



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**

Single-family detached	
Modular (CABO)	
Two-family house	
Boarding house	
Manufactured home, Class A	
Manufactured home, Class B	
Manufactured home, Class C	
Manufactured home, Class D	Special Use Permit required
Manufactured home, Class E	
Manufactured home park (<20 units)	Special Use Permit required
Manufactured home park (>20 units)	Special Use Permit required
Storage, private (on <2 ac.)	Special Use Permit required
Storage, private (on >2 ac.)	

### **Civic Uses**

Airport, public or private	Special Use Permit required
Adult care home	Special Use Permit required
Bus terminal, public	Special Use Permit required
Cemetery	
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	
Nursing home	Special Use Permit required
Place of worship, seating capacity <500	
1000	
Public safety facility	
School, elementary and secondary	
Solar farm	Special Use Permit required
Technical, trade, business school	Special Use Permit required
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	
Recreational Fishing Lake	Special Use Permit required
Riding Stables	
Event Venue	Special Use Permit required

### **Commercial Uses**

Agriculture (sales, processing)	Special Use Permit required
Agricultural supply/equipment sales	Special Use Permit required
Auctions, livestock or outdoor	Special Use Permit required
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
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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 704-472-4185

Property Owner's Name Donald Normand Levasseur

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

Property Owner's Phone Number 704-472-4185

### Part II

Property Location Lot 1 Maybank Lane

Property ID # (10 digits) 3606009232 Property Size 2.383

Parcel # (5 digits) 81635 Deed Book(s) 3402 Page(s) 123-125

### Part III

Existing Zoning District R-5F 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 N. Levasseur  
Applicant

4-25-25  
Date



## Lincoln County, NC

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

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

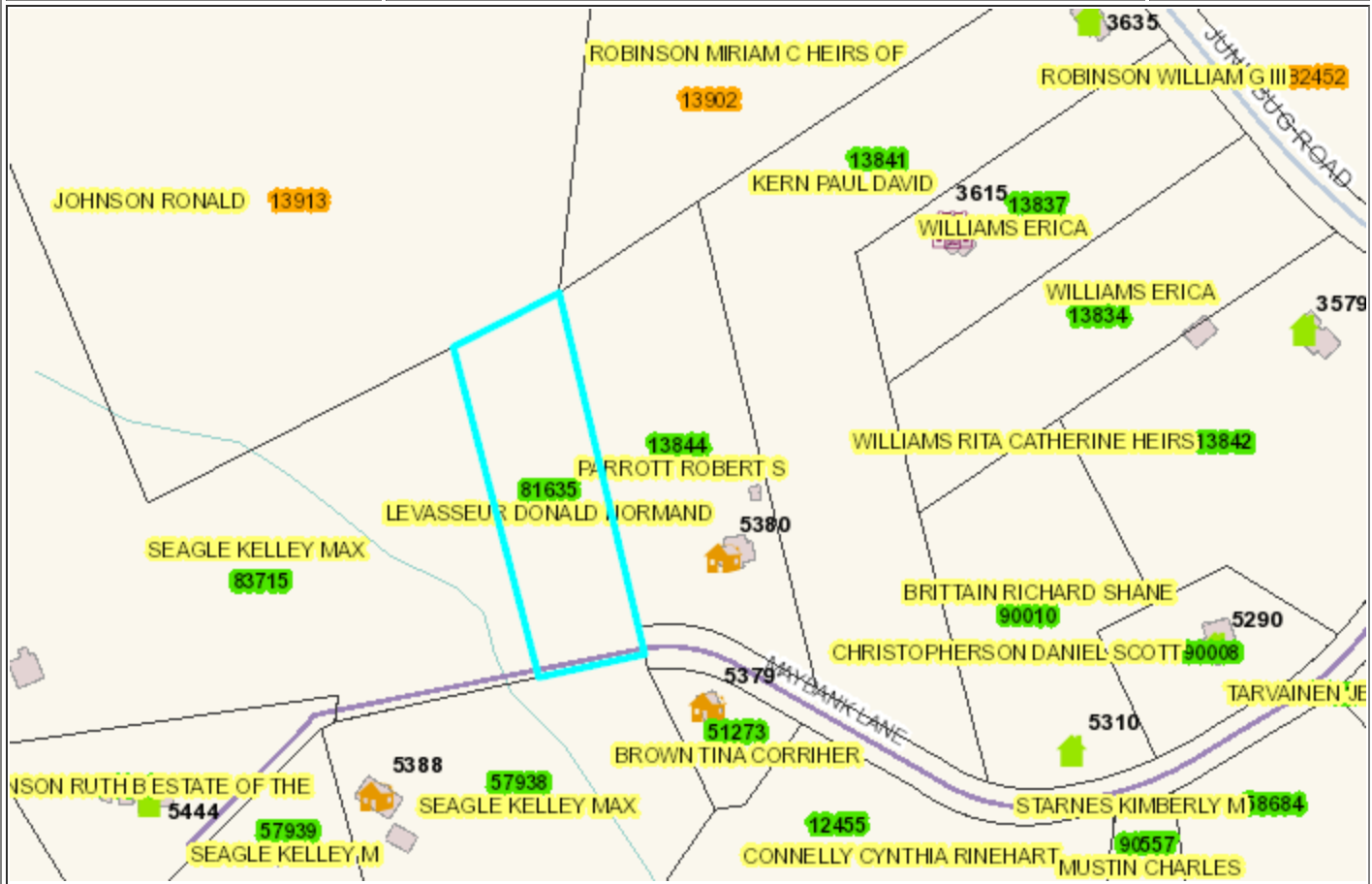


Photo Not Available

<b>Parcel ID</b>	81635	<b>Owner</b>	LEVASSEUR DONALD NORMAND
<b>Map</b>	3606	<b>Mailing</b>	3582 DIESEL DR
<b>Account</b>	0309858	<b>Address</b>	LINCOLN TON, NC 28092
<b>Deed</b>	3402 173	<b>Last Transaction Date</b>	04/23/2025
<b>Plat</b>	12 201	<b>Subdivision</b>	WILFORD GEORGE REEL
<b>Land Value</b>	\$26,215	<b>Improvement Value</b>	\$0
<b>Previous Parcel</b>		<b>Sale Price</b>	\$24,000
		<b>Lot</b>	1
		<b>Total Value</b>	\$26,215

#### -----All values for Tax Year 2025 -----

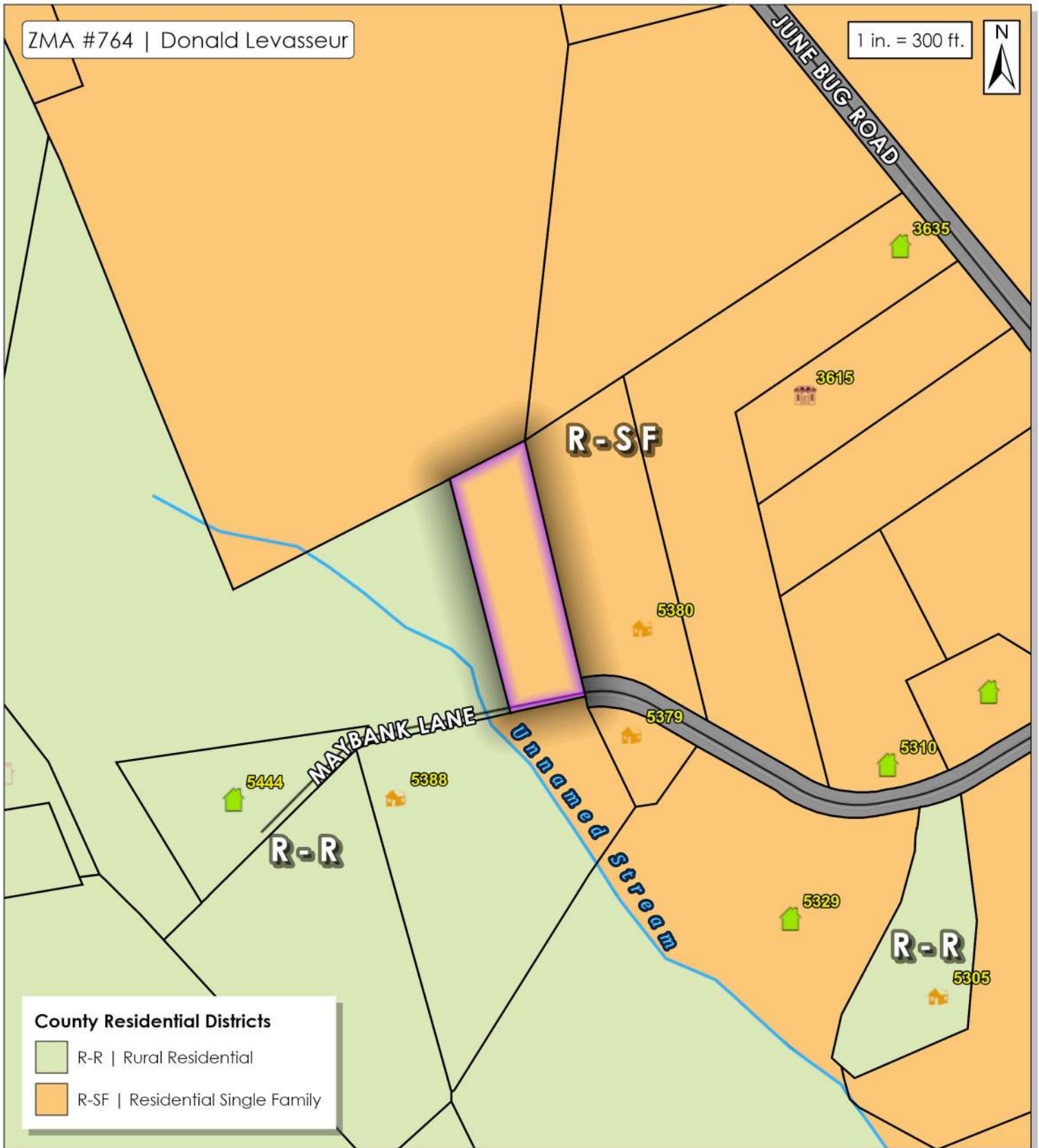
<b>Description</b>	#1 LOT WILFORD G REEL SUB	<b>Deed Acres</b>	2.382
<b>Address</b>	MAYBANK LN	<b>Tax Acres</b>	2.383
<b>Township</b>	HOWARDS CREEK	<b>Tax/Fire District</b>	UNION
<b>Main Improvement</b>		<b>Value</b>	
<b>Main Sq Feet</b>		<b>Year Built</b>	

<b>Zoning District</b>	<b>Conditional Use</b>	<b>Calc Acres</b>	<b>Voting Precinct</b>	<b>Calc Acres</b>
R-SF		2.38	DV08	2.38



<b>Watershed</b>	<b>Sewer District</b>
2.38	2.38

<b>Census County</b>	<b>Tract</b>	<b>Block</b>
109	070700	1015
		2.38

<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>
X	NO FLOOD HAZARD	3710360600
		2.38



**County Residential Districts**

-  R-R | Rural Residential
-  R-SF | Residential Single Family

**Parcel ID # 81635**

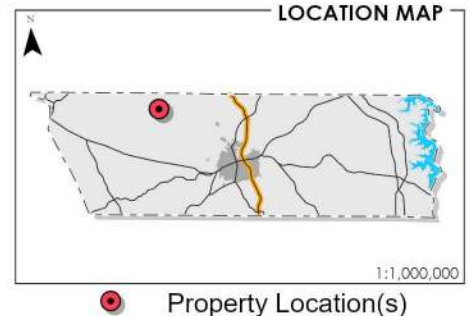
 - Property Location(s)

See Attached Application for Parcel Information

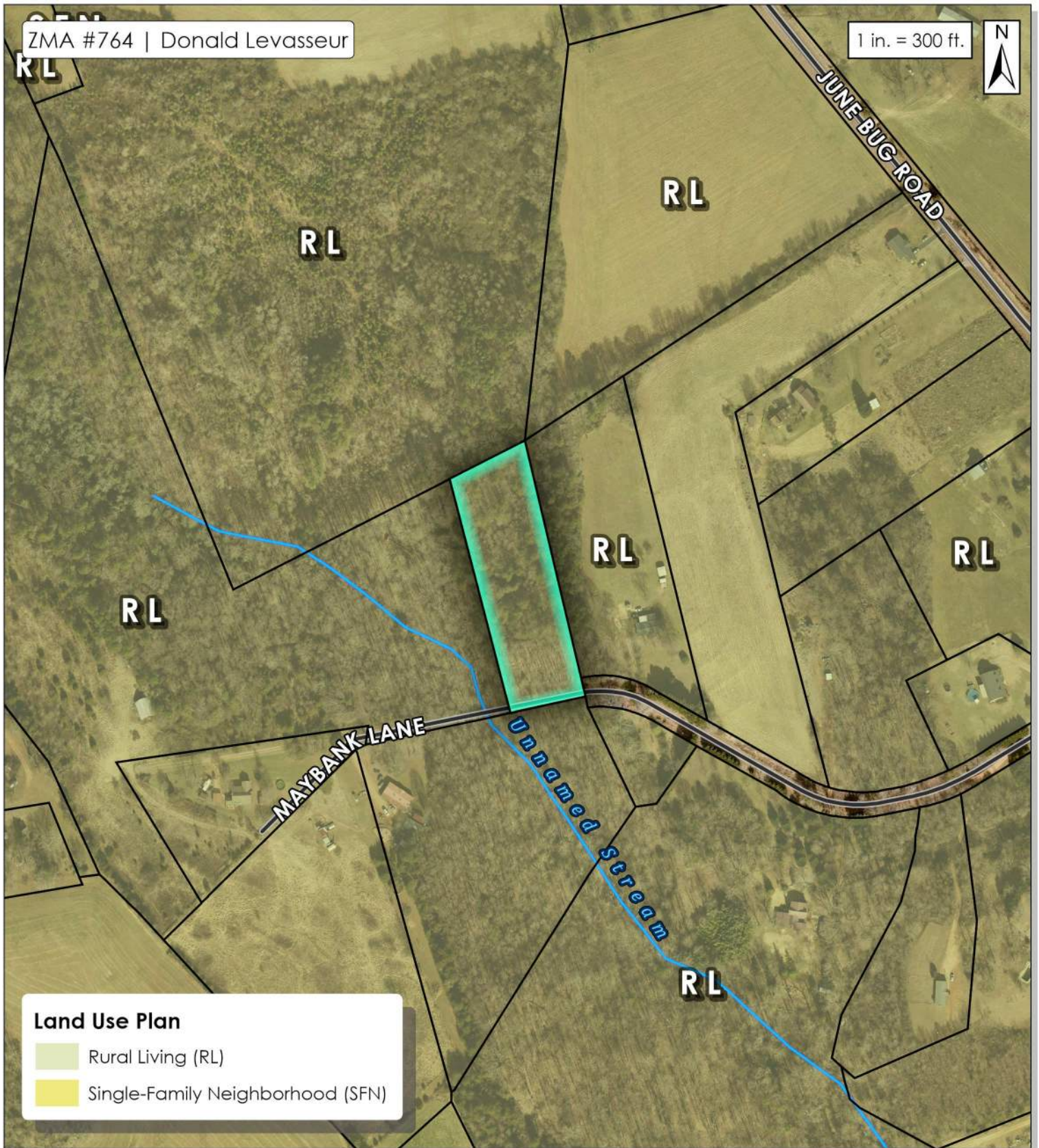


Lincoln County  
Planning & Inspections  
115 W. Main St  
3rd Floor  
Lincolnton, NC 28092

**LOCATION MAP**







Parcel ID # 81635

 - Property Location(s)

See Attached Application for Parcel Information



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