



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.



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302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092
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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 Bell 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 Gales Rd Appling GA 30802

Property Owner's Phone Number 706-288-5398

Part II

Property Location Bell 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 N.C 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 N.C.

Property ID # (10 digits) 3685-11-4327
3685-91-6006
3685-82-7012

Property Size 39 +/-

Parcel # (5 digits) 51686
30945
30948

Deed Book(s) 719
1425
1425

Page(s) 823
222
222

Part III

Existing Zoning District PP-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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Kenneth Shawn Carpenter
Applicant

14 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 Beth 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 Beth Haven Ch Rd Denver N.C
Property ID # (10 digits) 3685-71-2290
3685-81-0140 Property Size 39 +/-
Parcel # (5 digits) 80970
80971 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





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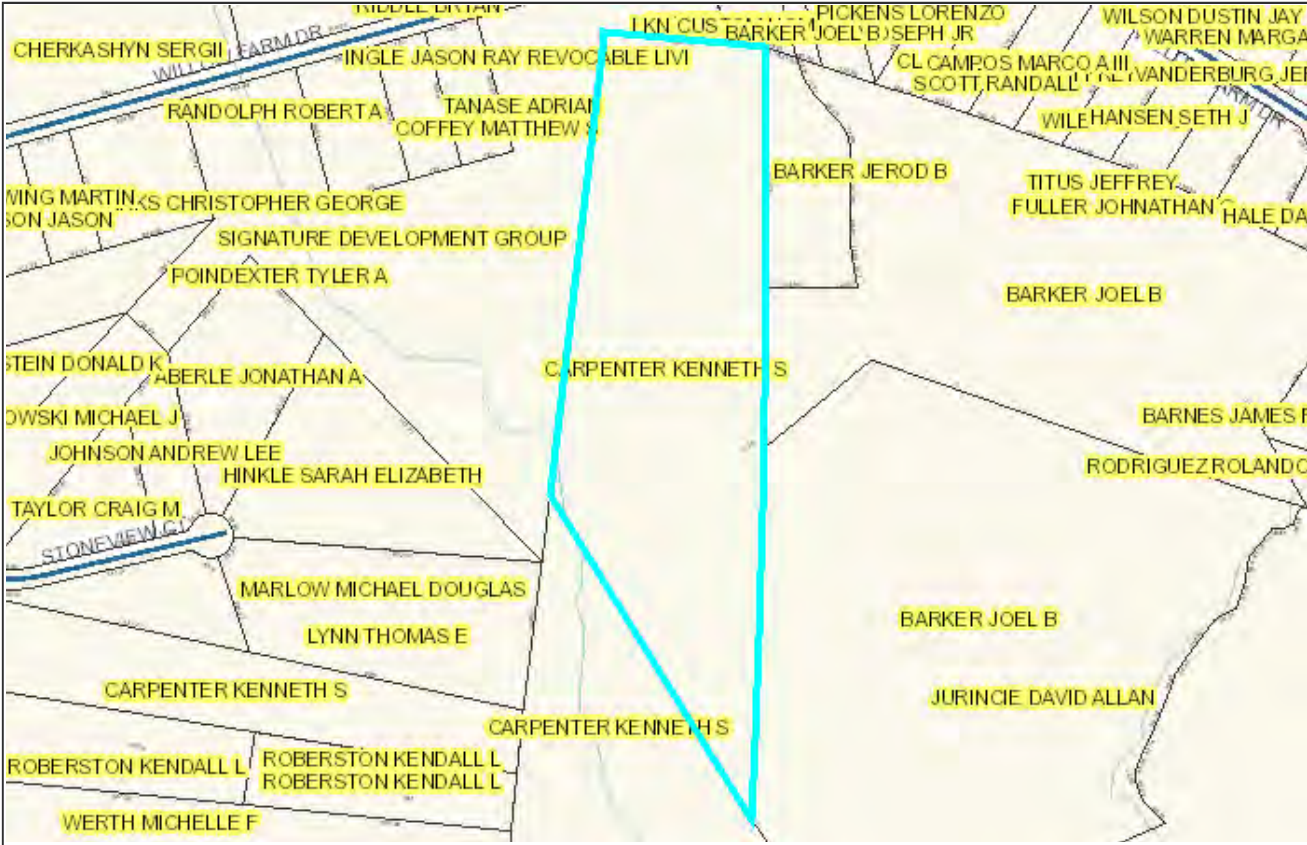

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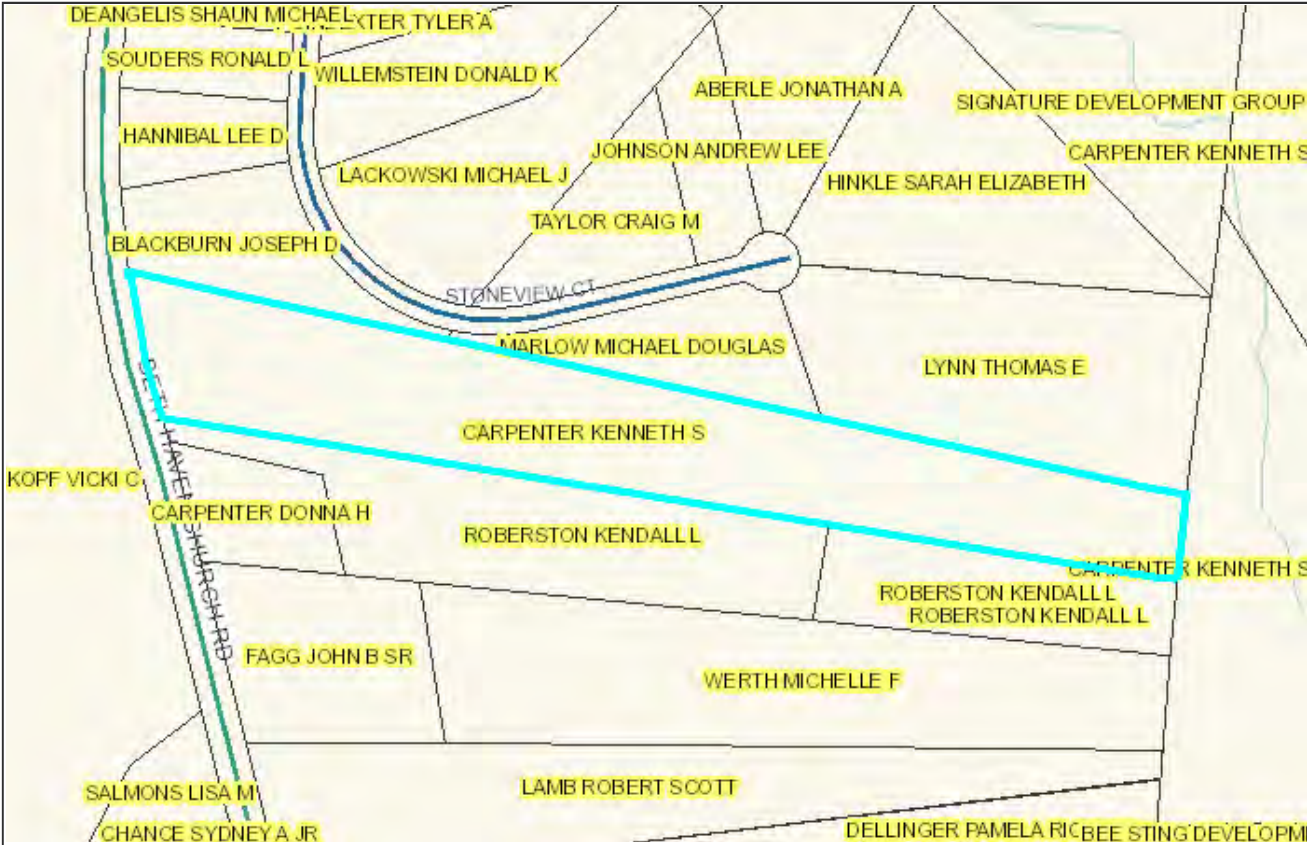

Kendall Carpenter
Applicant



10-13-19
Date



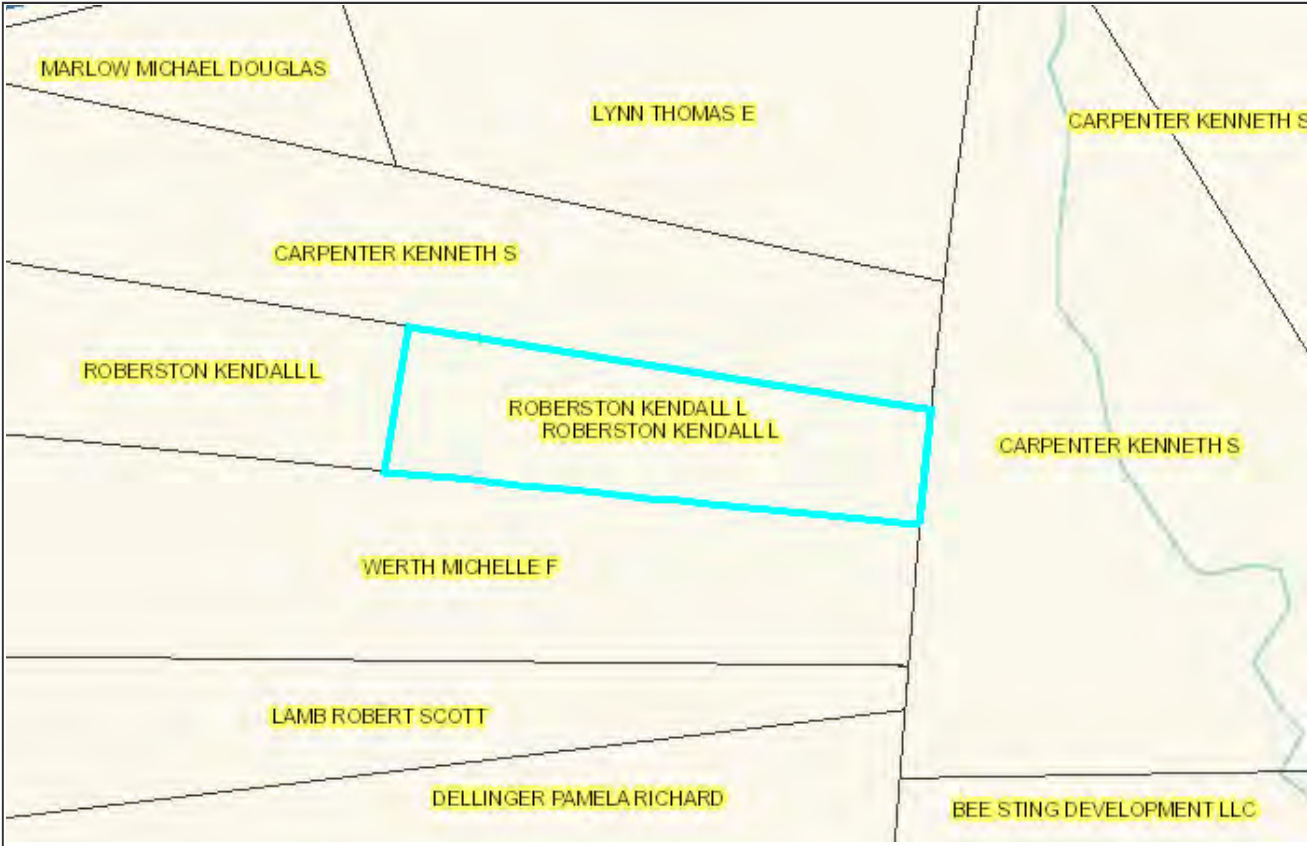

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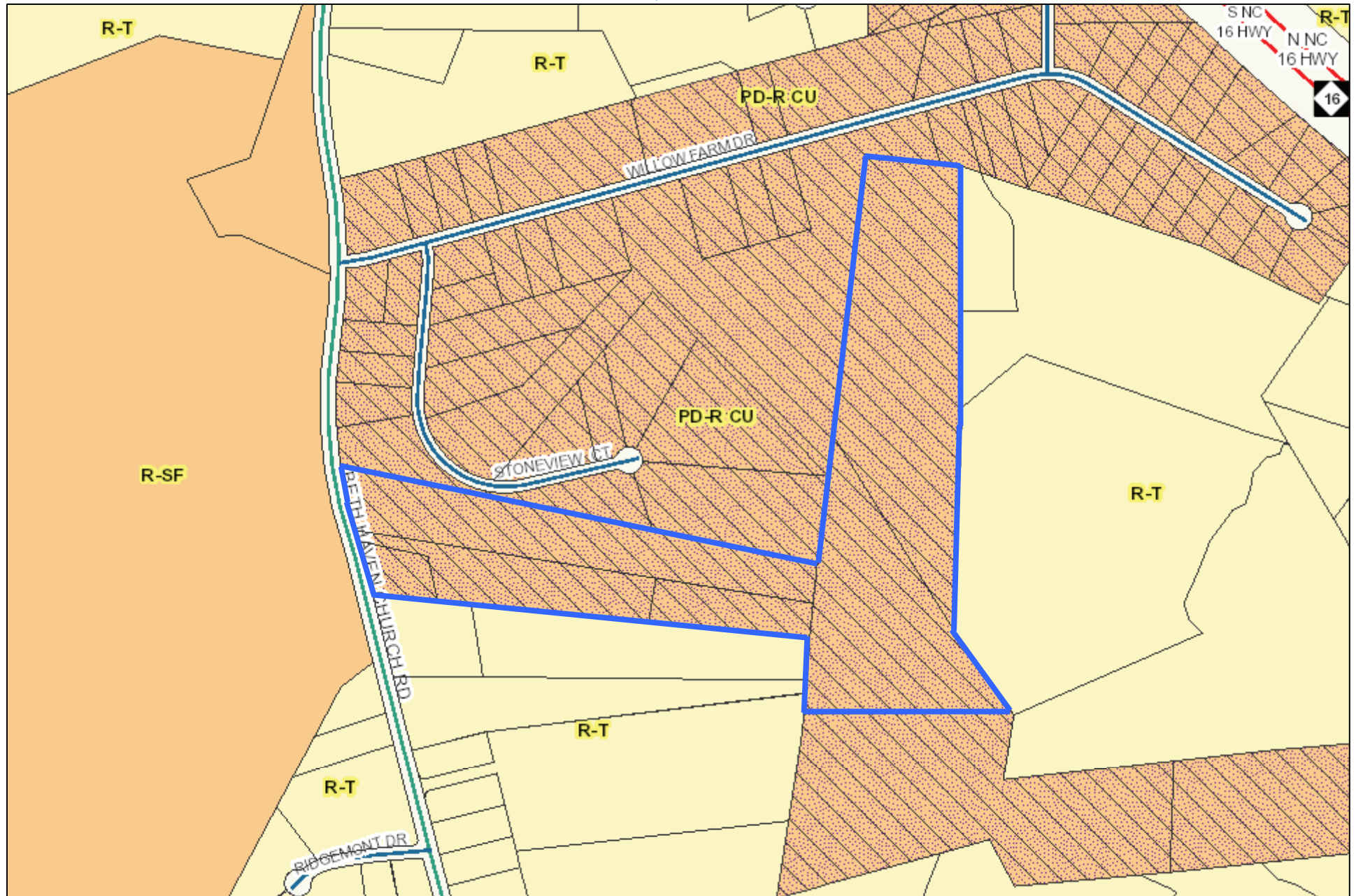
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Zoning Map Amendment #667
subject property is outlined in blue



October 31, 2019

Esri, Inc., Lincoln County, NC

0 100 200 Feet



1 inch = 500 feet

ZMA #667 Kenneth Carpenter

1 in. = 400 ft.



LLR

WILLOW FARM DR

STONEVIEW CT

BETH HAVEN CHURCH RD

LLR

LLR

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

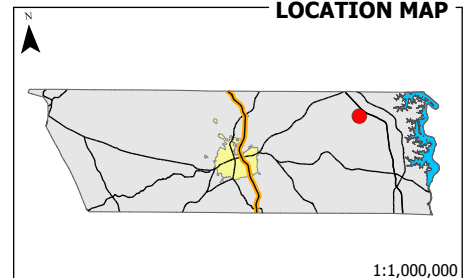
**Parcel ID# 30930, 30945,
30948, 51686, 80970 & 80971**

 - Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Purple

LOCATION MAP



 Property Location(s)