



To: Board of County Commissioners
Planning Board

From: Joshua Grant

Date: April 10, 2025

Re: ZMA #749
Joshua Lee Shults, applicant
Parcel ID# 105923

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on May 5th, 2025.

Request

The applicant is requesting the rezoning of 2.0 acres from R-SF (Residential-Single Family) to R-T (Residential-Transitional).

Site Area and Description

The subject property is located at located approximately 300 feet east of Randleman Road approximately 900 feet south of Reinhardt Circle 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 and agricultural 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.



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

Staff's Recommendation

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



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 Joshua Lee Shults

Applicant Address 772 Horse shoe Lake Rd Lincolnton NC 28092

Applicant Phone Number 704-682-5224

Property Owner's Name Joshua Lee Shults

Property Owner's Address 772 Horse shoe Lake Rd Lincolnton NC 28092

Property Owner's Phone Number 704-682-5224

Part II

Property Location Iron Station

Property ID # (10 digits) _____ Property Size 2.00 Acres

Parcel # (5 digits) 105923 Deed Book(s) 22 Page(s) 86

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.

Not being used. ~~There is a house on the property.~~

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

Wanting to put a double wide or single wide on this property to live in.

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.

Joshua Lee Shults
Applicant

03/03/2025
Date



Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness

Case No. **ZMA #749**
Applicant **Joshua Lee Shults**
Parcel ID# **105923**
Location **300 feet east of Randleman Rd. 900 feet south of Reinhardt Circle**
Proposed amendment **Rezone 2.0-acre parcel from R-SF TO R-T**

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

This property is part of an area designated by the 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 located less than 200 feet from a larger R-T district and is directly adjoining property zoned R-T. Manufactured homes can provide an affordable housing option.



Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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Date: 4/10/2025

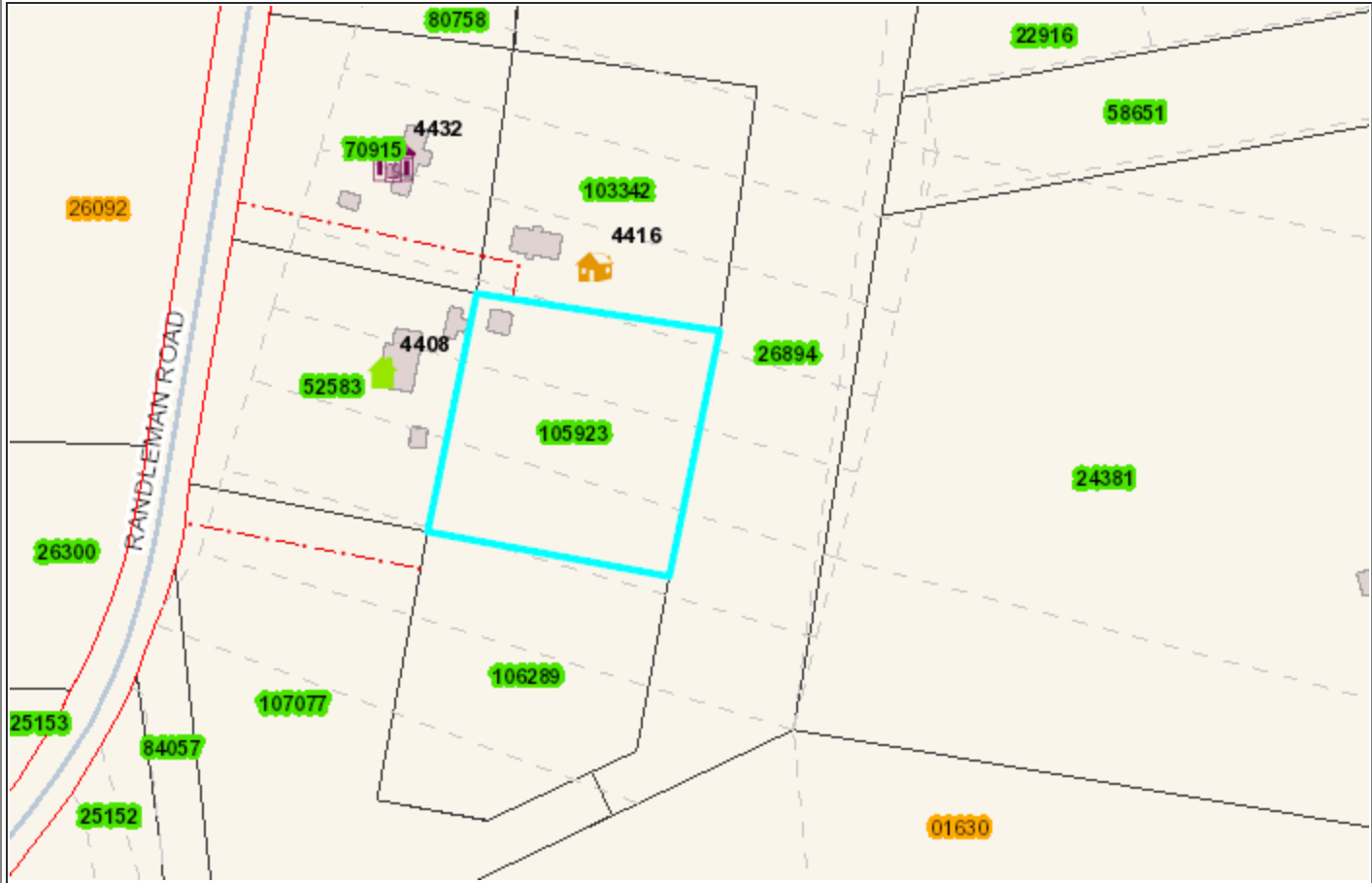
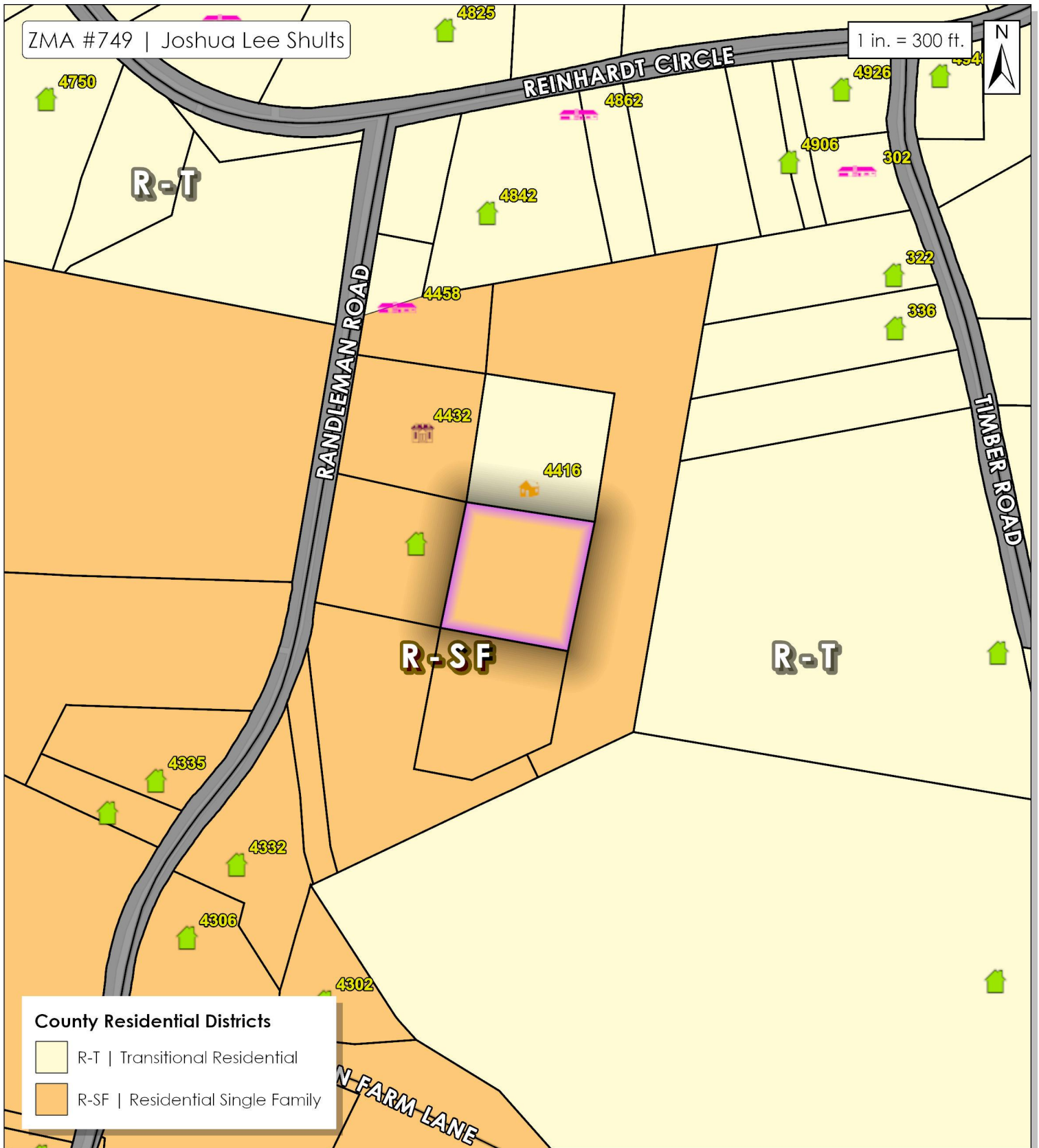
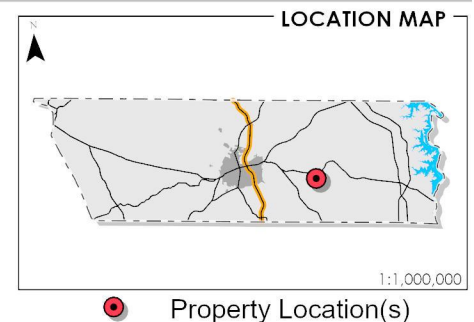


Photo Not Available

Parcel ID	105923	Owner	SHULTS JOSHUA LEE		
Map	3662	Mailing	772 HORSESHOE LAKE RD		
Account	0309032	Address	LINCOLNTON, NC 28092		
Deed	3388	Last Transaction	02/27/2025	Sale Price	\$0
	579	Date			
Plat	22 86	Subdivision	JENSON & LINDA SHULTS PH 2	Lot	2
Land Value	\$31,890	Improvement Value	\$0	Total Value	\$31,890
Previous Parcel					
-----All values for Tax Year 2025 -----					
Description	#2 LT JENSON C SHULTS &			Deed Acres	2
Address	RANDLEMAN RD			Tax Acres	2.002
Township	IRONTON			Tax/Fire District	BOGER CITY
Main Improvement				Value	
Main Sq Feet	Stories			Year Built	
Zoning District	Conditional Use	Calc Acres	Voting Precinct	Calc Acres	
R-SF		2	IS23	2	
Watershed				Sewer District	
2				2	
Census County				Tract	Block
109				071001	4004
Flood	Zone Description			Panel	
X	NO FLOOD HAZARD			3710366200	2

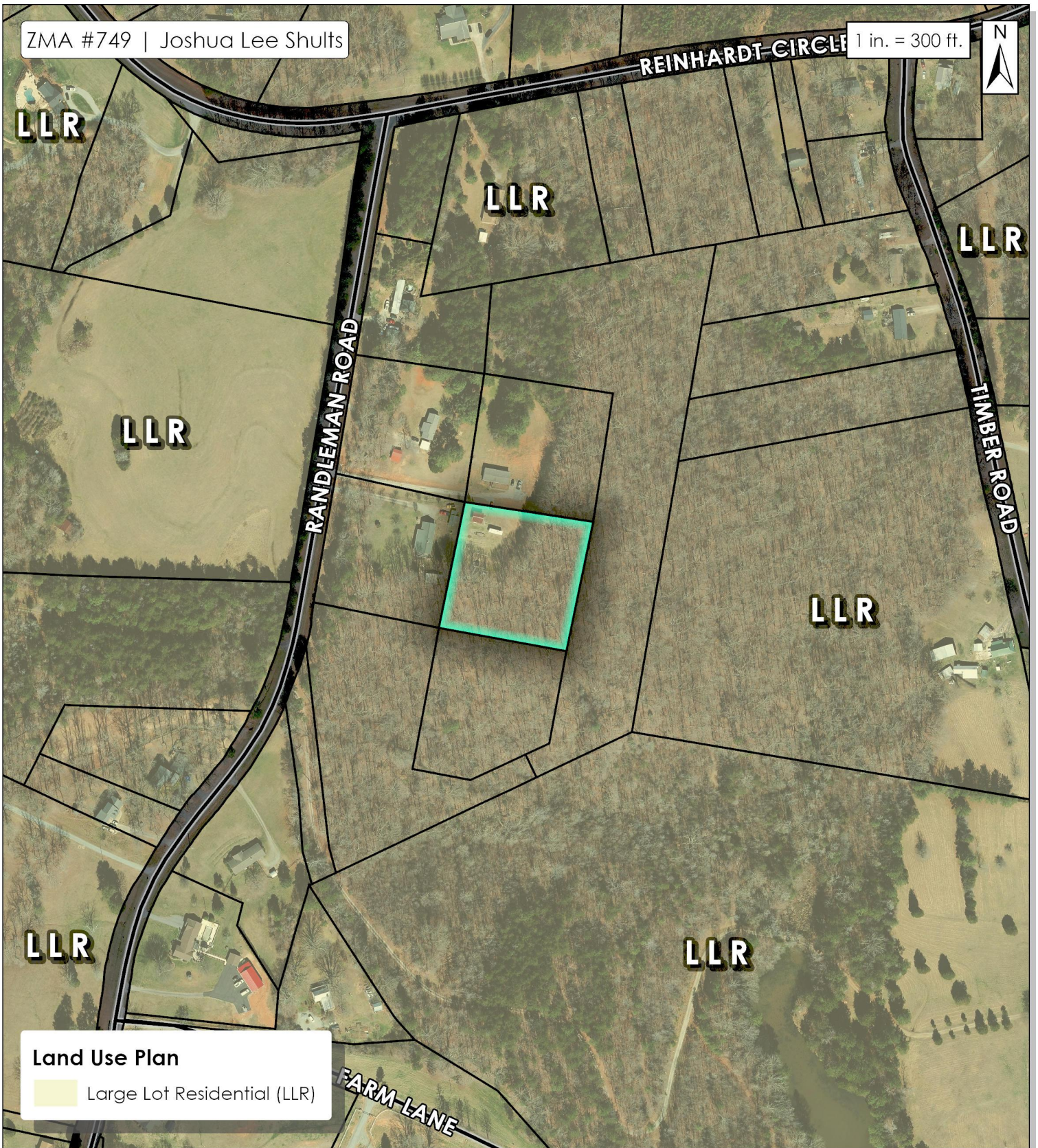


Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092



ZMA #749 | Joshua Lee Shults

1 in. = 300 ft.



Land Use Plan

Large Lot Residential (LLR)



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Parcel ID # 105923

 - Property Location(s)

See Attached Application for Parcel Information

LOCATION MAP

