



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: May 29, 2020

Re: Zoning Map Amendment #674
Jerry Hartsoe, applicant
Parcel ID# 70362

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 applicant is requesting the rezoning of a 0.9-acre lot from I-G (General Industrial) to R-SF (Residential-Single Family).

Site Area & Description

The property is located on the north side of N.C. 27 about 900 feet west of Rock Dam Road in Howards Creek Township. It is adjoined by property zoned R-SF and I-G. Land uses in this area include residential, agricultural, business and religious. 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 I-G zoning: body shop, vehicle service, machine shop, cabinet shop, offices, personal services, etc.

Under proposed R-SF zoning: site-built house, modular home.

Adjoining zoning and uses

East: zoned R-SF, residence.

South (opposite side of N.C. 27): zoned R-SF, undeveloped property.

West: zoned I-G, commercial building.

North: zoned R-SF residence.

Staff's Recommendation

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



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Zoning Amendment

Staff's Proposed Statement of Consistency and Reasonableness

Case No. **ZMA #674**

Applicant **Jerry Hartsoe**

Parcel ID# **70362**

Location **north side of N.C. 27 about 900 feet west of Rock Dam Road**

Proposed amendment **rezone from I-G to R-SF**

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:

The subject property is adjoined by property zoned R-SF. Land uses in this area are primarily residential.



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 Jerry Hartsoe

Applicant Address 2030 Hwy 27 West

Applicant Phone Number 704-740-6000

Property Owner's Name Jerry Hartsoe

Property Owner's Address 2030 Hwy 27 West

Property Owner's Phone Number 704-740-6000

Part II

Property Location Same Location

Property ID # (10 digits) 3613-24-5833 Property Size .917 Acres

Parcel # (5 digits) 70362 Deed Book(s) 898 Page(s) 257

Part III
Existing Zoning District I-G Proposed Zoning District R-1 SF
Commercial Residential

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

VACANT LOT

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

House

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

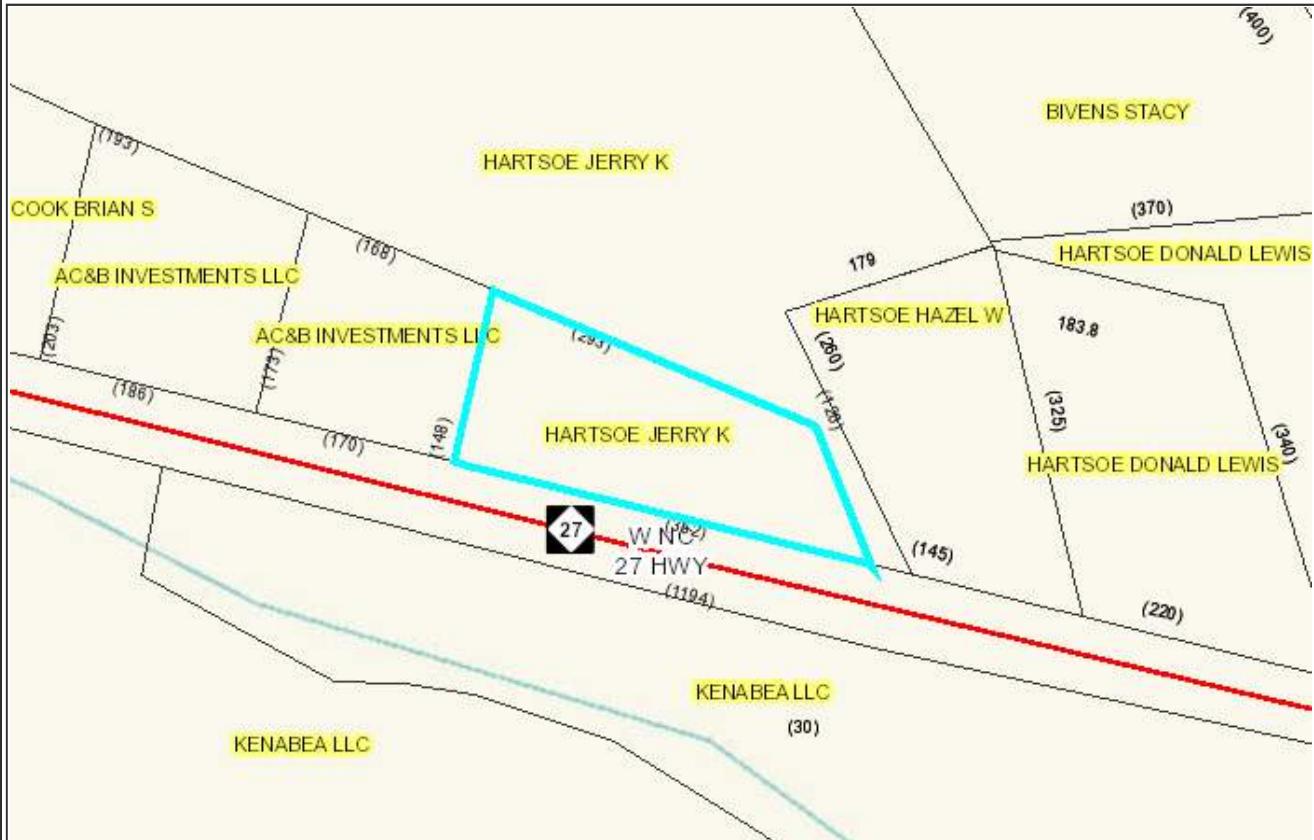
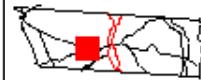
I hereby certify that all of the information provided for this application and attachments is true and correct to the best of my knowledge.

Jerry Hartsoe
Applicant

5-13-2020
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: 5/15/2020 Scale: 1 Inch = 150 Feet



	Parcel ID 70362 Owner HARTSOE JERRY K HARTSOE ROBIN R Map 3613 Mailing 2030 W NC 27 HWY Account 02026 Address LINCOLNTON, NC 28092-0000 Deed 898 257 Last Transaction Date 03/31/1995 Sale Price \$10,000 Plat Subdivision Land Value \$34,745 Improvement Value \$0 Total Value \$34,745 Previous Parcel 14646
-----All values for Tax Year 2020 -----	
	Description VACANT LAND HWY 27 Deed Acres 1.235 Address W NC 27 HWY Tax Acres 0.917 Township HOWARDS CREEK Tax/Fire District HOWARDS CREEK Main Improvement Main Sq Feet Stories Value Zoning District Calc Acres Voting Precinct Calc Acres I-G 0.92 HC33 0.92
	Watershed 0.92 Sewer District 0.92
	Census County 109 Tract 070700 Block 2013 0.92 Flood Zone Description Panel X NO FLOOD HAZARD 3710361300 0.92

Photo Not Available

Zoning Map Amendment #674
subject property is outlined in blue

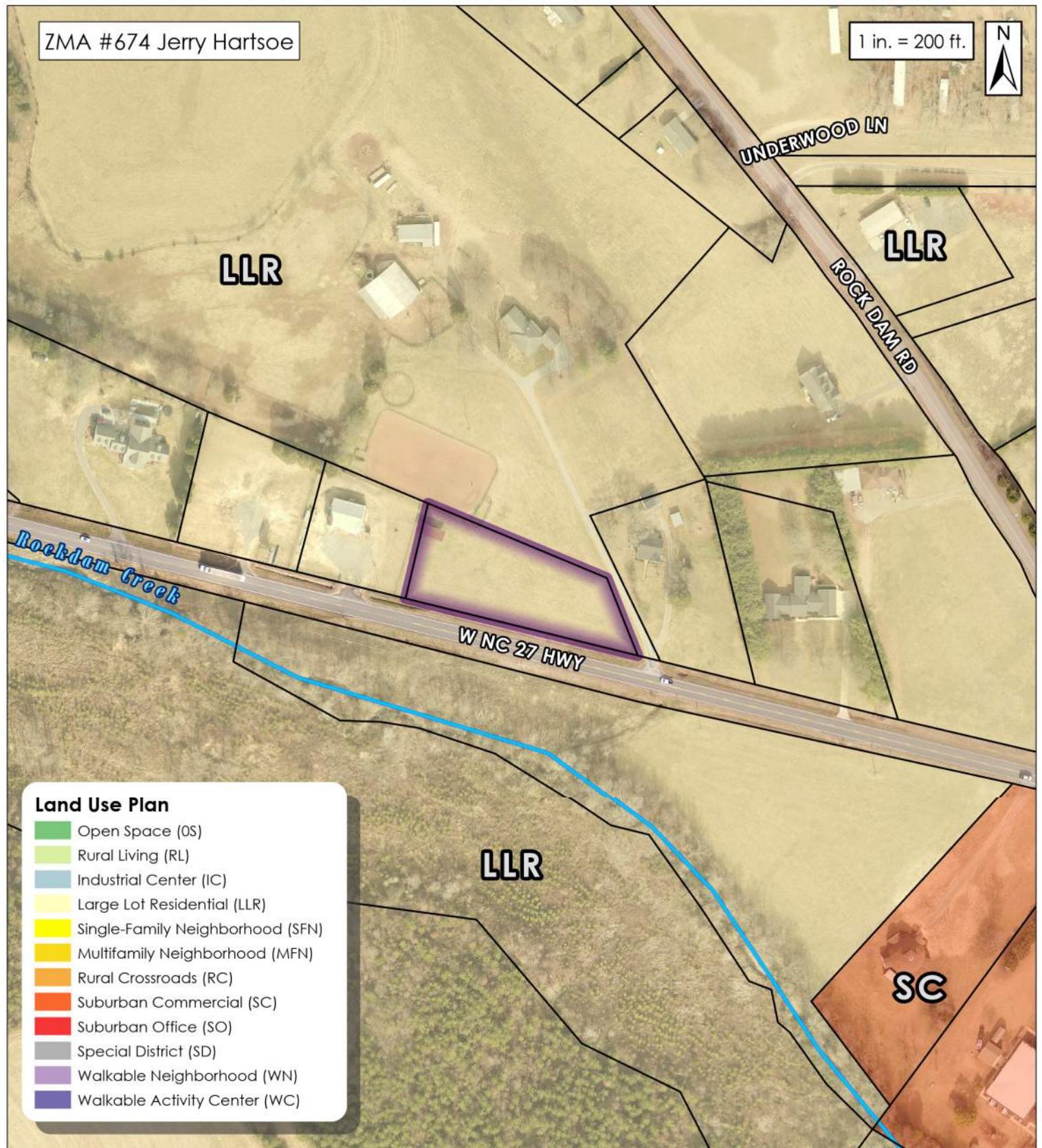


May 15, 2020

Esri, Inc., Lincoln County, NC

0 100 200 Feet

1 inch = 200 feet



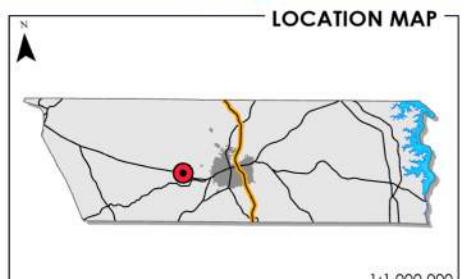
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID# 70362

- Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Purple.



Property Location(s)