



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: February 7, 2020

Re: Zoning Map Amendment #672
Scott Roach, applicant
Parcel ID# 101215 (portion) and 101216

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on March 2, 2020.

Request

The applicant is requesting the rezoning of 4.5 acres from B-G (General Business) to R-S (Residential Suburban). The stated reason for the request is to allow duplexes to be built. See information below on permitted uses in each district.

Site Area & Description

The subject property is located on the west side of Windy Hill Road and east side of U.S. 321 bypass at the Lincoln-Gaston county line about 1,200 feet south of Gastonia Highway. (A portion of one of the two parcels is located on the opposite side of U.S. 321 and is not included in the rezoning request.) The subject property is adjoined by properties zoned B-G and R-S. Land uses in this area are primarily residential. This property is part of an area designated by the Lincoln County Land Use Plan as Large Lot Residential, suitable for primarily single-family homes with densities of 0.2-1.35 dwelling units per acre.

Additional Information

Permitted uses

Under current B-G zoning: retail sales, offices, personal services, church, etc.
Under proposed R-S zoning: site-built houses, modular homes, duplexes, church.

Adjoining zoning and uses

East: zoned R-S, residences.

South: zoned R-15 (High Shoals residential zoning district), residence.

West (opposite side of U.S. 321): zoned B-G, residence.

North: zoned R-S, residence.

Staff's Recommendation

Staff recommends approval of the rezoning request. See proposed statement on following page.



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

Zoning Amendment

Staff's Proposed Statement of Consistency and Reasonableness

Case No. **ZMA #672**

Applicant **Jason Roach**

Parcel ID# **101215 (portion) and 101216**

Location **west side of Windy Hill Road and east side of U.S. 321 bypass**

Proposed amendment **rezone from B-G 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 primarily single-family detached homes with densities of 0.2-1.35 dwelling units for area. Duplexes, which are permitted by right in the R-S district, are built to the same building code as single-family detached houses and are typically similar in appearance.

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

The subject property is 4.5 acres in size. It is adjoined by properties zoned R-S. Duplexes can provide an affordable housing option.



Zoning Map Amendment Application

Lincoln County Planning and Inspections Department
Zoning Administrator
115 W. Main St., Lincolnton, NC 28092
Phone: (704) 736-8440

Part I

Applicant Name DONALD SCOTT ROACH JR.

Applicant Address 4360 MEADOW LN LINCOLNTON NC 28092

Applicant Phone Number 704-607-6549

Property Owner's Name Clarence Willard, Sherry Willard

Property Owner's Address 2938 Burgin Smith Rd. Vale NC 28168

Property Owner's Phone Number _____

Part II

Property Location Windy Hill Rd.
3641127343

Property ID # (10 digits) 3641117939 Property Size 4.5

101215 2847-92

Parcel # (5 digits) 101216 Deed Book(s) 2811-393 Page(s) _____

Part III

Existing Zoning District B-G Proposed Zoning District R-5

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

Wooded

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

Duplex's

APPLICATION FEE (less than 2 acres \$200, 2-5 acres \$400, 5+ acre \$800)
MUST BE RECEIVED BEFORE PROCESSING.

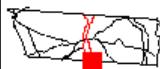
I hereby certify that all of the information provided for this application and attachments is true and correct to the best of my knowledge.

DSW Jr 1-7-20

Applicant 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: 1/17/2020 Scale: 1 Inch = 150 Feet



	Parcel ID 101215 Owner WILLARD CLARENCE EUGENE WILLARD SHERRY					
Map 3641 Mailing Address 2938 BURGIN SMITH ROAD	Account 0271714 Address VALE, NC 28168	Deed 2847 92 Last Transaction Date 09/18/2019	Plat 17 417 Subdivision BRIAN WALKER, ANNA WALKER & CLAREN*	Sale Price \$0	Lot 2	Land Value Work in Progress Improvement Value Work in Progress Total Value Work in Progress
Previous Parcel 23726	-----All values for Tax Year 2019 -----					
Description #2 LT BRIAN WALKER ANNA	Deed Acres 2.87	Address WINDY HILL RD	Tax Acres 2.871	Township IRONTON	Tax/Fire District SOUTH FORK	Main Improvement
Main Sq Feet	Value	Stories	Year Built	Zoning District	Calc Acres	
Watershed 2.69 0.18	Sewer District 2.87			B-G	2.87	
Census County 109 109	Tract 070400 070400	Block 4046 4040	Panel 2.31 0.56			
Flood X	Zone Description NO FLOOD HAZARD	Panel 3710364100	Panel 2.87			



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: 2/5/2020 Scale: 1 Inch = 150 Feet

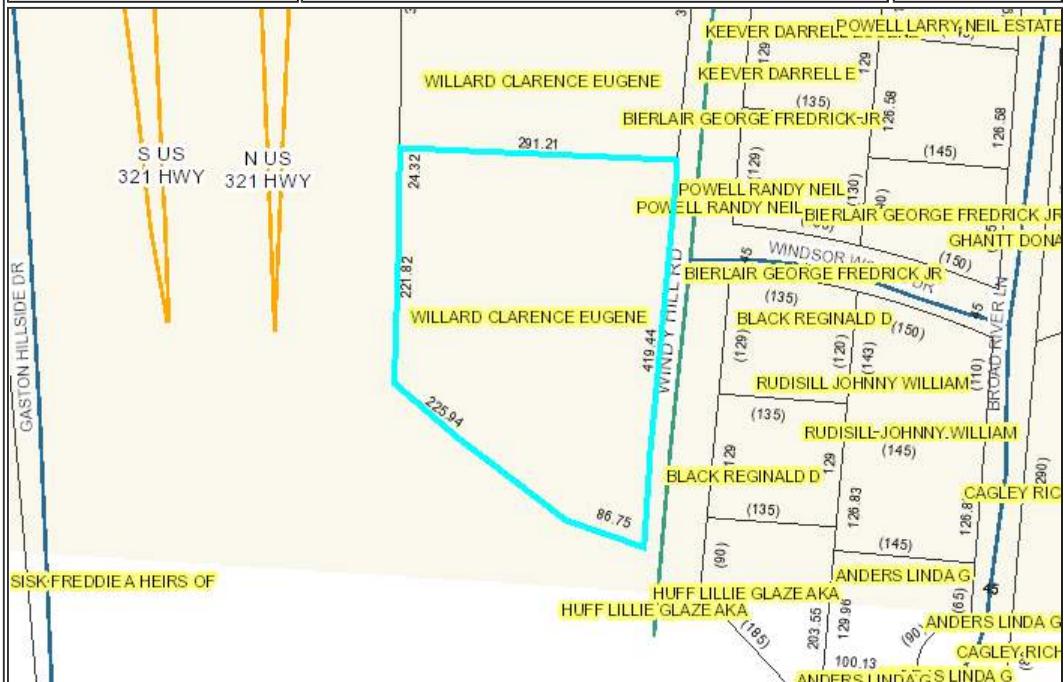
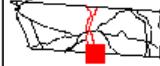
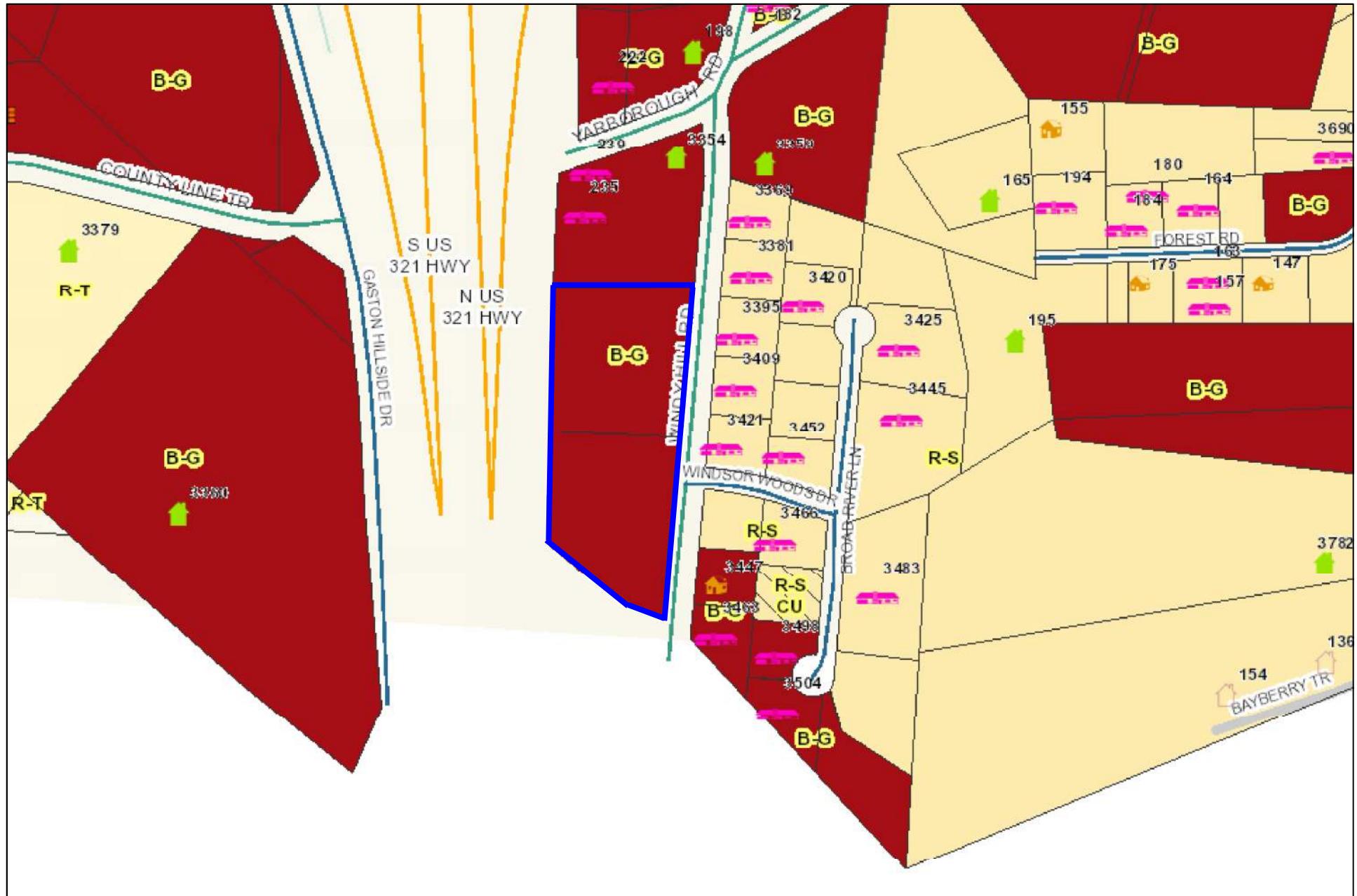


 Photo Not Available	Parcel ID	101216	Owner	WILLARD CLARENCE EUGENE WILLARD SHERRY				
	Map	3641	Mailing Address	2938 BURGIN SMITH ROAD VALE, NC 28168				
Account	0271714		Last Transaction Date	04/24/2019	Sale Price			
Deed	2811 393		Subdivision	BRIAN WALKER, ANNA WALKER & CLAREN*	Lot			
Plat	17 417		Land Value	Work in Progress	Total Value			
Previous Parcel	23726		Improvement Value	Work in Progress	Work in Progress			
-----All values for Tax Year 2019 -----								
Description	#3 LT BRIAN WALKER ANNA			Deed Acres	2.15			
Address	WINDY HILL RD			Tax Acres	2.151			
Township	IRONTON			Tax/Fire District	SOUTH FORK			
Main Improvement								
Main Sq Feet				Value				
Stories				Year Built				
Zoning District								
B-G	Calc Acres 2.15			Voting Precinct	Calc Acres 2.15			
Watershed								
1.26								
0.18								
0.71								
Census County				Sewer District				
109				2.15				
Flood	Zone Description	Tract	Block					
X	NO FLOOD HAZARD	070400	4046	2.15				
			Panel	3710364100				

Zoning Map Amendment #672
subject property is outlined in blue



January 17, 2020

Esri, Inc., Lincoln County, NC

0 100 200 Feet
1 inch = 300 feet

1 inch = 300 feet

ZMA #672 Scott Roach

SUS321
20 OFF RAMP

**NUS 321
ON RAMP**

SC

1 in. = 400 ft.

N

COUNTY LINE TR

LLR

GASTON COUNTY

SC

FOREST

LLR

N US 321 20 OFF RAMP

WINDY HILL RD

An aerial photograph of a residential neighborhood. The houses are arranged in a grid pattern, with trees scattered between the lots. The text 'YARBOROUGH RA' is overlaid on the image, running diagonally from the bottom left towards the top right.

SC

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
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID# 101215 & 101216

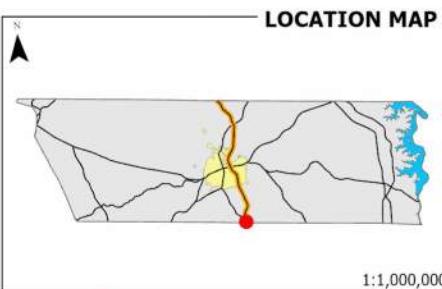


- Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Purple.

LOCATION MAP



1:1,000,000

● Property Location(s)