



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners
Planning Board

From: Joshua Grant, Division Manager

Date: March 14, 2025

Re: ZMA #747
Donald Hickman, applicant
Parcel ID# 74050

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on April 7th, 2025.

Request

The applicant is requesting the rezoning of 1.23 acres from R-SF (Residential Single-Family) to R-T (Residential Transitional).

Site Area and Description

The subject property is located on the east side of River Road approximately 400 feet south of Hull-McGinnis Road in Lincolnnton Township. The property is adjoined by property zoned R-SF (Residential Single-Family). Properties directly across the street are zoned R-T (Residential Transitional) 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.



PLANNING & INSPECTIONS DEPARTMENT

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Additional Information

Permitted uses in current district

Single-Family detached home
Modular home

Permitted uses in proposed district

Single-Family detached home
Modular home
Two-Family home
Manufactured Housing Class A
Manufactured Housing Class B
Manufactured Housing Class C
Manufactured Housing Class E

This parcel is located within the WS-IV Protected Area of the Catawba/South Fork Catawba River Watershed.

Staff's Recommendation

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



**Zoning Amendment
Staff's Proposed Statement of Consistency and Reasonableness**

Case No. **ZMA #747**
Applicant **Donald Hickman, applicant**
Parcel ID# **74050**
Location **East side of River Road 400 FT south of Hull-McGinnis Road in Lincolnton Township**
Proposed amendment **A request to rezone a 1.23-acre parcel from R-SF (Residential Single-Family) to R-T (Residential Transitional).**

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

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.

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

There is a large district of R-T (Residential Transitional) zoning in close proximity and surrounding the subject property to the north, west, and south. The subject property is one of only 5 parcels that have frontage on River Road within the larger R-T district. There are 36 parcels zoned R-T with frontage on River Road as you approach the City Limits of Lincolnton.



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 Donald Hickman

Applicant Address 2262 River Road Lincolnton NC 28092

Applicant Phone Number 704-240-9563

Property Owner's Name Donald & Ruth Hickman

Property Owner's Address 2262 River Road Lincolnton NC 28092

Property Owner's Phone Number 704-240-9563

Part II

Property Location River Road Wilma H McGinnis Lincolnton NC 28092

Property ID # (10 digits) 3624391179 Property Size 1.228 Acres

Parcel # (5 digits) 74050 Deed Book(s) 1787 Page(s) 97

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.

Lot is currently undeveloped. No existing structures

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

We would like to place single wide on property so that we can have someone live close to

us and care for us as we age, and our health continues to decline

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.

Donald Hickman
Applicant

2/6/25
Date



Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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Date: 3/14/2025



Photo Not
Available

Parcel ID	74050	Owner	HICKMAN DONALD STEPHEN HICKMAN RUTH ELLEN		
Map	3624	Mailing	2262 RIVER RD		
Account	163919	Address	LINCOLNTON, NC 28092 9542		
Deed	1787 97	Last Transaction Date	02/15/2006	Sale Price	\$15,000
Plat	9 71	Subdivision	WILMA H MCGINNIS	Lot	5
Land Value	\$23,641	Improvement Value	\$0	Total Value	\$23,641

Previous Parcel

-----All values for Tax Year 2025 -----

Description	LOT #5 W H MCGINNIS SUB	Deed Acres	1.38
Address	RIVER RD	Tax Acres	1.228
Township	LINCOLNTON	Tax/Fire District	NORTH 321
Main Improvement		Value	
Main Sq Feet	Stories	Year Built	

Zoning District	Conditional Use	Calc Acres	Voting Precinct	Calc Acres
R-SF		1.23	ST36	1.23

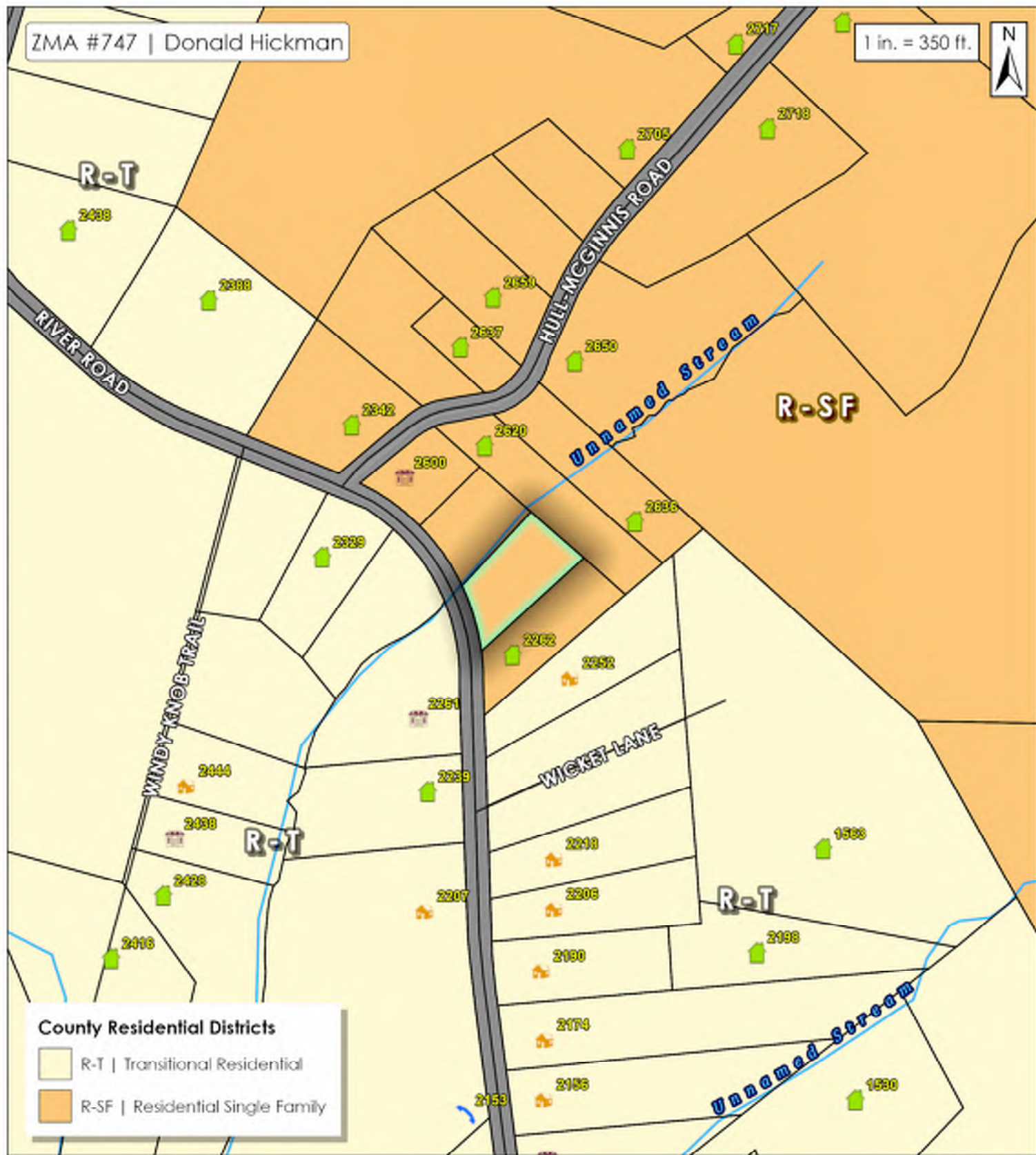
Watershed	Sewer District
1.23	1.23

Census County	Tract	Block
109	070800	4012
		1.23



Flood	Zone Description	Panel
X	NO FLOOD HAZARD	3710362400
		1.23

ZMA #747 | Donald Hickman

1 in. = 350 ft.



County Residential Districts

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

Parcel ID # 74050

 - Property Location(s)

See Attached Application for Parcel Information



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

LOCATION MAP



ZMA #747 | Donald Hickman

1 in. = 350 ft.



RL

RL

RL


RL

RL

RL

RL

Land Use Plan

 Rural Living (RL)


Parcel ID # 74050

 - Property Location(s)

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LOCATION MAP



 Property Location(s)



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