



## **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: October 9, 2020

Re: Zoning Map Amendment #676  
Joe and Regina Scronce, applicants  
Parcel ID# 58263

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

### **Request**

The applicants are requesting the rezoning of a 4.5-acre tract from R-SF (Residential-Single Family) to R-T (Transitional Residential).

### **Site Area & Description**

The subject property is located on the north side of Joe Scronce Lane about 500 feet west of N.C. 182 in Howards Creek Township. It is surrounded by property zoned R-SF. Land uses in this area are primarily residential and include manufactured homes. This property is part of an area designated by the Lincoln County Land Use Plan as Large Lot Residential, suitable for single-family homes. Strategy 8.1.2 of the Land Use Plan calls for maintaining the county's policies regarding the placement of manufactured homes in most, but not all, portions of the county.

### **Additional Information**

#### **Permitted uses**

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

Under proposed R-T zoning: site-built house, modular home, duplex, manufactured home (singlewide or doublewide).

**Adjoining zoning and uses**

East: zoned R-SF, house, singlewide manufactured home and undeveloped property.

South: zoned R-SF, undeveloped property.

West: zoned R-SF, doublewide manufactured homes, house and singlewide manufactured home.

North: zoned R-SF, undeveloped property.

**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 #676**

Applicant **Joe and Regina Scronce**

Parcel ID# **58263**

Location **north side of Joe Scronce Lane about 500 feet west of N.C. 182**

Proposed amendment **rezone from R-SF 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:

The stated purpose of the rezoning request is to permit a singlewide manufactured home to be placed on the property for a family member. The major difference between R-T and R-SF zoning is that R-T allows manufactured homes and duplexes and R-SF does not. Manufactured homes are located on three properties that adjoin the subject property and on a fourth property located in close proximity. Joe Scronce Road is a private road that serves four parcels owned by the applicants and two other parcels that have singlewide manufactured homes on them. A manufactured home 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 Joe C Schrane & Regie T Schrane

Applicant Address 490 Wazendan Lane

Applicant Phone Number 704-736-0206

Property Owner's Name Same as above

Property Owner's Address \_\_\_\_\_

Property Owner's Phone Number \_\_\_\_\_

### Part II

Property Location Joe Schrane Lane

Property ID # (10 digits) 3613-40-5696 Property Size 4.5 acres

Parcel # (5 digits) 58263 Deed Book(s) 1284 Page(s) 541

### Part III

Existing Zoning District R-SF Proposed Zoning District R-T

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

horse pasture

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

singlewide manufactured home

**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.

Regie Schrane Joe Schrane  
Applicant

9-18-2020  
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: 9/23/2020 Scale: 1 Inch = 250 Feet

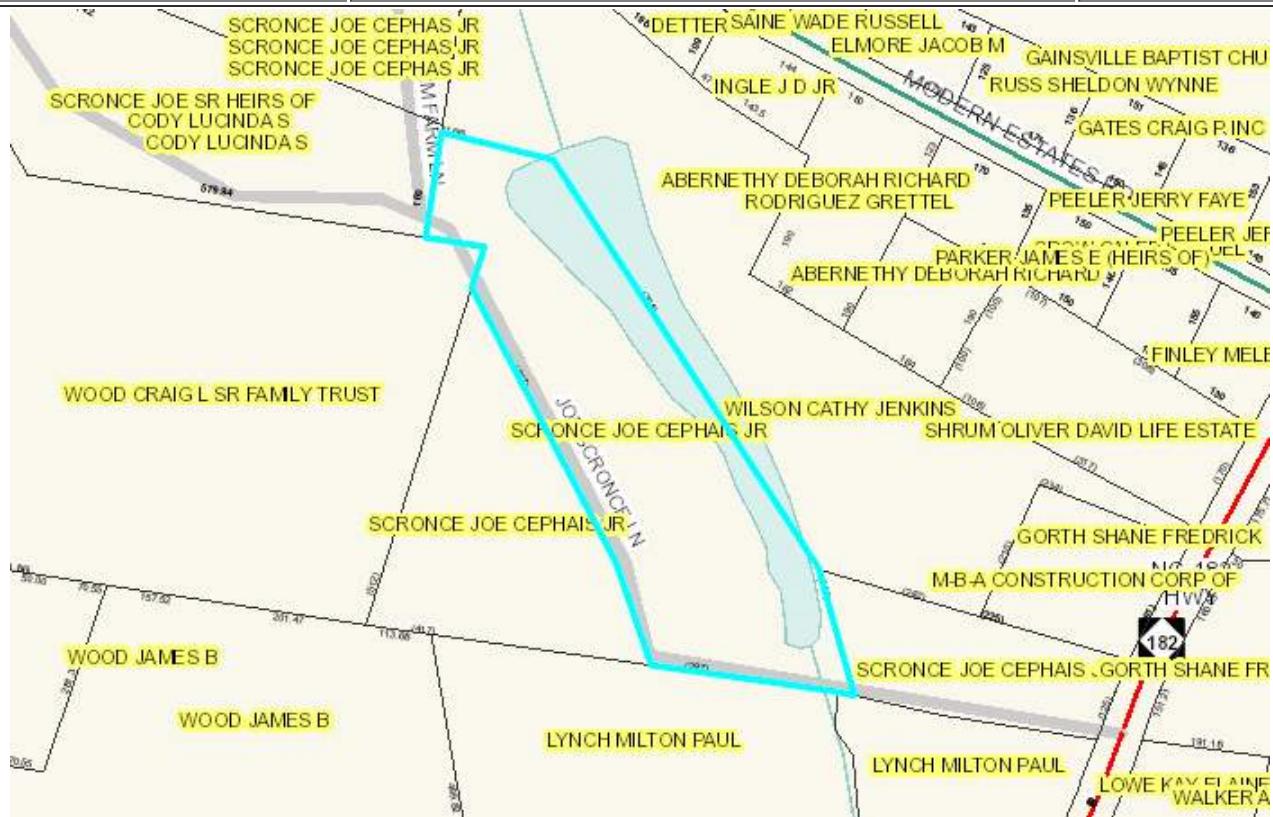
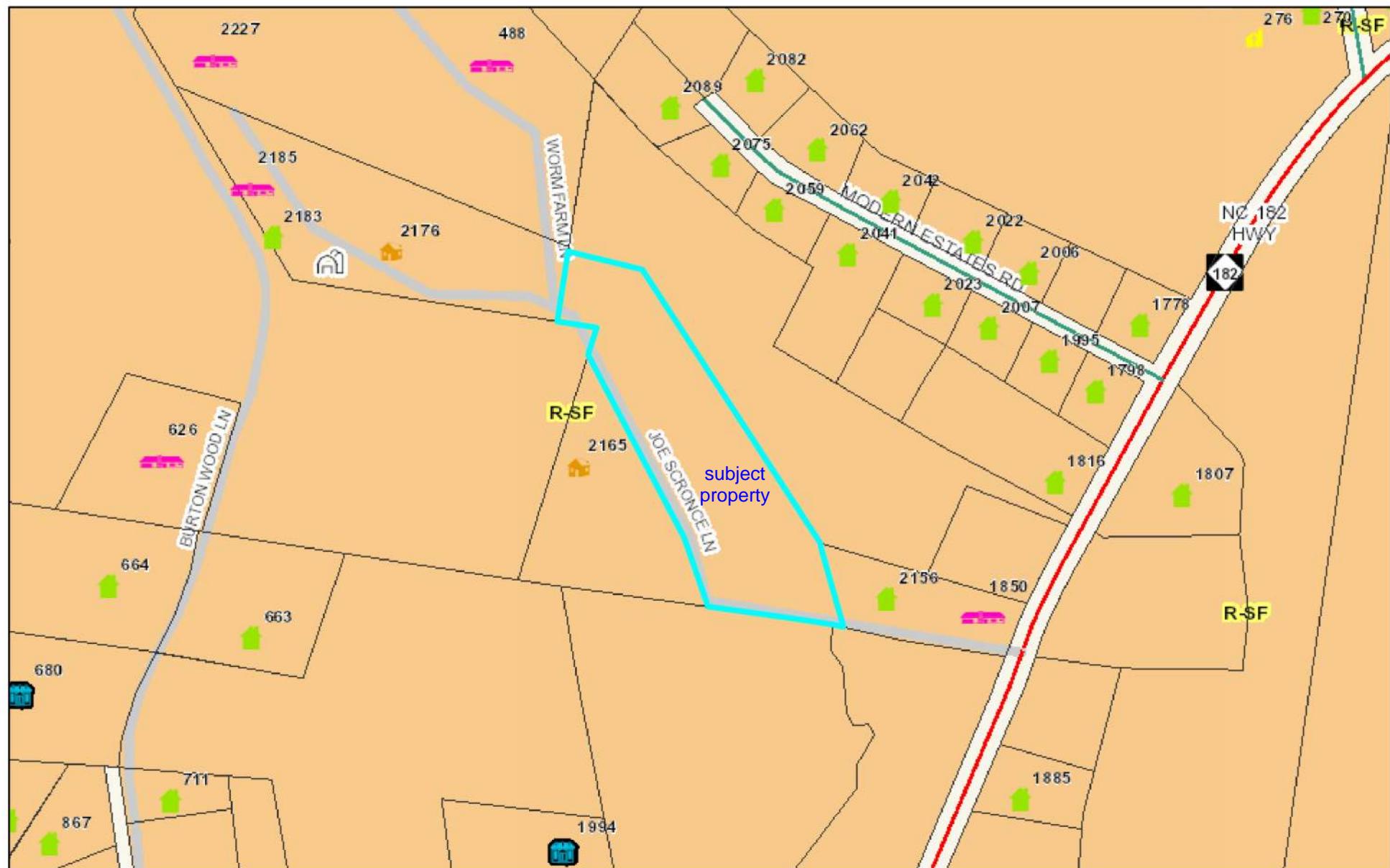


Photo Not Available

<b>Parcel ID</b>	58263	<b>Owner</b>	SCRONCE JOE CEPHAIS JR
<b>Map</b>	3613	<b>Mailing</b>	PO BOX 215
<b>Account</b>	0099363	<b>Address</b>	LINCOLNTON, NC 28093-0000
<b>Deed</b>	1284 541	<b>Last Transaction Date</b>	10/23/2001
<b>Plat</b>		<b>Subdivision</b>	<b>Lot</b>
<b>Land Value</b>	\$18,176	<b>Improvement Value</b>	\$0
<b>Previous Parcel</b>	14825		<b>Total Value</b> \$18,176
<b>-----All values for Tax Year 2020 -----</b>			
<b>Description</b>	4.478 AC R L CHURCH LAND	<b>Deed Acres</b>	4.478
<b>Address</b>	JOE SCRONCE LN	<b>Tax Acres</b>	4.488
<b>Township</b>	HOWARDS CREEK	<b>Tax/Fire District</b>	HOWARDS CREEK
<b>Main Improvement</b>		<b>Value</b>	
<b>Main Sq Feet</b>	<b>Stories</b>	<b>Year Built</b>	
<b>Zoning District</b>	<b>Calc Acres</b>	<b>Voting Precinct</b>	<b>Calc Acres</b>
R-SF	4.49	HC33	4.49
<b>Watershed</b>		<b>Sewer District</b>	
	4.49		4.49
<b>Census County</b>		<b>Tract</b>	<b>Block</b>
109		070400	2004
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>	
X	NO FLOOD HAZARD	3710361300	4.49

## Zoning Map Amendment #676



September 23, 2020

1:3,600

A number line starting at 0 and ending at 0.2 km. Tick marks are present at 0, 0.03, 0.06, and 0.12 mi. The distance 0.12 mi is equivalent to 0.192 km.

Esri, Inc., Lincoln County, NC

ZMA #676 Joe and Regina Scronce

1 in. = 200 ft.



WORM FARM LN

LLR

MODERN ESTATES RD

LLR

JOE SCRONCE LN  
NC 182 HWY

#### 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)

Parcel ID# 58263

- Property Location(s)

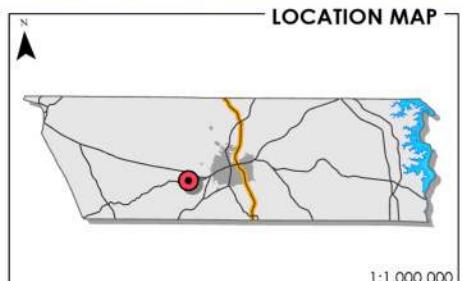
See Attached Application for Parcel Information

Property Location(s) Outlined in Purple.



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

LOCATION MAP



Property Location(s)