



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 7366

Property Owner's Name Ronny Carswell

Property Owner's Address 7649 Keistler Stone Rd, Sherrills Ford NC 28673

Property Owner's Phone Number 980.241.3839

Part II

Property Location Reepsville Rd Vale NC 28168

Property ID # (10 digits) 2695708827 Property Size 75.5

Parcel # (5 digits) 13255 Deed Book(s) 2798 Page(s) 122

Part III

Existing Zoning District PDR, R-5 Proposed Zoning District R-5

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

No structure, currently used as farm land

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

72.0 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.

[Signature]
Applicant

9/10/19
Date

Ronny G. Carswell

9-17-2019



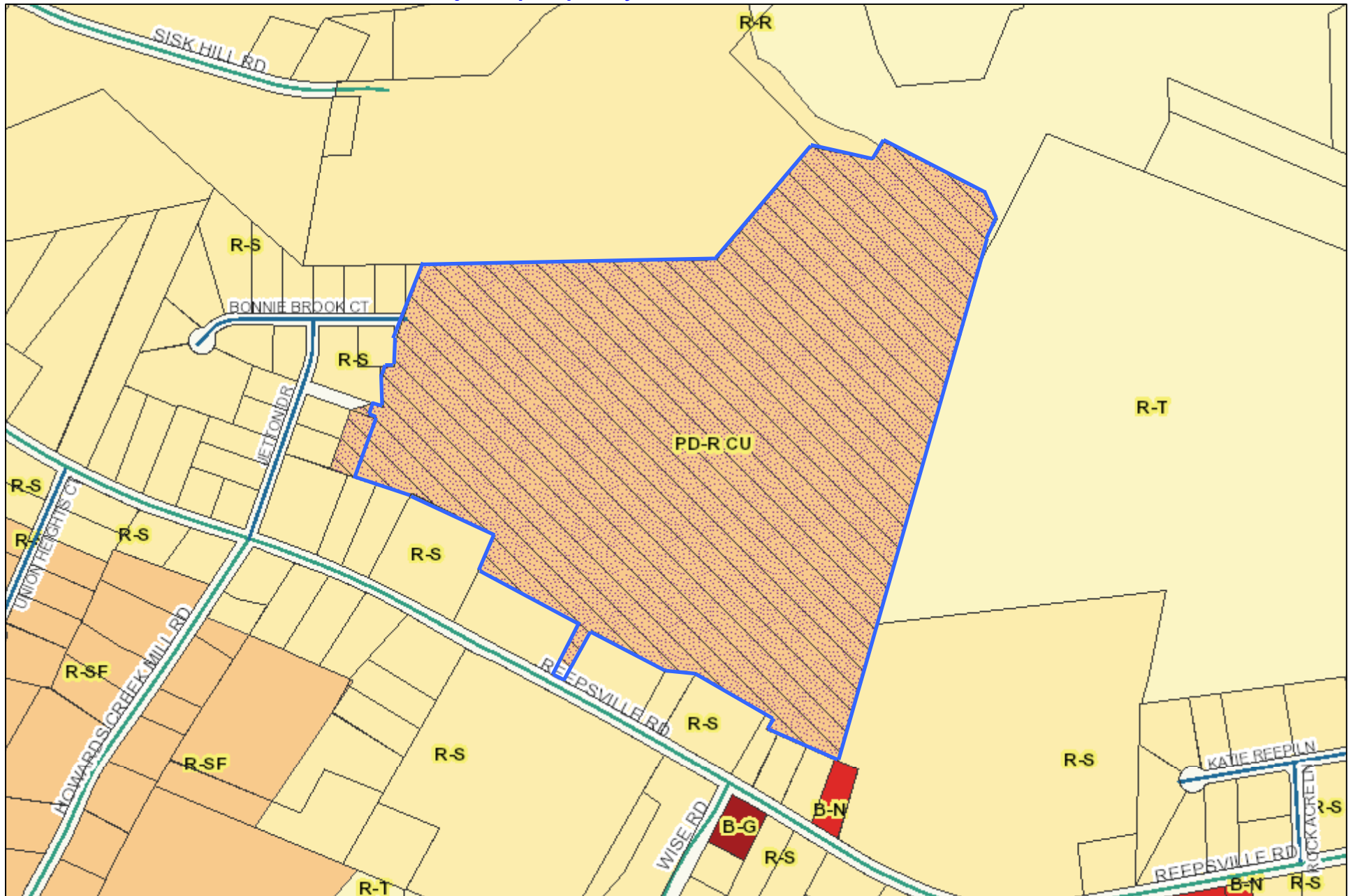
Lincoln County, NC
Office of the Tax Administrator, GIS Mapping Division
 Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.
 Date: 9/18/2019 Scale: 1 Inch = 600 Feet



Photo Not
Available

Parcel ID	13255	Owner	CARSWELL RONNY GENE
Map	2695	Mailing	7649 KEISTLERS STORE RD
Account	0072452	Address	SHERRILLS FORD, NC 28673-9208
Deed	2797 122	Last Transaction Date	02/13/2019
Plat	11 28	Subdivision	LULA JETTON ESTATE
Land Value	\$504,944	Improvement Value	\$0
Total Value	\$504,944		
Previous Parcel			
-----All values for Tax Year 2019 -----			
Description	RECOMB CARSWELL LAND	Deed Acres	0
Address	REEPSVILLE RD	Tax Acres	75.522
Township	HOWARDS CREEK	Tax/Fire District	UNION
Main Improvement		Value	
Main Sq Feet		Stories	Year Built
Zoning District	Calc Acres	Voting Precinct	Calc Acres
PD-R	71.92	DV08	75.52
R-S	3.61		
Watershed	75.52	Sewer District	75.52
Census County	109	Tract	070700
		Block	1017
			75.52
Flood Zone Description		Panel	
X NO FLOOD HAZARD		3710268400	73.32
AE SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100 YEAR		3710268400	1.57
AE SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100 YEAR		3710360400	0.47
X NO FLOOD HAZARD		3710360400	0.16

Zoning Map Amendment #665
subject property is outlined in blue



September 18, 2019

Esri, Inc., Lincoln County, NC

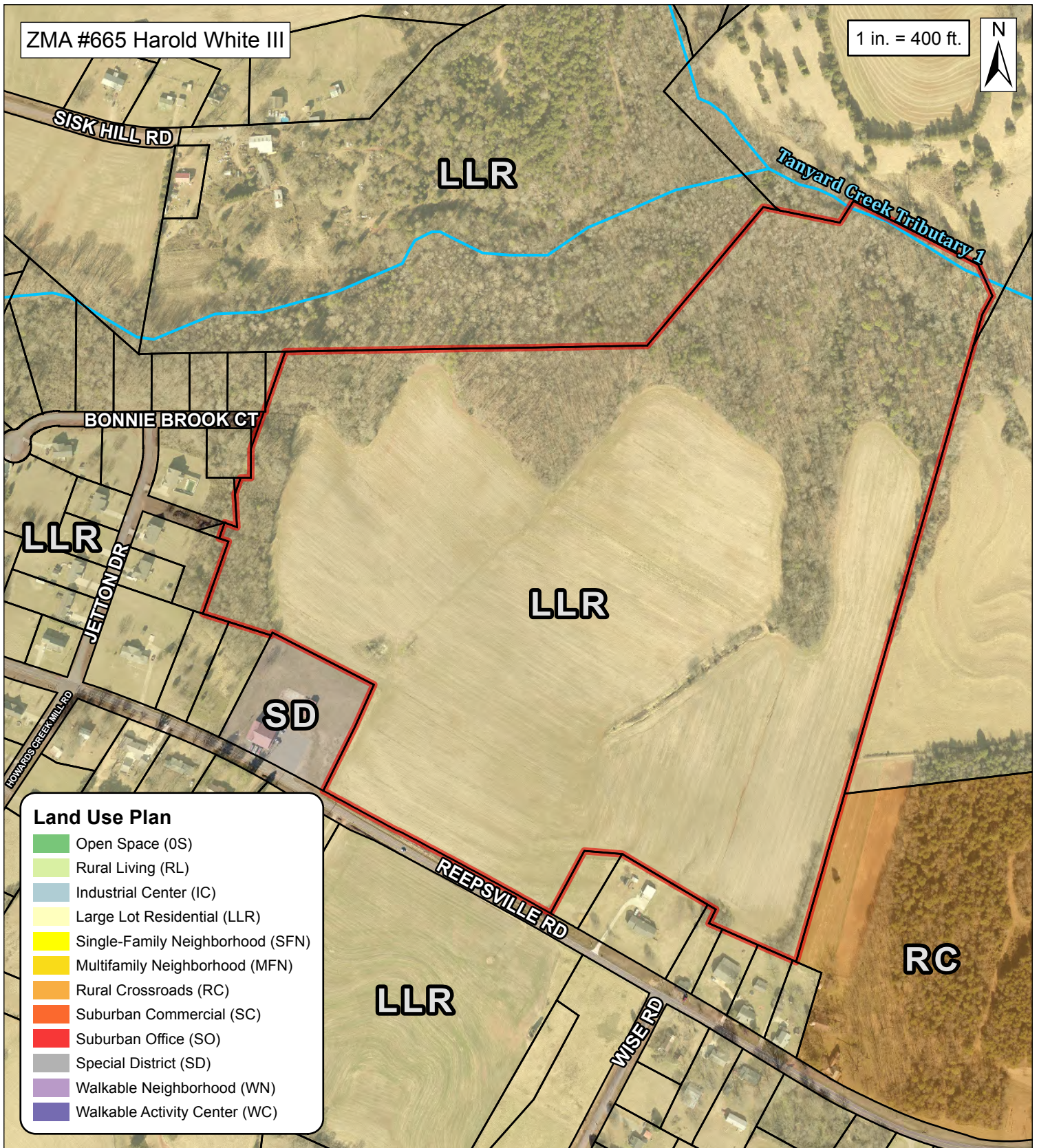
0 100200 Feet



1 inch = 500 feet

ZMA #665 Harold White III

1 in. = 400 ft.



Parcel ID# 13255

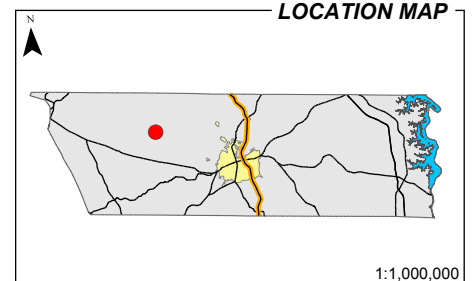
 - Property Location(s)


See Attached Application for Parcel Information

Property Location(s) Outlined in Red

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

LOCATION MAP



 Property Location(s)