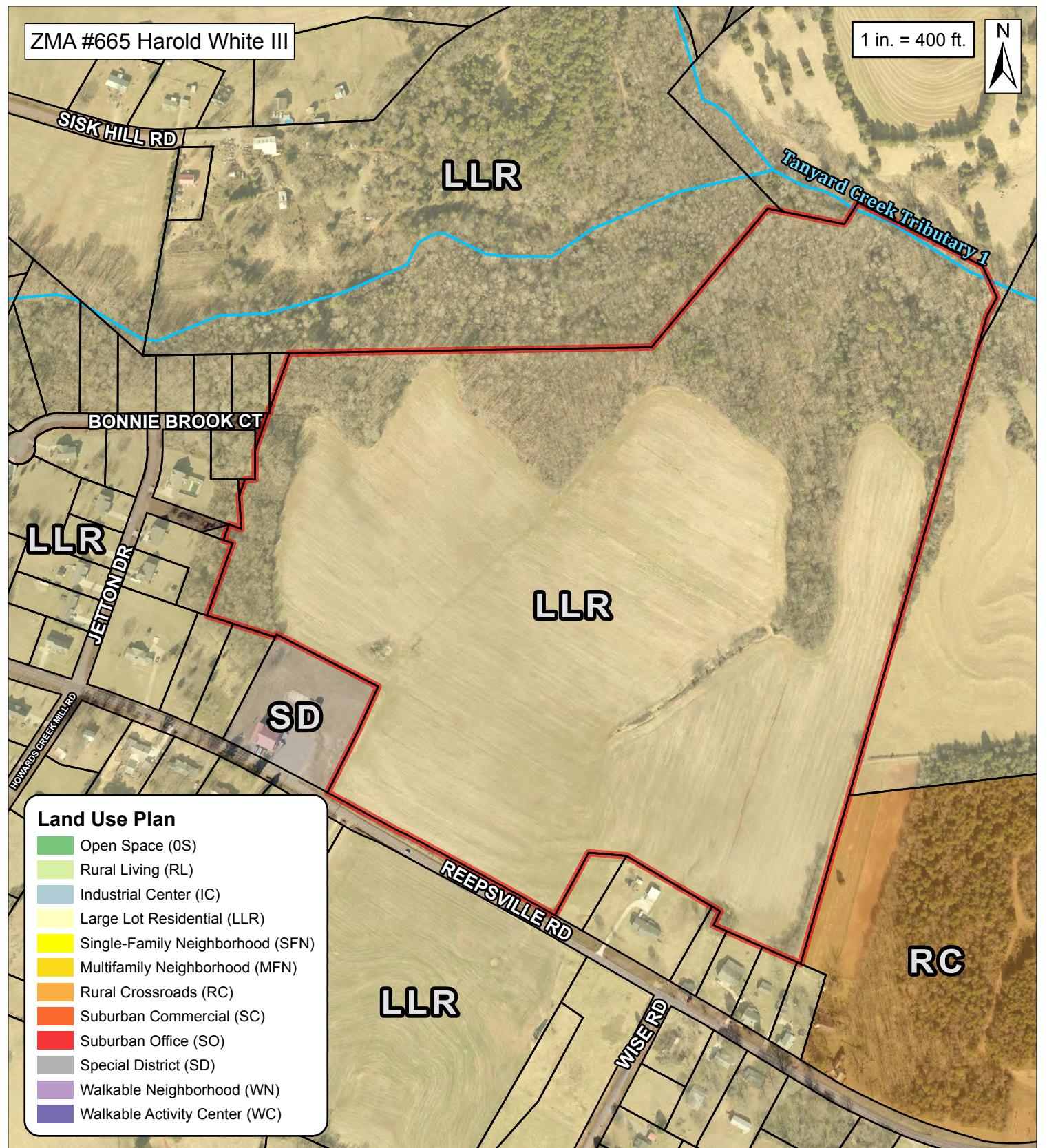


September 18, 2019

Esri, Inc., Lincoln County, NC

0 100 200 Feet
[Scale Bar]

1 inch = 500 feet



Parcel ID# 13255



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

- Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Red

