



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 7<sup>th</sup>, 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.



**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

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.



PLANNING & INSPECTIONS DEPARTMENT

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**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 Zoning Department  
Zoning Administrator  
115 W. Main St., Lincolnton, NC 28092  
Phone: (704) 736-5448

### 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.

N

11

**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.*

Dustin W. Hipps  
Applicant

2/24/25  
Date

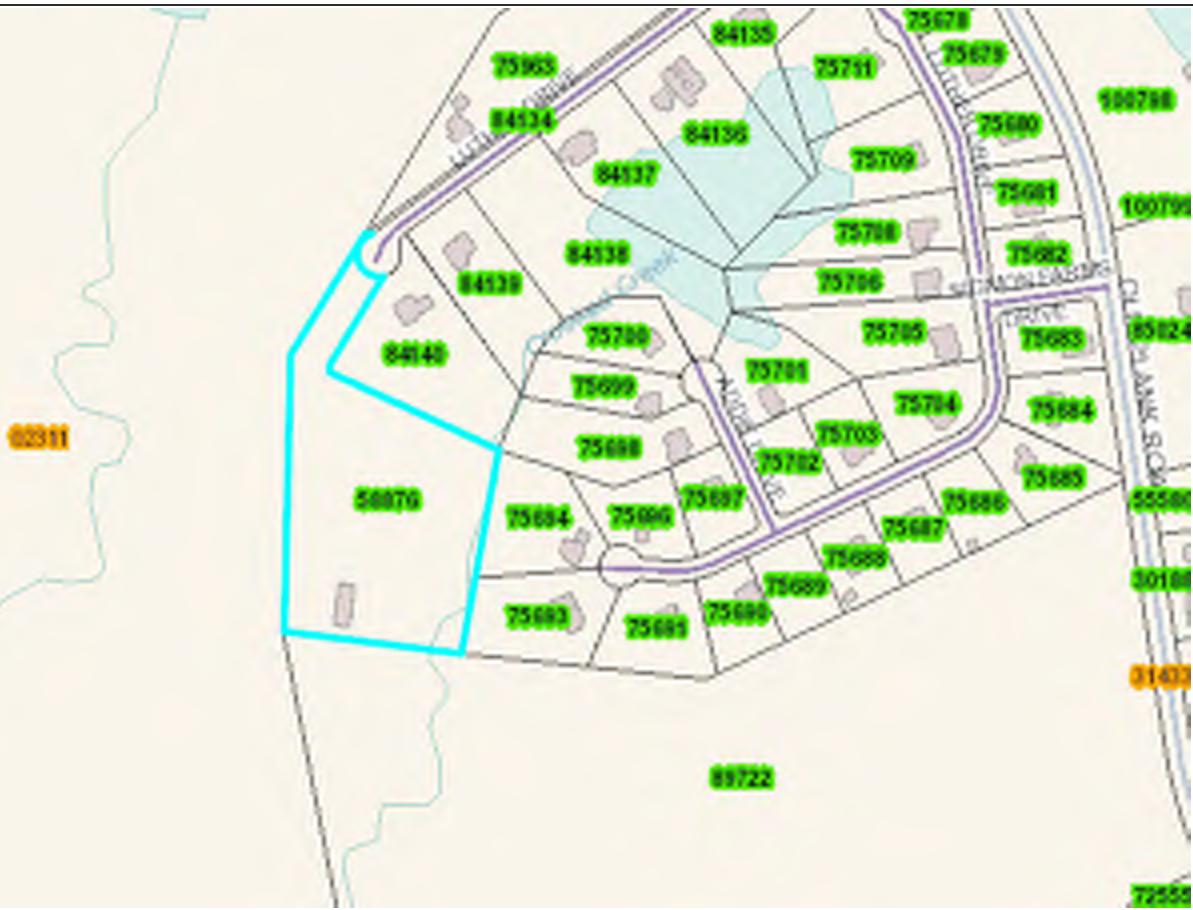
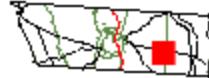


## Lincoln County, NC

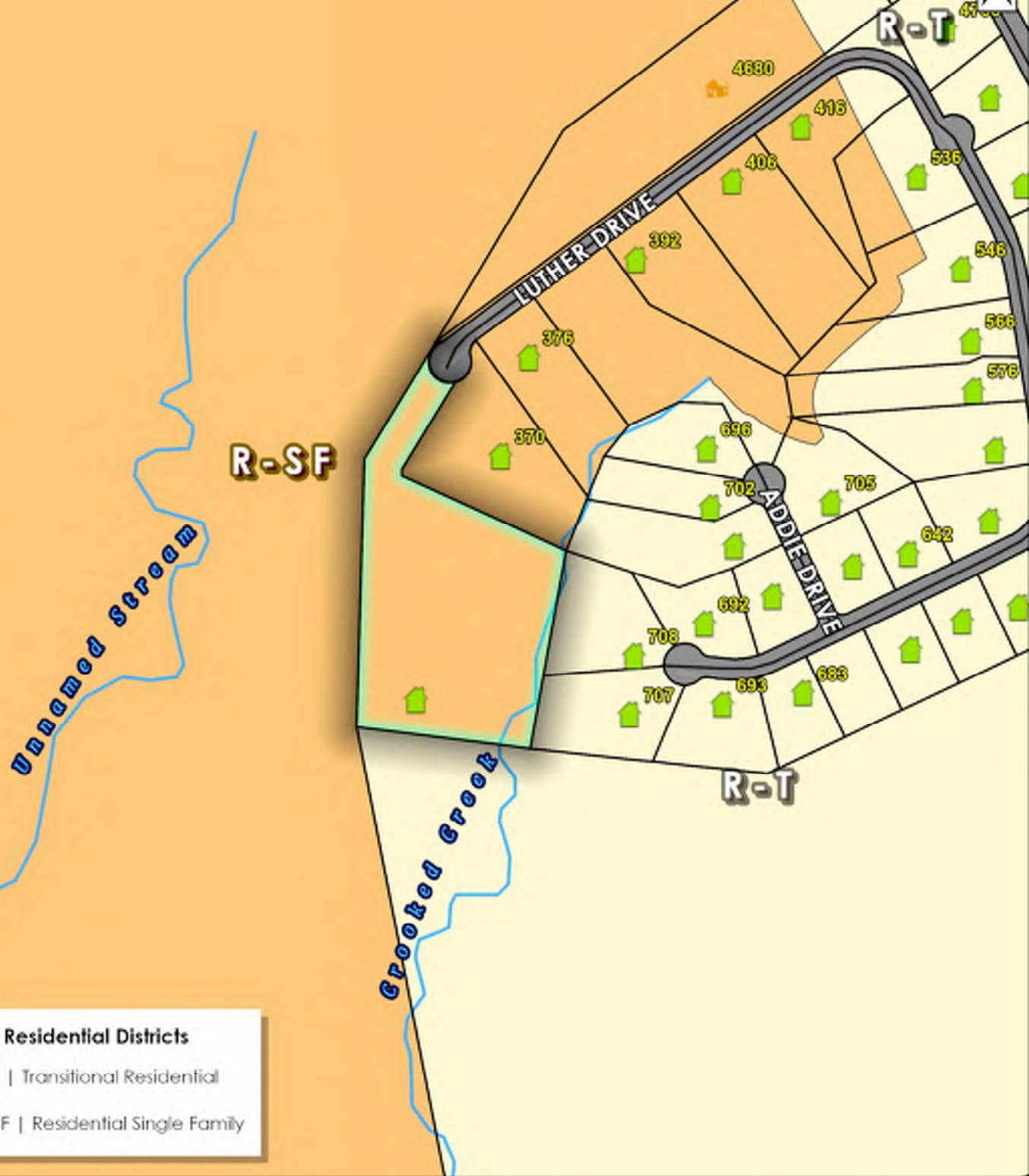
### Office of the Tax Administrator, GIS Mapping Division

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Date: 3/14/2025



	<b>Parcel ID</b>	58876	<b>Owner</b>	HIPPS DUSTIN HIPPS KRISTEN
	<b>Map</b>	3672	<b>Mailing</b>	364 LUTHER DR
	<b>Account</b>	303641	<b>Address</b>	IRON STATION, NC 28080
	<b>Deed</b>	3318 925	<b>Last Transaction Date</b>	04/19/2024
	<b>Plat</b>		<b>Subdivision</b>	
	<b>Land Value</b>	\$100,941	<b>Improvement Value</b>	\$163,248
	<b>Previous Parcel</b>			<b>Total Value</b> \$264,189
	<b>-----All values for Tax Year 2025 -----</b>			
	<b>Description</b>	SIGMON FARMS SUB UNDEV		<b>Deed Acres</b> 6.33
	<b>Address</b>	364 LUTHER DR		<b>Tax Acres</b> 6.487
	<b>Township</b>	IRONTON	<b>Tax/Fire District</b>	ALEXIS
	<b>Main Improvement</b>	CUSTOM HOME		<b>Value</b> \$162,613
	<b>Main Sq Feet</b>	1244	<b>Stories</b>	<b>Year Built</b> 2005
	<b>Zoning District</b>	Conditional Use	<b>Calc Acres</b>	<b>Voting Precinct</b> Calc Acres
	R-SF		6.49	IS23 6.49
	<b>Watershed</b>		<b>Sewer District</b>	
		6.49		6.49
	<b>Census County</b>		<b>Tract</b>	<b>Block</b>
	109		071002	1000 6.49
	<b>Flood</b>	<b>Zone Description</b>		<b>Panel</b>
	X	NO FLOOD HAZARD		3710366200 6.49



Parcel ID # 58876

- Property Location(s)

See Attached Application for Parcel Information

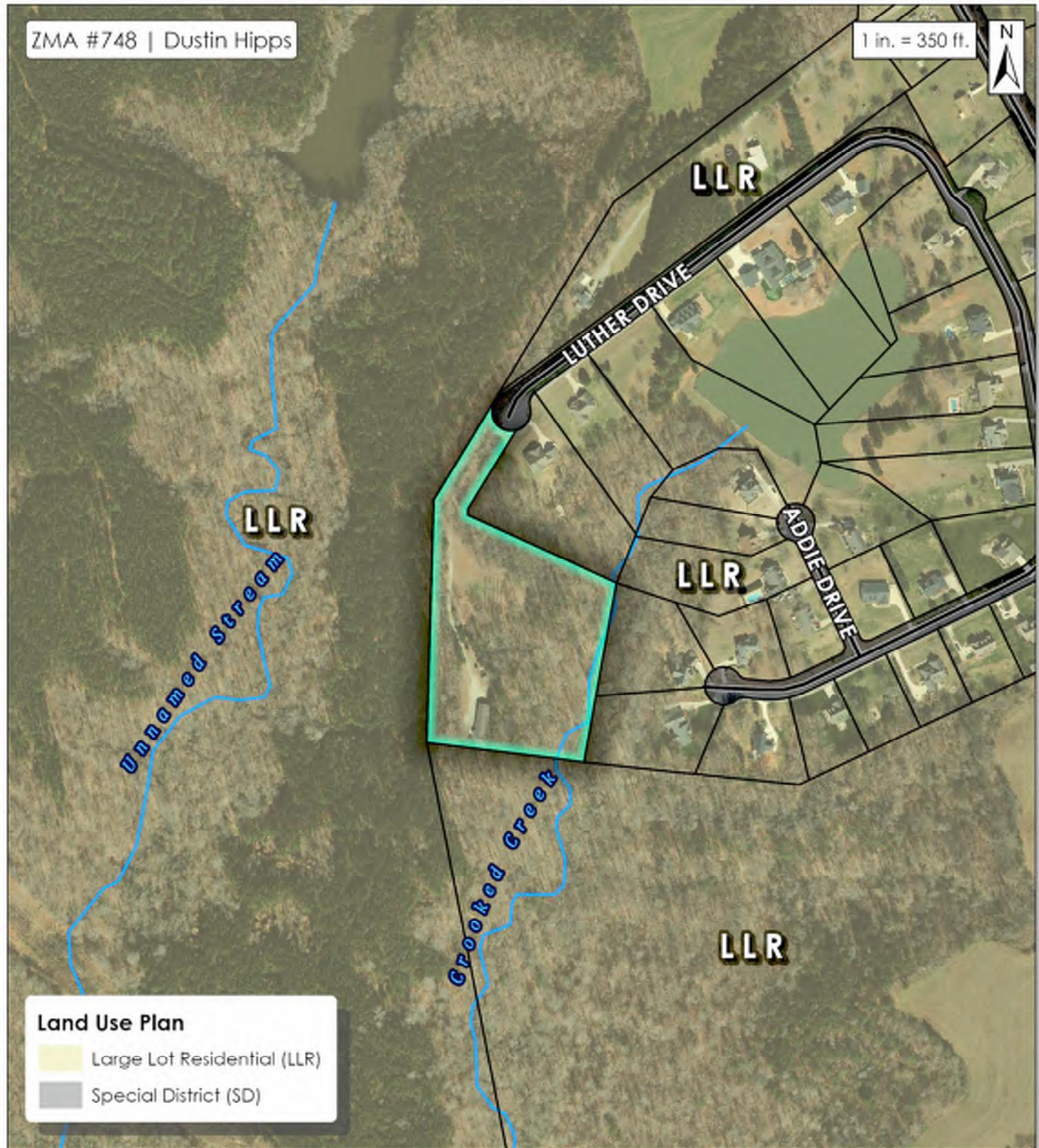


Lincoln County  
Planning & Inspections  
115 W. Main St  
3rd Floor  
Lincolnton, NC 28092

LOCATION MAP



Property Location(s)



#### Land Use Plan

- Large Lot Residential (LLR)
- Special District (SD)



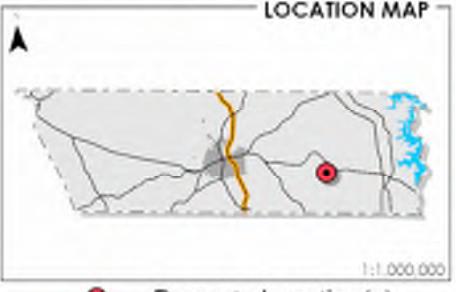
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