



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 #748
Dustin Hipps, applicant
Parcel ID# 58876

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 6.48 acres from R-SF (Residential Single-Family) to R-T (Residential Transitional).

Site Area and Description

The subject property is located at 364 Luther Drive in Ironton Township. The property is adjoined by property zoned R-T (Transitional Residential) and R-SF (Residential Single-Family). Land uses in this area include primarily residential uses.

Plan Conformance

This property is located within an area that is designated by the Lincoln County Land Use Plan as Large Lot Residential, suitable for single-family homes at densities of 0.2 to 1.35 units per acre. Large-lot residential neighborhoods are generally formed as subdivisions and consist almost entirely of single-family detached homes. Buildings are oriented interior to the site and are typically buffered from surrounding development by transitional uses, topography, or vegetative areas.



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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

The subject property is not located within a protected watershed area.

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 #748**
Applicant **Dustin Hipps**
Parcel ID# **58876**
Location **364 Luther Drive**
Proposed amendment **Rezone 6.48 acres 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 Large Lot Residential, suitable for single-family homes at densities of 0.2 to 1.35 units per acre.

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

The subject property is adjacent to a very large R-T (Residential Transitional) district including parcels zoned R-T directly adjoining to the east and south.



Zoning Map Amendment Application

Lincoln County Planning and Inspections Department
Zoning Administrator
115 W. Main St., Lincolnton, NC 28092
Phone: (704) 736-8448

Part I

Applicant Name DUSTIN HIPPS

Applicant Address 364 LUTHER DRIVE IRON STATION, NC 28080

Applicant Phone Number (828) 461-3191

Property Owner's Name DUSTIN & KRISTEN HIPPS

Property Owner's Address 364 LUTHER DRIVE IRON STATION, NC 28080

Property Owner's Phone Number (828) 461-3191

Part II

Property Location 364 LUTHER DRIVE IRON STATION, NC 28080

Property ID # (10 digits) 3672777197 Property Size 6.487 ACRES

Parcel # (5 digits) 58876 Deed Book(s) _____ Page(s) 3318-925

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.

Currently being used as a customary home occupation. Building a new home & existing structure would become an accessory structure used for a rural home occupation.

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

or

APPLICATION FEE (less than 2 acres \$200, 2-5 acres \$400, 5+ acres \$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.

Dustin Hips
Applicant

2/24/25
Date

R-SF

R-T

R-T

Unnamed Stream

Crooked Creek

LUTHER DRIVE

ADDIE DRIVE

County Residential Districts

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

Parcel ID # 58876

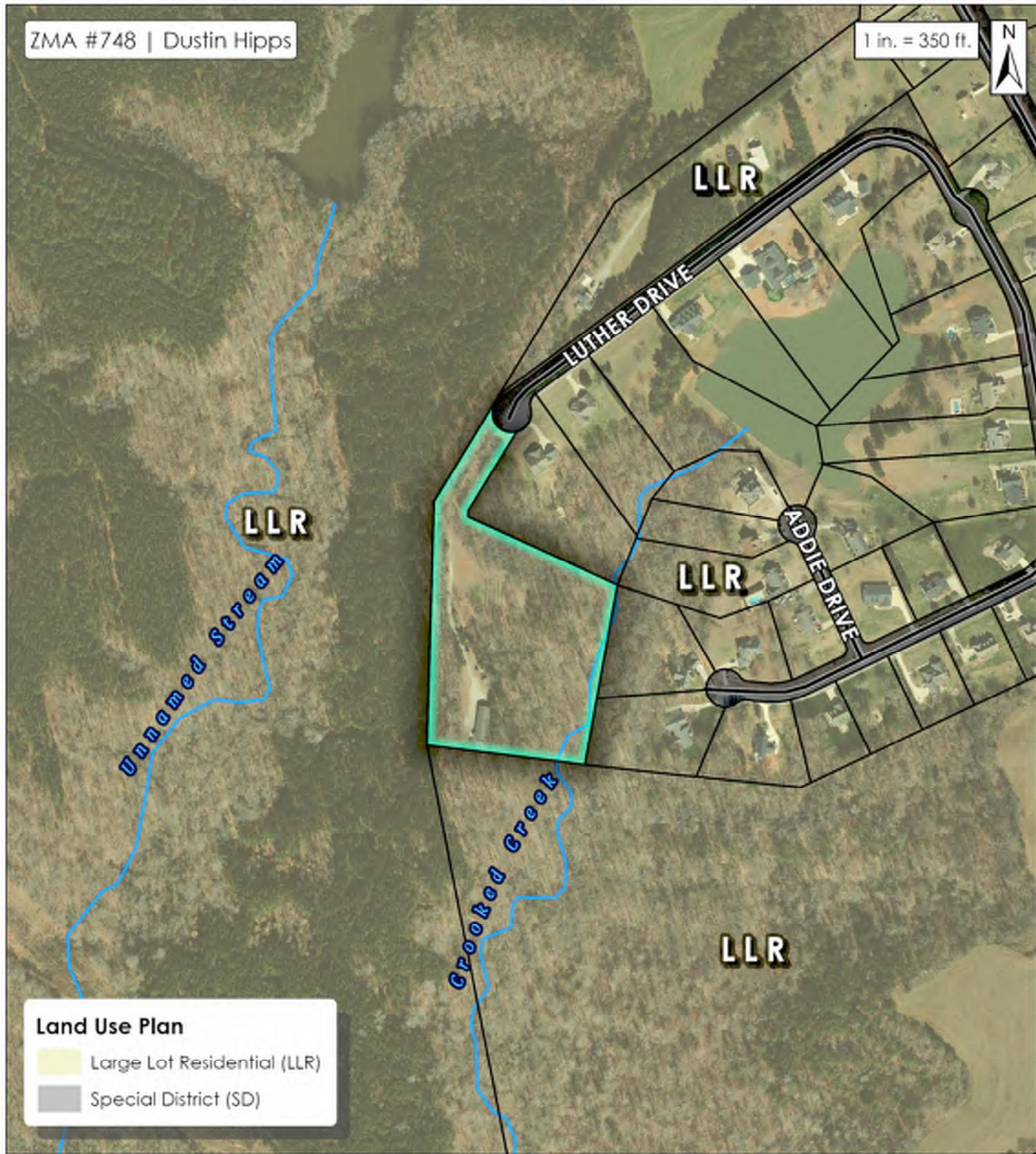
□ - Property Location(s)

See Attached Application for Parcel Information

LOCATION MAP



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



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 - Property Location(s)

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LOCATION MAP



 Property Location(s)