



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: April 10, 2020

Re: PCUR #104A
Jeff and Rhonda Harvey, applicants
Parcel ID# 102405

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on August 3, 2020.

Request

The applicants are requesting to amend the approved plan for the Cline Farm development to designate an existing house as a single-family residence rather than a component of a commercial area and to permit the addition of a 1,000-square-foot detached garage. A site plan has been submitted as part of the application.

Cline Farm was approved as a planned mixed-use development in 2004 in a parallel conditional use rezoning (PCUR #104). A 286-acre site was approved for 203 homes – including 108 “estate lots,” 75 “village lots” and 20 condominiums – and a nine-acre commercial area including an old farmhouse, the subject of this request. The farmhouse was designated on the approved plan as an interim sales center and a future component of the commercial area.

Of the overall plan for Cline Farm, only a portion of the estate lots has been developed.

Site Area & Description

The 1.2-acre site of the farmhouse is located at 1783 Reepsville Road, on the west side of Reepsville Road and south side of Cline Farm Road, the entrance to the Cline Farm subdivision. (On the approved plan, the farmhouse was shown on the north side of the road. Staff approved the developer’s request to shift the road to the other side of the house as a minor modification of the approved plan.) The subject property is zoned CU PD-MU (Conditional Use Planned Development-Mixed

Use) and is adjoined by property zoned CU PD-MU and R-SF (Residential-Single Family). It is located adjacent to property owned by the Cline Farm Property Owners Association that includes a barn, a swimming pool and another barn that has been converted into a clubhouse. The subject property is part of an area designated by the Lincoln County Land Use Plan as a Walkable Neighborhood, suitable for a mix of uses, primarily residential.



County Of Lincoln, North Carolina

Planning Board

Application No. **PCUR #104A**

Applicants **Jeff and Rhonda Harvey**

Property location **1783 Reepsville Road** Parcel# **102405**

Zoning district **PD-MU**

Proposed amendment **change designation of farmhouse to single-family residence**

FINDINGS OF FACT

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan. YES _____ NO _____

FACTUAL REASONS CITED: _____

2. The use meets all required conditions and specifications. YES _____ NO _____

FACTUAL REASONS CITED: _____

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity. YES _____ NO _____

FACTUAL REASONS CITED: _____

4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question. YES _____ NO _____

FACTUAL REASONS CITED: _____

After having held a Public Hearing on _____ and in light of the Findings of Facts listed herein, the following action was taken by the Lincoln County Planning Board:

In recommending such Conditional Use, the following conditions were recommended by the Lincoln County Planning Board:



Application to Amend Conditional Use District

Lincoln County Building and Land Development
Zoning Administrator
302 N. Academy St., Lincolnton, NC 28092
Phone: (704)736-8440 FAX: (704)732-9010

PART I

Applicant Name Jeff-Rhonda Harvey
Applicant Address 2950 Weatherfield Dr. Lincolnton NC.
Applicant Phone Number 980-241-0846
Property Owner Name ANN CLINE CLARK AND HUSBAND LARRY U. CLARK
Property Owner Address 12 Hidden Hills Ct.
Property Owner Phone Number 864 888-7022

PART II

Property Location 1783 REEPSVILLE ROAD, LINCOLNTON, N.C.
Property ID (10 digits) 3614-91-3235 Property size 1.1615 ACRES
Parcel # (5 digits) 102405 Deed Book(s) 1430 Page(s) 552

PART III

Zoning District CU PD - M U.

Briefly explain the proposed change in the conditional use district.

PRIOR TO PARALLEL CONDITIONAL USE ZONING (PCUR '10, 5/13/04)
THE AREA WAS ZONED RESIDENTIAL SINGLE FAMILY AND WAS A
HOME SITE FOR OVER 100 YEARS. WE BELIEVE THE OPPORTUNITY
FOR COMPLETE RESTORATION OF THE OLD HOME PLACE WILL ENHANCE
THE LOCAL AREA AND PUT A FAMILY IN THE HOME. THUS
OUR REQUEST TO RETURN THE ZONING TO RESIDENTIAL.

SEE PLANNING & INSPECTIONS DEPARTMENT FOR APPLICATION FEE

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

Jeffrey / Rhonda Harvey
Applicant's Signature Date

Ann C Clark / Larry U. Clark
OWNER Date 3/2/20

APPLICANTS' PROPOSED FINDINGS OF FACT
FOR AMENDING A CONDITIONAL USE PERMIT

Application No. **PCUR #104A**

Applicants **Jeff and Rhonda Harvey**

Property location **1783 Reepsville Road**

Parcel# **102405**

Zoning district **PD-MU**

Proposed amendment **change designation of farmhouse to single-family residence**

PROPOSED FINDINGS

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan.

There are no health or safety issues with the proposed use. The house served for many years as a residence.

2. The use meets all required conditions and specifications.

Single-family residences are permitted in the Cline Farm development.

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity.

The site of the house is adjoined by property that includes a swimming pool and clubhouse and by undeveloped land. The house, which is in danger of falling into disrepair, will be restored.

4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question.

The old farm house is a landmark in this area and a focal point for the Cline Farm development. The site is part of an area designated by the Lincoln County Land Use Plan as a walkable neighborhood, suitable for primarily residential uses.



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: 5/27/2020 Scale: 1 Inch = 150 Feet

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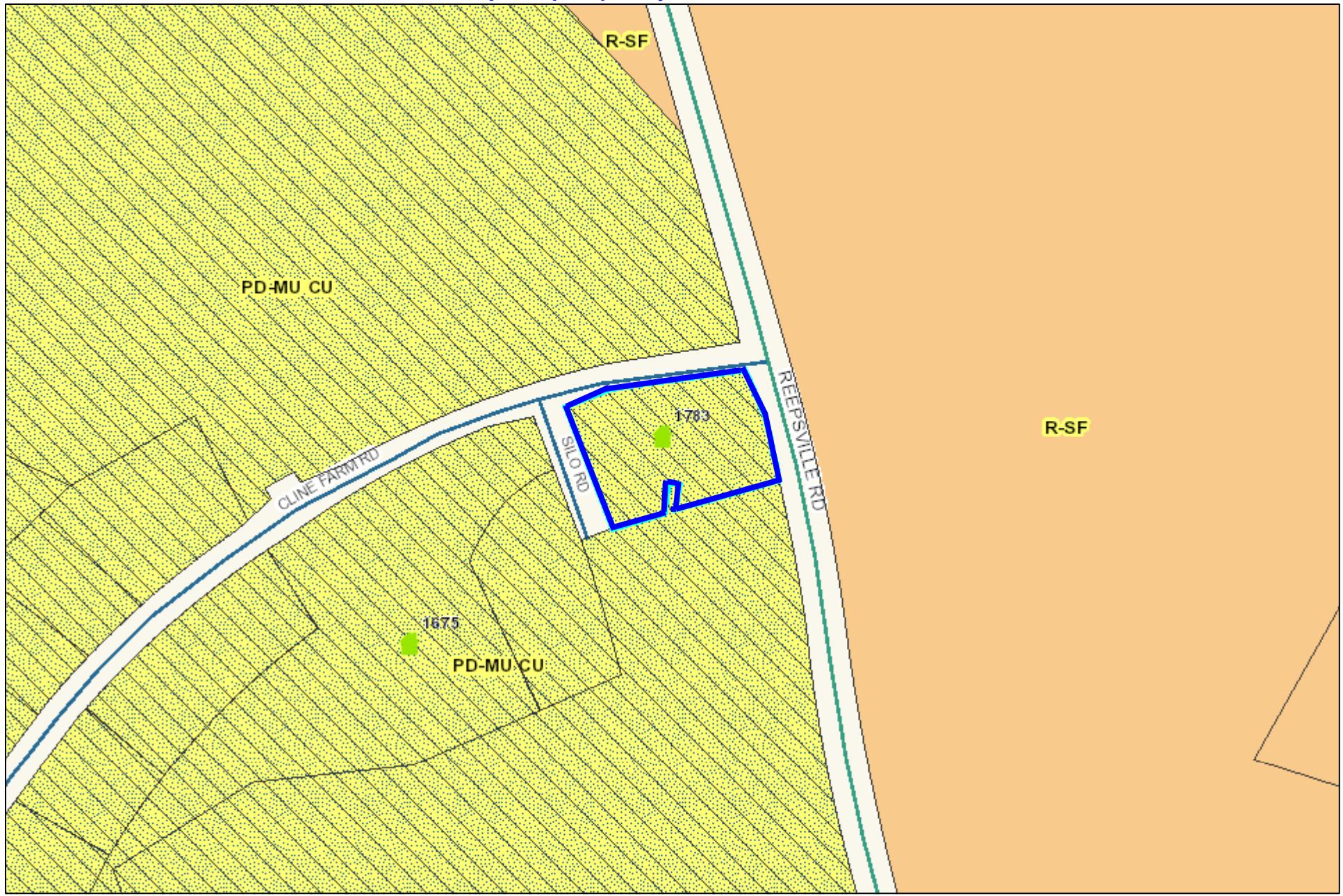
CLARK ANN CLINE



Photo Not Available

Parcel ID	102405	Owner	CLARK ANN CLINE CLARK LARRY U	
Map	3614	Mailing	12 HIDDEN HILLS CT	
Account	0164853	Address	GREENVILLE, SC 29605	
Deed	1430 552	Last Transaction Date	04/16/2020	Sale Price
Plat	18 95	Subdivision	LARRY U CLARK & ANN C MAP 2	Lot
Land Value	Work in Progress	Improvement Value	Work in Progress	Total Value
Previous Parcel	53116			Work in Progress
-----All values for Tax Year 2020 -----				
Description	#1 LT LARRY U CLARK & ANN			Deed Acres
Address	1783 REEPSVILLE RD			Tax Acres
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-MU	1.16	DV08	1.16	
Watershed		Sewer District		
	1.16		1.16	
Census County		Tract	Block	
109		070700	1009	1.16
Flood	Zone Description	Panel		
X	NO FLOOD HAZARD	3710360400		1.16

PCUR #104A
subject property is outlined in blue



May 27, 2020

Esri, Inc., Lincoln County, NC

1 inch = 200 feet



WN

WN

WN

Land Use Plan

- [Green Box] Open Space (OS)
- [Light Green Box] Rural Living (RL)
- [Light Blue Box] Industrial Center (IC)
- [Yellow Box] Large Lot Residential (LLR)
- [Yellow Box] Single-Family Neighborhood (SFN)
- [Yellow Box] Multifamily Neighborhood (MFN)
- [Orange Box] Rural Crossroads (RC)
- [Red Box] Suburban Commercial (SC)
- [Red Box] Suburban Office (SO)
- [Grey Box] Special District (SD)
- [Purple Box] Walkable Neighborhood (WN)
- [Dark Blue Box] Walkable Activity Center (WC)

CLINE FARM RD

SILO RD

REEPSVILLE RD



Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID# 53116

- Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Green.

LOCATION MAP

1:1,000,000

Property Location(s)

TRACT	AVG. LOT SIZE	DWELLING UNITS	ACRES	DU/ACRE	OPEN SPACE
WEST TRACT	ESTATE LOTS (125'x175')	81			
	VILLAGE LOTS I (85'x110')	36			
	VILLAGE LOTS II (85'x110')	40			
	VILLAGE CONDOS	20			
	WOODLAND LOTS (125'x175')	6			
	SUBTOTAL	192		0.82	± 100 ACRE
COMMERCIAL VILLAGE	ESTATE LOTS (125'x175')	11	± 234	0.28	± 50 ACRE
SOUTHEAST TRACT	ESTATE LOTS (125'x175')	203	± 286	0.73	± 130 ACRE
TOTAL					

NOTES:

- OPEN SPACE INCLUDES ± 90 ACRES OF 100 YEAR FLOOD PLAIN.
- COMMON OPEN SPACE IS COMPOSED OF ALL AREAS LESS DWELLING LOTS, CONDOMINIUM AREA, A PART OF THE COMMON OPEN SPACE.
- WATERSHED INCLUDES ± 78 ACRES ALLOCATED DEVELOPMENT USAGE IS 43.5 ACRES. (SEE ATTACHED MAP IN THIS REPORT).
- WATERFALLS ARE LOCATED ON BUCKNER & ASSOC. RLS.
- WOODLAND LOTS (6) #178-183 CAN BE DEVELOPED ONLY IF HILLARD LANE IS IMPROVED TO MEET HICROT STANDARDS. WITHOUT THESE IMPROVEMENTS ONLY ONE ± 1 ACRE LOT CAN BE DEVELOPED.
- PAN-HANDLE LOTS TO MEET MINIMUM REQUIREMENTS IN SUBDIVISION ORDINANCE.

NARROW LANE (16' PAVEMENT, 48' R/W) ACCESS TO LOTS #60, 61, 62, 63, 64

FARM POND WITH LITTORAL SHELVES & PERIMETER ACCESS

COMMUNITY FISHING & PICNIC AREA, GRAVEL ACCESS W/ 5 PARKING SPACES

NATURAL BUFFER

APPROXIMATE 100 YR FLOOD PLAIN

SOFT TRAIL SYSTEM LINKS NEIGHBORHOODS TO OPEN SPACE CORRIDORS & AMENITIES

NATURE PRESERVE (± 28 ACRES) WITH CONSERVATION EASMENTS

WESTERN TRACT

RECREATION CENTER

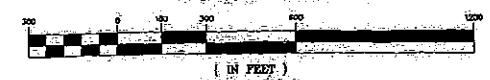
- FOUR ACRES W/ BUILT UPON AREA NOT TO EXCEED 35%.
- RENOVATE EXISTING BARN OR RETAIN FOR VISUAL CHARACTER. (2900sf x 32'H, 4800sf x 24'W)
- CLUBHOUSE WITH OFFICE SPACE, MEETING ROOM & MAINTENANCE
- TEENS CENTER
- SWIMMING POOL
- PLAYGROUND
- PARKING

RESIDENTIAL VILLAGE I

ACCESS TO MEADOW & PICNIC AREA

WOODLAND LOTS

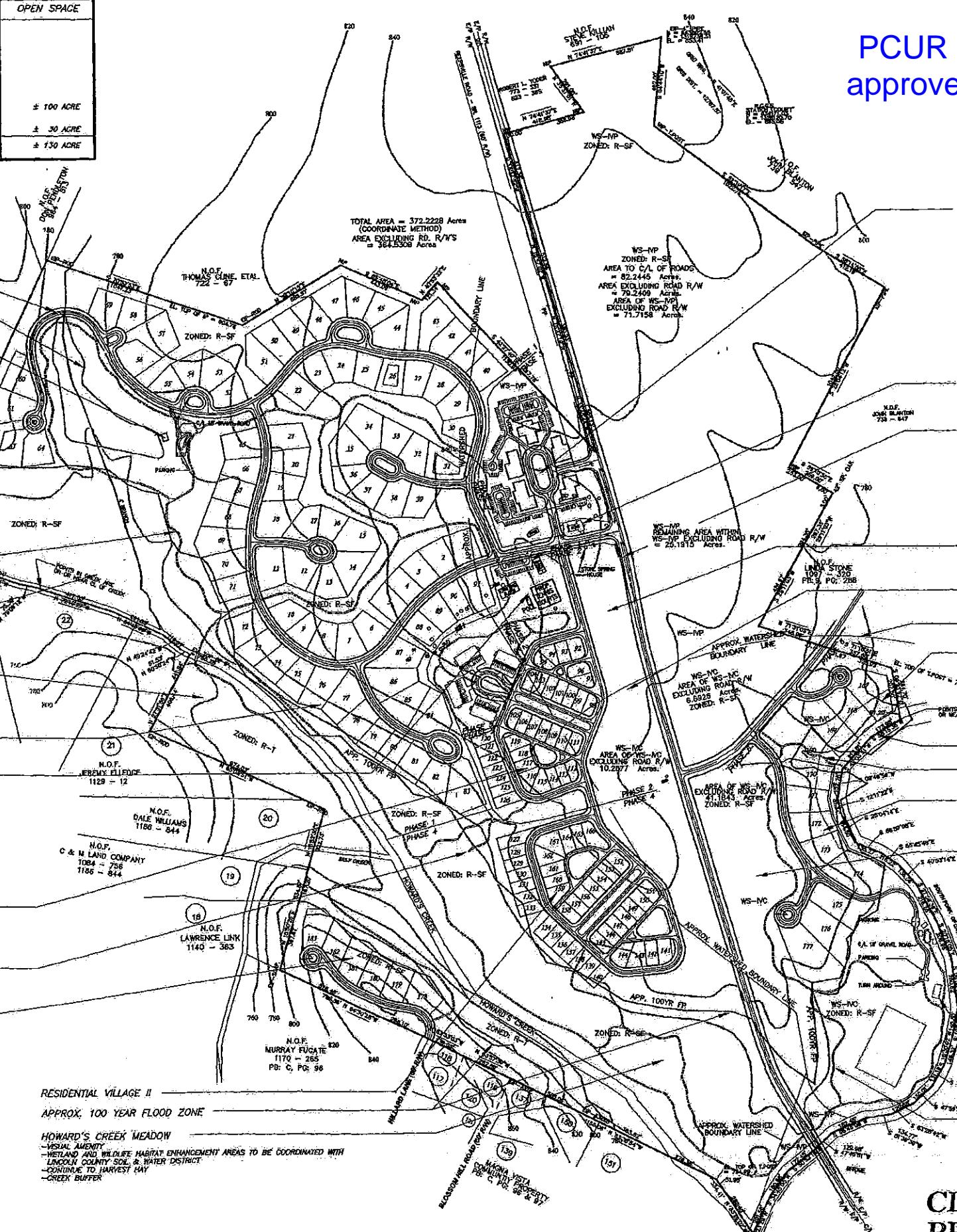
GRAPHIC SCALE



(IN FEET)

1 INCH = 300 FT

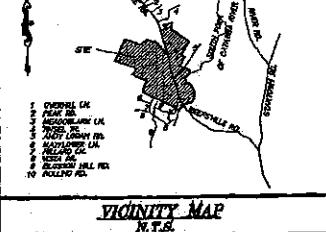
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**CLINE FARM
PROPOSED SITE PLAN**

SCALE 1" = 300'

**PCUR #104
approved plan**



SHERRILL CREEK
SHERRILL HILL
ROCK HILL
SOUTHERN RAILROAD
SOUTHERN HIGHWAY
SOUTHERN RIVER

VICINITY MAP

N.E.

LARRY U. CLAR		LWE	
		LATHAM-WALTERS ENGINEERING, INC.	17115-B KINGS POINTE DRIVE COOPERSTOWN, NORTH CAROLINA 28631 (704) 896-8484
		<p>P.O. BOX 757 SERIALS, S.C. 29679 894-383-1185</p>	
		DEVELOPER	CLINE FARM
		CONCEPT PLAN	PLANNED
		MIXED USE DEVELOPMENT	
		<p>Project: CLINE FARM Sheet No.: 1 Drawing Date: 1/29/04 Scale: 1" = 300' Drawing By: JWP Checked By: NSL Revised: 1 Sheet: 1</p>	

