



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.



**PLANNING & INSPECTIONS DEPARTMENT**

Joshua L. Grant, Manager

**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.



PLANNING & INSPECTIONS DEPARTMENT  
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

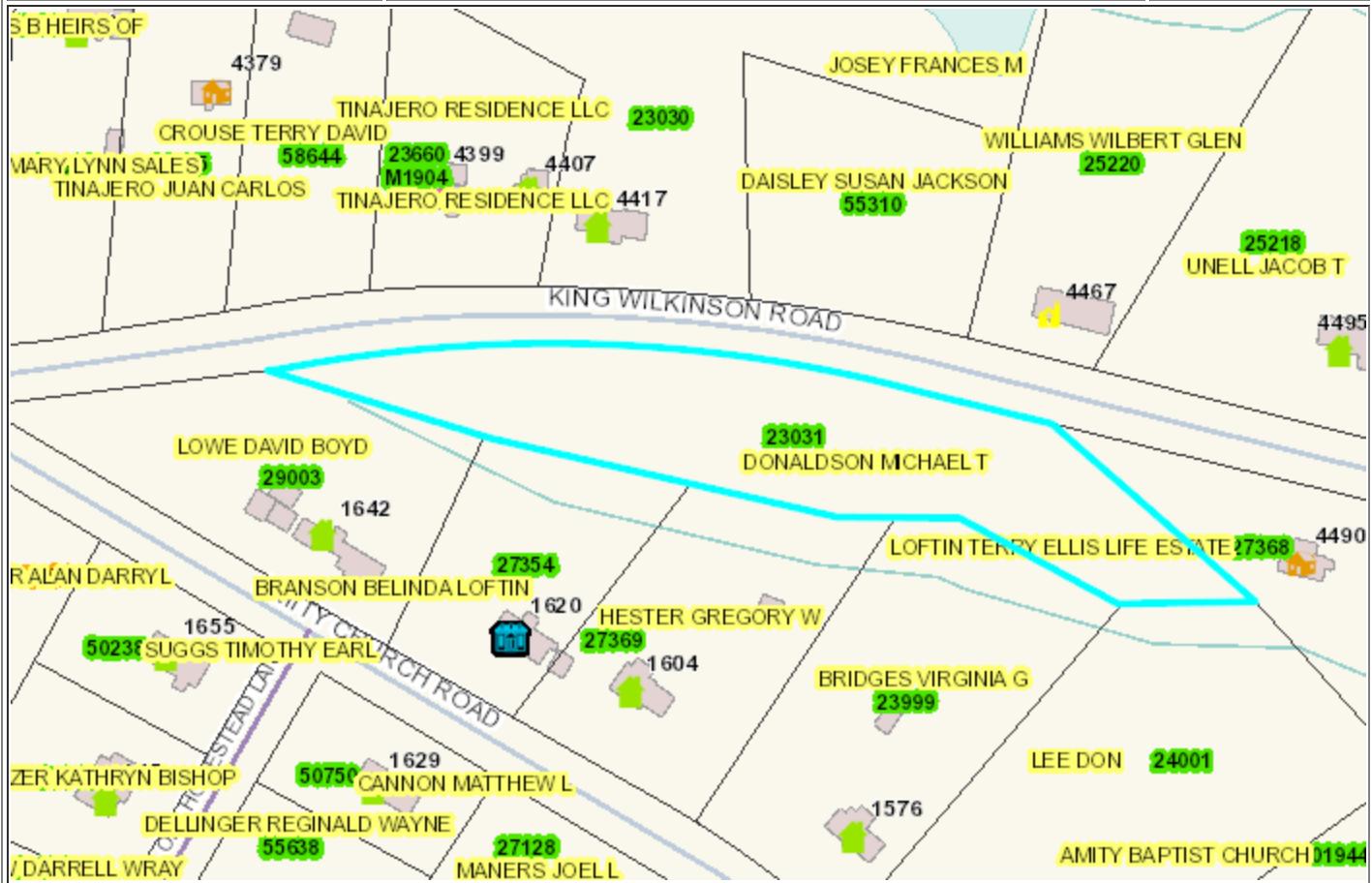
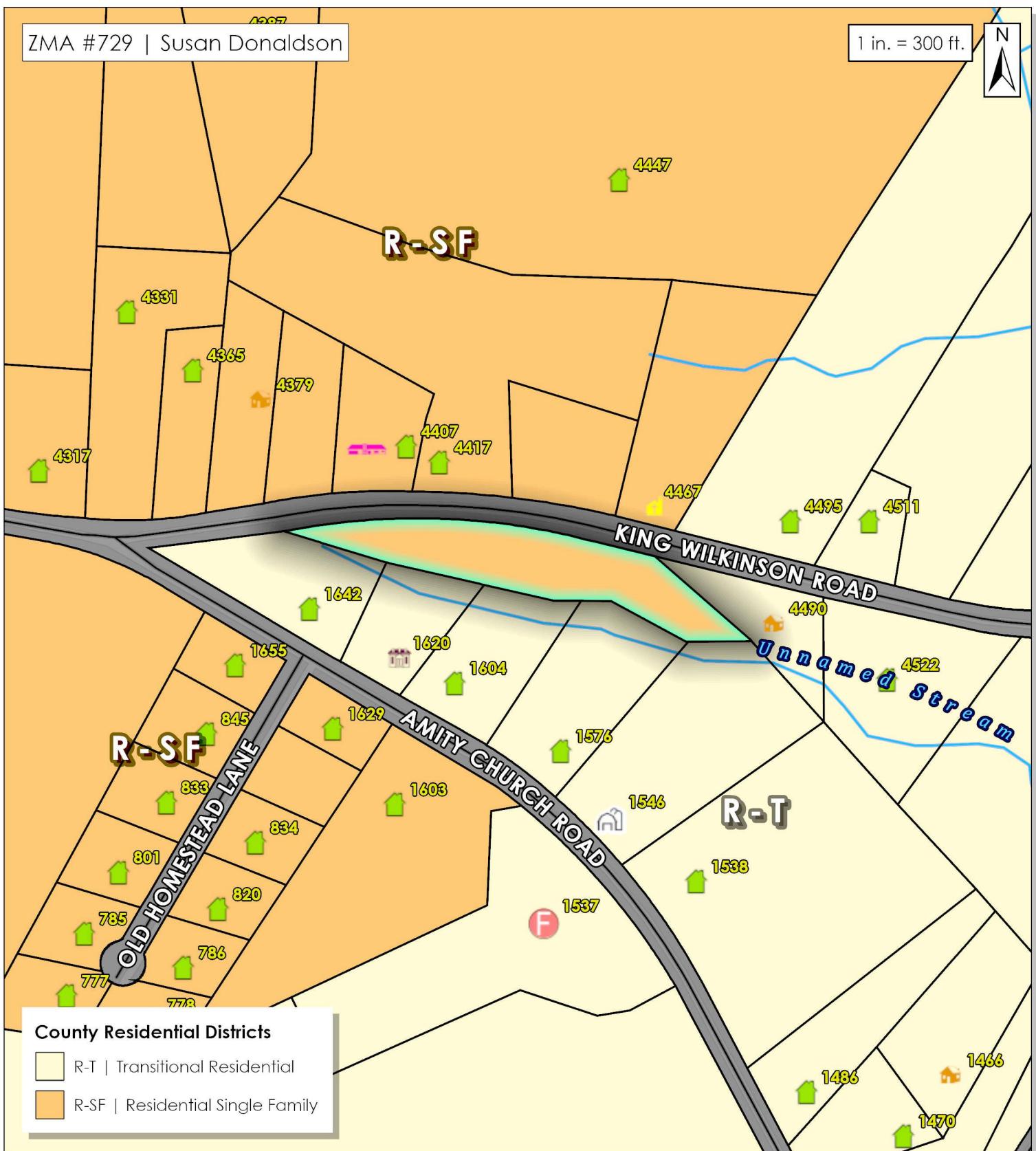


Photo Not Available

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

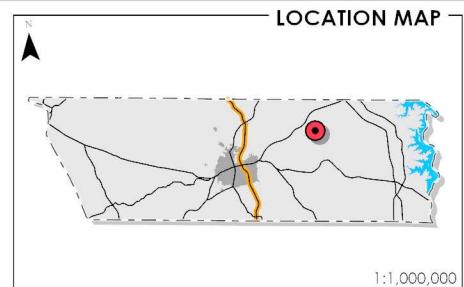


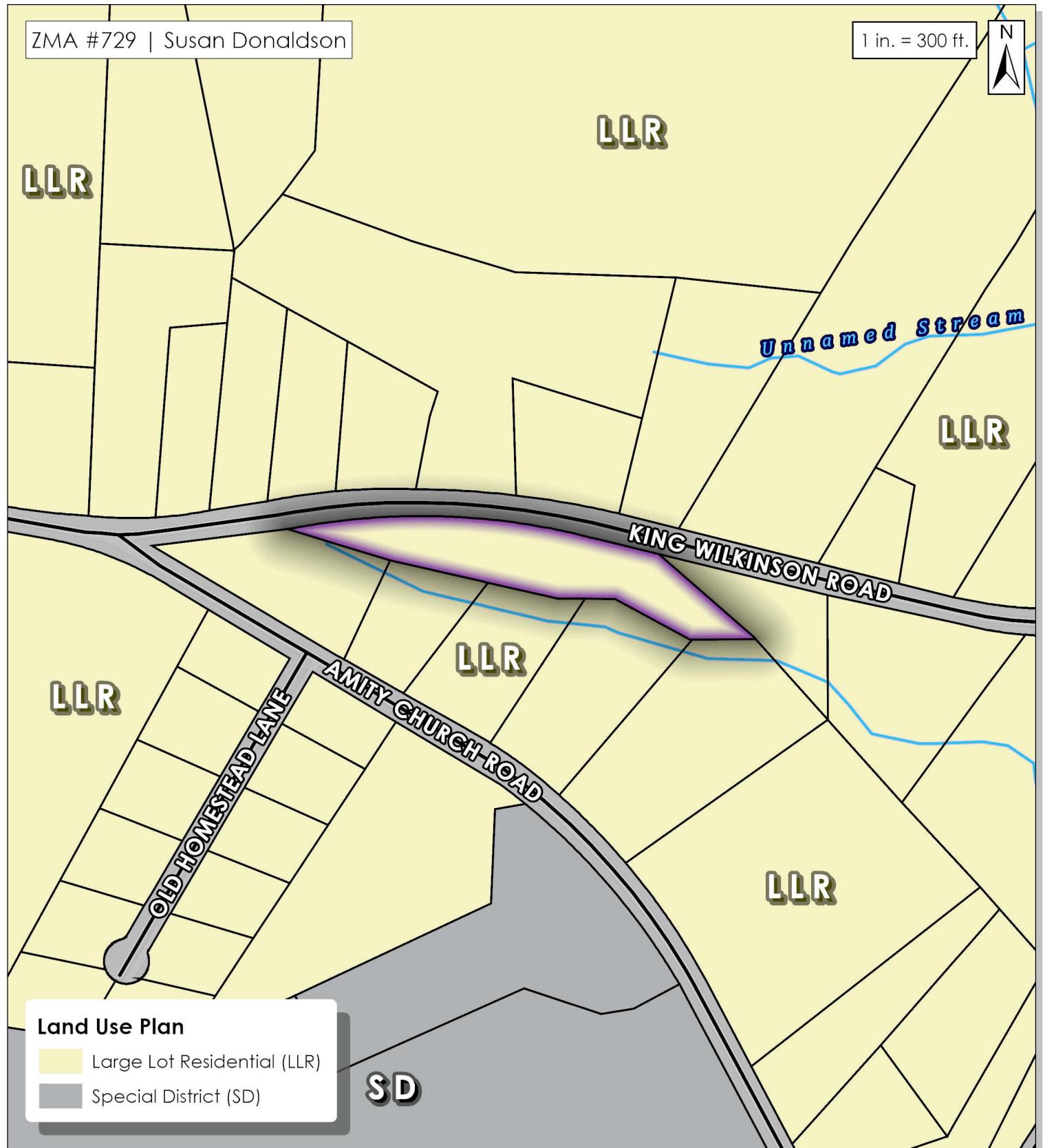
Lincoln County  
Planning & Inspections  
115 W. Main St  
3rd Floor  
Lincolnton, NC 28092

Parcel ID # 23031

- Property Location(s)

See Attached Application for Parcel Information





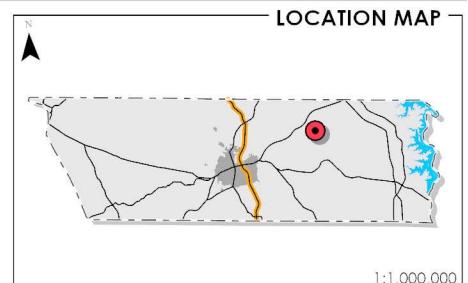
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