



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 Soorus
Applicant Address 2909 Knights Country Trl, Denver, NC 28037
Applicant Phone Number (704) 649-8640
Property Owner's Name Scott Soorus
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
Parcel # (5 digits) 104579 Deed Book(s) 3161 Page(s) 864

Part III

Existing Zoning District R-SF & R-T Proposed Zoning District R-T *Change the 2.8 Acres to R-T*

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

Varant 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.

MM
Applicant

7/18/2022

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: 8/12/2022

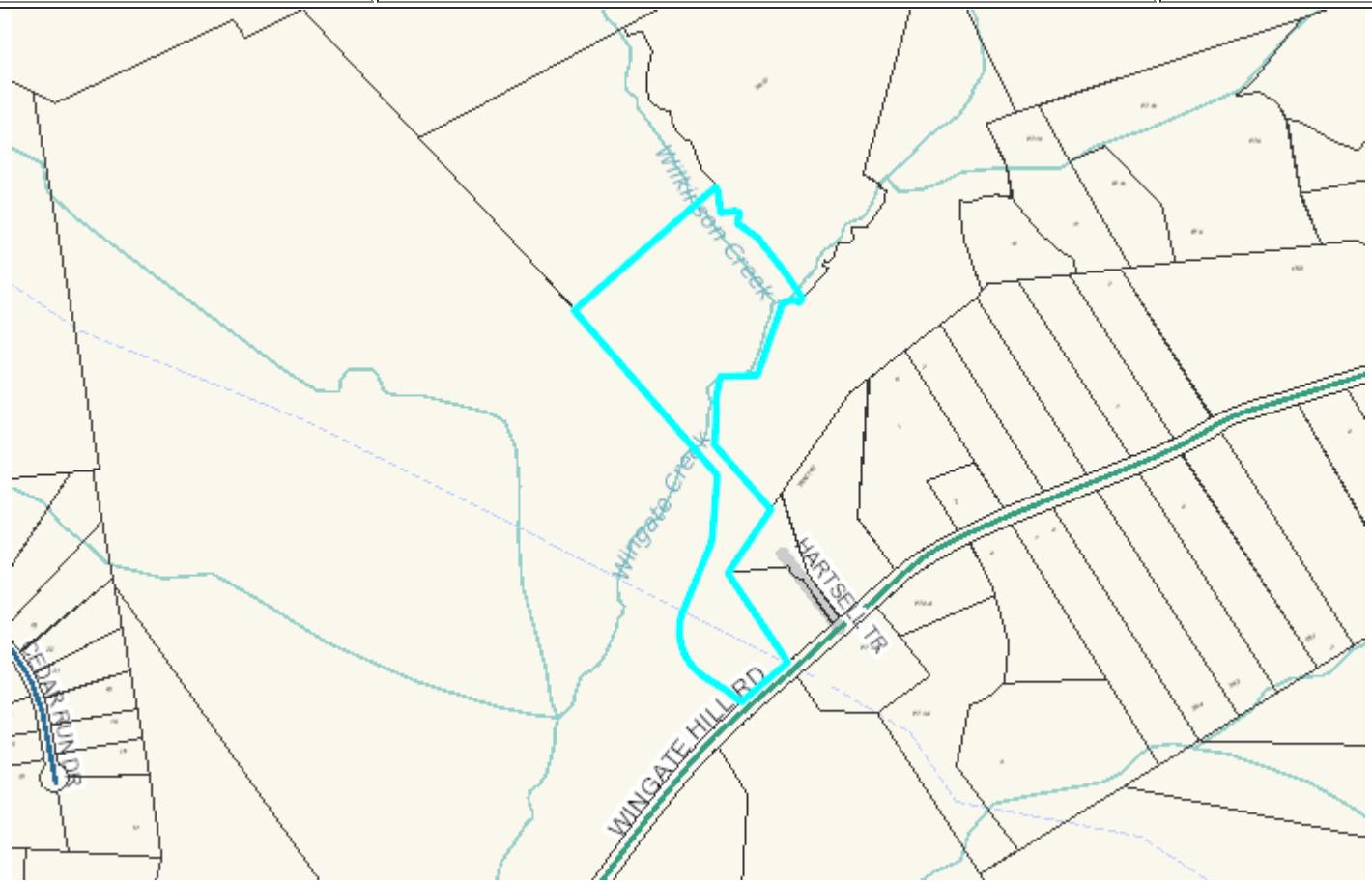
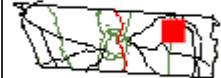


Photo Not Available

Parcel ID	104579	Owner	SOORUS SCOTT L SOORUS KIMBERLY A
Map	3684	Mailing Address	2909 KNIGHTS COUNTRY TRAIL DENVER, NC 28037
Account	0279110	Last Transaction Date	05/04/2022
Deed	3161 864	Subdivision	W A POOLE EST
Plat		Improvement Value	Sale Price \$0
Land Value	Work in Progress	Work in Progress	Lot Total Value
Previous Parcel	103878	Work in Progress	TR 10 Work in Progress
-----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

Unnamed Stream

Wilkinson Creek

Wingate Creek

Unnamed Stream

WINGATE HILL RD

2737

6297

6315

6337

6389

6350

6342

6271

6296

6254

6298

6324

R-T

6262

6299

Unnamed Stream

County Zoning

County Residential District

R-T Residential Transitional

R-SF Residential Single-Family



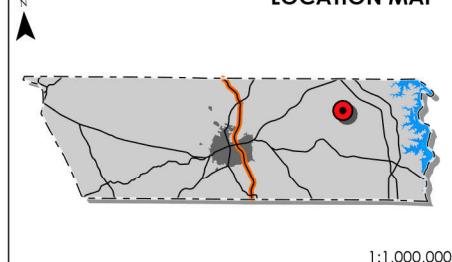
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID # 104579

- Property Location(s)

See Attached Application for Parcel Information

LOCATION MAP

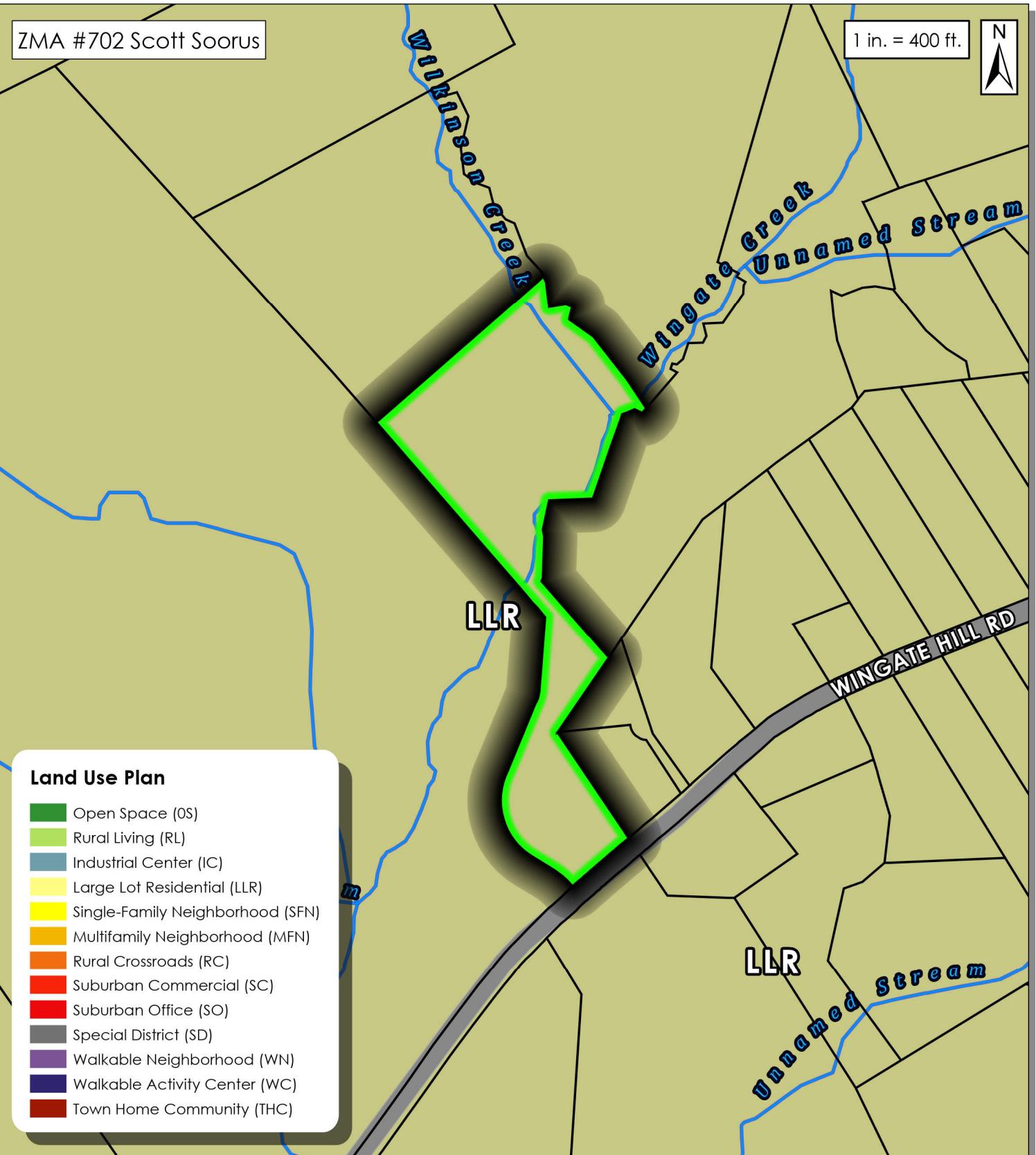


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ZMA #702 Scott Soorus

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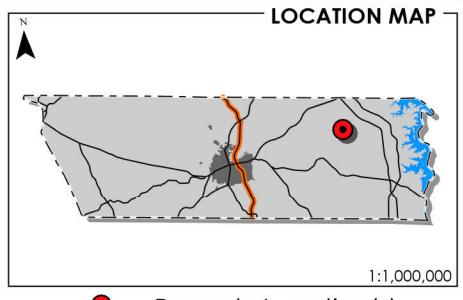


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