



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners
Planning Board

From: Jeremiah Combs, Planner

Date: April 15, 2024

Re: ZMA #732
Norman Builders, LLC, applicant
Parcel ID# 12639 and 12640

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on May 6, 2024.

Request

The applicant is requesting the rezoning of 5.98 acres from R-SF (Residential Single-Family) to R-T (Transitional Residential).

Site Area and Description

The subject property is located at on the east side of Gilbert Road at the intersection with N.C. 27 in Howards Creek Township. The property is adjoined by property zoned R-T (Transitional Residential) and R-SF (Residential Single-Family). Land uses in this area are primarily residential and agricultural uses.

Plan Conformance

This property is located in an area that is designated by the Lincoln County Land Use Plan as Rural Living, suitable for residential uses on large lots with small nodes of commercial activity concentrated at rural crossroads. The development pattern is characterized by large lots, abundant open space and a high degree of separation between buildings.



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Additional Information

Permitted uses under current zoning: single-family home (site-built or modular)

Permitted uses under proposed zoning: single-family home (site-built or modular), two-family home, doublewide manufactured home, singlewide manufactured home

Staff's Recommendation

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



PLANNING & INSPECTIONS DEPARTMENT

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Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness

Case No. **ZMA #732**
Applicant **Norman Builders, LLC**
Parcel ID# **12639 and 12640**
Location **east side of Gilbert Road at the intersection with N.C. 27**
Proposed amendment **Rezone 5.98 acres from R-SF (Residential Single-Family) to R-T (Transitional Residential)**

This proposed amendment **is consistent** with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

The permitted uses and the lot dimensional standards in the R-T district are consistent with the development characteristics described in the Rural Living community type.

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

This property is adjoined by a large R-T district, which provides more housing options than the R-SF district.



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 Naman Builders LLC

Applicant Address PO Box 125 Crouse NC 28033

Applicant Phone Number 980-429-3067

Property Owner's Name estate of Gregory Gilbert

Property Owner's Address 3056 W NC 27 Hwy

Property Owner's Phone Number _____

Part II

Property Location off Hwy 27 and Gilbert rd

Property ID # (10 digits) _____ Property Size 3.561

Parcel # (5 digits) 12640 Deed Book(s) _____ Page(s) 2.423

Part III

Existing Zoning District R-5F 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.

Brick veneer two family Home

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

[Signature]

Date

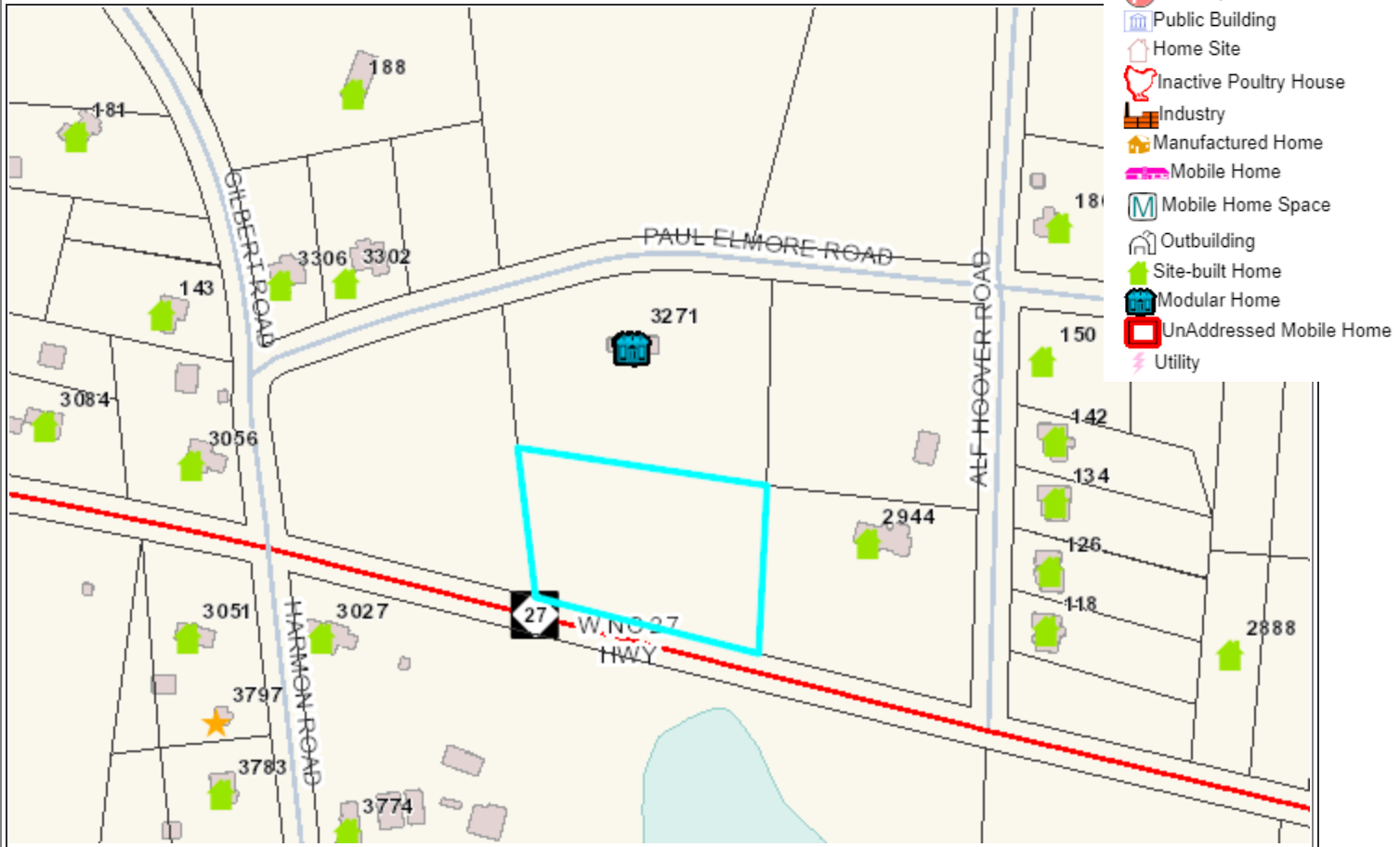
03-22-24



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: 4/16/2024 Scale: 1 Inch = 300 Feet



- \$ ATM
- Active Poultry House
- Apartment, Condominium
- Business
- Cell Tower
- Child Facility
- Church
- Fire Department
- Public Building
- Home Site
- Inactive Poultry House
- Industry
- Manufactured Home
- Mobile Home
- Mobile Home Space
- Outbuilding
- Site-built Home
- Modular Home
- UnAddressed Mobile Home
- Utility



Photo Not Available

Parcel ID	12639	Owner	GILBERT GREGORY WINDALL AKA GILBERT GREGORY WINDELL	
Map	3603	Mailing	3056 W NC 27 HWY	
Account	0269324	Address	LINCOLNTON, NC 28092	
Deed	13E 199	Last Transaction Date	04/09/2013	Sale Price \$0
Plat		Subdivision	B P COSTNER	Lot 6
Land Value	\$42,637	Improvement Value	\$0	Total Value \$42,637

Previous Parcel

-----All values for Tax Year 2024 -----

Description	B P COSTNER #6 RD 27		Deed Acres	2.81
Address	W NC 27 HWY		Tax Acres	2.423
Township	HOWARDS CREEK		Tax/Fire District	HOWARDS CREEK
Main Improvement			Value	
Main Sq Feet		Stories	Year Built	
Zoning District	Calc Acres	Voting Precinct Calc Acres		
R-SF	2.42	HC33	2.42	
Watershed	2.42	Sewer District	2.42	
Census County	109	Tract	070700	Block 2042 2.42
Flood	X	Zone Description	NO FLOOD HAZARD	
		Panel	3710360300	2.42



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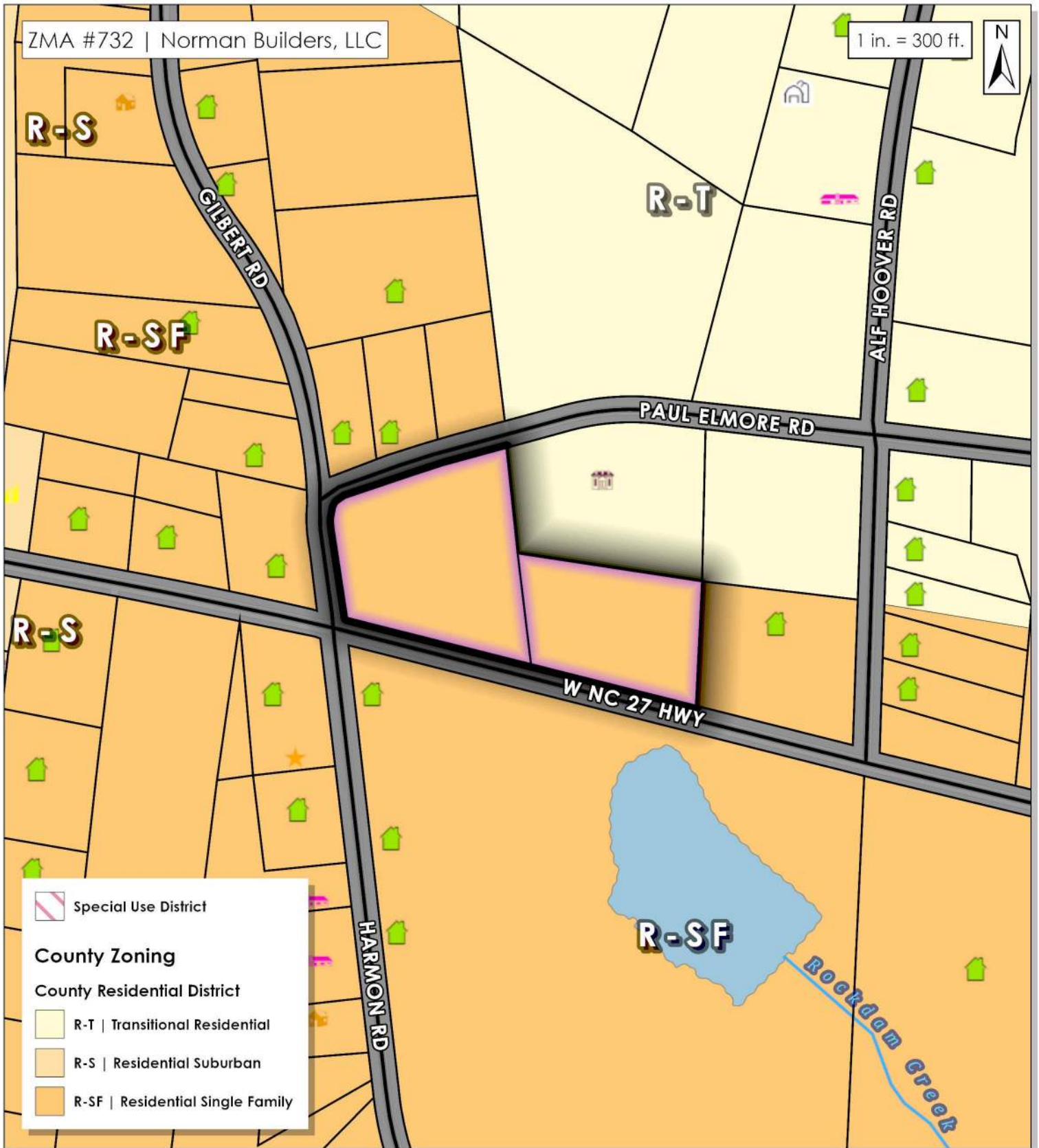


Photo Not Available

Parcel ID	12640	Owner	GILBERT GREGORY WINDALL AKA GILBERT GREGORY WINDELL	
Map	3603	Mailing	3056 W NC 27 HWY	
Account	0269324	Address	LINCOLNTON, NC 28092	
Deed	13E 199	Last Transaction Date	04/09/2013	Sale Price \$0
Plat		Subdivision	B P COSTNER	Lot 7
Land Value	\$56,341	Improvement Value	\$0	Total Value \$56,341
Previous Parcel				
-----All values for Tax Year 2024 -----				
Description	B P COSTNER #7 RD 27		Deed Acres	4.35
Address	W NC 27 HWY		Tax Acres	3.561
Township	HOWARDS CREEK		Tax/Fire District	HOWARDS CREEK
Main Improvement			Value	
Main Sq Feet		Stories	Year Built	
Zoning District	Calc Acres	Voting Precinct Calc Acres		
R-SF	3.56	HC33	3.56	
Watershed	3.56	Sewer District	3.56	
Census County	109	Tract	Block	3.56
		070700	2042	
Flood	Zone Description	Panel		
X	NO FLOOD HAZARD	3710360300	3.56	

ZMA #732 | Norman Builders, LLC


1 in. = 300 ft.



 Special Use District

County Zoning

County Residential District

-  R-T | Transitional Residential
-  R-S | Residential Suburban
-  R-SF | Residential Single Family



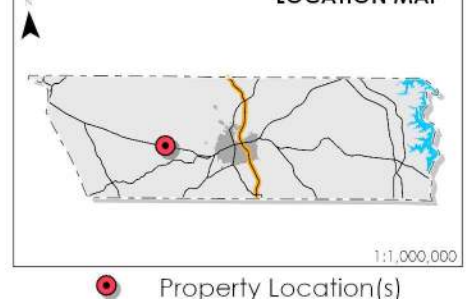
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092


Parcel ID # 12639 & 12640

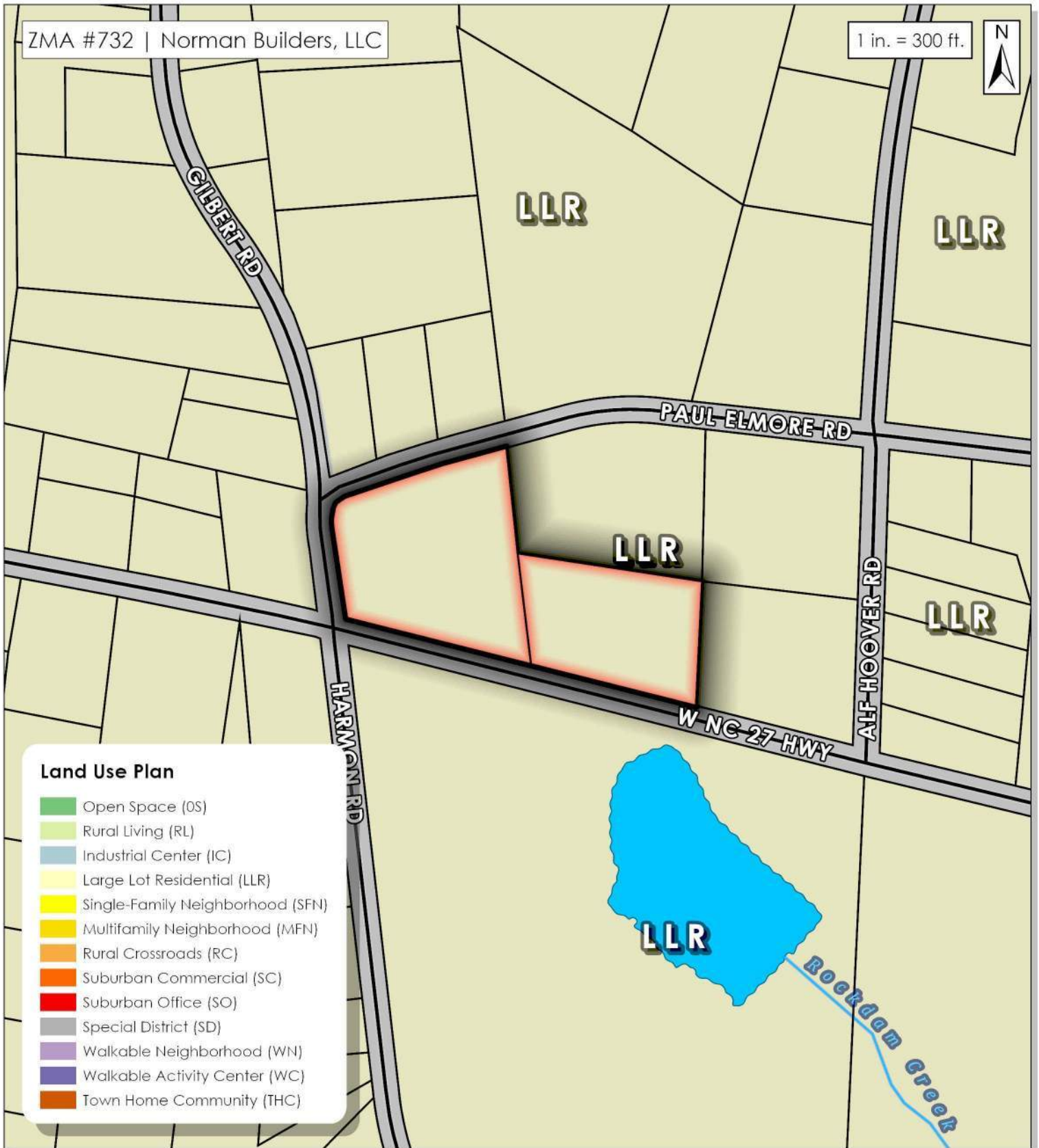
 - Property Location(s)

See Attached Application for Parcel Information

LOCATION MAP



 Property Location(s)



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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LOCATION MAP

