



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT

115 W. MAIN ST., 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: November 8, 2019

Re: Zoning Map Amendment #667
Kenneth Shawn Carpenter, applicant
Parcel ID# 30930, 30945, 30948, 51686, 80970 and 80971

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on December 2, 2019.

Request

The applicant is requesting the rezoning of 37 acres from CU PD-R (Conditional Use Planned Development-Residential) to R-T (Transitional Residential). This property is part of a 63-acre site that was rezoned from R-T to CU PD-R in 2007 to permit the development of 36 lots for single-family homes as Phase 3 of the Willow Farms subdivision, but the phase was not developed and the permit expired. The subject property is made up of six parcels, all owned by members of the same family.

Site Area & Description

The property is located on the east side of Beth Haven Church Road south of Stoneview Court and Willow Farm Road. It is adjoined by properties zoned CU PD-R and R-T. 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: existing uses.

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

Adjoining zoning and uses

East: zoned R-T, residential uses, agriculture, woodland and undeveloped property.

South: zoned R-T and CU PD-R, residential uses and undeveloped property.

West (opposite side of Beth Haven Church Road): zoned R-SF, residential and agricultural.

North: zoned CU PD-R, residential uses (Willow Farms subdivision).

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 #667**

Applicant **Kenneth Shawn Carpenter**

Parcel ID# **30930, 30945, 30948, 51686, 80970 and 80971**

Location **Beth Haven Church Road**

Proposed amendment **rezone from CU PD-R 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.

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

This property is adjoined by properties zoned R-T. It was rezoned from R-S to CU PD-R in 2007 to permit an additional phase of a 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 Donna H Carpenter / Kenneth Carpenter

Applicant Address 2510 Beth Haven Ch Rd Denver N.C 28027

Applicant Phone Number 704-650-6956

Property Owner's Name Donna H Carpenter

Property Owner's Address 351 Gates Rd Appling Ga 30802

Property Owner's Phone Number 706-288-5398

Part II

Property Location Beth Haven Ch Rd Denver N.C.

Property ID # (10 digits) 3685-61-8214 Property Size 39 +/-

Parcel # (5 digits) 30930 Deed Book(s) 1394 Page(s) 679

Part III

Existing Zoning District PD-R CV Proposed Zoning District R-T

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

Family Farm

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

Family inheritance

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.

Donna Holcomb Carpenter
Applicant

Oct 13, 2019
Date



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

Kenneth Shawn Carpenter

Applicant Address

2510 Beth Haven Ch Rd Denver NC 28037

Applicant Phone Number

704-650-6956

Property Owner's Name

Kenneth & Jane Carpenter

Property Owner's Address

2510 Beth Haven Ch Rd Denver NC 28037

Property Owner's Phone Number

704-650-6956

Part II

Property Location

Beth Haven Ch Rd Denver NC

3685-11-4327

Property ID # (10 digits)

3685-91-6006

3685-82-7012

Property Size

39 +/-

719'

823

Parcel # (5 digits)

30945

51686

Deed Book(s)

1425

Page(s)

222

30948

1425

222

Part III

Existing Zoning District

PP-R C.U

Proposed Zoning District

R-T

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

Family Farm

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

Family inheritance

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.

Kenneth Shawn Carpenter
Applicant

18 Oct 19

Date



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 Kendall Robertson / Kenneth Carpenter

Applicant Address 2510 Bedz Haven Ch Rd Denver N.C 28037

Applicant Phone Number 704-650-6956

Property Owner's Name Kendall Robertson

Property Owner's Address 2776 Sandy Ford Rd Newton N.C 28658

Property Owner's Phone Number 704-650-3865

Part II

Property Location Bedz Haven Ch Rd Denver N.C

Property ID # (10 digits) 3685-71-2280 Property Size 39 +/-

Parcel # (5 digits) 80970 Deed Book(s) 2273 Page(s) 855

Part III

Existing Zoning District PD-R CV Proposed Zoning District R-T

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

Family Farm

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

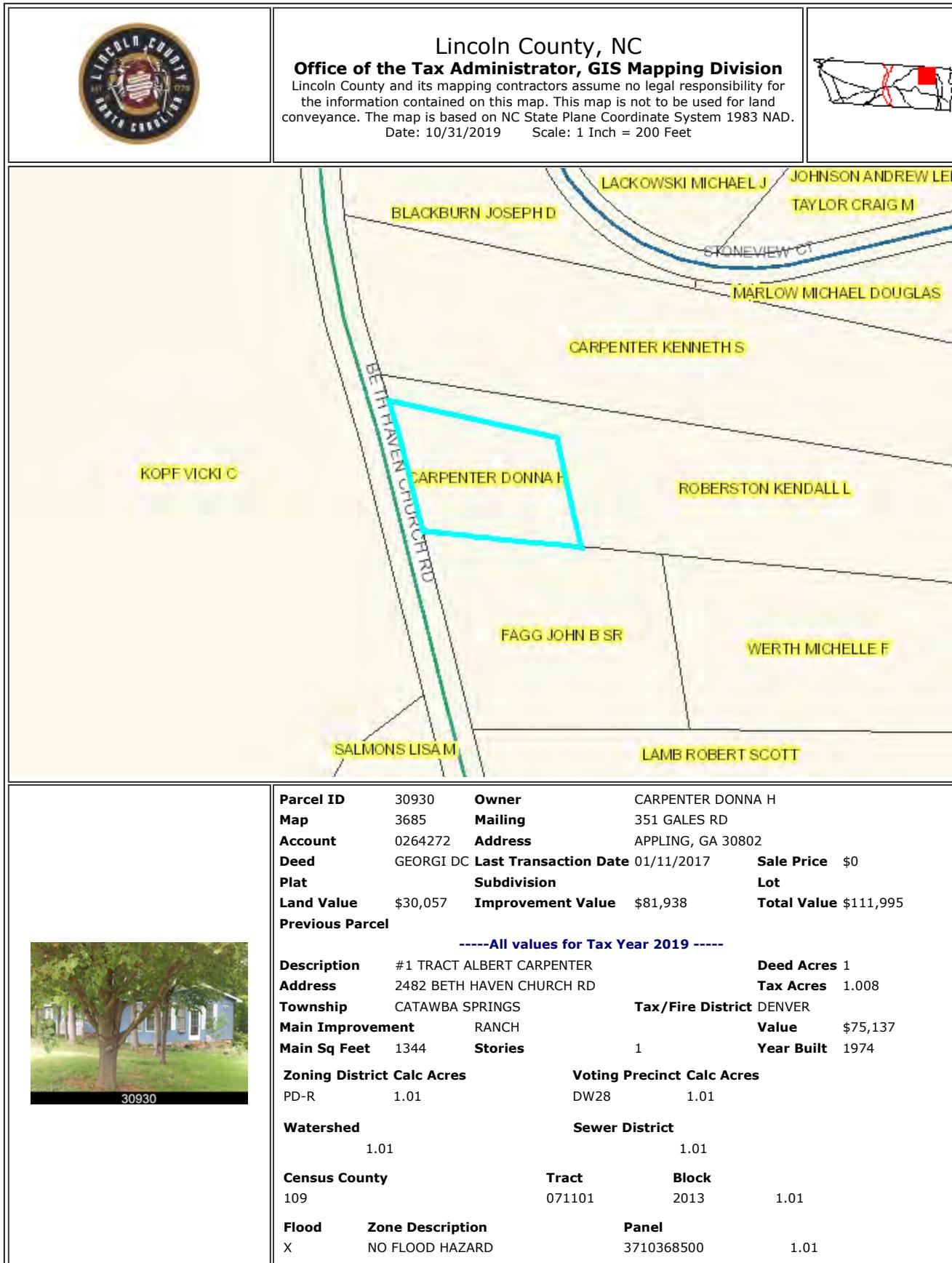
Family inheritance

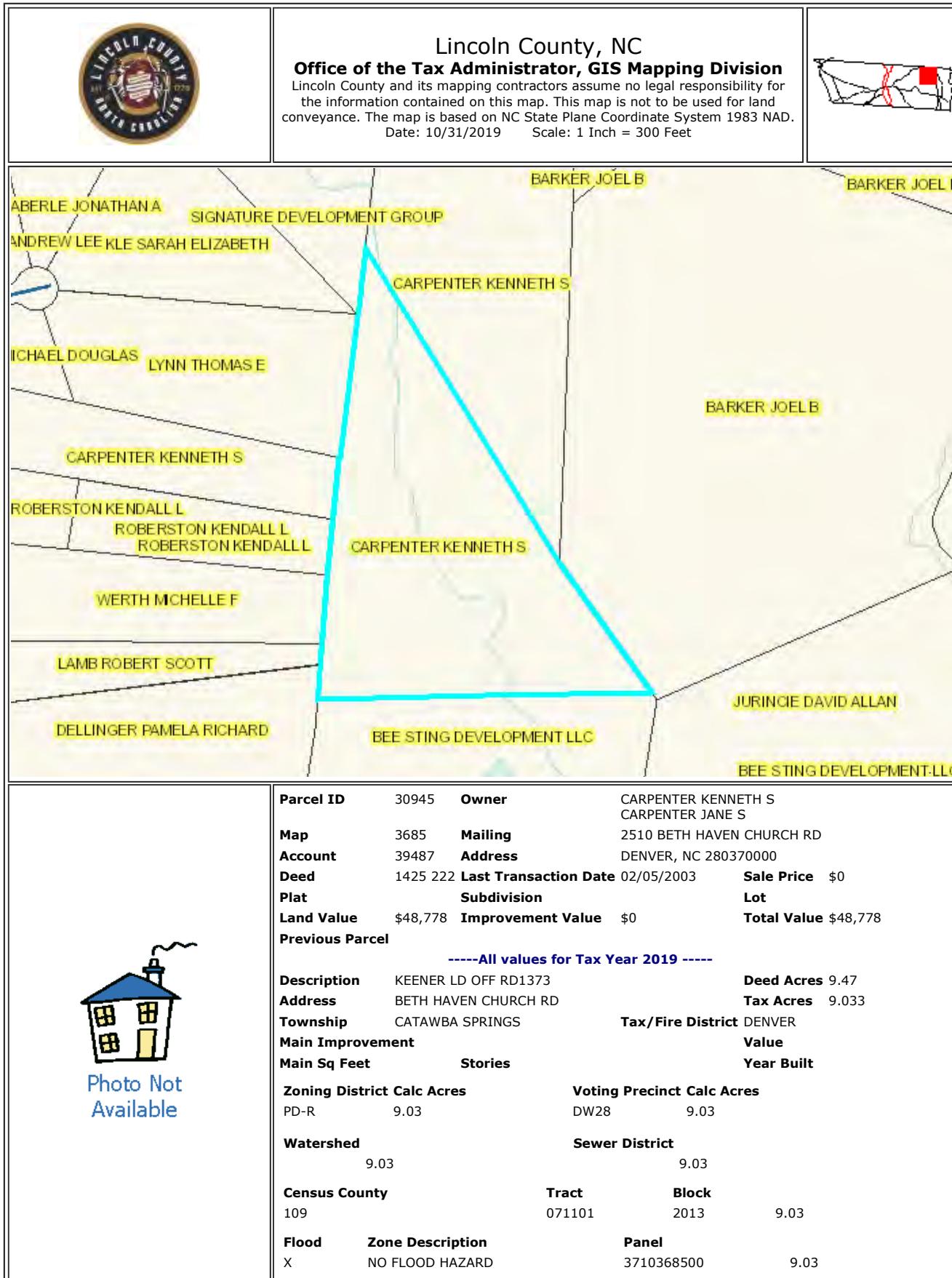
APPLICATION FEE (less than 2 acres \$200, 2-5 acres \$400, 5+ acre \$800)
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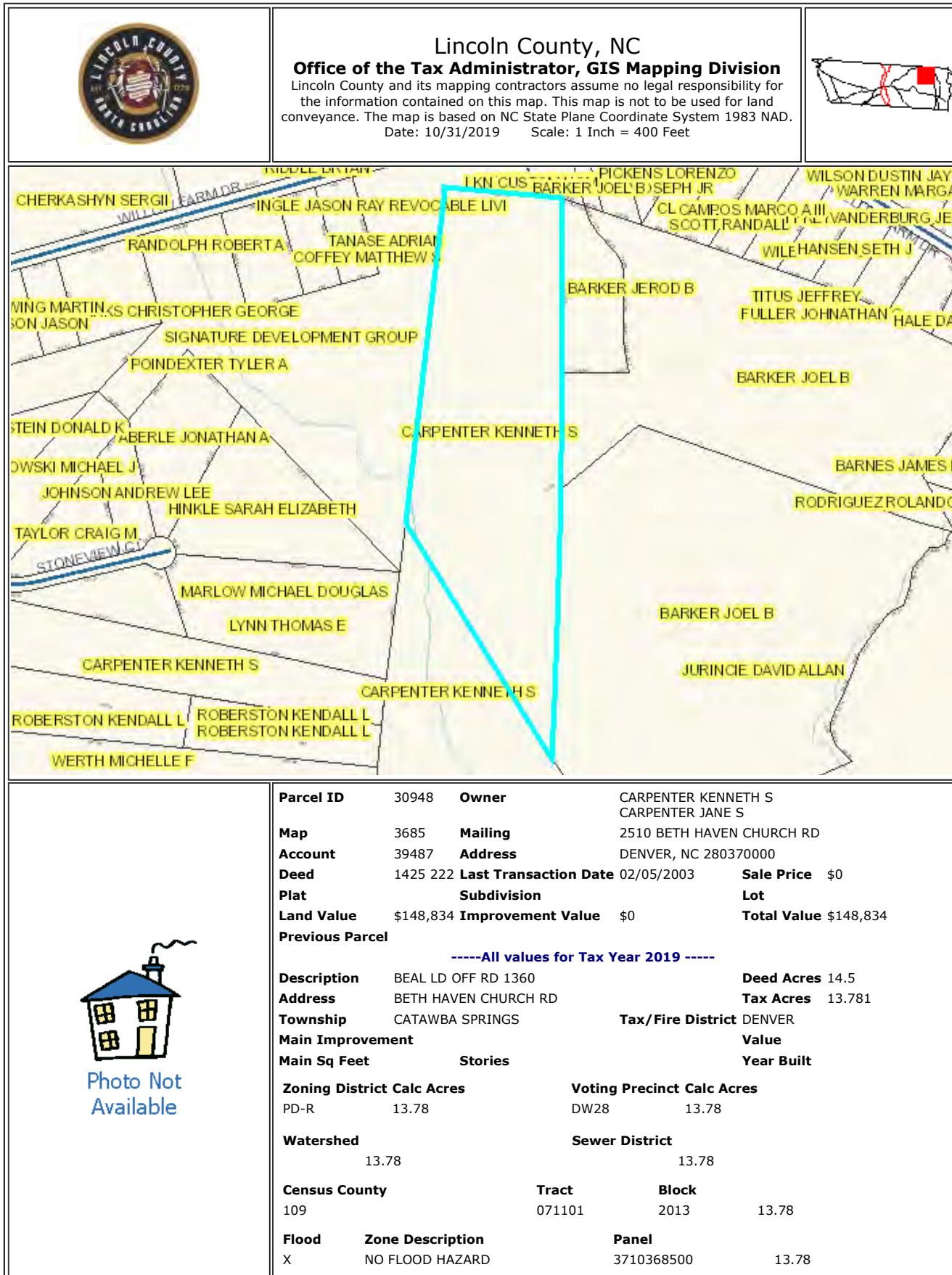
I hereby certify that all of the information provided for this application and attachments is true and correct to the best of my knowledge.

Kendall Carpenter Robertson
Applicant

10-13-19
Date





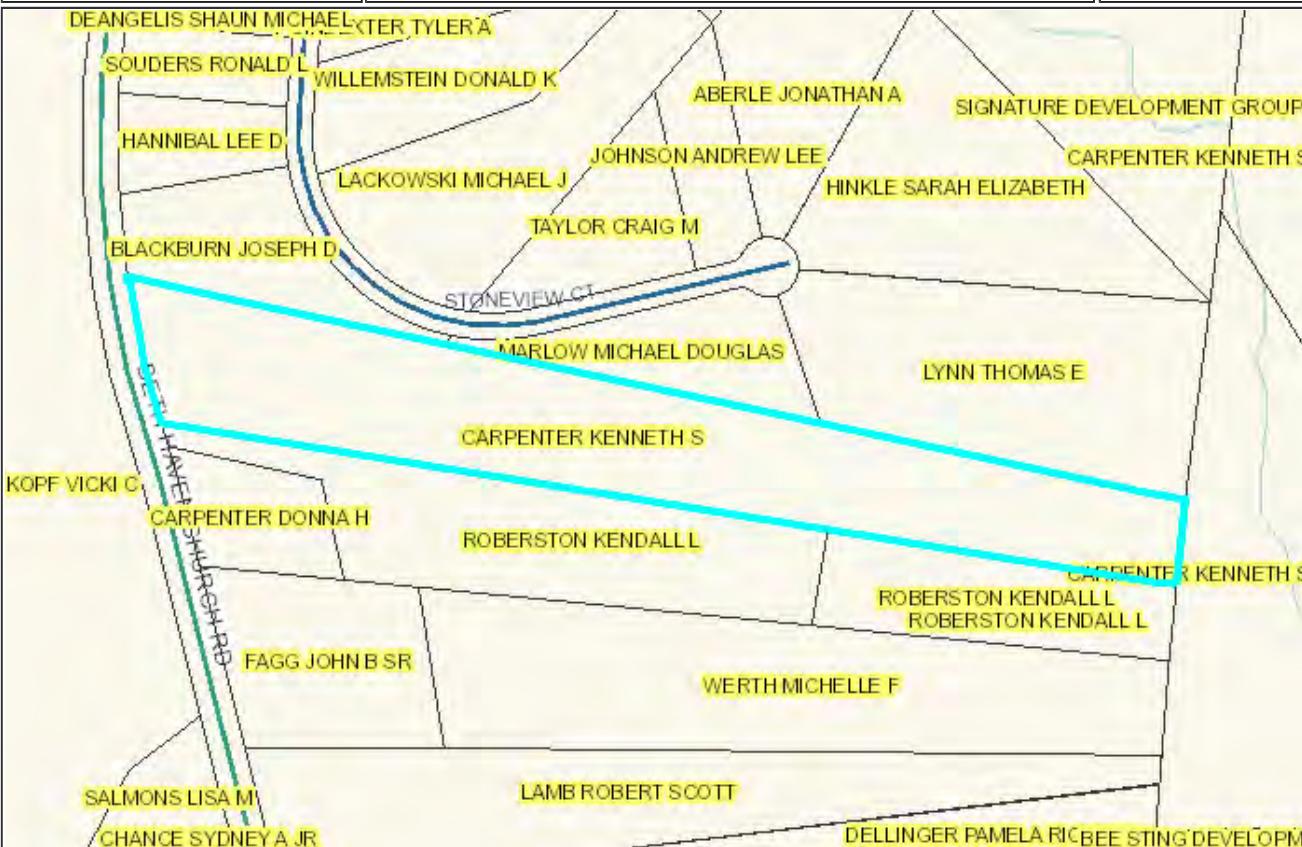




Lincoln County, NC

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: 10/31/2019 Scale: 1 Inch = 300 Feet



Parcel ID	51686	Owner	CARPENTER KENNETH S CARPENTER JANE S
Map	3685	Mailing	2510 BETH HAVEN CHURCH RD
Account	39487	Address	DENVER, NC 280370000
Deed	719 823	Last Transaction Date	01/01/1992
Plat		Subdivision	W A POOLE EST
Land Value	\$72,716	Improvement Value	\$106,561
Previous Parcel			Total Value \$179,277
-----All values for Tax Year 2019 -----			
Description	D CANADY/RD 1360	Deed Acres	7.59
Address	2510 BETH HAVEN CHURCH RD	Tax Acres	7.592
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER
Main Improvement	SPLIT LEVEL	Value	\$104,992
Main Sq Feet	1328	Stories	1
		Year Built	1973
Zoning District	Calc Acres	Voting Precinct	Calc Acres
PD-R	7.59	DW28	7.59
Watershed		Sewer District	
	7.59		7.59
Census County		Tract	Block
109		071101	2013
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710368500	7.59

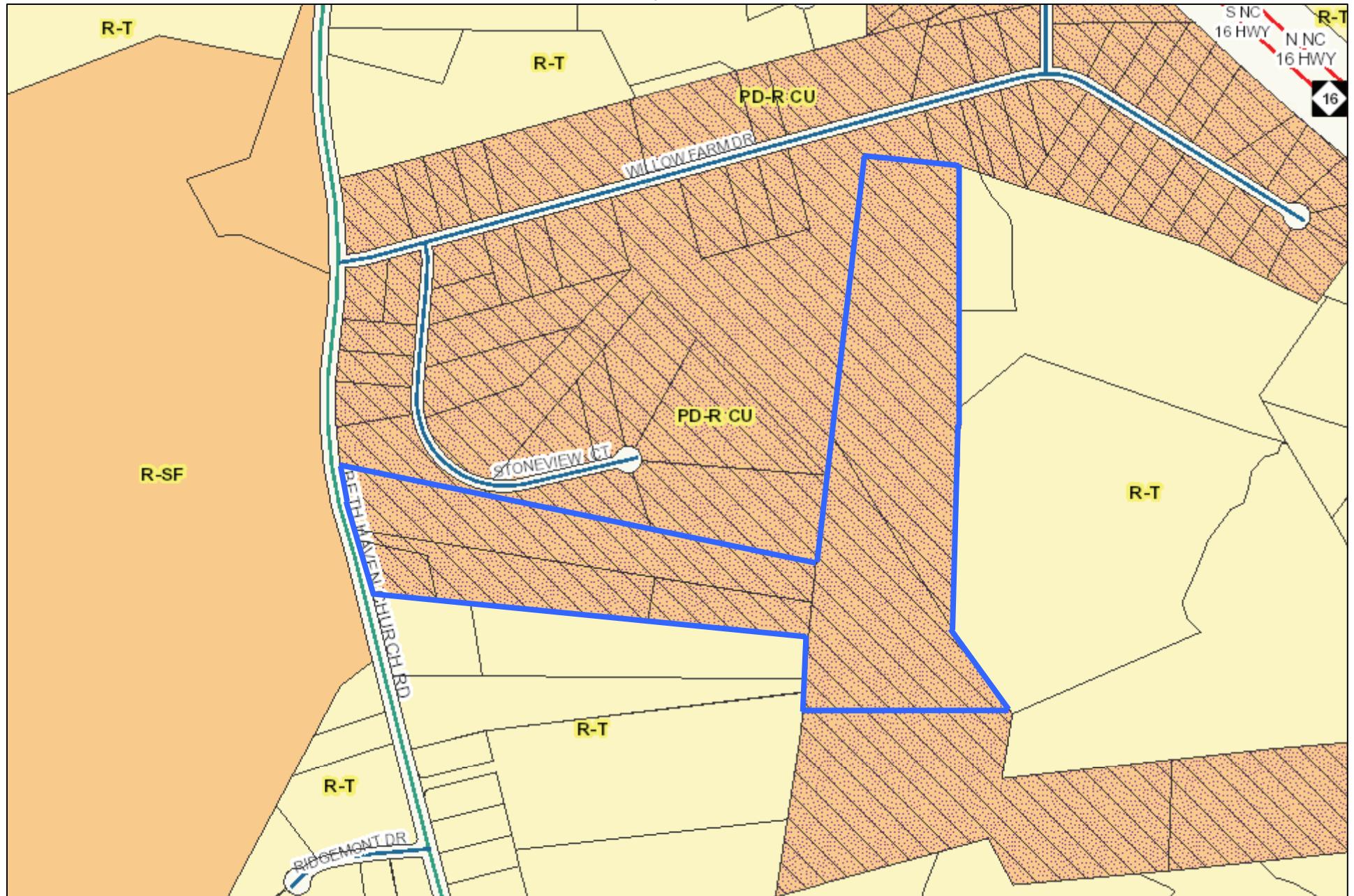


51686





Zoning Map Amendment #667
subject property is outlined in blue



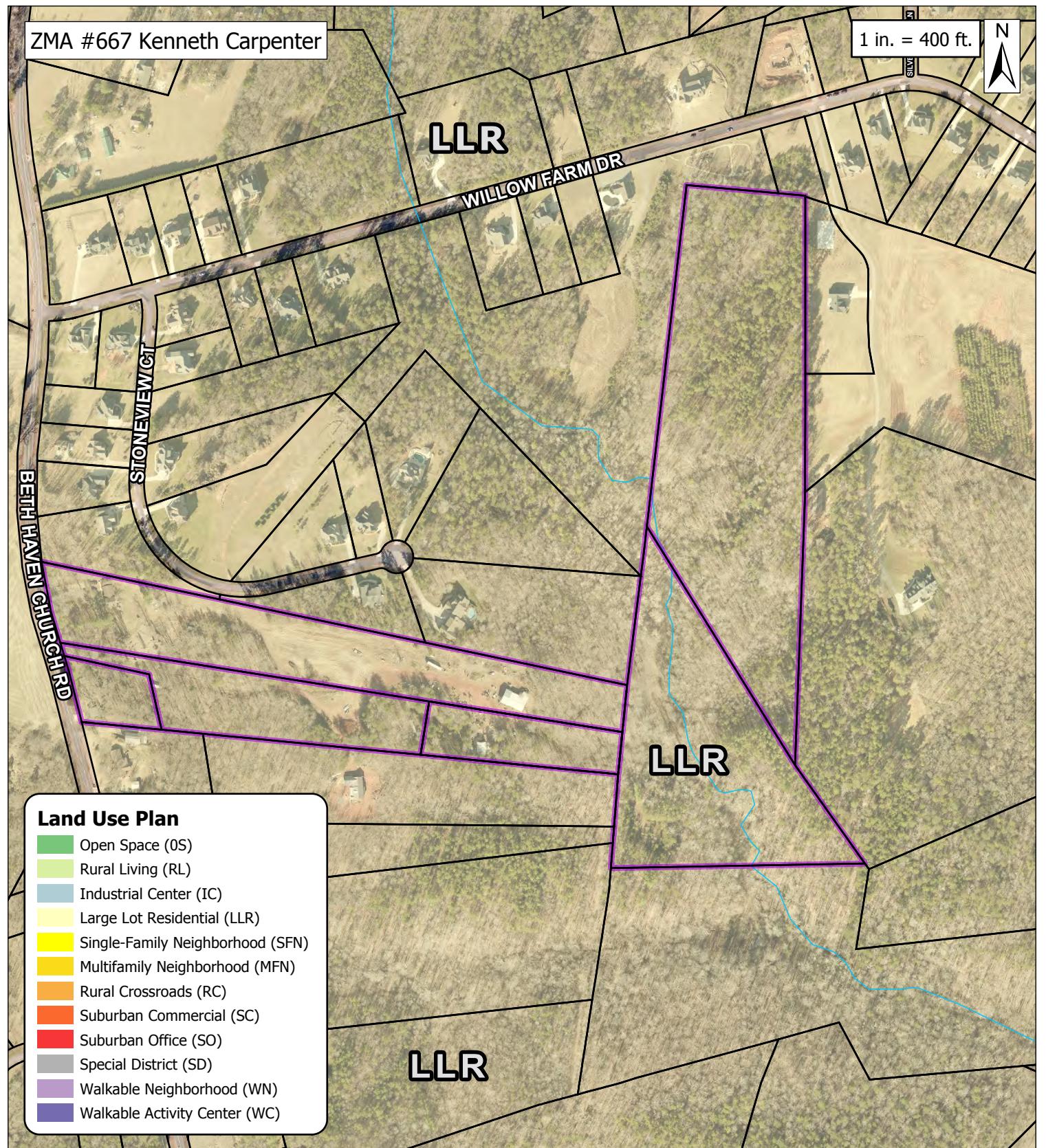
October 31, 2019

Esri, Inc., Lincoln County, NC

0 100 200 Feet



1 inch = 500 feet



Parcel ID# 30930, 30945,
30948, 51686, 80970 & 80971



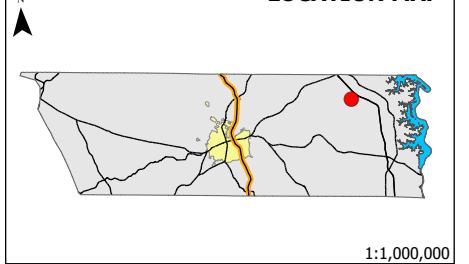
Lincoln County
Planning & Inspections
302 N. Academy St.
Suite A
Lincolnton, NC 28092

- Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Purple

LOCATION MAP



Property Location(s)