



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: December 11, 2020

Re: Zoning Map Amendment #677
Oakwood Homes of Newton, applicant
Parcel ID# 28273

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on January 4, 2021.

Request

The applicants are requesting the rezoning of a 1.3-acre lot from R-SF (Residential-Single Family) to R-T (Transitional Residential).

Site Area & Description

The subject property is located on Sherrod Lane at Waterfalls Drive about 150 feet east of Buffalo Shoals Road in Ironton Township. It is adjoined by property zoned R-SF and B-N (Neighborhood Business). Land uses in this area are primarily residential and include manufactured homes. A doublewide manufactured home was previously located on this lot. This property is part of an area designated by the Lincoln County Land Use Plan as Single-Family Neighborhood, 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).

Minimum lot size

Under current R-SF zoning: 32,500 square feet (0.746 acre)

Under proposed R-T zoning: 32,500 square feet (0.746 acre)

Adjoining zoning and uses

East: zoned R-SF, doublewide manufactured home.

South: zoned R-SF, doublewide manufactured home.

West (opposite side of Waterfalls Drive): zoned B-N, commercial building.

North: zoned R-SF, singlewide manufactured home.

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 #677**
Applicant **Oakwood Homes of Newton**
Parcel ID# **28273**
Location **Sherrod Lane at Waterfalls Drive**
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 Single-Family Neighborhood, 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 replace a doublewide manufactured home that was lost to fire. 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 other nearby properties. 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 Oakwood Homes of Newton

Applicant Address 1265 US Hwy 70 W, Newton NC 28658

Applicant Phone Number 828-464-2662

Property Owner's Name Jorge Alvarez

Property Owner's Address 1701 Sherrod Ln, Lincolnton NC

Property Owner's Phone Number 704-745-8964

Part II

Property Location 1701 Sherrod Ln, Lincolnton NC 28092

Property ID # (10 digits) 3644332093 Property Size 1.3 acres

Parcel # (5 digits) 28273 Deed Book(s) 2039 Page(s) 29

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.

Lot currently vacant after previous home was lost
in a fire. Previous home was a manufactured doublewide

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

Property owner looking to build new doublewide
to replace lost 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.

Applicant

[Signature]

Date

11-18-2020



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: 11/24/2020 Scale: 1 Inch = 150 Feet

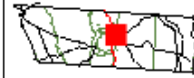
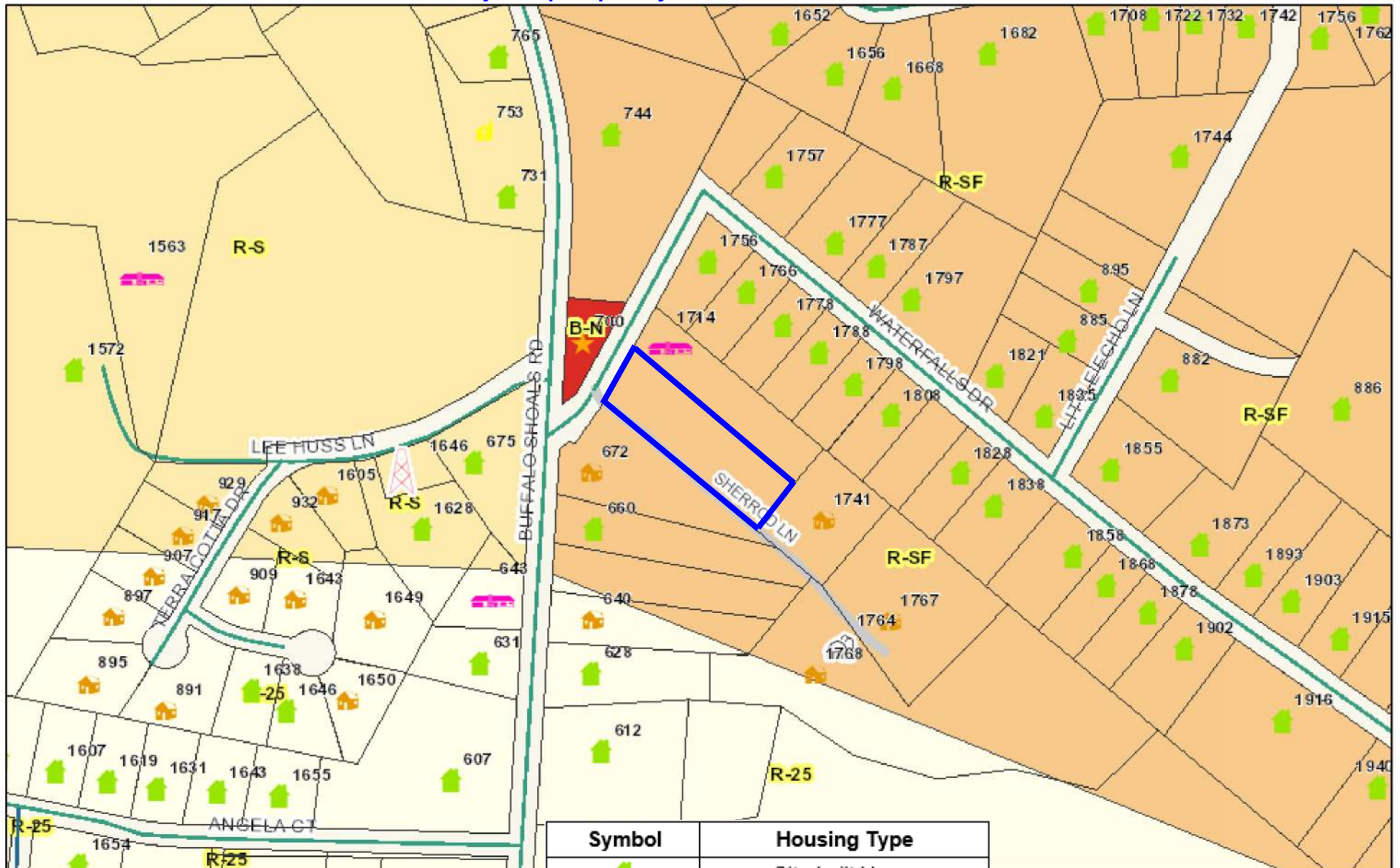


Photo Not
Available






Parcel ID	28273	Owner	ALVAREZ JORGE L
Map	3644	Mailing	910 W NC 150 HWY
Account	0137676	Address	LINCOLNTON, NC 28092-9703
Deed	2039 29	Last Transaction Date	05/23/2008
Plat		Subdivision	W T MCALISTER ESTATE
Land Value	\$30,927	Improvement Value	\$0
Previous Parcel		Total Value	\$30,927
-----All values for Tax Year 2020 -----			
Description	ABERNETHY REALTY LAN	Deed Acres	1.33
Address	SHERROD LN	Tax Acres	1.306
Township	IRONTON	Tax/Fire District	BOGER CITY
Main Improvement		Value	
Main Sq Feet		Year Built	
Zoning District	Calc Acres	Voting Precinct	Calc Acres
R-SF	1.31	AS25	1.31
Watershed	1.31	Sewer District	1.31
Census County	109	Tract	070202
		Block	1011
			1.31
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710364400	1.31

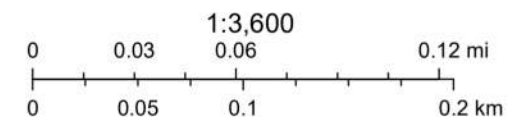
Zoning Map Amendment #677

subject property is outlined in blue



November 24, 2020

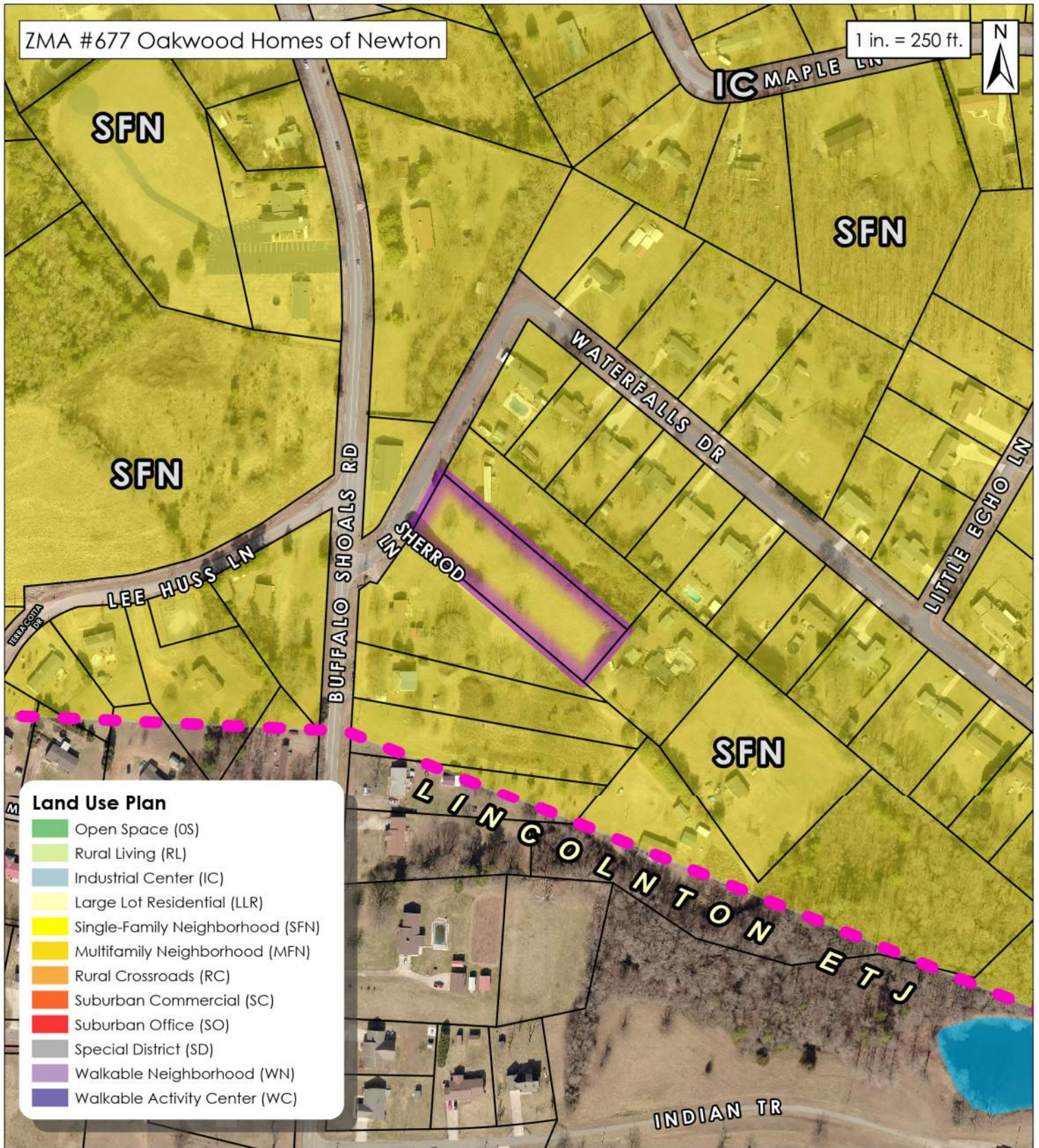
Symbol	Housing Type
	Site-built Home
	Modular Home
	Apartment, Condominium
	Manufactured Home
	Mobile Home



Esri, Inc., Lincoln County, NC

ZMA #677 Oakwood Homes of Newton

1 in. = 250 ft.



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

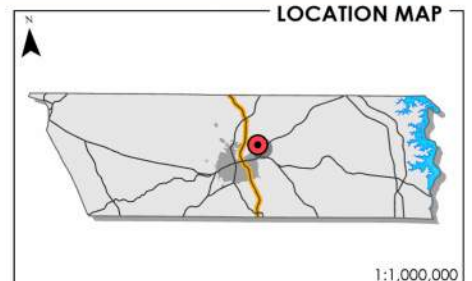
Parcel ID# 28273

 - Property Location(s)

See Attached Application for Parcel Information

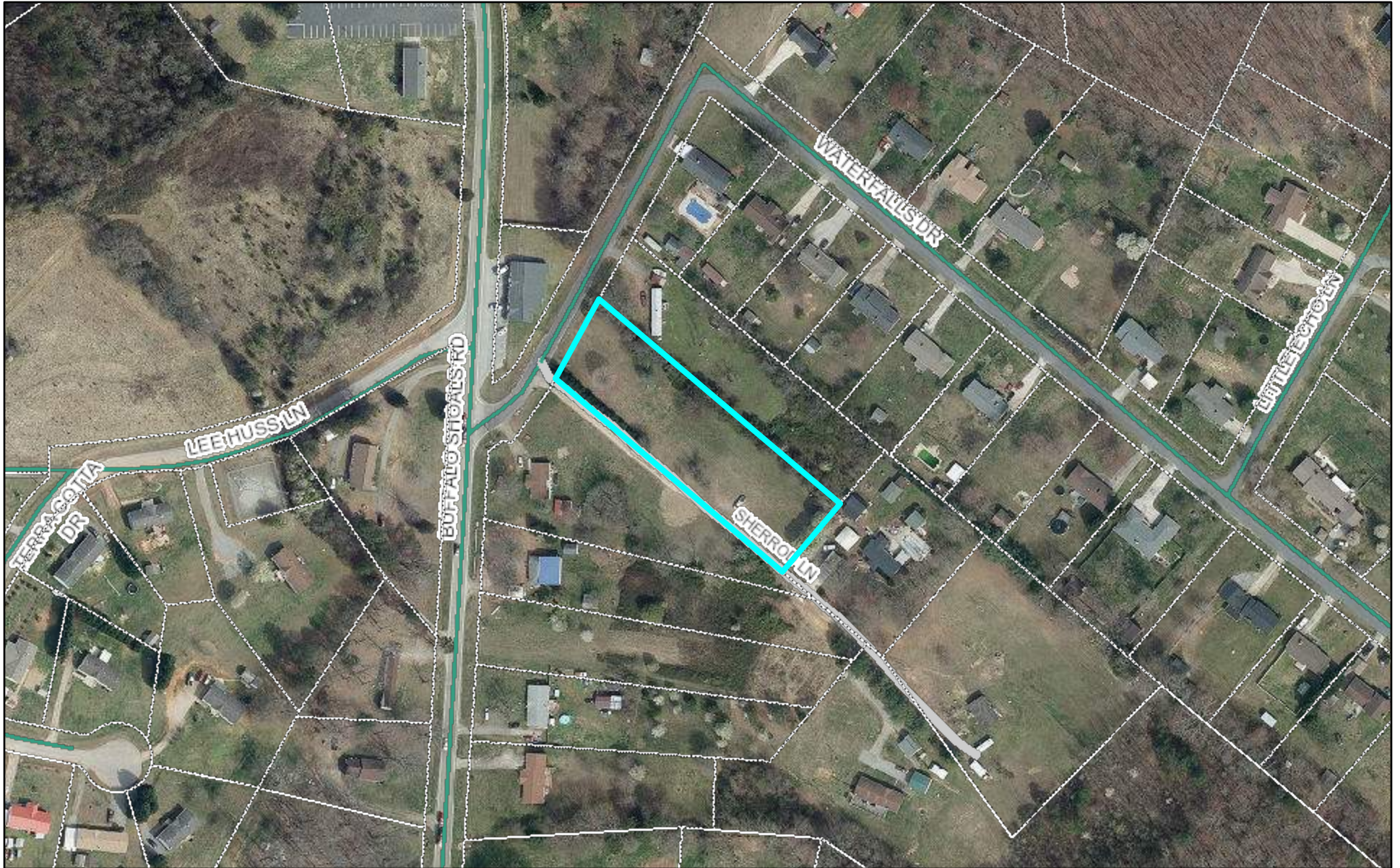
Property Location(s) Outlined in Purple.

LOCATION MAP



 Property Location(s)

Zoning Map Amendment #677
aerial view of subject property and surrounding area



November 24, 2020

