



## 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: December 13, 2011

Re: Zoning Map Amendment #590  
Planning and Inspections Department, applicant  
Parcel ID# 87035, 87036, 87037 and 87038

*The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on January 9, 2012.*

### Proposal

Staff is proposing the rezoning of 4.7 acres from CU R-S (Conditional Use Residential Suburban) to R-SF (Residential Single-Family). This property was rezoned from R-SF to CU R-S in 2003 in a parallel conditional use rezoning to permit the placement of a doublewide manufactured home, but the conditional use permit was not exercised within the specified time limit and as a result has expired. This property was subdivided in 2007, but the lots are undeveloped. Under this proposal, the property would be rezoned to its previous classification. In the R-SF district, only site-built houses and modular homes are permitted.

### Site Area & Description

This property is located on the east side of Pointe West Lane about 800 feet north of Tower Road in North Brook Township. It consists of four lots and a portion of a fifth lot, part of the Pointe West subdivision. It is adjoined on three sides by property zoned R-SF and on one side by property zoned R-S. Land uses in the area are primarily residential and agricultural. This property is part of area designated by the Lincoln County Land Use Plan as Rural Preservation, suitable for low-density residential uses.



## **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**

#### **Staff's Proposed Statement of Consistency and Reasonableness**

Case No.        **ZMA #590**  
Applicant      **Planning and Inspections Department**  
Parcel ID#     **87034, 87035, 87036, 87037 and 87038**  
Location       **south side of Pointe West Lane about 800 feet east of Tower Road**  
Proposed amendment   **Rezone from CU R-S to R-SF**

This proposed amendment **is consistent** with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that: **The Land Use Plan designates this area as Rural Preservation, suitable for low-density residential uses.**

This proposed amendment **is reasonable and in the public interest** in that: **This property was rezoned from R-SF to CU R-S in 2003 to permit the placement of a doublewide manufactured home, but the conditional use permit was not exercised within the specified time limit and as a result has expired. This property is adjoined on three sides by property zoned R-SF.**



## **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** Lincoln County Planning and Inspections Department

**Applicant Address** 302 N. Academy St., Suite A, Lincolnton, NC 28092

**Applicant Phone Number** (704) 748-1507

**Property Owner's Name** Deborah M. Hoyle

**Property Owner's Address** 611 Tower Rd., Vale NC 28168

### **Part II**

**Property Location** Pointe West Lane

**Property ID #** 2684-03-5364, 2684-03-8160, 2684-02-7909, 2684-02-6807, 2684-02-4799

**Parcel #** 87034, 87035, 87036, 87037, 87038

**Deed Book** 747 **Page** 703

**Property Size** 4.7 acres

### **Part III**

**Existing Zoning District** CU R-S **Proposed Zoning District** R-SF

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

**undeveloped lots**

Briefly explain the reason for the proposed rezoning.

**This property was rezoned from R-SF from CU R-S in a parallel conditional use rezoning to permit the placement of a doublewide manufactured home, but the conditional use permit was not exercised and has expired.**

*I hereby certify that all of the information provided for this application is true and correct to the best of my knowledge.*

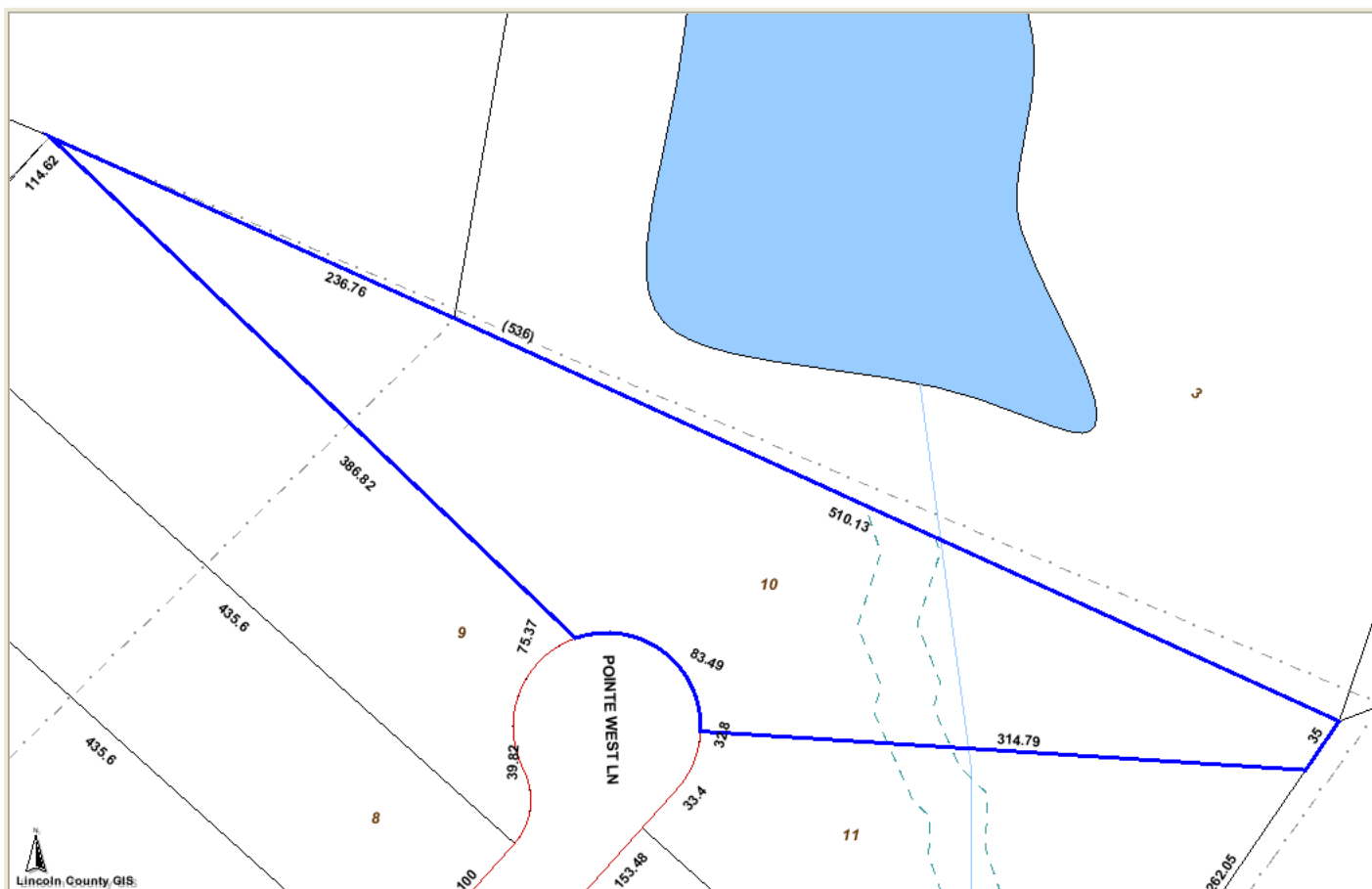
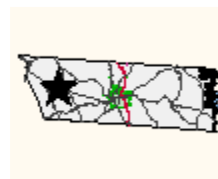
Randy Hawkins  
Applicant

Nov. 4, 2011  
Date



## Lincoln County, NC

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**Date: 11/1/2011 Scale: 1 Inch = 100 Feet**



### PHOTOS



Photo Not Available

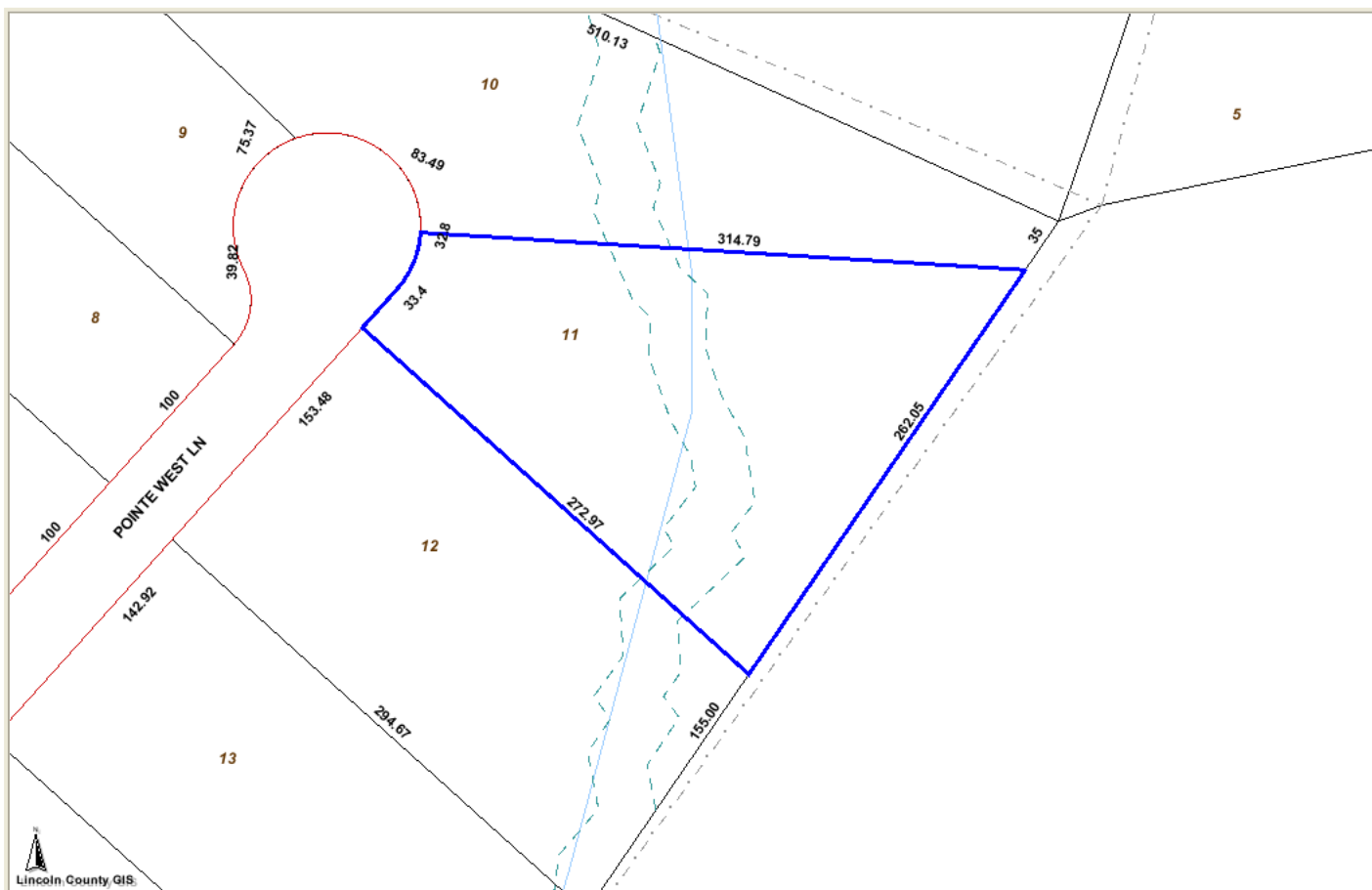
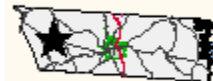
### PARCEL INFORMATION FOR 2684-03-5364

<b>Parcel ID</b>	87034	<b>Owner</b>	HOYLE DEBORAH M
<b>Map</b>	2684-00	<b>Mailing</b>	611 TOWER RD
<b>Account</b>	47628	<b>Address</b>	VALE NC 28168-9418
<b>Deed</b>	747-703	<b>Recorded</b>	8/23/1990
<b>Land Value</b>	\$25,766	<b>Total Value</b>	\$25,766
----- All values are for tax year 2011. -----			
<b>Subdivision</b>	Lot 10 POINTE WEST MAP 1 OF 2		
<b>Description</b>	#10 LT POINTE WEST		
<b>Address</b>	POINTE WEST LN		
<b>Township</b>	NORTH BROOK		
<b>Improvement</b>	No Improvements		
<b>Zoning District</b>	<b>Calculated Acres</b>	<b>Voting Precinct</b>	<b>Calculated Acres</b>
R-SF	0.71	NORTH BROOK (NB01)	1.38
R-S CU	0.67		
<b>Watershed Class</b>		<b>Sewer District</b>	
WS-IIP	1.38	Not in the sewer district	1.38
<b>2000 Census County</b>		<b>Tract</b>	<b>Block</b>
37109		070500	2001
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>	
X	NO FLOOD HAZARD	3710268400	1.38



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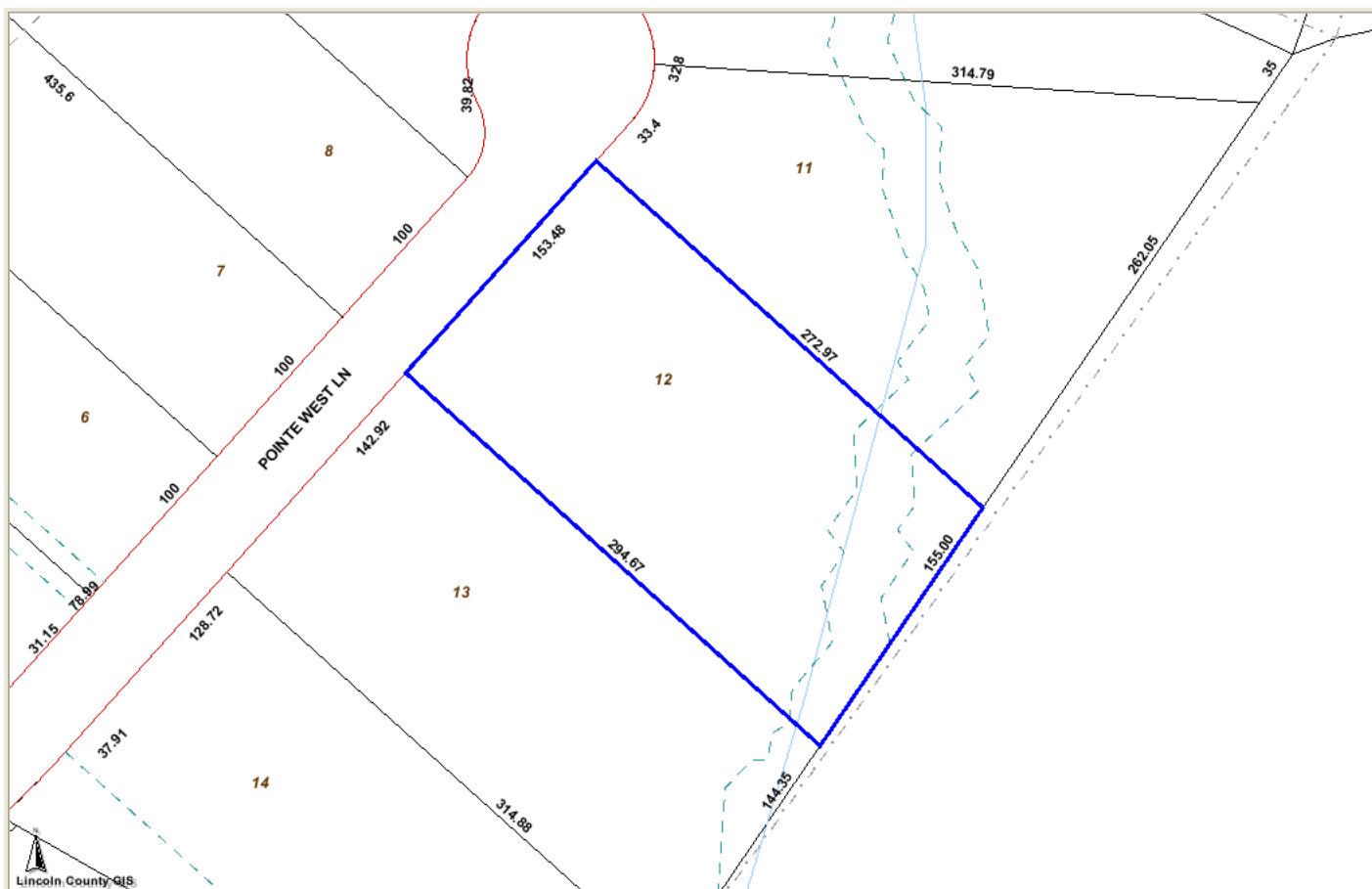
### PARCEL INFORMATION FOR 2684-03-8160

<b>Parcel ID</b>	<b>87035</b>	<b>Owner</b>	HOYLE DEBORAH M	<b>Sale Price</b>	0
<b>Map</b>	<b>2684-00</b>	<b>Mailing</b>	611 TOWER RD	<b>Previous Parcel</b>	56322
<b>Account</b>	47628	<b>Address</b>	VALE NC 28168-9418		
<b>Deed</b>	747-703	<b>Recorded</b>	8/23/1990		
<b>Land Value</b>	\$23,094	<b>Total Value</b>	\$23,094		
----- All values are for tax year 2011. -----					
<b>Subdivision</b>	Lot 11 POINTE WEST MAP 1 OF 2			<b>Plat</b>	14-236
<b>Description</b>	#11 LT POINTE WEST			<b>Deed Acres</b>	1.01
<b>Address</b>	POINTE WEST LN			<b>Tax Acres</b>	1.01
<b>Township</b>	NORTH BROOK			<b>Tax/Fire District</b>	NORTH BROOK
<b>Improvement</b>	No Improvements				
<b>Zoning</b>		<b>Calculated Acres</b>	<b>Voting Precinct</b>		<b>Calculated Acres</b>
<b>District</b>			NORTH BROOK (NB01)		1.01
R-S CU		1.01			
<b>Watershed Class</b>			<b>Sewer District</b>		
WS-IIP		1.01	Not in the sewer district		1.01
<b>2000 Census County</b>			<b>Tract</b>	<b>Block</b>	
37109			070500	2001	1.01
<b>Flood</b>	<b>Zone Description</b>		<b>Panel</b>		
X	NO FLOOD HAZARD		3710268400		1.01



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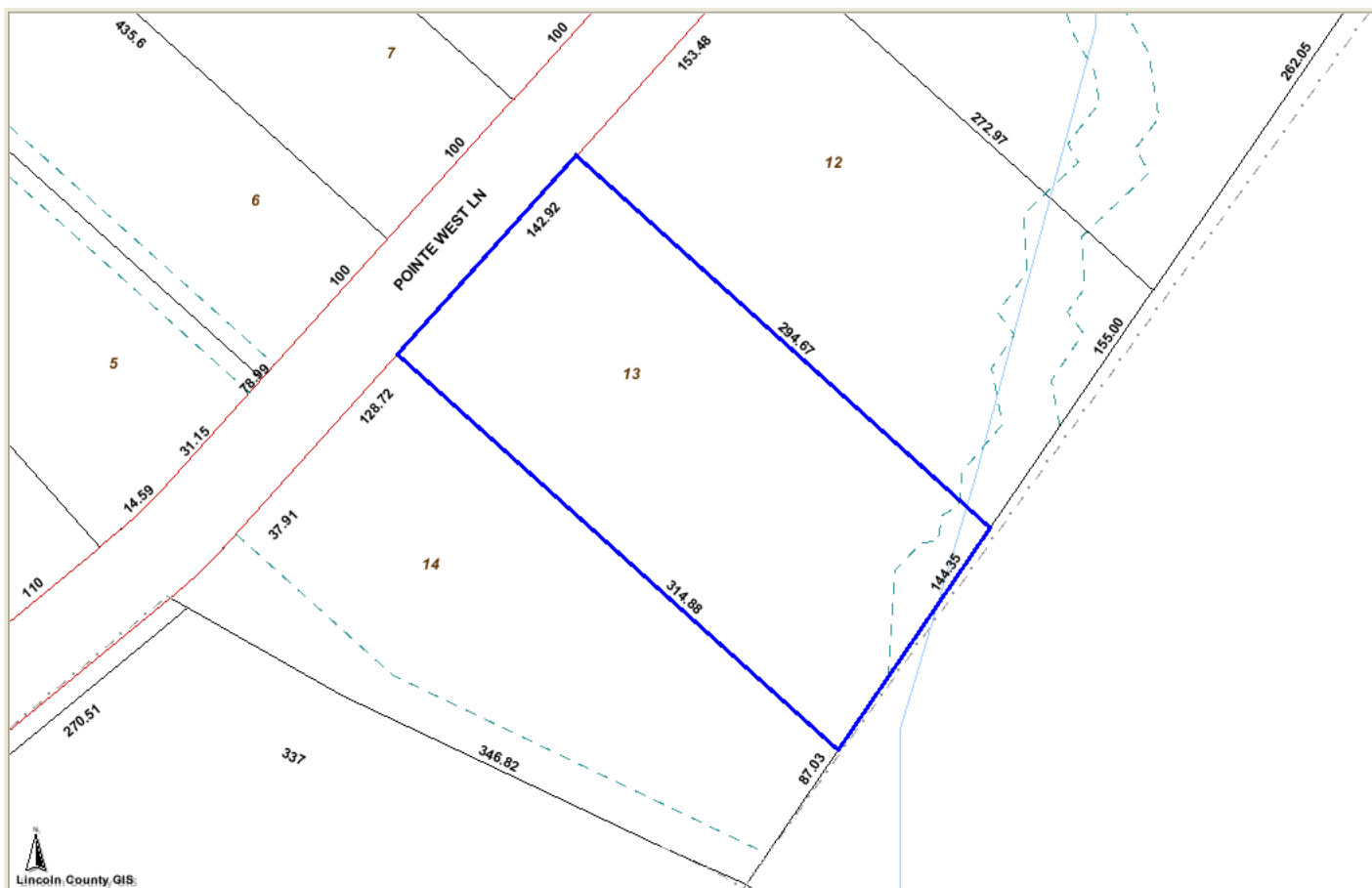
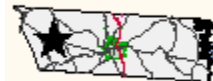
### PARCEL INFORMATION FOR 2684-02-7909

<b>Parcel ID</b>	<b>87036</b>	<b>Owner</b>	HOYLE DEBORAH M	<b>Sale Price</b>	0
<b>Map</b>	<b>2684-00</b>	<b>Mailing</b>	611 TOWER RD	<b>Previous Parcel</b>	56322
<b>Account</b>	47628	<b>Address</b>	VALE NC 28168-9418		
<b>Deed</b>	747-703	<b>Recorded</b>	8/23/1990		
<b>Land Value</b>	\$23,000	<b>Total Value</b>	\$23,000		
----- All values are for tax year 2011. -----					
<b>Subdivision</b>	Lot 12 POINTE WEST MAP 1 OF 2			<b>Plat</b>	14-236
<b>Description</b>	#12 LT POINTE WEST			<b>Deed Acres</b>	1
<b>Address</b>	POINTE WEST LN			<b>Tax Acres</b>	1
<b>Township</b>	NORTH BROOK			<b>Tax/Fire District</b>	NORTH BROOK
<b>Improvement</b>	No Improvements				
<b>Zoning</b>		<b>Calculated Acres</b>	<b>Voting Precinct</b>	<b>Calculated Acres</b>	
<b>District</b>			NORTH BROOK (NB01)		1
R-S CU		1			
<b>Watershed Class</b>			<b>Sewer District</b>		
WS-IIP		1	Not in the sewer district		1
<b>2000 Census County</b>			<b>Tract</b>	<b>Block</b>	
37109			070500	2001	1
<b>Flood</b>	<b>Zone Description</b>		<b>Panel</b>		
X	NO FLOOD HAZARD		3710268400		1



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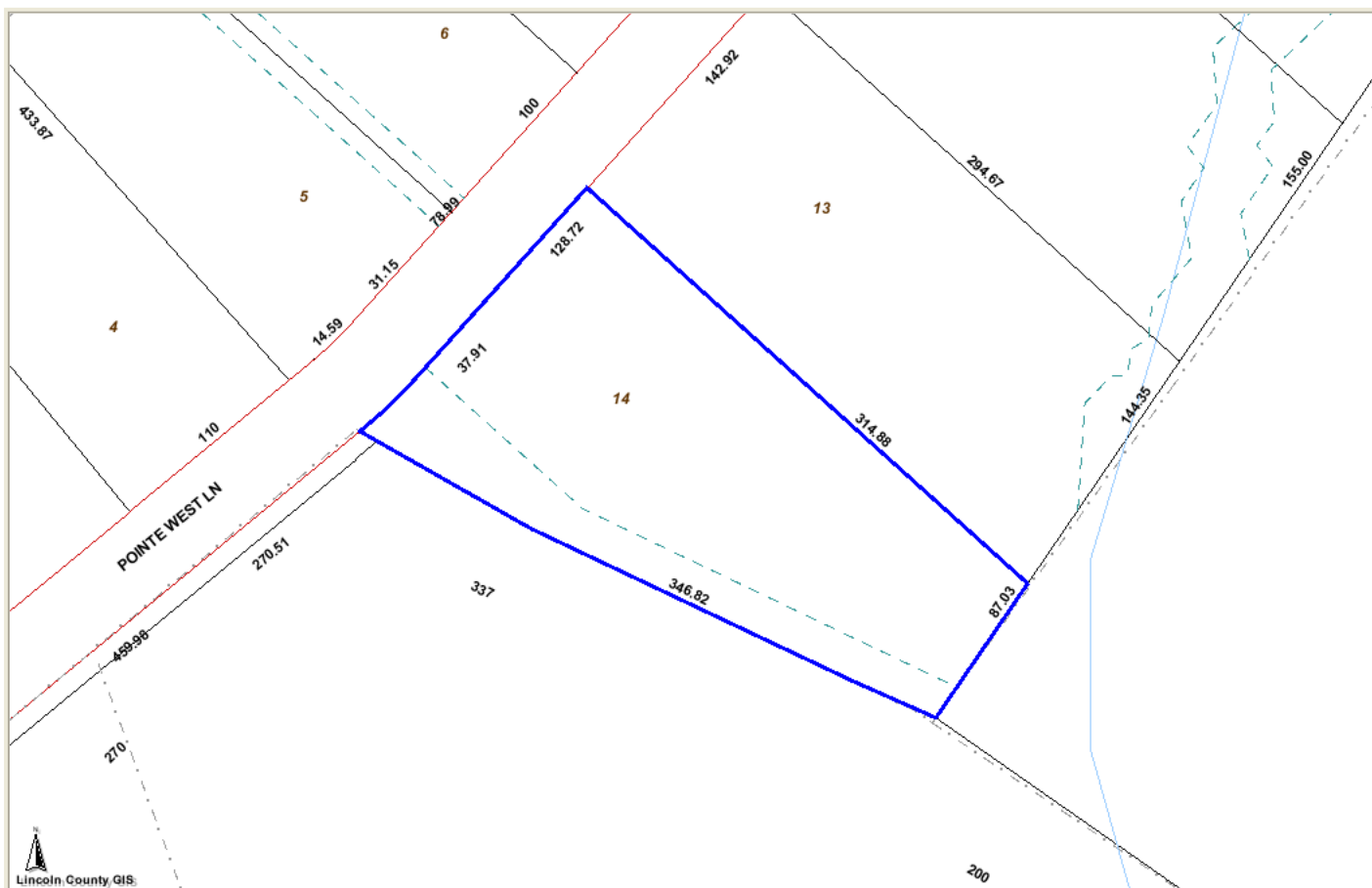
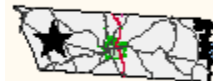
### PARCEL INFORMATION FOR 2684-02-6807

<b>Parcel ID</b>	<b>87037</b>	<b>Owner</b>	HOYLE DEBORAH M	<b>Sale Price</b>	0
<b>Map</b>	<b>2684-00</b>	<b>Mailing</b>	611 TOWER RD	<b>Previous Parcel</b>	56322
<b>Account</b>	47628	<b>Address</b>	VALE NC 28168-9418		
<b>Deed</b>	747-703	<b>Recorded</b>	8/23/1990		
<b>Land Value</b>	\$23,000	<b>Total Value</b>	\$23,000		
----- All values are for tax year 2011. -----					
<b>Subdivision</b>	Lot 13 POINTE WEST MAP 1 OF 2				<b>Plat</b>
<b>Description</b>	#13 LT POINTE WEST				<b>Deed Acres</b>
<b>Address</b>	POINTE WEST LN				<b>Tax Acres</b>
<b>Township</b>	NORTH BROOK				<b>Value</b>
<b>Main Improvement</b>	MOD UNIT SITTING ON PROP	<b>Tax/Fire District</b>	NORTH BROOK		
<b>Main Sq Feet</b>	1	<b>Stories</b>	0	<b>Year Built</b>	0
<b>Zoning</b>	<b>Calculated Acres</b>		<b>Voting Precinct</b>		<b>Calculated Acres</b>
<b>District</b>	R-S CU		NORTH BROOK (NB01)		1
<b>Watershed Class</b>	WS-IIP		<b>Sewer District</b>		1
<b>2000 Census County</b>	37109		Not in the sewer district		1
<b>Flood</b>	<b>Zone Description</b>		<b>Tract</b>		<b>Block</b>
X	NO FLOOD HAZARD		070500		2001
			<b>Panel</b>		3710268400
					1



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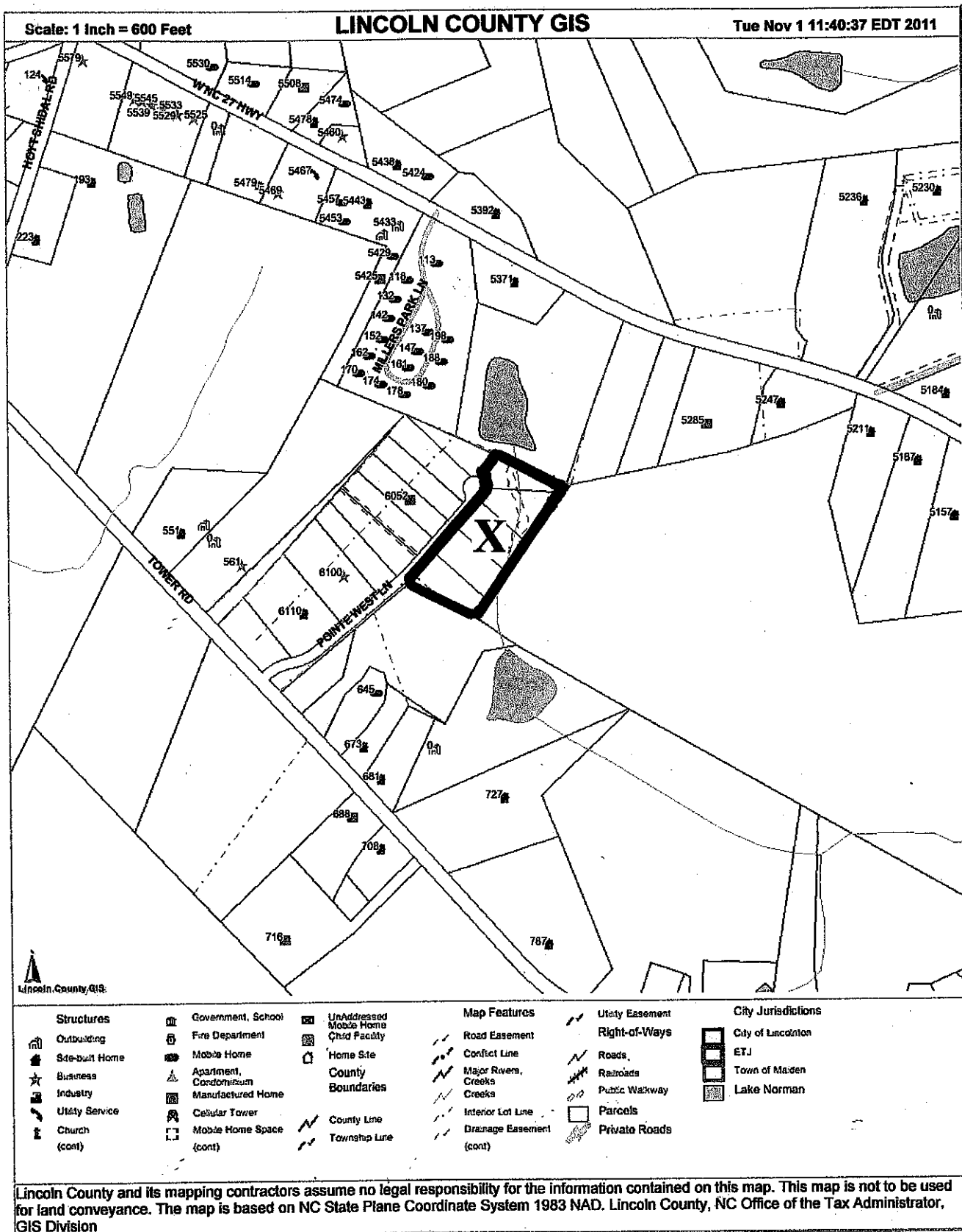


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### PARCEL INFORMATION FOR 2684-02-4799

<b>Parcel ID</b>	<b>87038</b>	<b>Owner</b>	HOYLE DEBORAH M	<b>Sale Price</b>	0
<b>Map</b>	<b>2684-00</b>	<b>Mailing</b>	611 TOWER RD	<b>Previous Parcel</b>	56322
<b>Account</b>	47628	<b>Address</b>	VALE NC 28168-9418		
<b>Deed</b>	747-703	<b>Recorded</b>	8/23/1990		
<b>Land Value</b>	\$23,000	<b>Total Value</b>	\$23,000		
----- All values are for tax year 2011. -----					
<b>Subdivision</b>	Lot 14 POINTE WEST MAP 1 OF 2			<b>Plat</b>	14-236
<b>Description</b>	#14 LT POINTE WEST			<b>Deed Acres</b>	1
<b>Address</b>	POINTE WEST LN			<b>Tax Acres</b>	1
<b>Township</b>	NORTH BROOK			<b>Tax/Fire District</b>	NORTH BROOK
<b>Improvement</b>	No Improvements				
<b>Zoning</b>		<b>Calculated Acres</b>		<b>Voting Precinct</b>	<b>Calculated Acres</b>
<b>District</b>				NORTH BROOK (NB01)	1
R-S CU		1			
<b>Watershed Class</b>				<b>Sewer District</b>	
WS-IIP		1		Not in the sewer district	1
<b>2000 Census County</b>				<b>Tract</b>	<b>Block</b>
37109				070500	2001
<b>Flood</b>	<b>Zone Description</b>			<b>Panel</b>	
X	NO FLOOD HAZARD			3710268400	1





# Zoning Map Amendment #590

## X – property proposed to be rezoned

