



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners
Planning Board

From: Jeremiah Combs, Planner

Date: October 14, 2024

Re: ZMA #741
Jerry Towery, applicant
Parcel ID# 13668

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

Request

The applicant is requesting the rezoning of a 1.26-acre portion of a parcel from R-SF (Residential Single Family) to R-R (Rural Residential).

Site Area and Description

The subject property is located at 4766 Lama Lane about 3000 feet south of Shoal Road in Howards Creek Township. The property is surrounded by property zoned R-SF (Residential Single-Family). Land uses in this area include residential and agricultural uses.

Plan Conformance

This property is located within 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 in current district

site-built single-family home
modular single-family home

Permitted uses in proposed district

site-built single-family home
modular single-family home
two-family home (duplex)
manufactured home

This parcel is located within the WS-II Protected Area of the Indian Creek Watershed, which limits the density of developments with single-family homes to 1.0 unit per acre. All other permitted residential and nonresidential developments are limited to a maximum impervious coverage of 12% of the project area. However, under the 10/70 option, 10 percent of the acreage in the watershed district may be developed with new nonresidential projects having up to 70% impervious surface area. Approval is on a project-by-project basis, subject to the issuance of a special use permit by the Board of Commissioners.

Staff's Recommendation

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



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Zoning Amendment
Staff's Proposed Statement of Consistency and Reasonableness

Case No. **ZMA #741**

Applicant **Jerry Towery**

Parcel ID# **13668**

Location **4766 Lama Lane**

Proposed amendment **Rezone 1.26 acres from R-SF (Residential Single Family) to R-R (Rural Residential)**

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

The residential uses permitted in the R-R district are consistent with the recommended uses in the Rural Living community type, and the proposed 1.26-acre lot is consistent with the development dimensional recommendations in the Rural Living community type.

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

There is a mixture of housing types in the surrounding area and a large R-R district within 1000 feet of this property.



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 JERRY C. TOWERY

Applicant Address 4766 LAMA LANE LINCOLNTON

Applicant Phone Number 704-735-2533

Property Owner's Name Jerry C. Towery

Property Owner's Address 4766 LAMA LANE

Property Owner's Phone Number 704-735-2533

Part II

Property Location 4766 LAMA LANE

Property ID # (10 digits) 2692-29-3127 Property Size 1.264 acres

Parcel # (5 digits) 13668 Deed Book(s) 2418 Page(s) 249

Part III

Existing Zoning District R-SF Proposed Zoning District R-R

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

Currently has single wide and being subdivided to add another manufactured home.

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

Manufactured 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.

JERRY C. TOWERY
Applicant

9-9-24
Date



Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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Date: 10/15/2024 Scale: 1 Inch = 400 Feet

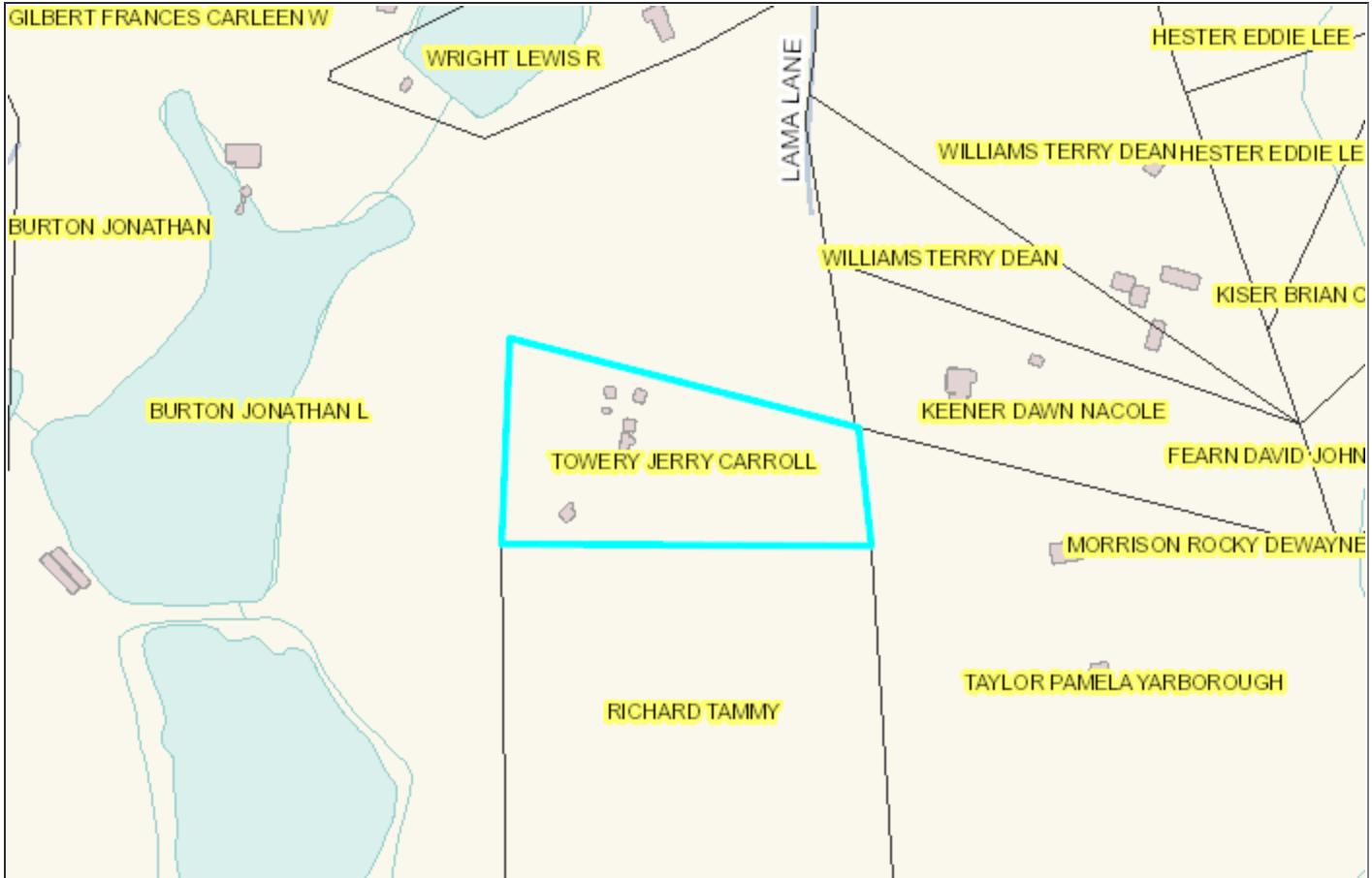
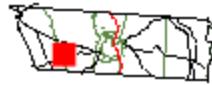




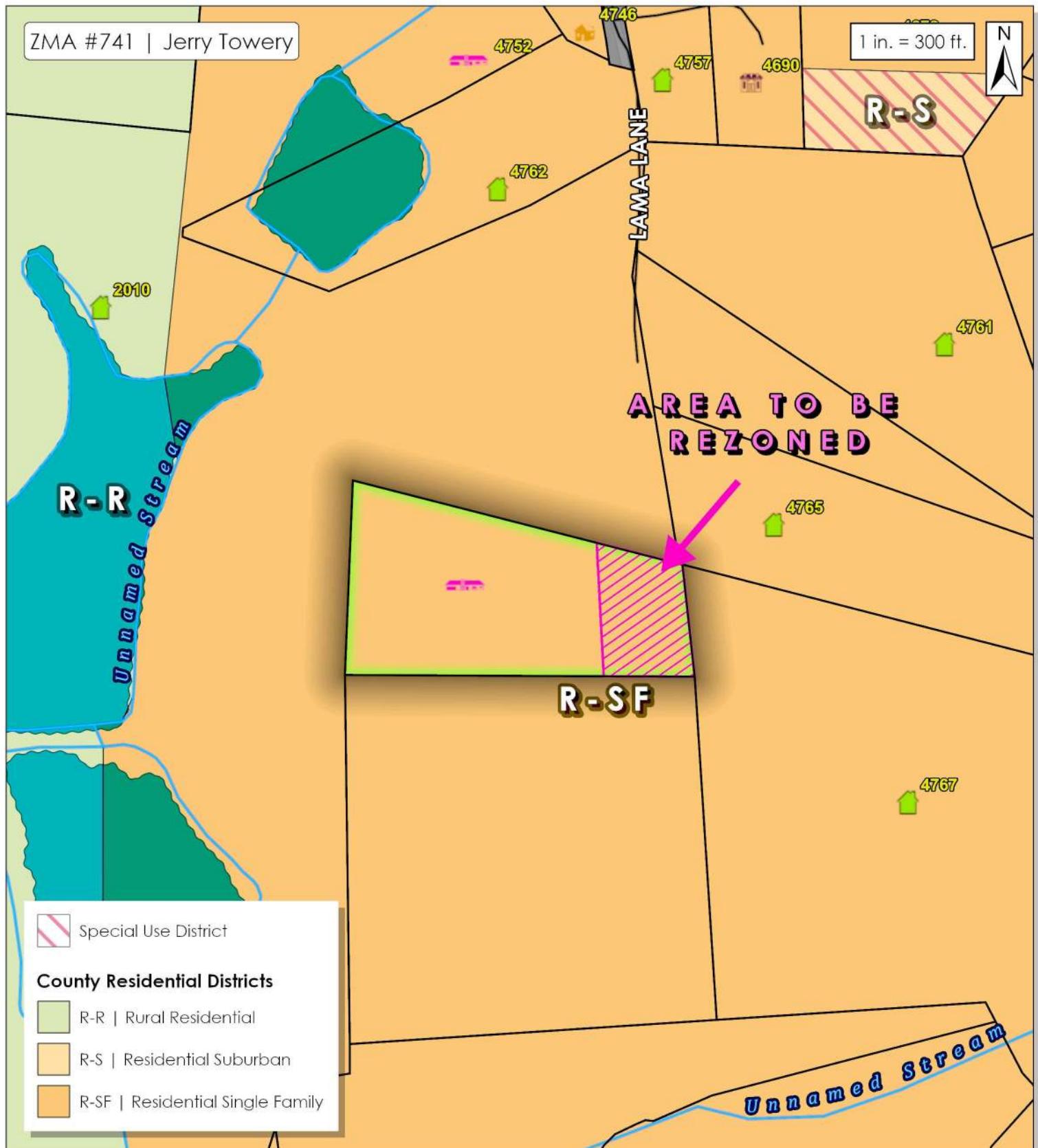
Photo Not Available

Parcel ID	13668	Owner	TOWERY JERRY CARROLL		
Map	2692	Mailing	4766 LAMA LN		
Account	04422	Address	LINCOLNTON, NC 280920000		
Deed	LC108 681	Last Transaction Date	12/04/2021	Sale Price	\$0
Plat		Subdivision		Lot	
Land Value	\$48,561	Improvement Value	\$4,155	Total Value	\$52,716
Previous Parcel					
-----All values for Tax Year 2024 -----					
Description	LAMA LN			Deed Acres	6.1
Address	LAMA LN			Tax Acres	6.164
Township	HOWARDS CREEK			Tax/Fire District	HOWARDS CREEK
Main Improvement					
Main Sq Feet	Stories			Value	
Zoning District	Conditional Use	Calc Acres	Voting Precinct	Calc Acres	Year Built
R-SF		6.16	HC33	6.16	
Watershed				Sewer District	
6.16				6.16	
Census County		Tract	Block		
109		070500	1008	6.16	
Flood	Zone Description			Panel	
X	NO FLOOD HAZARD			3710268200	6.16

ZMA #741 | Jerry Towery



1 in. = 300 ft.

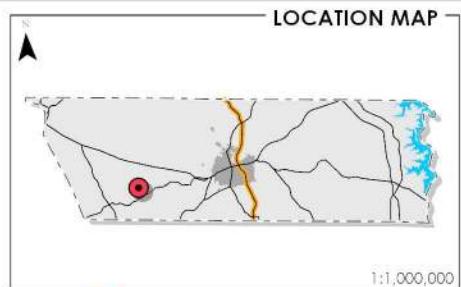


Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID # 13668

- Property Location(s)

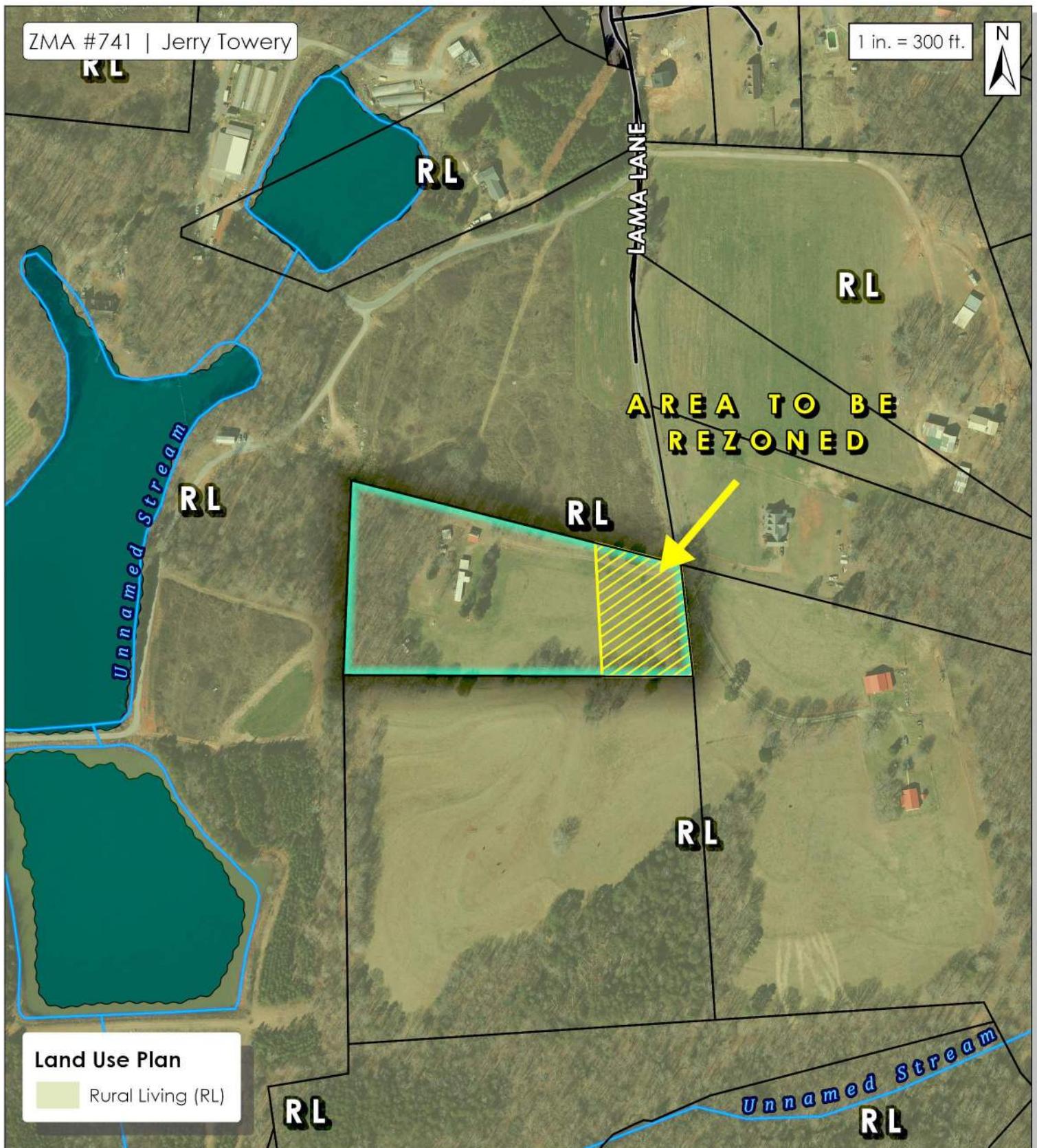
See Attached Application for Parcel Information



Property Location(s)

ZMA #741 | Jerry Towery

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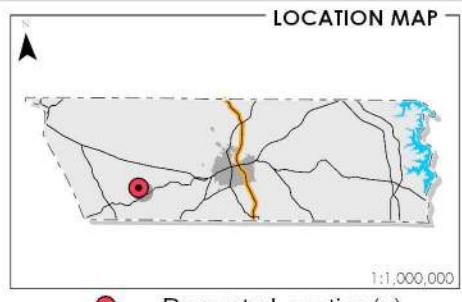


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