



PLANNING & INSPECTIONS DEPARTMENT
Joshua L. Grant, Manager

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.



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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

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 #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

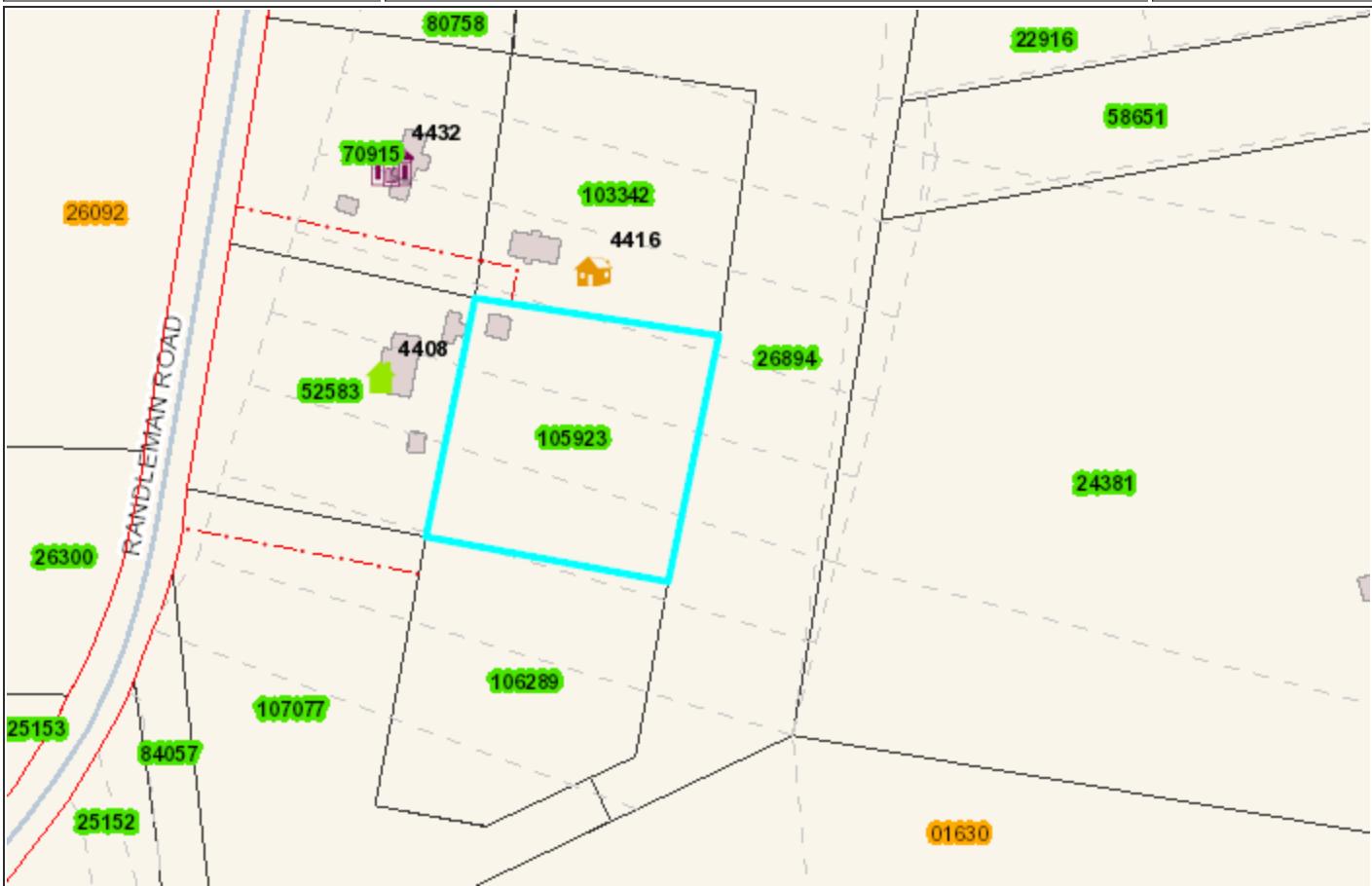
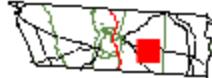
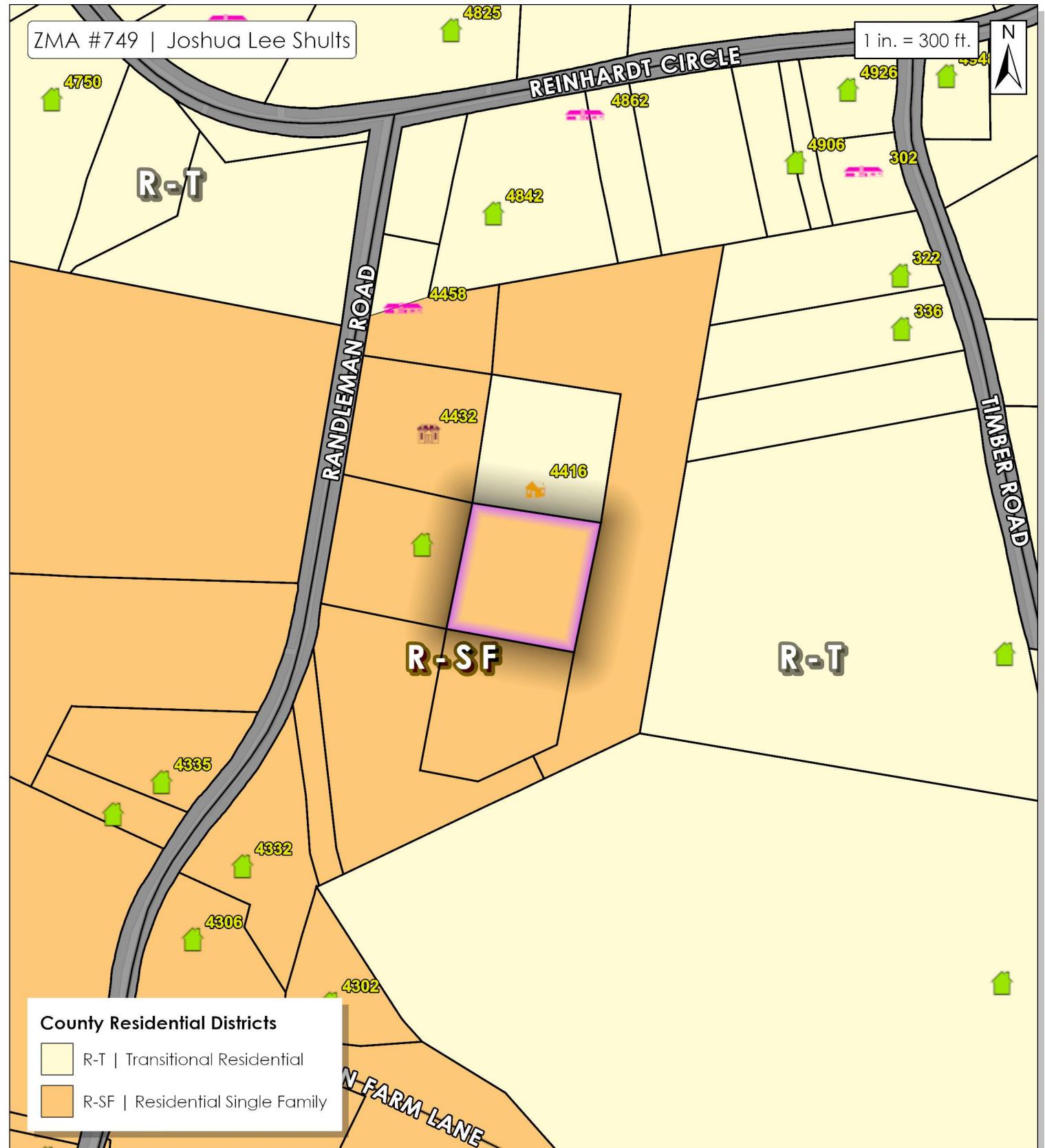


Photo Not Available

Parcel ID	105923	Owner	SHULTS JOSHUA LEE
Map	3662	Mailing	772 HORSESHOE LAKE RD
Account	0309032	Address	LINCOLNTON, NC 28092
Deed	3388 579	Last Transaction Date	02/27/2025
Plat	22 86	Subdivision	JENSON & LINDA SHULTS PH 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			
Main Sq Feet		Value	
Stories		Year Built	
Zoning District	Conditional Use	Calc Acres	Voting Precinct Calc Acres
R-SF		2	IS23 2
Watershed			
2			Sewer District
			2
Census County		Tract	Block
109		071001	4004
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710366200	2

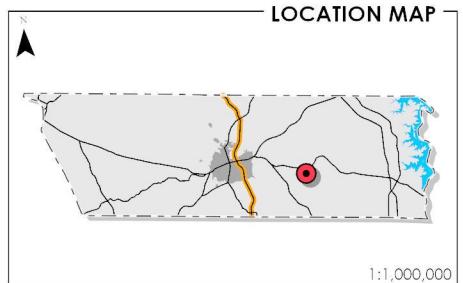


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3rd Floor
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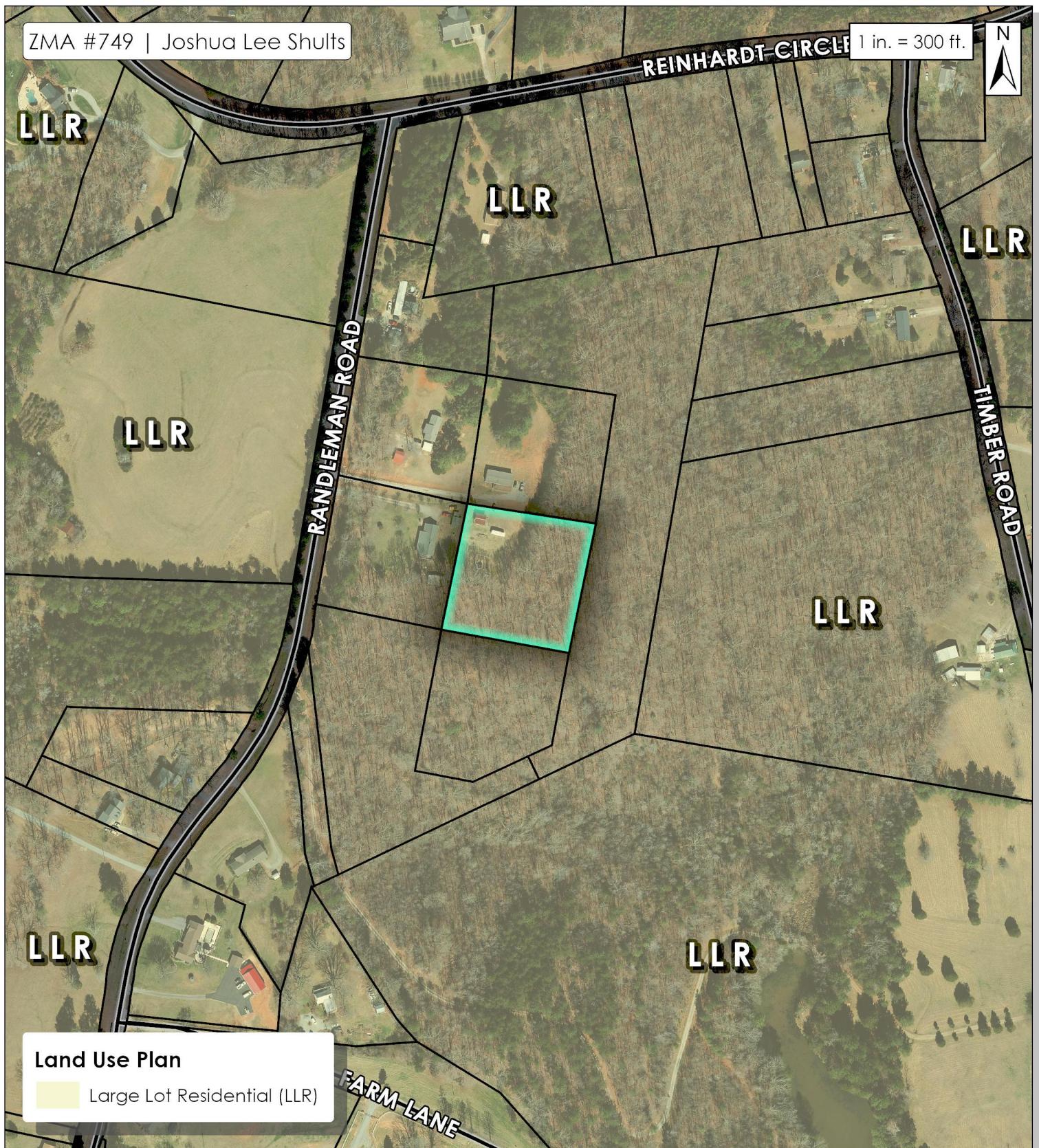
Parcel ID # 105923

- Property Location(s)

See Attached Application for Parcel Information



Property Location(s)

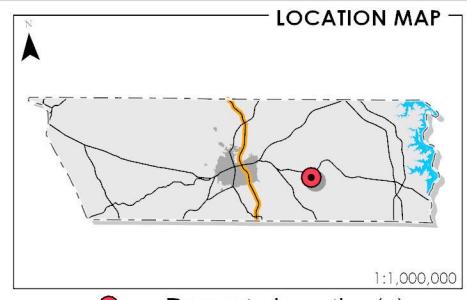


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