



COUNTY OF LINCOLN, NORTH CAROLINA

302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092

PLANNING AND INSPECTIONS DEPARTMENT
704-736-8440 OFFICE
704-732-9010 FAX

To: George Wood
County Manager

From: Randy Hawkins
Zoning Administrator

Date: April 20, 2010

Re: Zoning Map Amendment #578
Kristi Brooks, applicant
Parcel ID# 56344

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on May 3, 2010.

Request

The applicant is requesting the rezoning of 1.9 acres from R-SF (Residential Single Family) to R-T (Transitional Residential). This property is the southern portion of a 4.3-acre parcel. R-T is a less restrictive district than R-SF in that it permits manufactured homes.

Site Area & Description

This property is located on the east side of Finley Lane about 1,200 feet north of Mount Zion Church Road in Ironton Township. It is adjoined by property zoned R-SF and R-T. Land uses in this area are predominantly residential and agricultural. The Lincoln County Land Use Plan classifies this area as Suburban Residential.



Zoning Map Change Application

Lincoln County Planning and Inspections Department
Zoning Administrator
302 N. Academy St., Lincolnton, NC 28092
Phone: (704)736-8440 FAX: (704)732-9010

Part I

Applicant Name Kristi J Brooks

Applicant Address 3434 Burgin Trail Alexis NC 28006

Applicant Phone Number 214-6362

Property Owner's Name Kristi J. Brooks

Property Owner's Address 3434 Burgin Trail Alexis NC 28006

Property Owner's Phone Number 214-6362

Part II

Property Location Faulk Lane, Alexis, NC 28006

Property ID # (10 digits) 3471-21-5644 Property Size 1.9 acres

Parcel # (5 digits) 56344 Deed Book(s) 586 Page(s) 405

Part III

Existing Zoning District R-7 Proposed Zoning District R-7

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

Undeveloped

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

Manufactured home

APPLICATION FEE (up to 2 acres \$300, 2-5 acres \$500, 5+ acre \$1,000)
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.

Kristi J. Brooks
Applicant

3/19/10
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: 4/8/2010 Scale: 1 Inch = 200 Feet

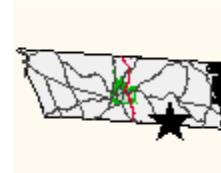
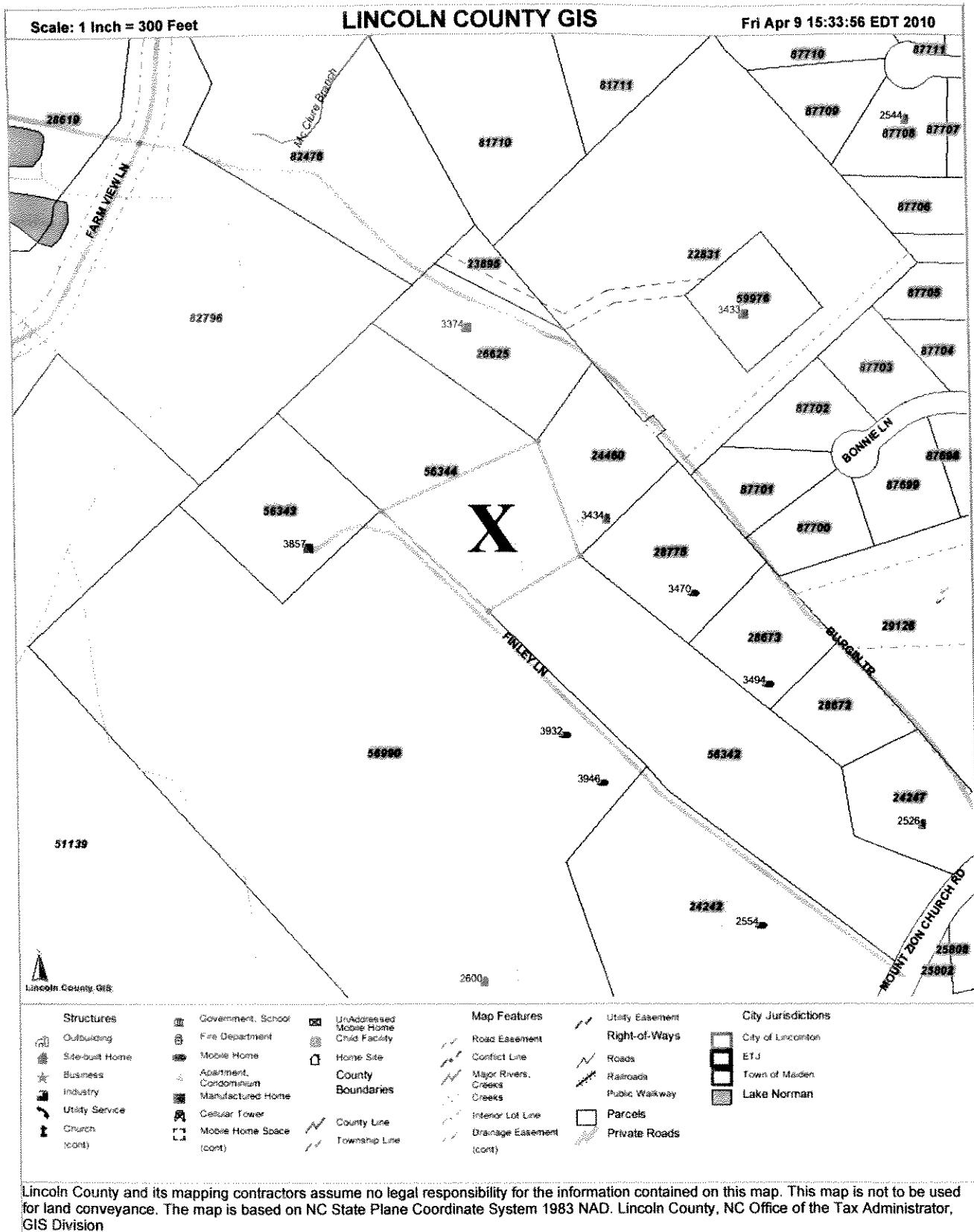

PHOTOS


Photo Not Available

PARCEL INFORMATION FOR 3671-21-5646

Parcel ID	56344	Owner	BROOKS KRISTI JONES	Sale Price Previous Parcel \$11,500
Map	3671-03	Mailing	3434 BURGIN TRL	
Account	0088961	Address	ALEXIS NC 28006	
Deed	886-405	Recorded	11/16/1994	
Land Value	\$33,960	Total Value	\$33,960	
----- All values are for tax year 2010. -----				
Description	4.301 AC A BURGIN LAND	Tax/Fire District	IRON STATION SOUTH (IS23)	
Address	FINLEY LN	Deed Acres	4.3	
Township	IRONTON	Tax Acres	4.37	
Improvement	ALEXIS No Improvements			
Zoning		Calculated Acres		Calculated Acres
District		4.37		4.37
R-SF				
Watershed Class				
Not in a watershed				
2000 Census County				
37109				
Flood		Zone Description		
X		NO FLOOD HAZARD		



Zoning Map Amendment #578

X – Property requested to be rezoned



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT

302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092
704-736-8440 OFFICE 704-736-8434 INSPECTION REQUEST LINE 704-732-9010 FAX

Zoning Amendment

Statement of Consistency and Reasonableness

Adopted by the Lincoln County Planning Board on _____

Case No. **ZMA #578**

Applicant **Kristi Brooks**

Parcel ID# **56344 (1.9-acre southern portion)**

Location **Finley Lane**

Proposed amendment **Rezone from R-SF to R-T**

This proposed amendment is

- consistent
- inconsistent

with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

This proposed amendment is

- reasonable and in the public interest
- not reasonable and not in the public interest

in that:



Lincoln County Building & Land Development

Zoning Application Background and Staff Comments

Application #
<u>ZMA #568</u>

IDENTIFYING DATA

Parcel ID: 56344 (a 1.9-acre portion)

Location of property: east side of Finley Lane about 1,200 feet north of Mount Zion Church Road

Name of current property owner: Kristi Brooks

Address of current property owner: 3434 Burgin Trail, Alexis NC, 28006

Date of application: March 19, 2010

ZONING INFORMATION

Current zoning: R-SF

Current use: undeveloped

Proposed zoning: R-T

Proposed use: manufactured home (singlewide)

Description of request: regular rezoning

Comments: At staff's recommendation, applicant opted to apply to rezone the southern portion of the parcel instead of the entire tract, so that a rezoning wouldn't isolate an adjoining parcel that's zoned R-SF from other property zoned R-SF. The southern portion of the property is the proposed site for a singlewide manufactured home. Under the Unified Development Ordinance, a request may be made to rezone a portion of a parcel provided it's possible to subdivide and develop the other portion in accordance with the existing zoning and other requirements of the UDO, which is the case here.

DIMENSIONAL REQUIREMENTS

Current zoning: R-SF

Proposed zoning: R-T

Lot area: 32,500 square feet

Lot area: 32,500 square feet

Front setback: 30 feet

Front setback: 30 feet

Side setback: 10 feet

Side setback: 10 feet

Rear setback: 40 feet

Rear setback: 40 feet

Max height: 35 feet

Max height: 35 feet

ENVIRONMENTAL

Soil type: primarily PeC2 – Pacolet sandy clay loam

Soil slopes: 8-15 percent

Building site: moderately suited

Sanitary facilities: moderately suited

HYDROLOGICAL CONDITIONS

Flood panel number: 3660

Zone: X (no flood hazard)

Is any portion of the property located in a floodplain or floodway: no

ADDITIONAL INFORMATION

What are the adjoining land uses and zoning (N, S, W & E): north – doublewide manufactured home, zoned R-SF; south – undeveloped parcel, zoned R-SF; east – site-built house, zoned R-SF; west – parcel with two singlewide mobile homes and one site-built house, zoned R-T.

List of potential uses under existing zoning: site-built house, modular home

List of potential uses under proposed zoning: site-built house, modular home, duplex, doublewide manufactured home, singlewide manufactured home

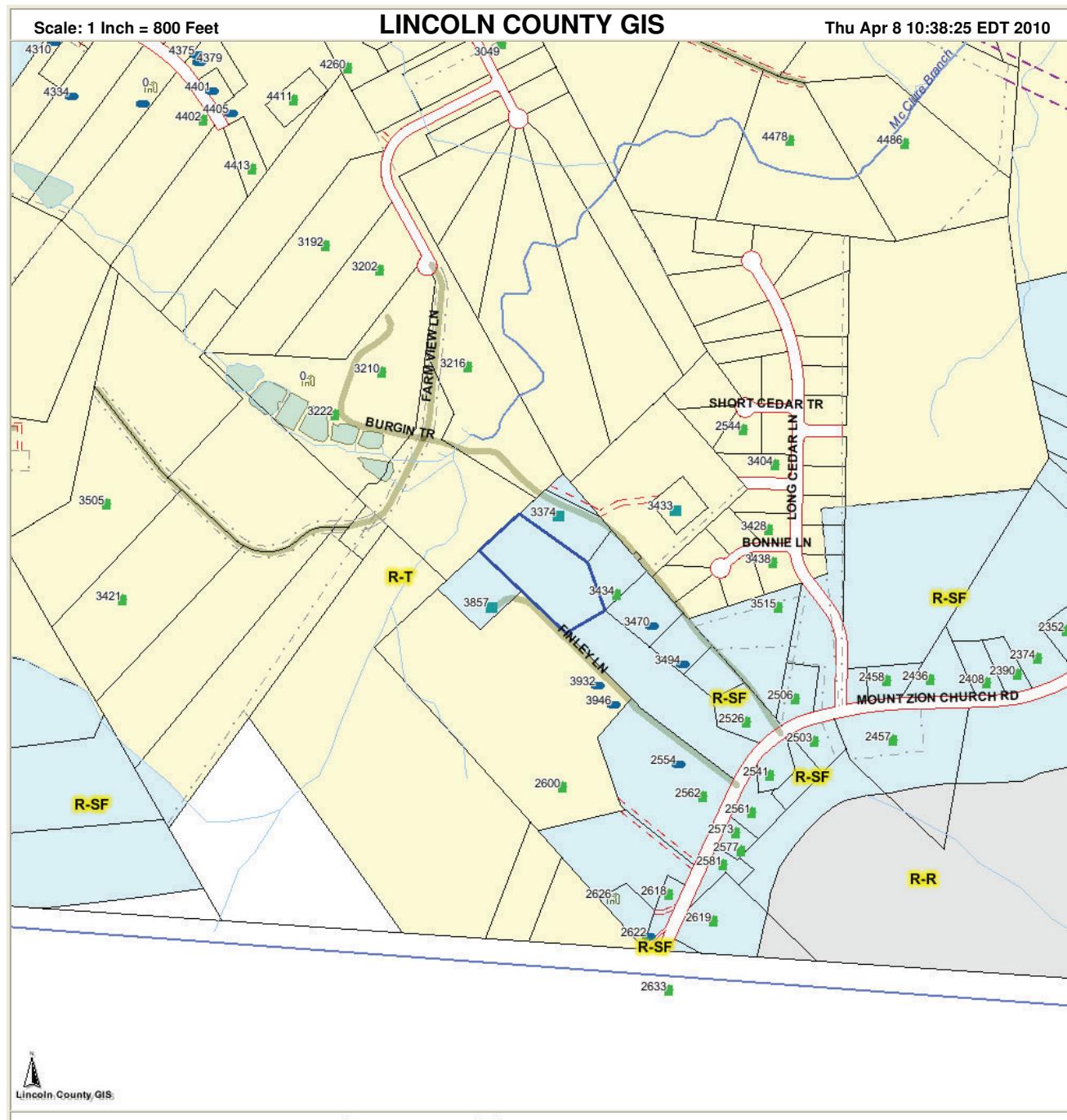
What is the stated reason for requesting the rezoning? to allow a manufactured home to be placed on the property (A potential buyer wants to place a singlewide on the property.)

LAND USE PLAN CLASSIFICATION

The Land Use Plan classifies this area as Suburban Residential. Such areas are primarily single-family in character. Future residential development is likely and encouraged, with projected densities of 1-2 units per acre, depending on the provision of utilities.

STAFF'S RECOMMENDATION AND COMMENTS

Staff recommends approval of the rezoning request. This property is adjoined by property zoned R-T. Most of the land in this area is zoned R-T. An R-SF district juts into the R-T district at this location. Manufactured homes are located on adjoining parcels.



N
Lincoln County, NC

Structures

- Outbuilding
- Site-built Home
- Business
- Industry
- Utility Service
- Church
- Government, School
- Fire Department
- Mobile Home
- Apartment, Condominium
- Manufactured Home (cont)
- Cellular Tower
- Mobile Home Space
- UnAddressed Mobile Home
- Child Facility
- Home Site
- County Boundaries
- County Line
- Township Line
- Map Features
- Road Easement
- Conflict Line (cont)

- Major Rivers, Creeks
- Creeks
- Interior Lot Line
- Drainage Easement
- Utility Easement
- Right-of-Ways
- Roads
- Railroads
- Public Walkway
- Parcels
- Private Roads
- City Jurisdictions (cont)

- City of Lincolnton
- ETJ
- Town of Maiden
- Zoning Districts
- B-G
- B-N
- I-G
- L-I
- P-MU
- P-R
- R-CR
- R-14
- R-20
- R-MF
- R-MR
- R-R
- R-S
- R-SF
- R-T
- C-B
- CBT
- G-B
- GMC
- N-B
- O-I
- P-B (cont)
- R-10
- R-15
- R-25
- R-8
- RMF
- R-O
- O-R
- ROS
- B-C
- Lake Norman

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. Lincoln County, NC Office of the Tax Administrator, GIS Division