



## COUNTY OF LINCOLN, NORTH CAROLINA

302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092

PLANNING AND INSPECTIONS DEPARTMENT  
704-736-8440 OFFICE  
704-732-9010 FAX

To: Alex Patton, Board of Commissioners Chairman  
George Wood, County Manager  
Jeff Frushtick, Planning Board Chairman

From: Randy Hawkins, Zoning Administrator

Date: March 22, 2011

Re: Zoning Map Amendment #584  
J.T. Smith, applicant  
Parcel ID# 11177

*The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on April 4, 2011*

### Request

The applicant is requesting the rezoning of 4.5 acres from R-SF (Residential Single Family) to R-T (Transitional Residential). This property is the main portion of a 4.6-acre parcel, a small portion of which is zoned R-T.

### Site Area & Description

This property is located about 800 feet west of Cooper Road and 1,200 feet south of Hallman Mill Road in North Brook Township. It is adjoined by property zoned R-SF and R-T. Land uses in this area are largely agricultural and residential, with a mix of site-built houses and manufactured homes. The Lincoln County Land Use Plan classifies this area as Rural Preservation. Low-density residential uses are encouraged in such areas.

## Additional Information

### **Permitted uses**

Under current R-SF zoning: site-built house, modular home.

Under requested R-T zoning: site-built house, modular home, doublewide or singlewide manufactured home, duplex.

### **Minimum lot size**

Under current R-SF zoning: 32,500 square feet (approximately  $\frac{3}{4}$  acre).

Under requested R-T zoning: 32,500 square feet.

### **Adjoining zoning and uses**

East: zoned R-SF and R-T, site-built house.

South: zoned R-SF, site-built houses.

West: zoned R-SF, vacant land.

North (this property is also owned by applicant): zoned R-SF, site-built house.

## Staff's Recommendation

Staff recommends approval. A portion of this parcel is zoned R-T. This property is located in an area where the R-SF/R-T boundary zigzags. Manufactured homes are located in this area.



## **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

J. T. Smith

**Applicant Address**

7419 Hallman Mill Rd, Val, NC 28168

Applicant Phone Number

764-276-2759

Property Owner's Name

Same as above

**Property Owner's Address**

Property Owner's Phone Number:

## Part II

Property Location Cooper Road

Property ID # (10 digits) 2604-57-5473 Property Size 4.6 acres

Parcel # (5 digits) 11177 Deed Book(s) 2225 Page(s) 975

### 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.

vacant

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

manufactured home

**APPLICATION FEE (up to 2 acres \$300, 2-5 acres \$500, 5+ acre \$1,000)**  
**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.*

J. T. Smith

2-14-11



## **LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT**

302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092  
704-736-8440 OFFICE 704-736-8434 INSPECTION REQUEST LINE 704-732-9010 FAX

### **Zoning Amendment**

#### **Statement of Consistency and Reasonableness**

Adopted by the Lincoln County Planning Board on \_\_\_\_\_

Case No. **ZMA #584**

Applicant **J.T. Smith**

Parcel ID# **11177**

Location **800 feet west of Cooper Road, 1,200 feet south of Hallman Mill Road**

Proposed amendment **Rezone from R-SF to R-T**

This proposed amendment is

- consistent
- inconsistent

with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

This proposed amendment is

- reasonable and in the public interest
- not reasonable and not in the public interest

in that:

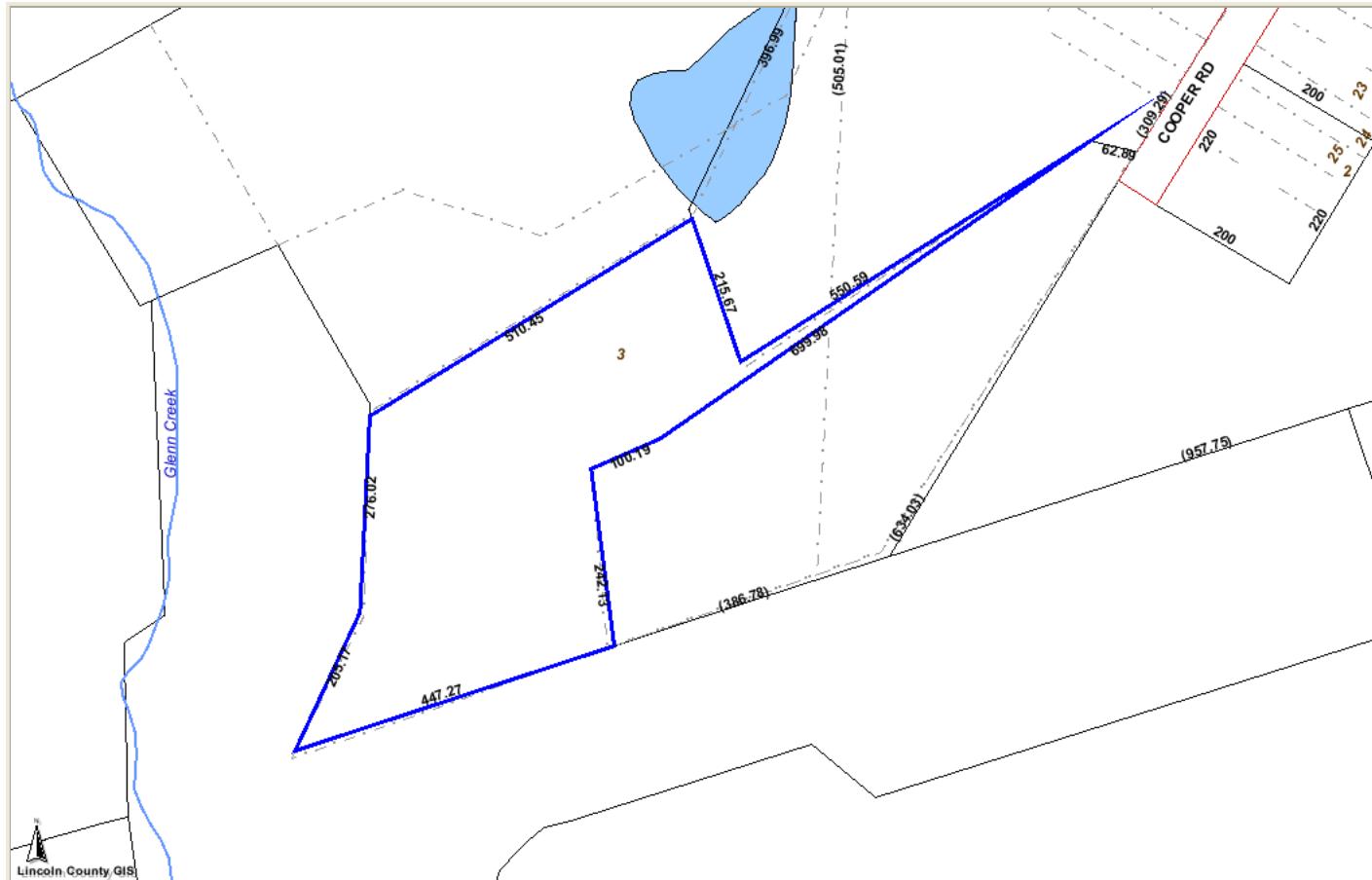


## Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.

Date: 3/2/2011 Scale: 1 Inch = 250 Feet



### PHOTOS



Photo Not Available

### PARCEL INFORMATION FOR 2664-57-5473

Parcel ID	11177	Owner	SMITH J T SMITH JUDY 7419 HALLMAN MILL RD
Map	2664-02	Mailing Address	VALE NC 281680000
Account	01196	Recorded	12/22/2010
Deed	2225-975	Total Value	\$15,563
Land Value	\$15,563	----- All values are for tax year 2011. -----	
Subdivision	Lot 3 J T SMITH	Plat	14-87
Description	#3 LT J T SMITH PH 2	Deed Acres	4.61
Address	HALLMAN MILL RD	Tax Acres	4.61
Township	NORTH BROOK	Tax/Fire District	NORTH BROOK
Improvement		No Improvements	
Zoning District		Calculated Acres	4.61
R-SF		Calculated Acres	4.61
R-T		Calculated Acres	4.61
Watershed Class		Voting Precinct	NORTH BROOK (NB01)
WS-IIIP		Sewer District	Not in the sewer district
2000 Census County		Tract	070500
37109		Block	3000
FloodZone Description		Panel	4.61
AE SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100 YEAR		2664 0	
X NO FLOOD HAZARD		2664 4.61	

