



## **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 RETONING (PCUR "04, 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.

Jeff-Rhonda Harvey  
Applicant's Signature

Date

Ann C Clark  
OWNER

3/2/20  
DATE

**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

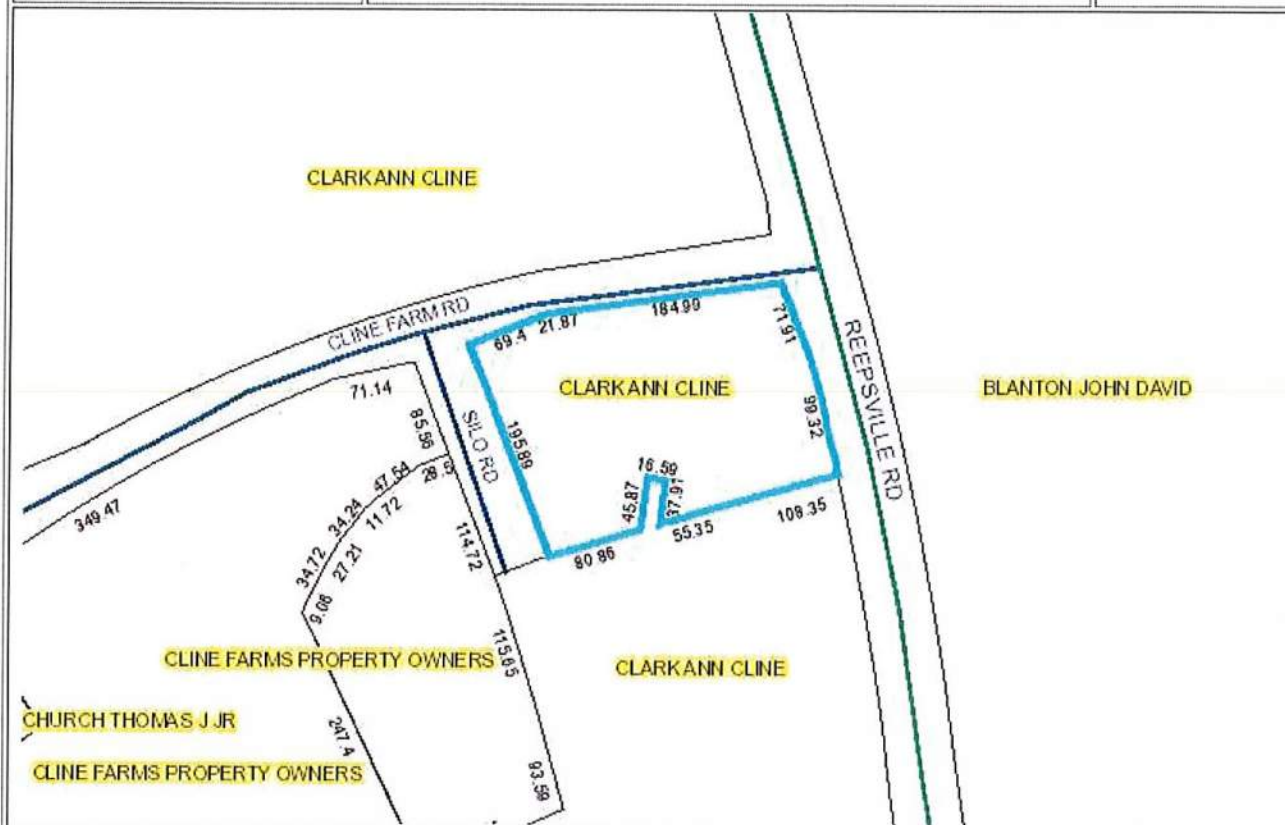
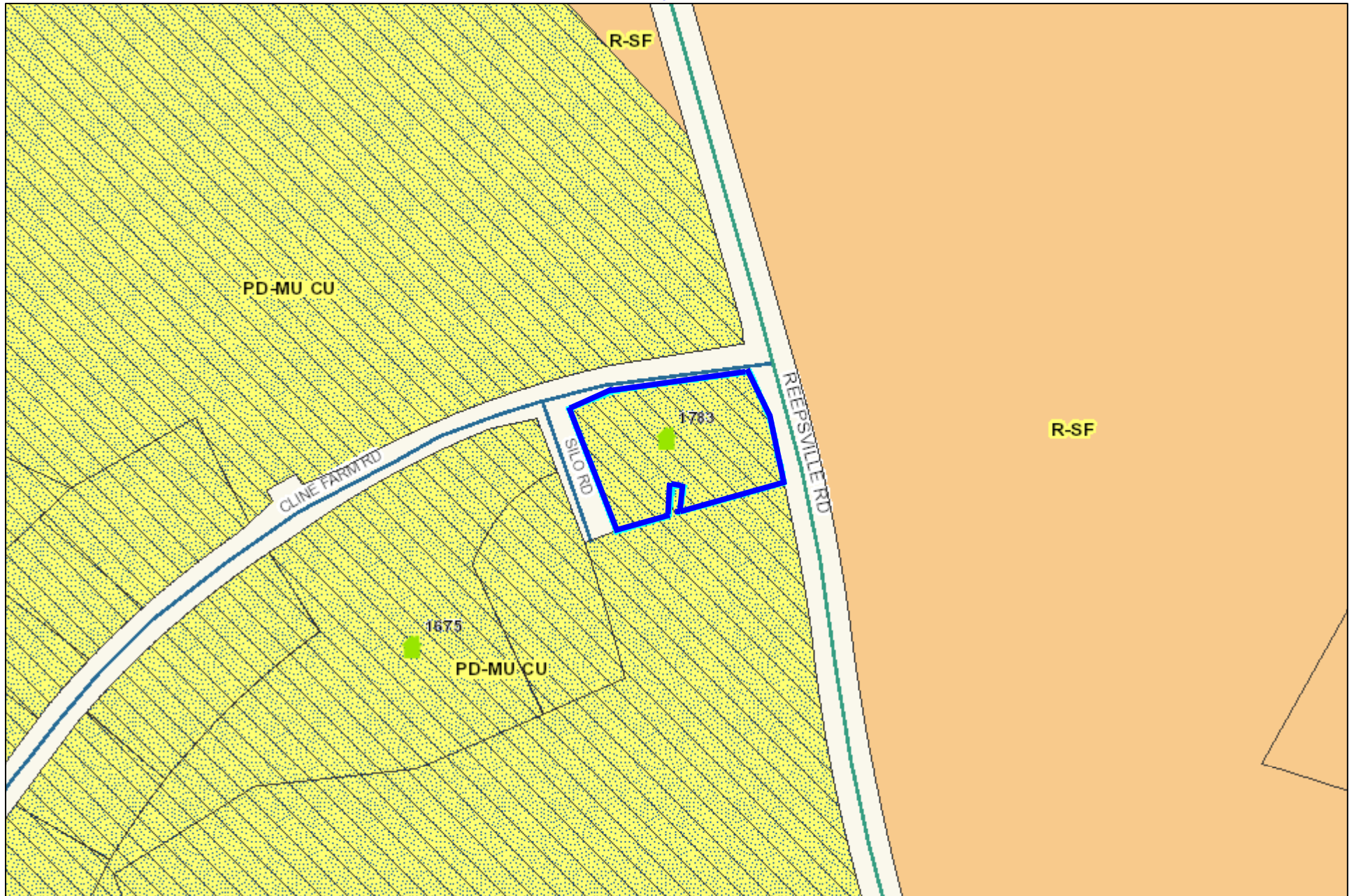


Photo Not  
Available

<b>Parcel ID</b>	102405	<b>Owner</b>	CLARK ANN CLINE CLARK LARRY U		
<b>Map</b>	3614	<b>Mailing</b>	12 HIDDEN HILLS CT		
<b>Account</b>	0164853	<b>Address</b>	GREENVILLE, SC 29605		
<b>Deed</b>	1430 552	<b>Last Transaction Date</b>	04/16/2020	<b>Sale Price</b>	\$0
<b>Plat</b>	18 95	<b>Subdivision</b>	LARRY U CLARK & ANN C MAP 2	<b>Lot</b>	1
<b>Land Value</b>	<b>Work in Progress</b>	<b>Improvement Value</b>	<b>Work in Progress</b>	<b>Total Value</b>	<b>Work in Progress</b>
<b>Previous Parcel</b>	53116				
<b>-----All values for Tax Year 2020 -----</b>					
<b>Description</b>	#1 LT LARRY U CLARK & ANN			<b>Deed Acres</b>	1.162
<b>Address</b>	1783 REEPSVILLE RD			<b>Tax Acres</b>	1.164
<b>Township</b>	HOWARDS CREEK	<b>Tax/Fire District</b>		<b>UNION</b>	
<b>Main Improvement</b>				<b>Value</b>	
<b>Main Sq Feet</b>		<b>Stories</b>		<b>Year Built</b>	
<b>Zoning District</b>	Calc Acres	<b>Voting Precinct</b>	Calc Acres		
PD-MU	1.16	DV08	1.16		
<b>Watershed</b>	1.16	<b>Sewer District</b>	1.16		
<b>Census County</b>		<b>Tract</b>	<b>Block</b>		
109		070700	1009	1.16	
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>			
X	NO FLOOD HAZARD	3710360400	1.16		



PCUR #104A  
subject property is outlined in blue

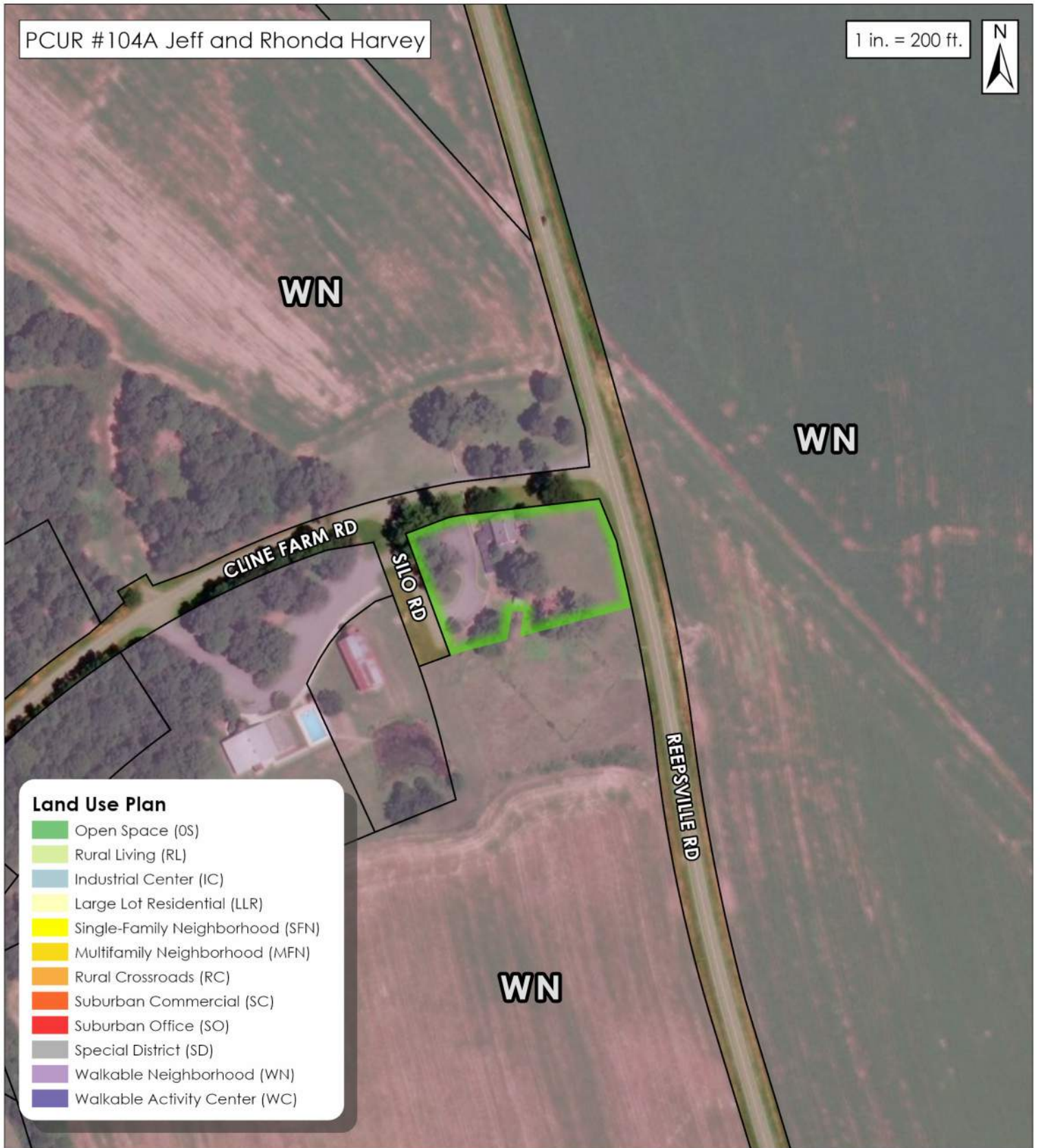


May 27, 2020

Esri, Inc., Lincoln County, NC

0 100 200 Feet  
| | |

1 inch = 200 feet



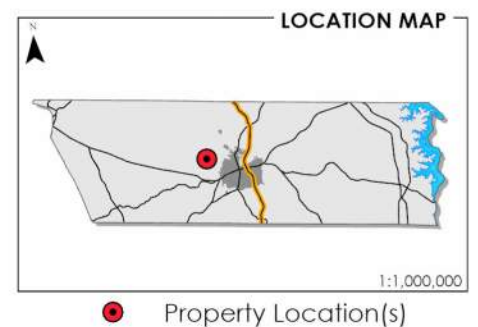
Lincoln County  
Planning & Inspections  
115 W. Main St  
3rd Floor  
Lincolnton, NC 28092

Parcel ID# 53116

 - Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Green.





TRACT	AVG. LOT SIZE	DWELLING UNITS	ACRES	DU/ACRE	OPEN SPACE
WEST TRACT	ESTATE LOTS (125'x175')	81			
	VILLAGE LOTS I (55'x110')	35			
	VILLAGE LOTS II (55'x110')	40			
	VILLAGE CONDOS	20			
	WOODLAND LOTS (125'x175')	6			
	SUBTOTAL	192	± 234	0.82	± 100 ACRE
COMMERCIAL VILLAGE					
SOUTHEAST TRACT	ESTATE LOTS (125'x175')	11	± 43	0.26	± 30 ACRE
TOTAL		203	± 288	0.73	± 130 ACRE

#### NOTES:

1. OPEN SPACE INCLUDES ± 30 ACRES OF 100 YEAR FLOOD PLAIN.
2. COMMON OPEN SPACE IS COMPOSED OF ALL AREAS LESS DWELLING LOTS, CONDOMINIUM AREA, COMMERCIAL VILLAGE AREA, PUBLIC RIGHT OF WAYS. CONSERVATION EASEMENTS ARE A PART OF THE COMMON OPEN SPACE.
3. WATERSHED INCLUDES ± 78 ACRES. ALLOCATED DEVELOPMENT USE IS 43.5 ACRES. (SEE APPENDIX C IN OWNERS REPORT).
4. WATERSHED INFORMATION FROM BUCKNER & ASSOC. RLS.
5. WOODLAND LOTS (6) #178-183 CAN BE DEVELOPED ONLY IF HILLARD LANE IS IMPROVED TO MEET WOOD STANDARDS. WITHOUT THIS IMPROVEMENT ONLY ONE 4-ACRE LOT CAN BE DEVELOPED.
6. PAV-MAINT LOTS TO MEET MINIMUM REQUIREMENTS IN SUBDIVISION ORDINANCE.

NARROW LAKE (16' PAVEMENT, 45' R/W) ACCESS TO LOTS #80, 81, 82, 83, 84

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 EASEMENTS

WESTERN TRACT

RECREATION CENTER

- FOUR ACRES W/ BUILT UPON AREA NOT TO EXCEED 35%.
- RENOVATE EXISTING BUILDING OR RETAIN FOR VISUAL CHARACTER. (2900sf x 32'H, 4000sf x 24'H)
- CLUBHOUSE WITH OFFICE SPACE, MEETING ROOM & MAINTENANCE.
- TENNIS COURTS
- COMMUNITY POOL
- PLAYGROUND
- PARKING

RESIDENTIAL VILLAGE I

ACCESS TO MEADOW & PICNIC AREA

WOODLAND LOTS

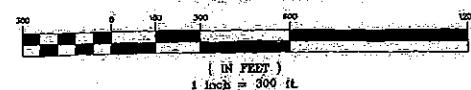
RESIDENTIAL VILLAGE II

APPROX. 100 YEAR FLOOD ZONE

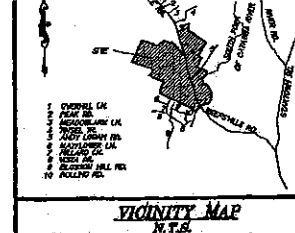
HOWARD'S CREEK MEADOW

- VISUAL AMENITY
- WETLAND AND WILDLIFE HABITAT ENHANCEMENT AREAS TO BE COORDINATED WITH LINCOLN COUNTY SIDE & WATER DISTRICT
- CONTINUE TO HARVEST CAY
- CREEK BUFFER

GRAPHIC SCALE

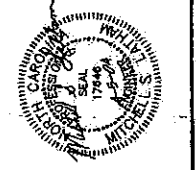


PCUR #104  
approved plan



**LARRY U. CLAR**  
P.O. BOX 767  
SEVENOAK, S.C. 29679  
864-982-1185

**LWE**  
LATHAM-WALTERS ENGINEERING, INC.  
17718-B KINGS POINT DRIVE  
CORNELIUS, NORTH CAROLINA 28031  
(704) 890-6464 FAX (704) 890-6466



**CLINE FARM**  
**CONCEPT PLAN**  
LINCOLN COUNTY, NORTH CAROLINA  
**PLANNED**  
**MIXED USE DEVELOPMENT**

DATE	SCALE	DRAWN BY
JAN. 2004	N-1"=300'	JMP
Project Number		CHECKED BY:
2003.70		MSL
Sheet	1	

COMMERCIAL VILLAGE WITH PUBLIC SQUARE

- NINE ACRES W/ BUILT UPON AREA NOT TO EXCEED 33%.
- SIX INDIVIDUAL BUILDINGS WITH MAXIMUM FLOOR AREA PER BUILDING NOT TO EXCEED 8,000 SF.
- MAXIMUM HEIGHT OF STRUCTURES TO BE 35'.
- CHALLA COMMERCIAL VILLAGE IS CONCEPTUAL AS WE APPROACH PHASE II. THIS AREA WILL BE MASTER PLANNED AND DEVELOPED TO REFLECT CURRENT MARKET INTEREST AND NEEDS.
- PARKING, BUFFERS & SCREENING AS REQUIRED BY ZONING ORDINANCE.

RENOVATE EXISTING 3000± FARM HOUSE INTO INTERIM SALES CENTER AND INTO FUTURE COMPONENT OF COMMERCIAL VILLAGE

12' NEAR SIDE WIDENING (NORTH BOUND LEFT TURN LANE)

GRAZING PASTURE FOR CATTLE OR DONKEYS.

200' MINIMUM RURAL PRESERVATION BUFFER.

APPROXIMATE WATERSHED BOUNDARY LINE

APPROXIMATE 100 YR FLOOD PLAIN

RIVER BUFFER

RIVER ACCESS TRAIL

RIVER OVERLOOK LOTS.

SOUTHEAST TRACT

NATURE CENTER

- PICNIC PAVILION
- RIVER ACCESS
- MOWED BALE FIELDS
- GRAVEL ACCESS ROAD AND 5 PARKING SPACES

SOFT TRAIL SYSTEM ALONG MEADOW.

- CLEARED & MOWED BUT NOT DEFIED (NO GRAVEL OR PAVING)
- ALL SOFT TRAILS WITHIN COMMON OPEN SPACE.

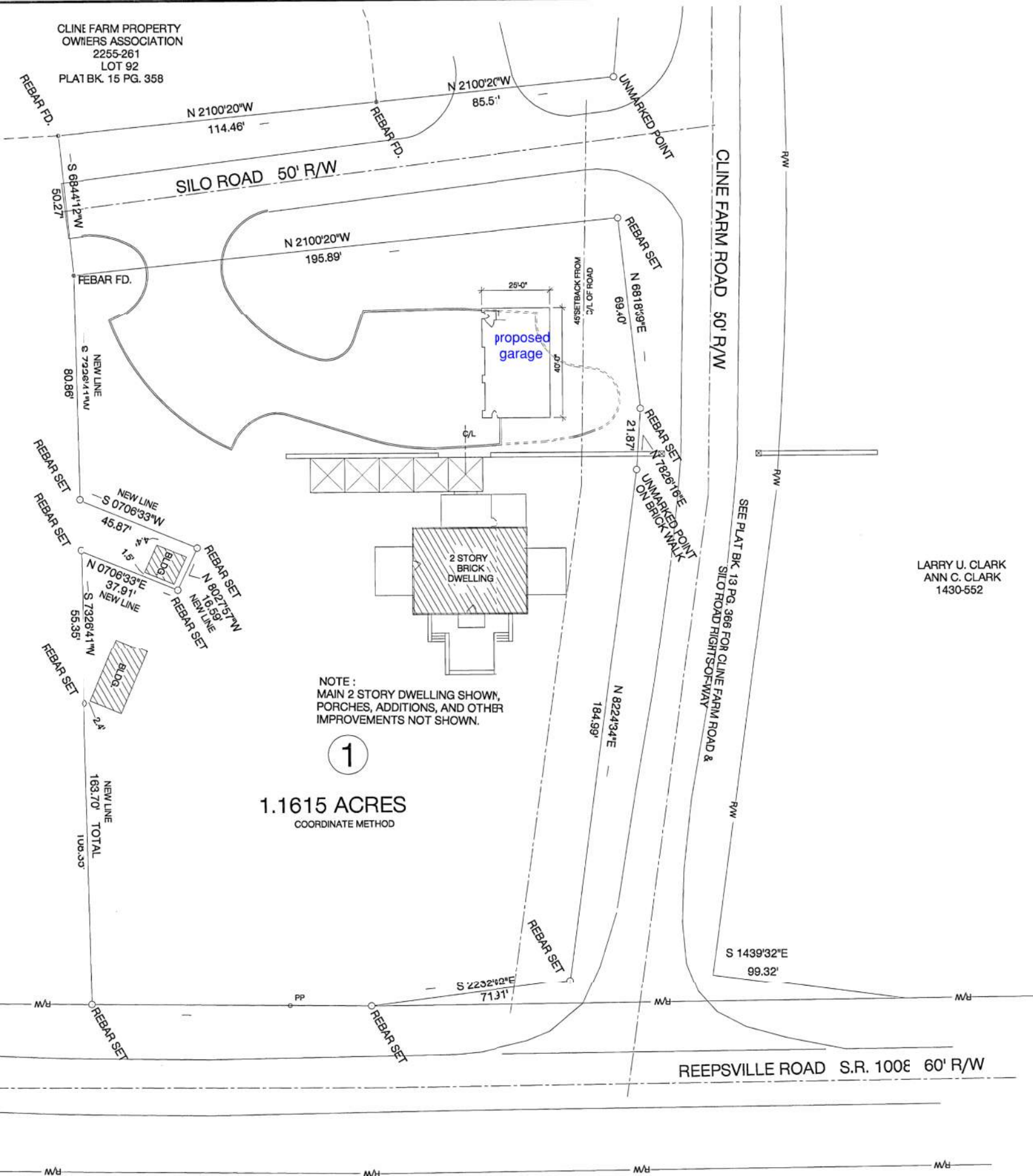
**CLINE FARM**  
**PROPOSED SITE PLAN**

SCALE 1" = 300'

CVR28 01/07/97 STONE 1" = 20.0'

LARRY U. CLARK  
ANN C. CLARK  
1430-552  
  
ZONING : PD-MU-CU  
  
SIZE OF OUT-PARCEL =  
174.64 ACRES +

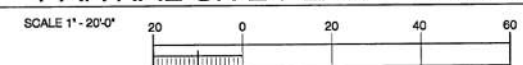
CLINE FARM PROPERTY  
OWNERS ASSOCIATION  
2255-261  
LOT 92  
PLAT BK. 15 PG. 358



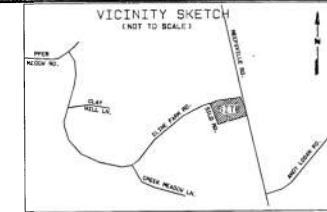
NOTE :  
MAIN 2 STORY DWELLING SHOWN,  
PORCHES, ADDITIONS, AND OTHER  
IMPROVEMENTS NOT SHOWN.

1  
1.1615 ACRES  
COORDINATE METHOD

PARTIAL SITE PLAN - PROPOSED



JOHN D. BLANTON  
2620-534



DATE: 03/11/2020 COM. NO.: 200302 DRAWN BY: STONE CHECKED BY: WILLIAMS	NOTES:	<b>WILLIAMS DESIGN, P.A.</b> ARCHITECTS • PLANNERS P.C. DRINKER 1159 126 E. STANMORE LINDOLTON, N.C. 28092		SITE PLAN FOR: <b>RHONDA HARVEY</b>  CLINE FARM ROAD LINCOLN COUNTY, NC	<b>B</b> 20030202 SITE PLAN SP-1.0
THESE DRAWINGS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS. FOR NOT REPRODUCE WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.					