



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT

115 W. MAIN ST., LINCOLNTON, NORTH CAROLINA 28092
704-736-8440 OFFICE 704-736-8434 INSPECTION REQUEST LINE

To: Board of Commissioners
Planning Board

From: Randy Hawkins, Zoning Administrator

Date: May 14, 2021

Re: Zoning Map Amendment #682
Sarah Chambers, applicant
Parcel ID# 11972

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on June 7, 2021.

Request

The applicant is requesting the rezoning of a 2.8-acre tract from R-SF (Residential-Single Family) to R-R (Transitional Residential). The stated purpose of the request is to place a doublewide manufactured home on the property.

Site Area & Description

The subject property is located on the south side of Flay Road about 2,100 feet west of its intersection with Bess Chapel Road in North Brook Township. It is surrounded by property zoned R-SF. An R-R district is located about 500 feet to the east. Land uses in this area are primarily residential and agricultural and include manufactured homes. The subject property is located in an area designated by the Lincoln County Land Use Plan as Rural Living, suitable for single-family homes, including manufactured homes.

Additional Information

Permitted uses

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

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

Minimum lot size

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

Under proposed R-R zoning: 43,560 square feet (1.0 acre).

Adjoining zoning and uses

East: zoned R-SF, undeveloped lot

South and West: zoned R-SF, singlewide manufactured home.

North (opposite side of Flay Road): zoned R-SF, site-built house, doublewide manufactured home and agricultural use.

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 #682**

Applicant **Sarah Chambers**

Parcel ID# **11972**

Location **south side of Flay Road about 2,100 west of Bess Chapel Church Road**

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

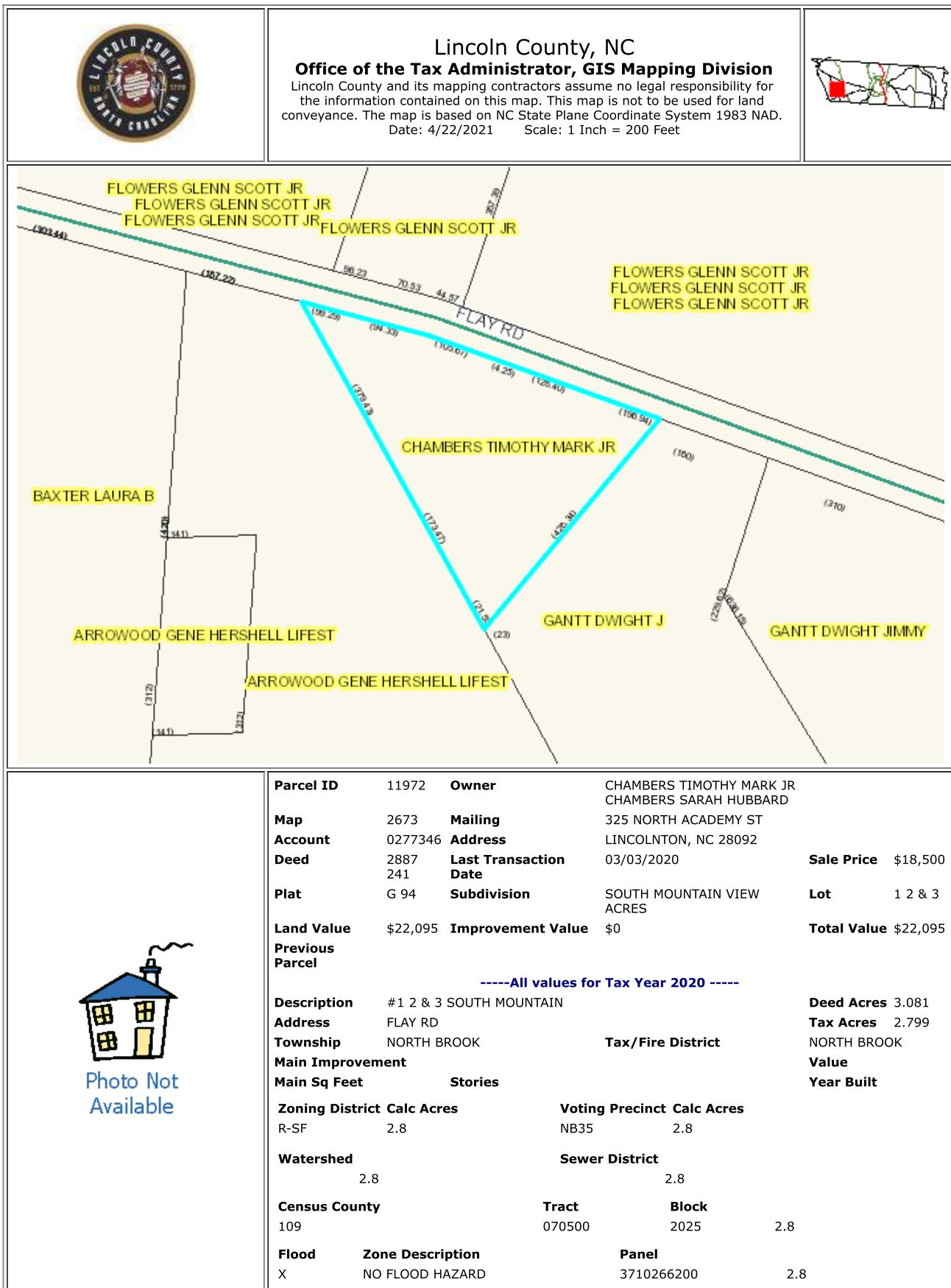
This proposed amendment **is consistent** with the Lincoln County Land Use Plan and other adopted plans in that:

This property is part of an area designated by the Land Use Plan as Rural Living, suitable for single-family homes, including manufactured homes.

This proposed amendment **is reasonable** in that:

The subject property is located about 500 feet from an R-R district. Manufactured homes are located on adjoining properties. Manufactured homes can provide an affordable housing option.





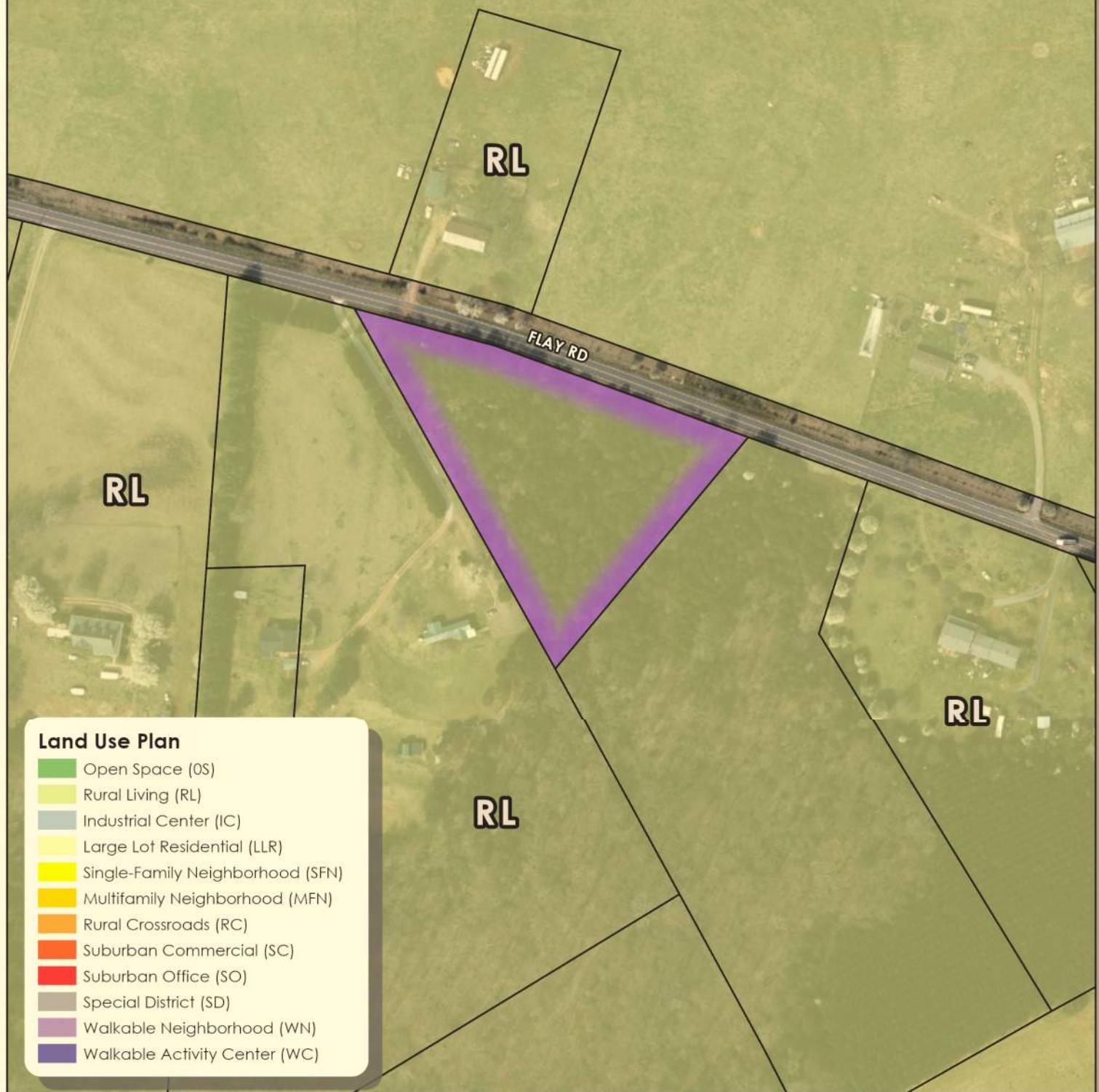
Zoning Map Amendment #682
subject property is outlined in blue



April 22, 2021

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

1:3,600
0 0.03 0.06 0.12 mi
0 0.05 0.1 0.2 km
Esri, Inc., Lincoln County, NC



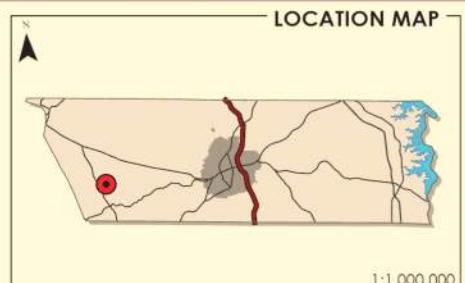
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID# 11972

- Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Purple.



Property Location(s)