



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners
Planning Board

From: Jeremiah Combs, Planner

Date: August 14, 2025

Re: ZMA #764
Donald Levasseur, applicant
Parcel ID# 81635

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on September 8, 2025.

Request

The applicant is requesting the rezoning of a 2.38-acre parcel from R-SF (Residential Single-Family) to R-R (Rural Residential).

Site Area and Description

The subject property is located on the north side of Maybank Lane about 1,300 feet west of June Bug Road in Howards Creek Township. The property is adjoined by property zoned R-SF (Residential Single-Family) and R-R (Rural Residential). Land uses in this area are residential and agricultural.

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.

Additional Information

The following pages identify the permitted uses under the current zoning and the permitted uses under the proposed zoning.

The Planning staff recommends approval of this request; please see the proposed Statement of Consistency and Reasonableness included in this packet.

Permitted Uses in R-SF

Residential Uses

Single-family detached	
Modular (CABO)	
Alley-loaded house	
Storage, private (on <2 ac.)	Special Use Permit required
Storage, private (on >2 ac.)	

Civic Uses

Cemetery	Special Use Permit required
Civic club or community center	Special Use Permit required
County facility	
Child care center, small group (1-6)	
Child care center (6+)	Special Use Permit required
Family care home	
Place of worship, seating capacity <500	
Place of worship, seating capacity 500 to 1000	Special Use Permit required
Public safety facility	
School, elementary and secondary	
Utility, minor	
Utility, major	Special Use Permit required
Wireless facility and tower (up to 60 ft)	
Wireless facility and tower (61-100 ft)	Special Use Permit required
Wireless facility and tower (101-325 ft.)	Special Use Permit required

Recreational Uses

Golf Course/Golf Club	Special Use Permit required
Outdoor Recreation Fields	Special Use Permit required
Outdoor Private Swimming Pool	
Public Recreation facilities and Parks	
Riding Stables	

Commercial Uses

Bed & breakfast	Special Use Permit required
Club, private	Special Use Permit required
Farm stand	
Winery	Special Use Permit required

Permitted Uses in R-R

Residential Uses		Recreational Uses	
Single-family detached		Golf Course/Golf Club	Special Use Permit required
Modular (CABO)		Outdoor Recreation Fields	Special Use Permit required
Two-family house		Outdoor Private Swimming Pool	
Boarding house		Public Recreation facilities and Parks	
Manufactured home, Class A		Recreational Fishing Lake	Special Use Permit required
Manufactured home, Class B		Riding Stables	
Manufactured home, Class C		Event Venue	Special Use Permit required
Manufactured home, Class D	Special Use Permit required		
Manufactured home, Class E			
Manufactured home park (<20 units)	Special Use Permit required	Agriculture (sales, processing)	Special Use Permit required
Manufactured home park (>20 units)	Special Use Permit required	Agricultural supply/equipment sales	Special Use Permit required
Storage, private (on <2 ac.)	Special Use Permit required	Auctions, livestock or outdoor	Special Use Permit required
Storage, private (on >2 ac.)		Bed & breakfast	Special Use Permit required
		Campground	Special Use Permit required
		Club, private	
		Farm stand	
		Kennel	Special Use Permit required
		Racetrack	Special Use Permit required
		Shooting range, outdoor	Special Use Permit required
		Winery	Special Use Permit required
		Other uses	
		Sawmill Only (no wood preservation)	Special Use Permit required



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

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

Case No. **ZMA #764**

Applicant **Donald Levasseur**

Parcel ID# **81635**

Location **north side of Maybank Lane about 1,300 feet west of June Bug Road**

Proposed amendment **Rezone a 2.38-acre parcel from R-SF (Residential Single-Family) to R-R (Rural Residential)**

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

The permitted uses and larger lot sizes in the R-R district are consistent with the characteristics of the Rural Living community type in the Land Use Plan.

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

This parcel is adjacent to a large R-R district that covers an area in excess of 3,500 acres, which permits more housing options than the R-SF district.



Zoning Map Amendment Application

Lincoln County Planning and Inspections Department
Zoning Administrator
302 N. Academy St., Lincolnton, NC 28092
Phone: (704) 736-8440 Fax: (704) 732-9010

Part I

Applicant Name Donald Normand Levasseur

Applicant Address 3582 Diesel Dr. Lincolnton N.C. 28092

Applicant Phone Number 704-472-4183

Property Owner's Name Donald Normand Levasseur

Property Owner's Address 3582 Diesel Dr. Lincolnton N.C. 28092

Property Owner's Phone Number 704-472-4183

Part II

Property Location Lot 1 Maybank Lane

Property ID # (10 digits) 360600 9232 Property Size 2.383

Parcel # (5 digits) 81635 Deed Book(s) 3402 Page(s) 183-185

Part III

Existing Zoning District R-SF Proposed Zoning District R-R

Briefly describe how the property is currently being used and any existing structures.

It's a wooded lot

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

Would like to put a manufactured home on it

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 J. Levasseur
Applicant

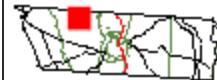
4-25-25
Date



Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

Neither Lincoln County nor its employees, elected officials, agents, or contractors assume any legal responsibility for the information contained herein, which is provided "as is" with no warranties of any kind. Lincoln County disclaims all liability of any kind arising out of the use of, or misuse of, this information and disclaims all express or implied warranties, including warranties of merchantability, fitness for a particular purpose, and non-infringement of proprietary rights.



Date: 8/14/2025 Scale: 1 Inch = 300 Feet

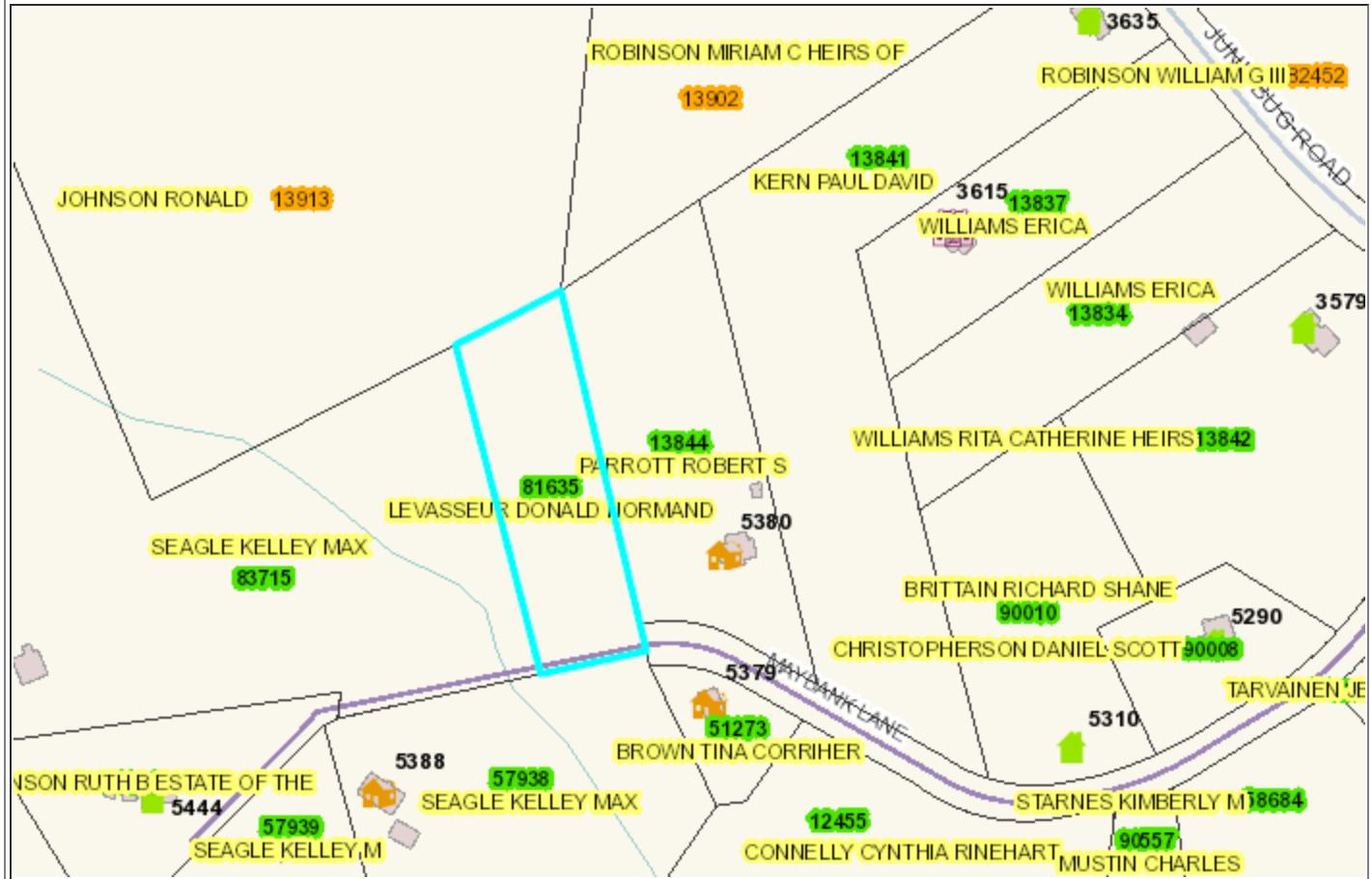
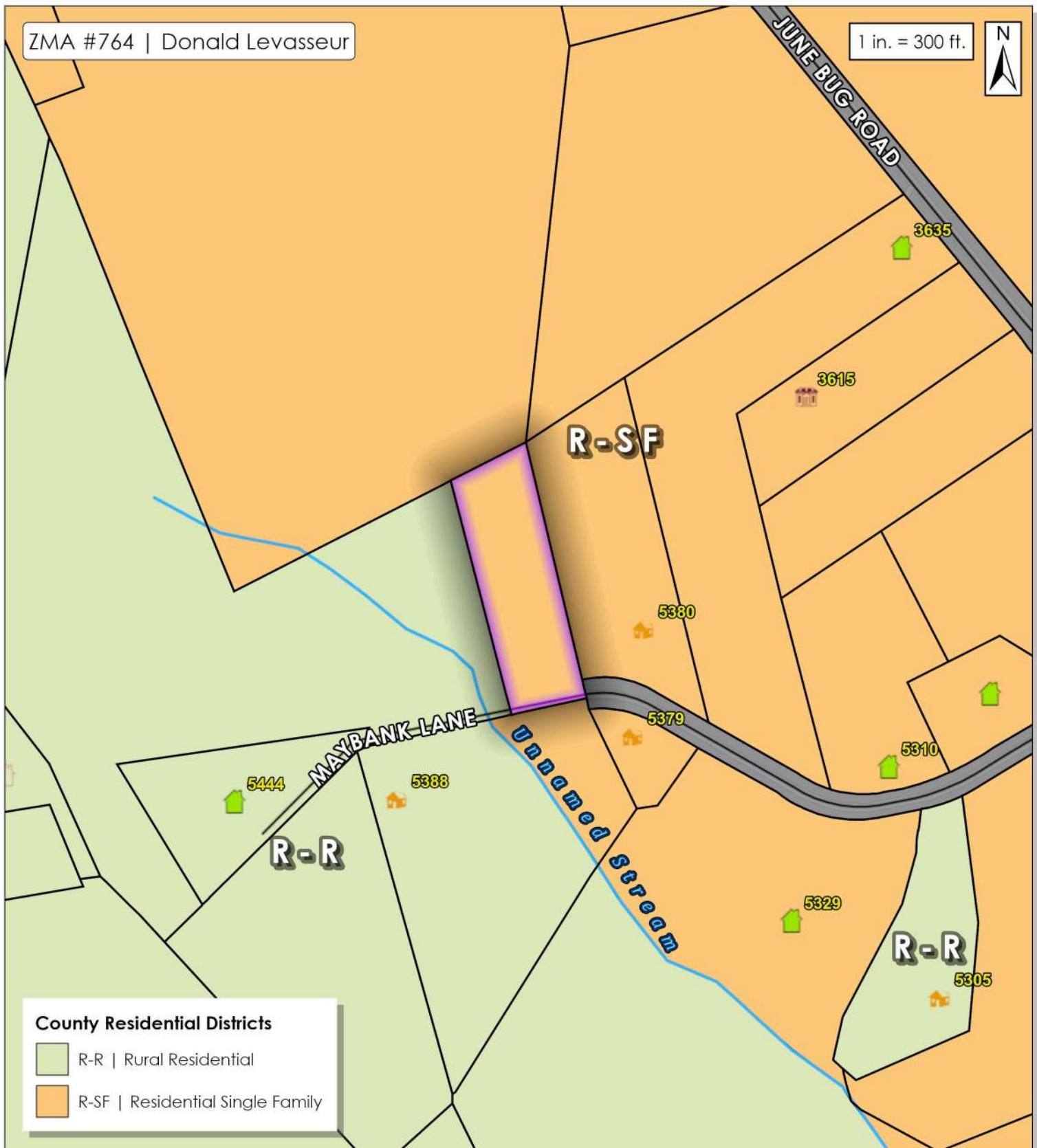


Photo Not Available

Parcel ID	81635	Owner	LEVASSEUR DONALD NORMAND
Map	3606	Mailing	3582 DIESEL DR
Account	0309858	Address	LINCOLNTON, NC 28092
Deed	3402 173	Last Transaction Date	04/23/2025
Plat	12 201	Subdivision	WILFORD GEORGE REEL
Land Value	\$26,215	Improvement Value	\$0
			Total Value \$26,215
Previous Parcel			
-----All values for Tax Year 2025 -----			
Description	#1 LOT WILFORD G REEL SUB		
Address	MAYBANK LN		
Township	HOWARDS CREEK		
Main Improvement			
Main Sq Feet	Stories		
Zoning District	Conditional Use	Calc Acres	Voting Precinct Calc Acres
R-SF		2.38	DV08 2.38
Watershed			
			2.38
Census County		Tract	Block
109		070700	1015 2.38
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710360600	2.38



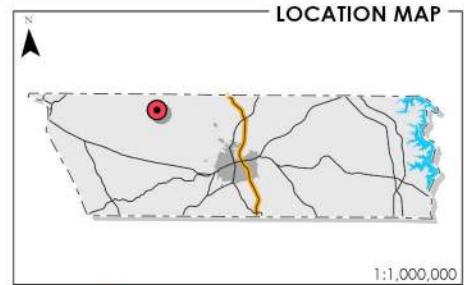
Parcel ID # 81635

- Property Location(s)

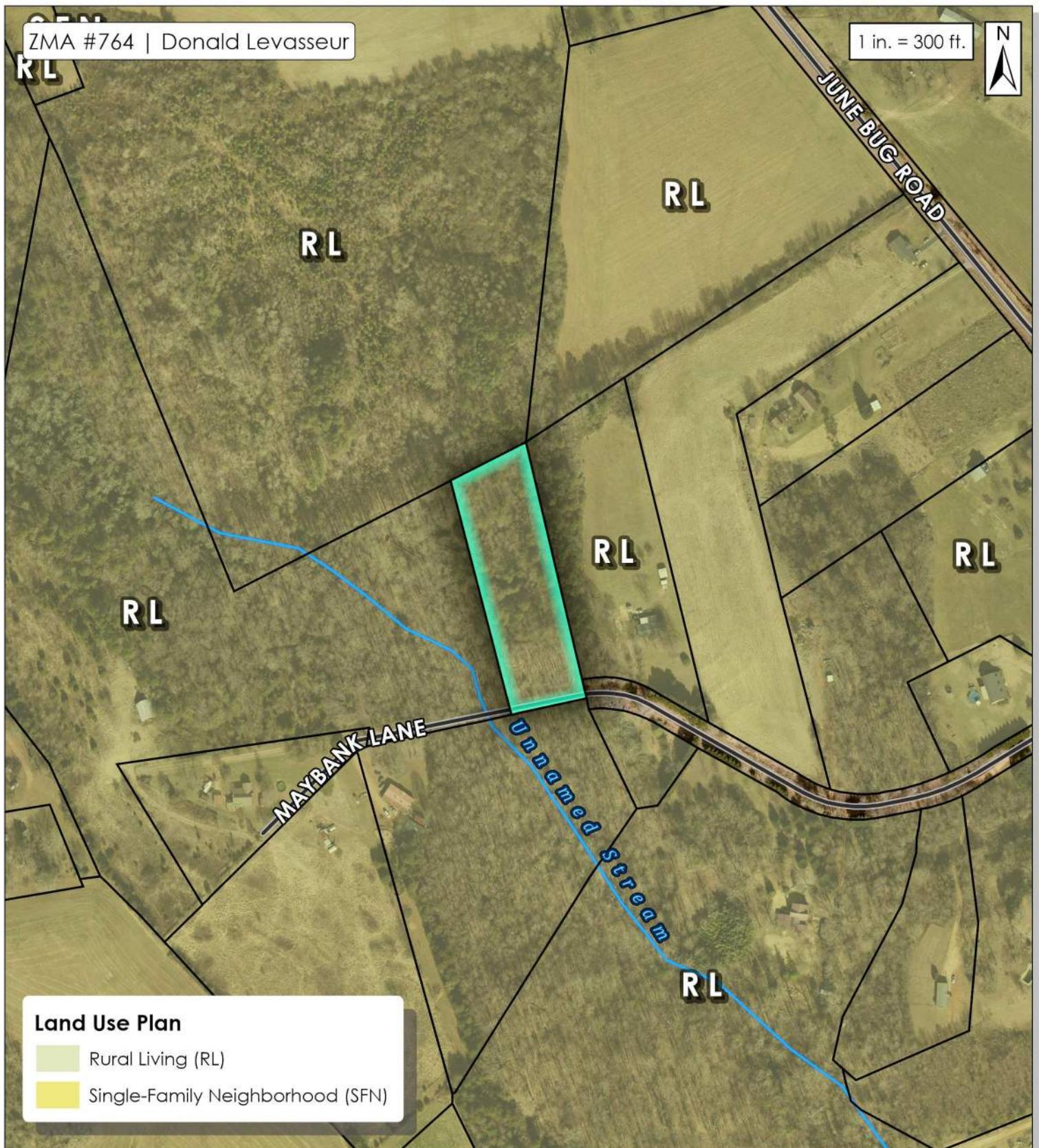
See Attached Application for Parcel Information



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



Property Location(s)

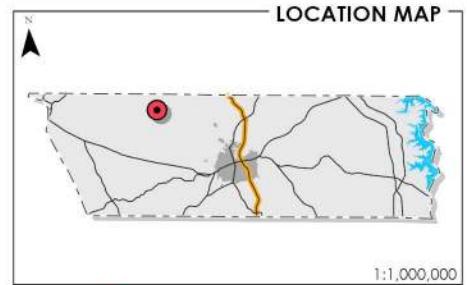


Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID # 81635

- Property Location(s)

See Attached Application for Parcel Information



Property Location(s)