



PLANNING & INSPECTIONS DEPARTMENT
Joshua L. Grant, Manager

To: Board of County Commissioners
Planning Board

From: Joshua L. Grant, Division Manager

Date: February 12, 2024

Re: ZMA #729
Susan Donaldson, applicant
Parcel ID# 23031

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on March 4, 2024.

Request

The applicant is requesting the rezoning of 2.66 acres from R-SF (Residential-Single Family) to R-T (Residential-Transitional). This property is currently vacant and the stated purpose of the request in the application is to allow for new manufactured homes.

Site Area and Description

The subject property is located at the south side of King Wilkinson Road about 400 feet east of the intersection with Amity Church Road in Ironton Township. The property is adjoined by property zoned R-T (Residential-Transitional). Land uses in this area include residential, civic, and agricultural uses comprising of a mixture of single-family detached housing, manufactured or modular homes, a church, and farm buildings.

Plan Conformance

This property is designated by the Lincoln County Land Use Plan as Large Lot Residential, suitable for single-family homes and other associated civic or agricultural structures.



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Additional Information

Permitted uses under current zoning: Single-Family (stick built) detached, Modular
Permitted uses under proposed zoning: Single-Family detached, Modular, Manufactured housing,
Two-Family dwelling (duplex)

Staff's Recommendation

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



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Joshua L. Grant, Manager

Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness

Case No. **ZMA #729**
Applicant **Susan Donaldson**
Parcel ID# **23031**
Location **King Wilkinson Rd. 400 feet east of Amity Church intersection**
Proposed amendment **The applicant is requesting the rezoning of 2.66 acres from R-SF (Residential-Single Family) to R-T (Residential-Transitional). This property is currently vacant and the stated purpose of the request in the application is to allow for new manufactured homes.**

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 Large Lot Residential, which is suitable for Single-Family residential housing.

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

The subject property is located in an area that is primarily single-family residential including a mixture of housing types comprising of stick built homes, manufactured housing and modular homes.



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 Susan Donaldson

Applicant Address 2760 Fay Jones Rd Denver NC 28037

Applicant Phone Number 704-400-3448

Property Owner's Name Susan + Michael Donaldson

Property Owner's Address 2760 Fay Jones Rd Denver NC 28037

Property Owner's Phone Number 704-400-3448

Part II

Property Location King Wilkinson Rd Denver

Property ID # (10 digits) 3664990335 Property Size 2.66

Parcel # (5 digits) 23031 Deed Book(s) 3296 Page(s) 185

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.

Vacant Land

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

New manufactured Homes

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.

Susan Donaldson
Applicant

1-10-24
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: 1/10/2024 Scale: 1 Inch = 200 Feet

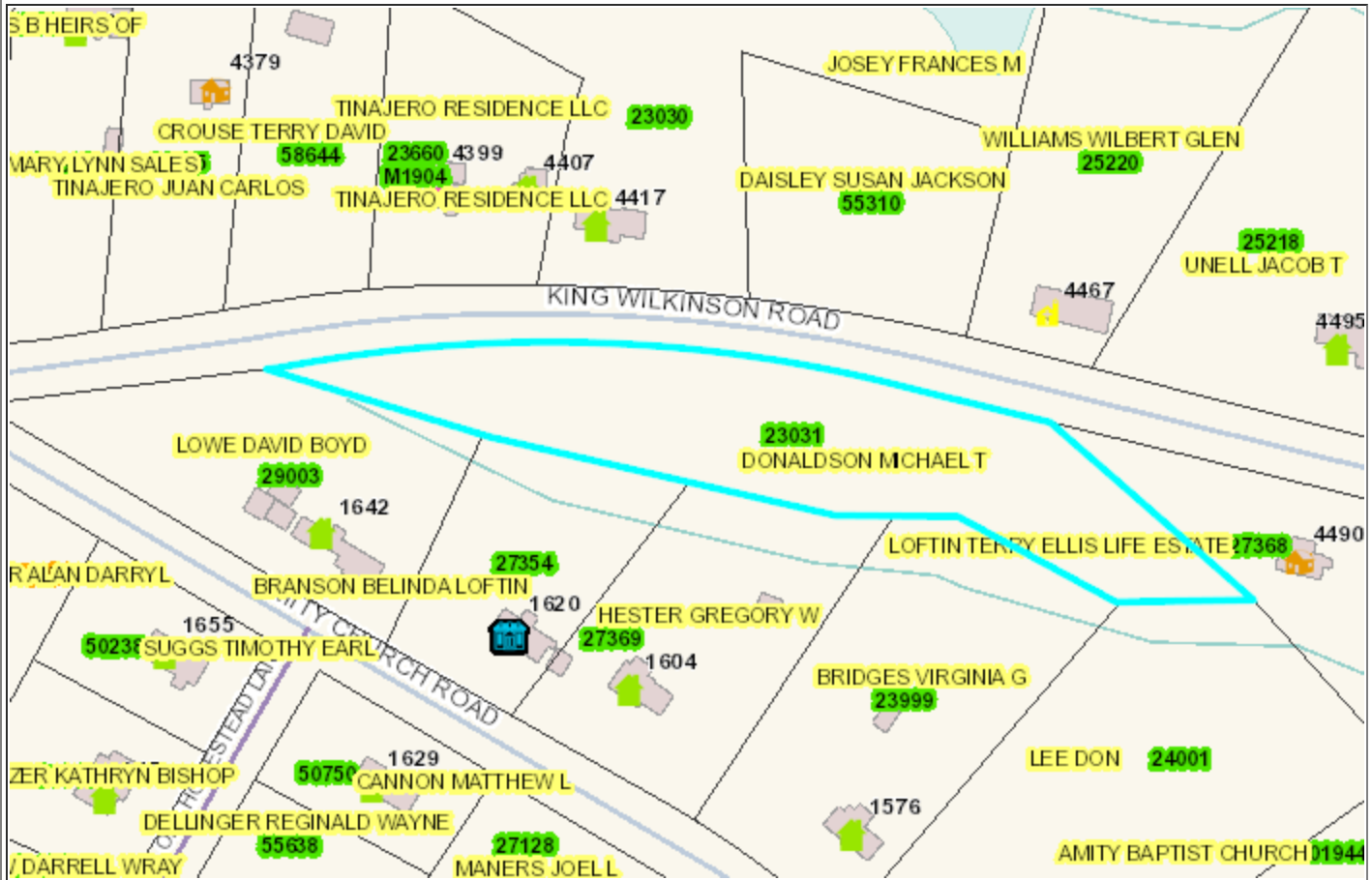
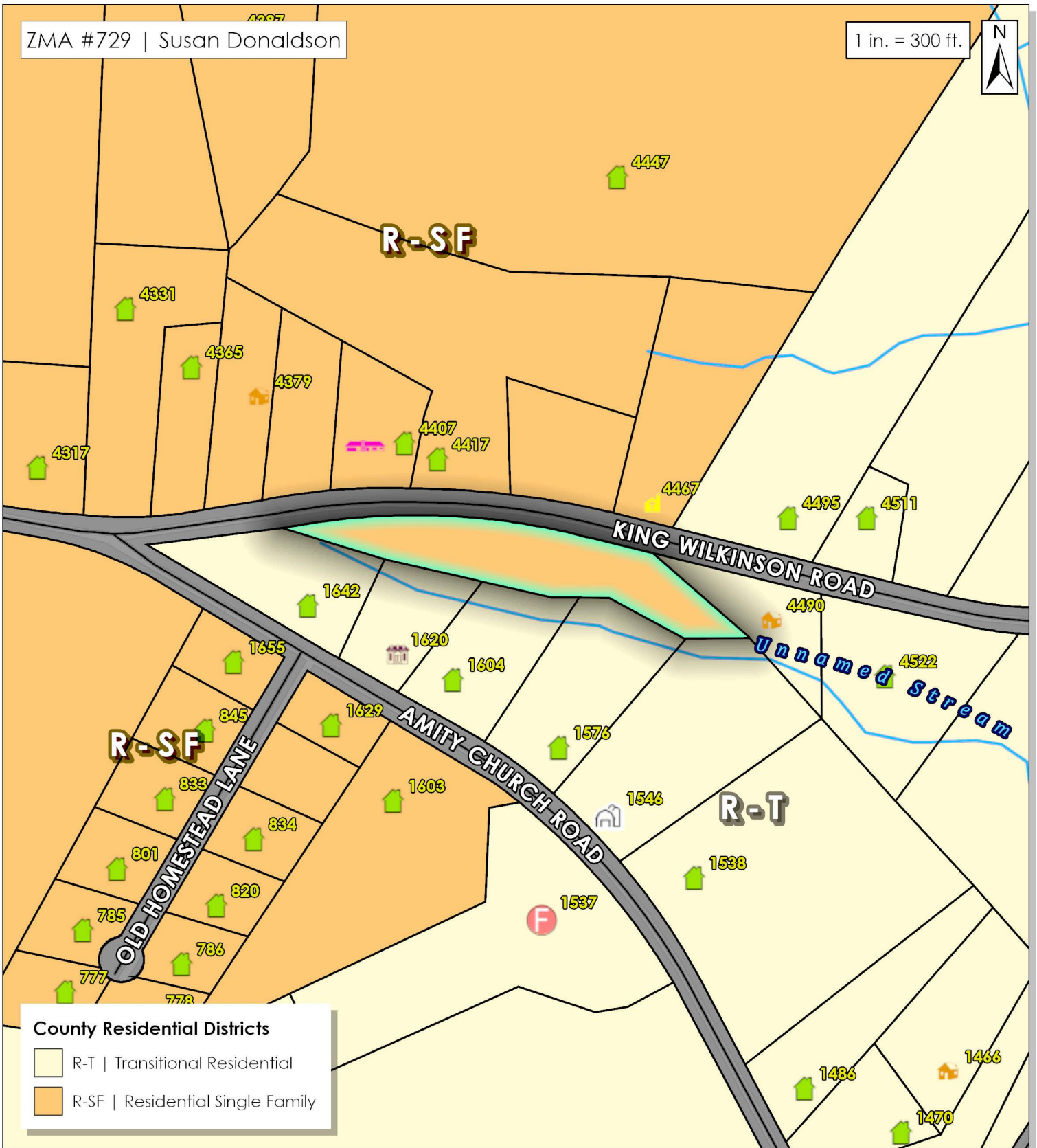


Photo Not
Available

Parcel ID	23031	Owner	DONALDSON MICHAEL T DONALDSON SUSAN A
Map	3664	Mailing	PO BOX 372
Account	0255731	Address	DENVER, NC 28037
Deed	3296 185	Last Transaction Date	12/21/2023
Plat		Subdivision	
Land Value	\$47,481	Improvement Value	\$0
Previous Parcel		Sale Price	\$80,500
		Lot	
		Total Value	\$47,481
-----All values for Tax Year 2023 -----			
Description	BRIDGES LAND RD 1349		Deed Acres 3
Address	KING WILKINSON RD		Tax Acres 2.66
Township	IRONTON		Tax/Fire District PUMPKIN CENTER
Main Improvement			Value
Main Sq Feet	Stories	Year Built	
Zoning District	Calc Acres	Voting Precinct	Calc Acres
R-SF	2.66	PC22	2.66
Watershed	2.66	Sewer District	2.66
Census County	109	Tract	070902
		Block	2017
			2.66
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710366400	2.66

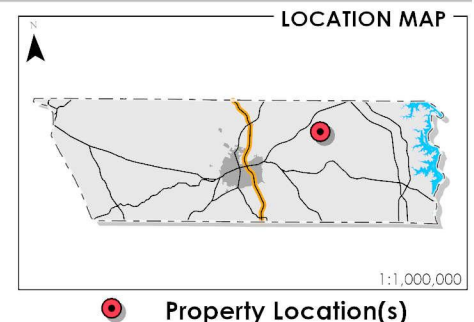


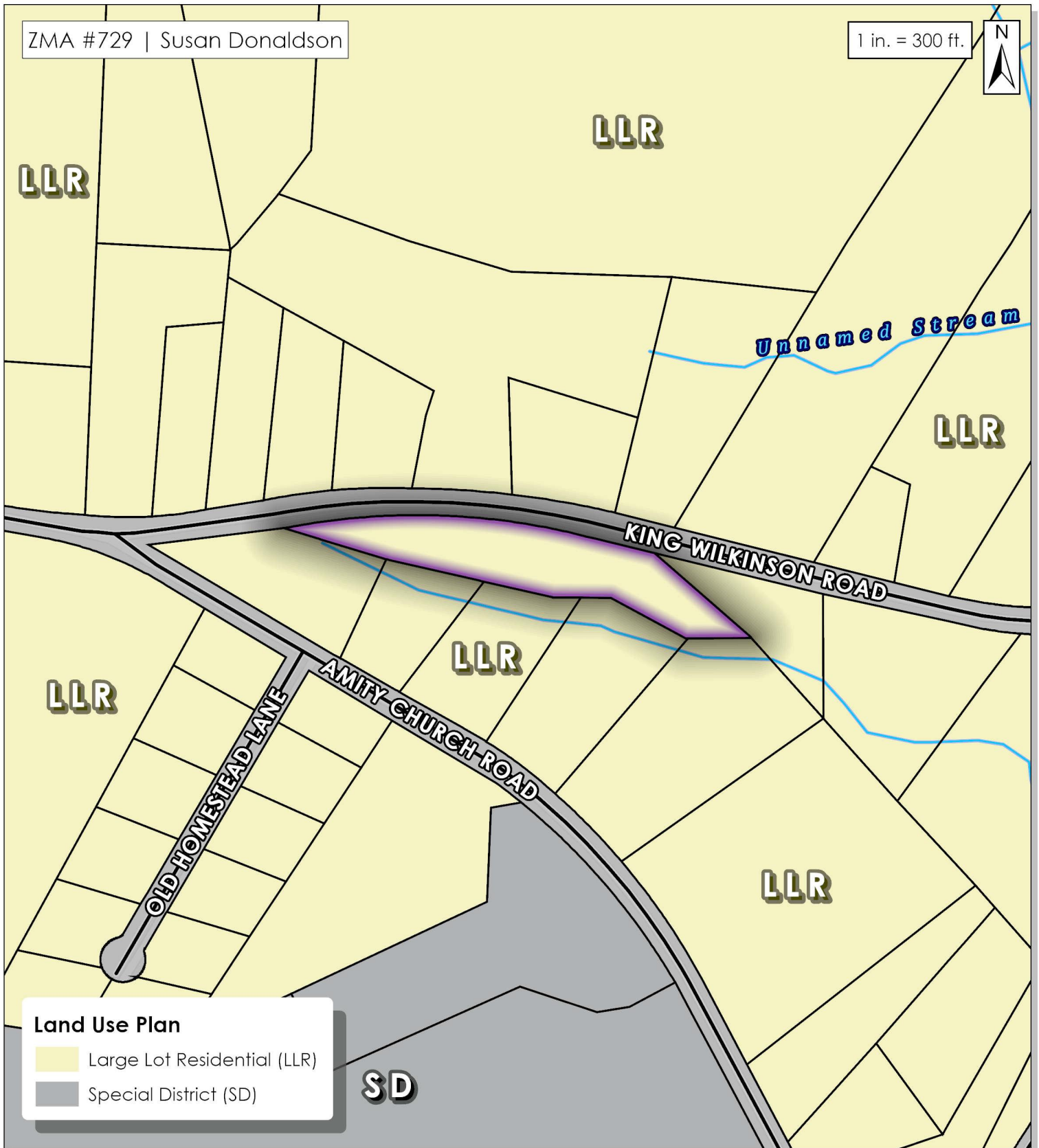
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID # 23031

 - Property Location(s)

See Attached Application for Parcel Information





Land Use Plan

-  Large Lot Residential (LLR)
-  Special District (SD)

Parcel ID # 23031

 - Property Location(s)

See Attached Application for Parcel Information



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LOCATION MAP

