



To: Board of Commissioners
Planning Board

From: Julie Mosteller, Planner

Date: August 19, 2022

Re: Zoning Map Amendment #702
Scott Soorus, applicant

Parcel ID# 104579

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on September 12, 2022.

Request

The applicant is requesting the rezoning of a 2.8-acre portion of a parcel from R-SF (Residential Single Family) to R-T (Transitional Residential).

Site Area & Description

The subject property is located on the north side of Wingate Hill Road about 4,000 feet west of the intersection with Beth Haven Church Road in Catawba Springs Township. It is adjoined by property zoned R-SF (Residential Single-Family) and R-T (Residential Transitional). Land use in the immediate area is residential. The subject property is located in an area designated by the Lincoln County Land Use Plan as Large Lot Residential.

Additional Information

Some permitted uses under current R-SF zoning: single family detached, modular homes.

Some permitted use under proposed R-T zoning: single family detached, modular homes, duplexes.

Adjoining zoning and uses

East: zoned R-T, residential

South: zoned R-SF, vacant

West: zoned R-SF, vacant

North: zoned R-T, vacant

Staff's Recommendation

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



Zoning Amendment

Staff's Proposed Statement of Consistency and Reasonableness

Case No. ZMA #702
Applicant Scott Soorus
Parcel ID# 104579
Location Wingate Hill Road

Proposed amendment rezone 2.8-acre portion from R-SF to R-T

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 Large Lot Residential, suitable for residential neighborhoods with streets that are rural or suburban in character.

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

The proposed use would be adjacent to land already zoned the same and used for the same purposes.



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 Scott Scorus

Applicant Address 2909 Knights Country Trail, Denver, NC 28037

Applicant Phone Number (704) 649-8640

Property Owner's Name Scott Scorus

Property Owner's Address 2909 Knights Country TR, Denver, NC, 28037

Property Owner's Phone Number (704) 649-8640

Part II

Property Location Wingate Hill Rd. (6000 Block)

Property ID # (10 digits) 104579

Property Size 12.2
2.8 need rezoned

Parcel # (5 digits) 104579 Deed Book(s) 3161 Page(s) 864

Part III

Existing Zoning District R-SF/R-T Proposed Zoning District change the 2.8 Acres from R-SF to R-T

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

Vacant land with no structures.
Being subdivided into 3 lots.

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

would like to rezone the 2.8 Acres from
R-SF to R-T, To allow the possibility to build
Duplexes on front lot.

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

Date

7/12/2022



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: 8/12/2022

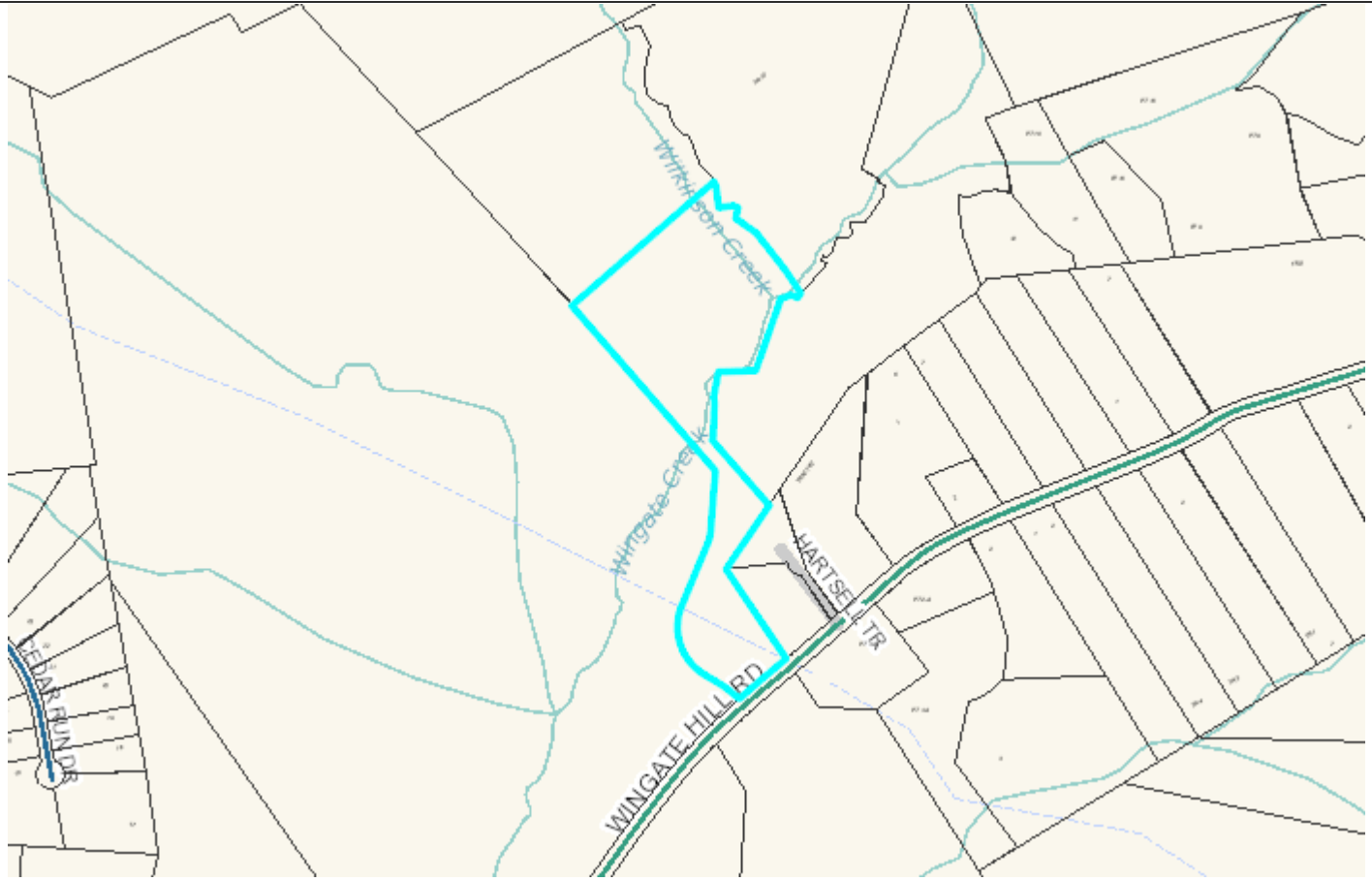


Photo Not
Available

Parcel ID	104579	Owner	SOORUS SCOTT L SOORUS KIMBERLY A			
Map	3684	Mailing	2909 KNIGHTS COUNTRY TRAIL			
Account	0279110	Address	DENVER, NC 28037			
Deed	3161 864	Last Transaction Date	05/04/2022	Sale Price	\$0	
Plat		Subdivision	W A POOLE EST	Lot	TR 10	
Land Value	Work in Progress	Improvement Value	Work in Progress	Total Value	Work in Progress	
Previous Parcel	103878					
-----All values for Tax Year 2022 -----						
Description	PT TR 10 W A POOLE EST			Deed Acres	12.38	
Address	WINGATE HILL RD			Tax Acres	12.224	
Township	CATAWBA SPRINGS			Tax/Fire District	DENVER	
Main Improvement				Value		
Main Sq Feet		Stories		Year Built		
Zoning District	Calc Acres	Voting Precinct		Calc Acres		
R-SF	2.8	DW28		12.22		
R-T	9.42					
Watershed		Sewer District				
12.22				12.22		
Census County		Tract	Block			
109		070902	1001		6.05	
109		070902	1000		6.17	
Flood Zone Description				Panel		
X	NO FLOOD HAZARD			3710368400 8.21		
AE	SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100 YEAR			3710368400 4.01		

ZMA #702 Scott Soorus

1 in. = 400 ft.



R-SF

R-T



R-SF

R-SF

R-T

County Zoning

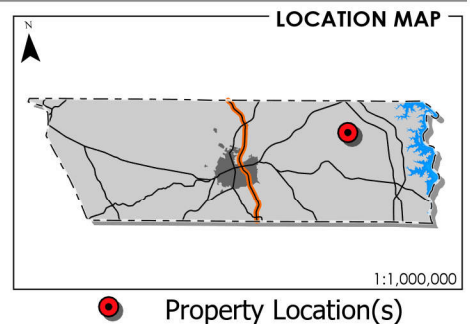
County Residential District

-  R-T Residential Transitional
-  R-SF Residential Single-Family

Parcel ID # 104579

 - Property Location(s)

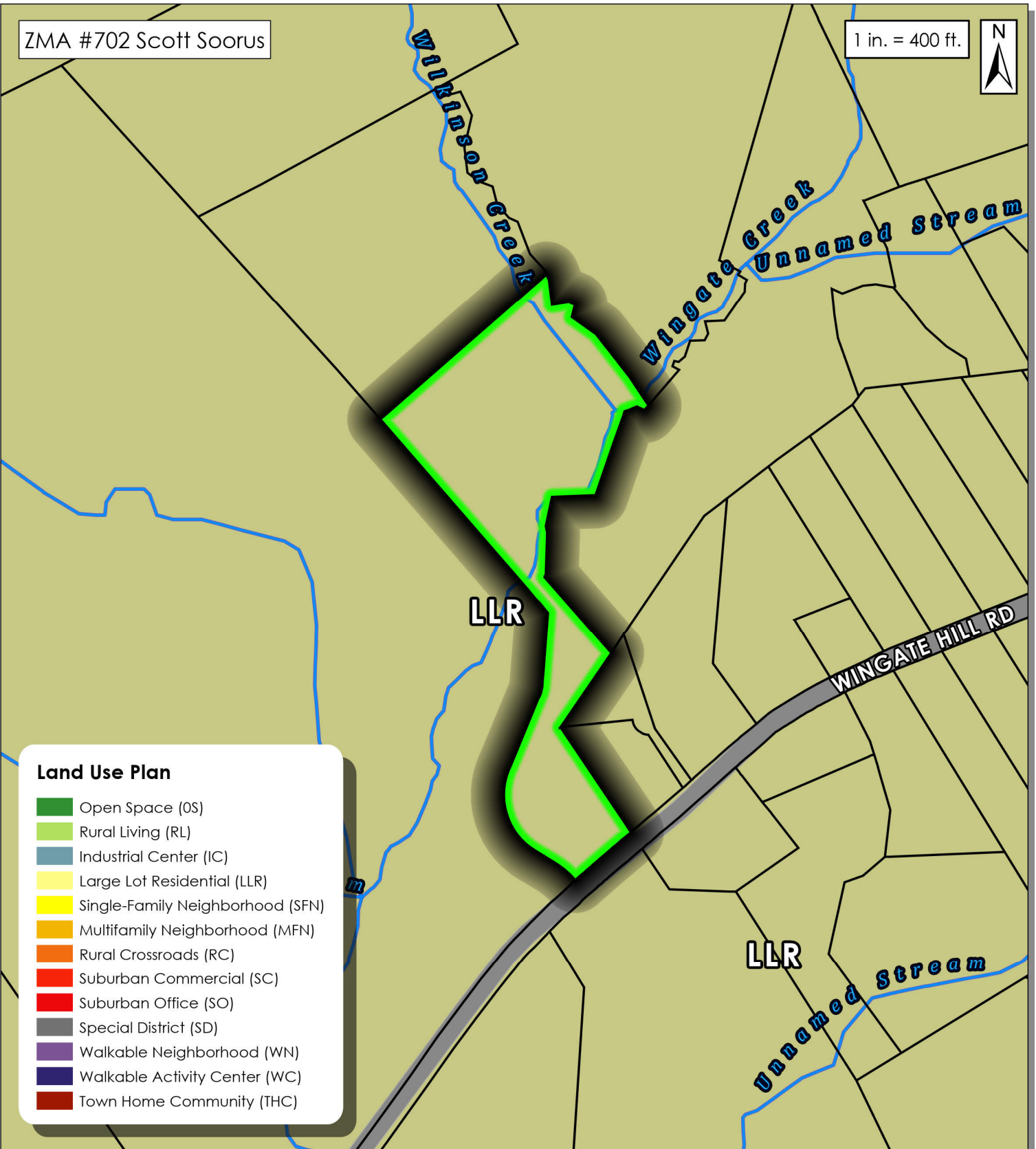
See Attached Application for Parcel Information
















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

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1 in. = 400 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)
-  Town Home Community (THC)



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