



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, 87035, 87036, 87937 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

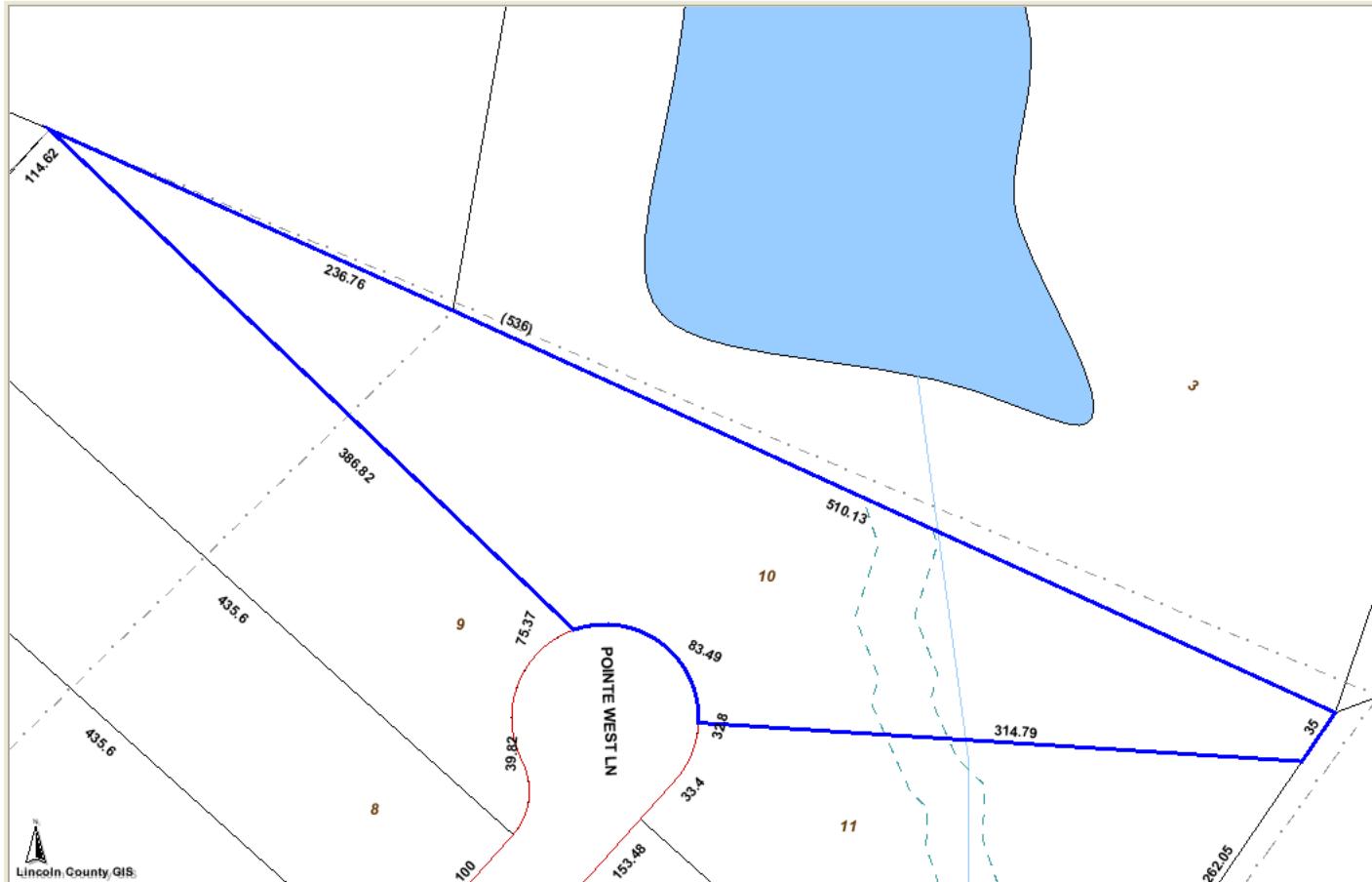
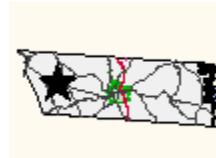
Nov. 4, 2011

Date



Lincoln County, NC

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PHOTOS



Photo Not Available

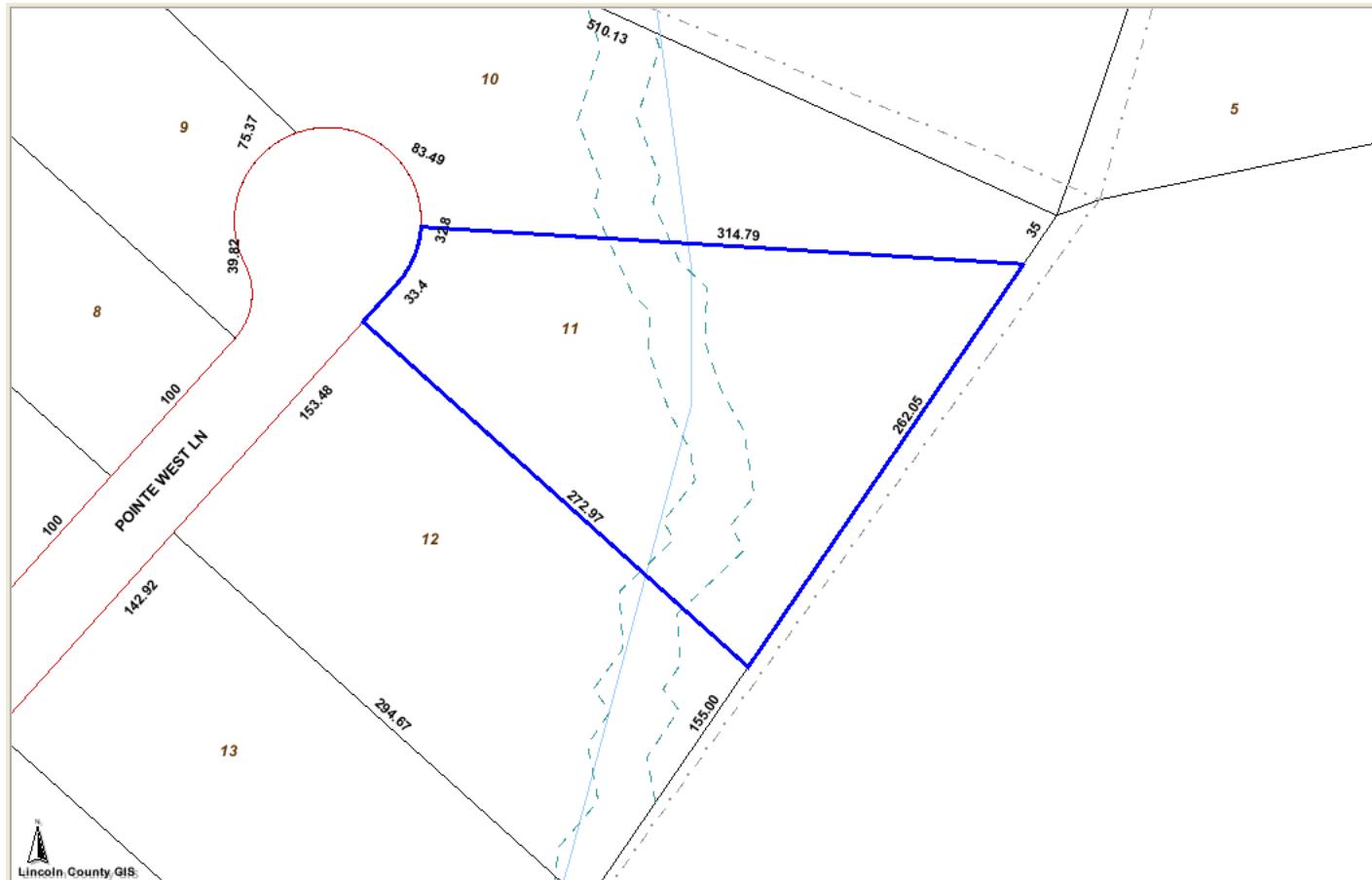
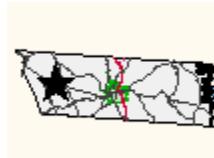
PARCEL INFORMATION FOR 2684-03-5364

Parcel ID	87034	Owner	HOYLE DEBORAH M
Map	2684-00	Mailing	611 TOWER RD
Account	47628	Address	VALE NC 28168-9418
Deed	747-703	Recorded	8/23/1990
Land Value	\$25,766	Total Value	\$25,766
----- All values are for tax year 2011. -----			
Subdivision	Lot 10 POINTE WEST MAP 1 OF 2	Plat	14-236
Description	#10 LT POINTE WEST	Deed Acres	1.37
Address	POINTE WEST LN	Tax Acres	1.37
Township	NORTH BROOK	Tax/Fire District	NORTH BROOK
Improvement	No Improvements		
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres
R-SF	0.71	NORTH BROOK (NB01)	1.38
R-S CU	0.67		
Watershed Class		Sewer District	
WS-IIP	1.38	Not in the sewer district	
2000 Census County		Tract	
37109		070500	2001
Flood	Zone Description	Block	
X	NO FLOOD HAZARD	Panel	3710268400
			1.38



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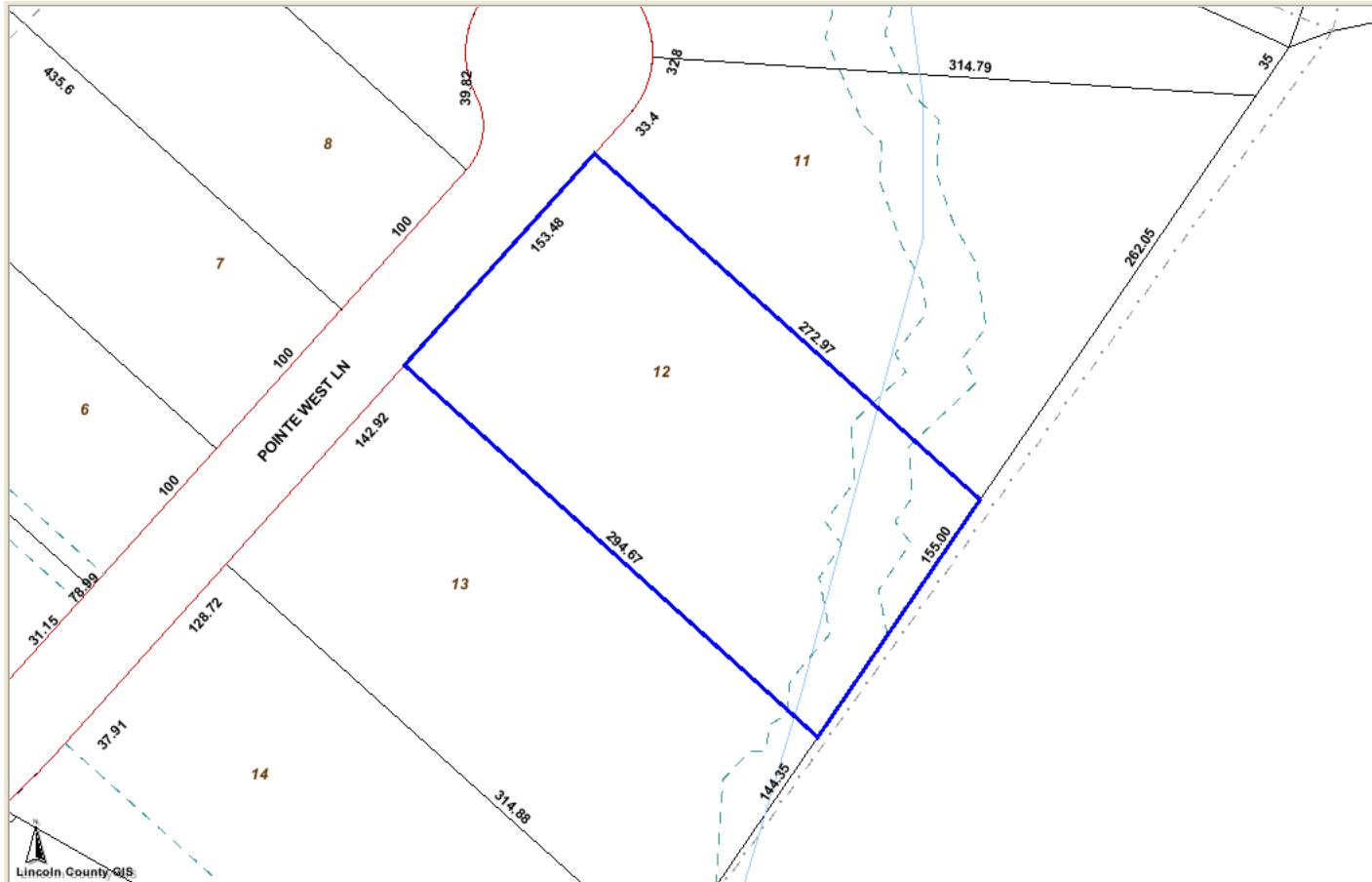
PARCEL INFORMATION FOR 2684-03-8160

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



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PHOTOS		PARCEL INFORMATION FOR 2684-02-7909				
 Photo Not Available		Parcel ID	87036	Owner	HOYLE DEBORAH M	
		Map	2684-00	Mailing	611 TOWER RD	
		Account	47628	Address	VALE NC 28168-9418	
		Deed	747-703	Recorded	8/23/1990	
		Land Value	\$23,000	Total Value	\$23,000	
----- All values are for tax year 2011. -----						
		Subdivision	Lot 12 POINTE WEST MAP 1 OF 2		Sale Price	0
		Description	#12 LT POINTE WEST		Previous Parcel	56322
		Address	POINTE WEST LN		Plat	14-236
		Township	NORTH BROOK		Deed Acres	1
		Improvement	No Improvements		Tax Acres	1
		Zoning District	Calculated Acres	Voting Precinct	Calculated Acres	
		R-S CU	1	NORTH BROOK (NB01)	1	
		Watershed Class	1	Sewer District	1	
		WS-IIP		Not in the sewer district	1	
		2000 Census County		Tract	Block	
		37109		070500	2001	1
		Flood	Zone Description	Panel		
	X	NO FLOOD HAZARD		3710268400		1

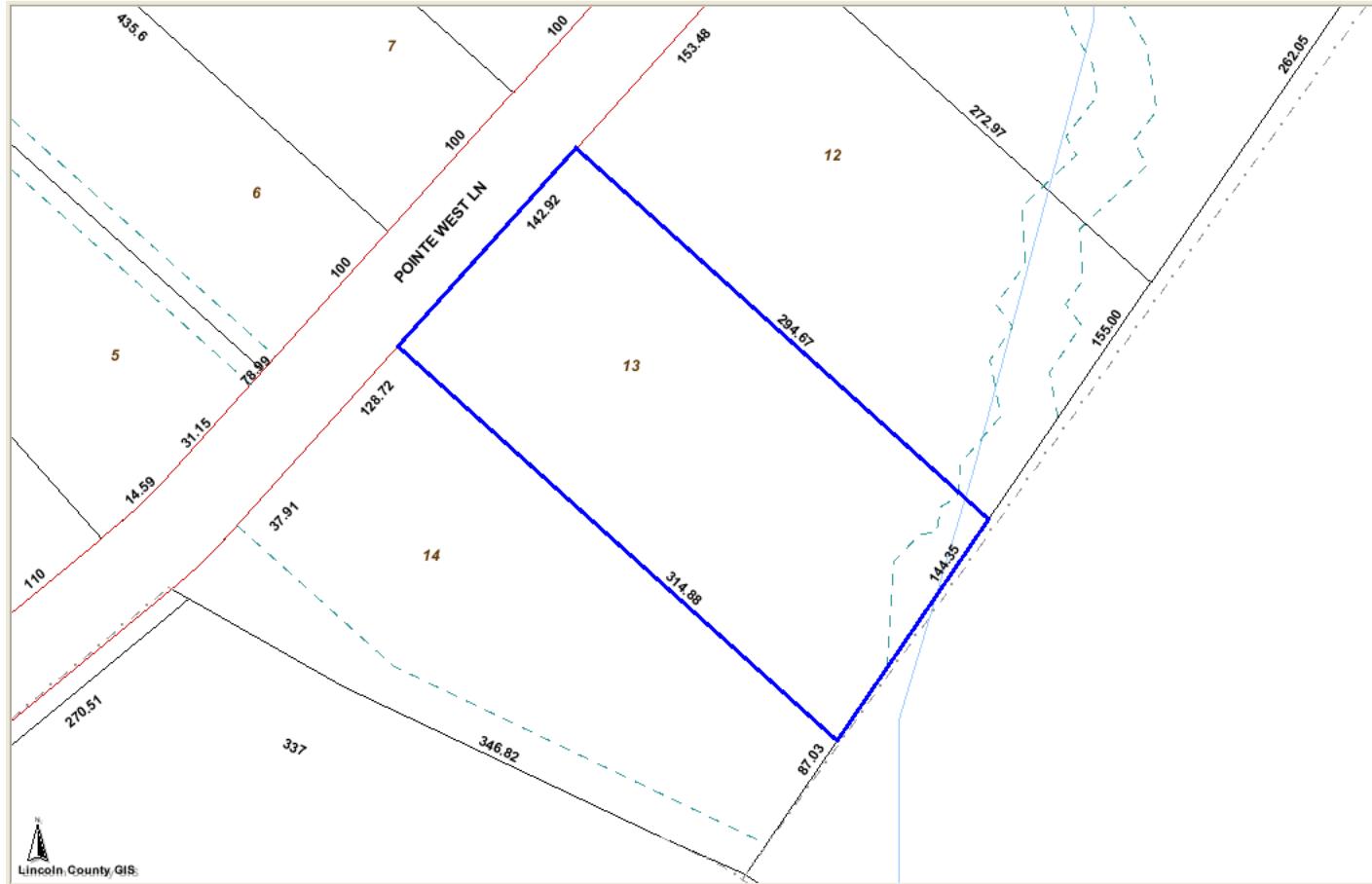
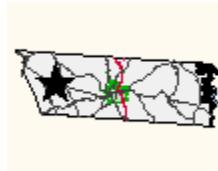


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Date: 11/1/2011 Scale: 1 Inch = 100 Feet



PHOTOS



87037

PARCEL INFORMATION FOR 2684-02-6807

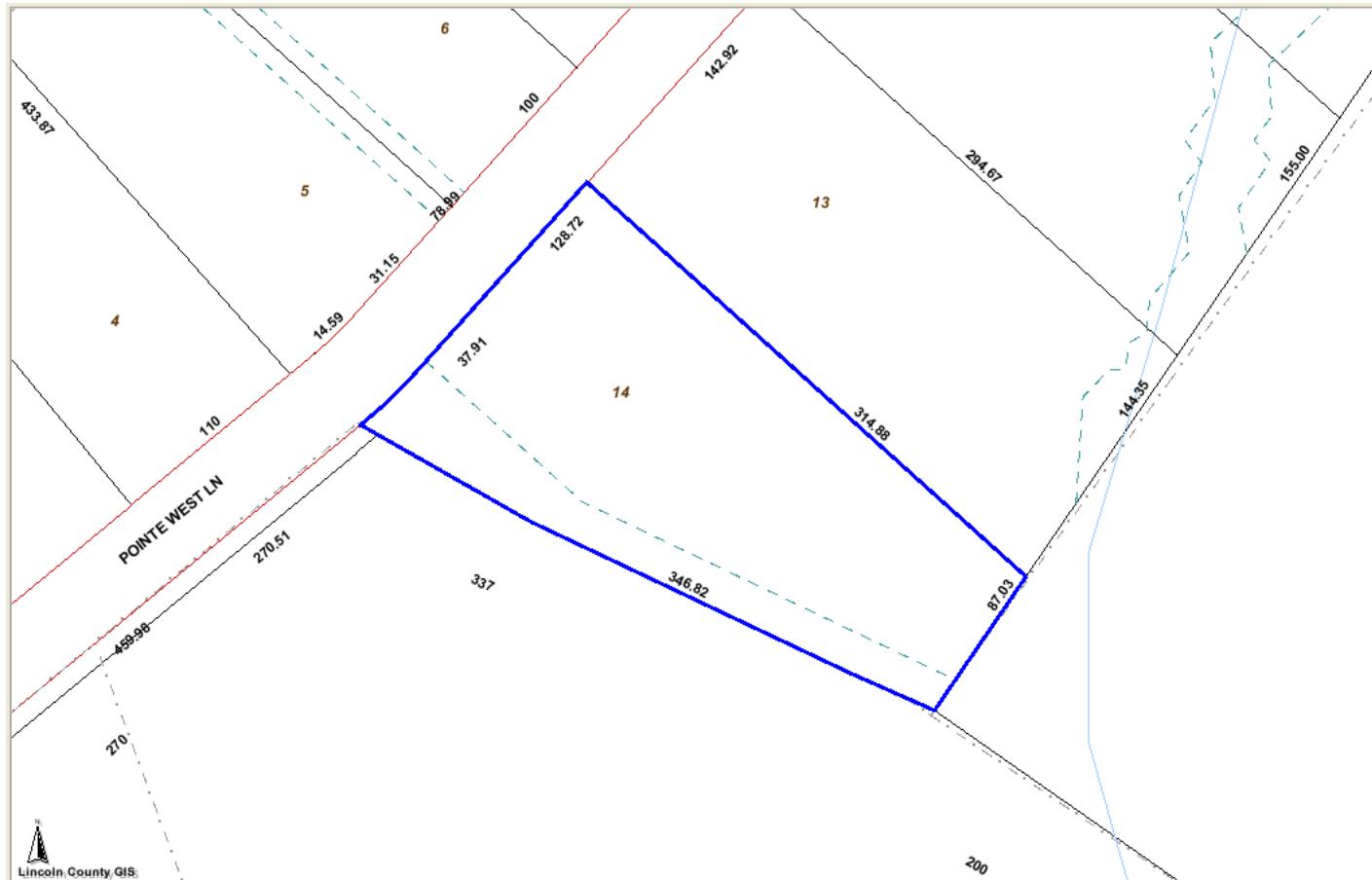
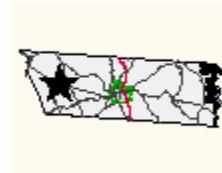
Parcel ID	87037	Owner	HOYLE DEBORAH M		
Map	2684-00	Mailing	611 TOWER RD		
Account	47628	Address	VALE NC 28168-9418		
Deed	747-703	Recorded	8/23/1990	Sale Price	0
Land Value	\$23,000	Total Value	\$23,000	Previous Parcel	56322
----- All values are for tax year 2011. -----					
Subdivision	Lot 13 POINTE WEST MAP 1 OF 2			Plat	14-236
Description	#13 LT POINTE WEST			Deed Acres	1
Address	POINTE WEST LN			Tax Acres	1
Township	NORTH BROOK			NORTH BROOK	
Main Improvement	MOD UNIT SITTING ON PROP				Value
Main Sq Feet	1	Stories	0	Year Built	0
Zoning	Calculated			Voting Precinct	Calculated Acres
District	Acres			NORTH BROOK (NB01)	1
R-S CU	1				
Watershed Class				Sewer District	
WS-IIP	1			Not in the sewer district	1
2000 Census County				Tract	Block
37109				070500	2001
Flood	Zone Description			Panel	
X	NO FLOOD HAZARD			3710268400	1



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Lincoln County GIS

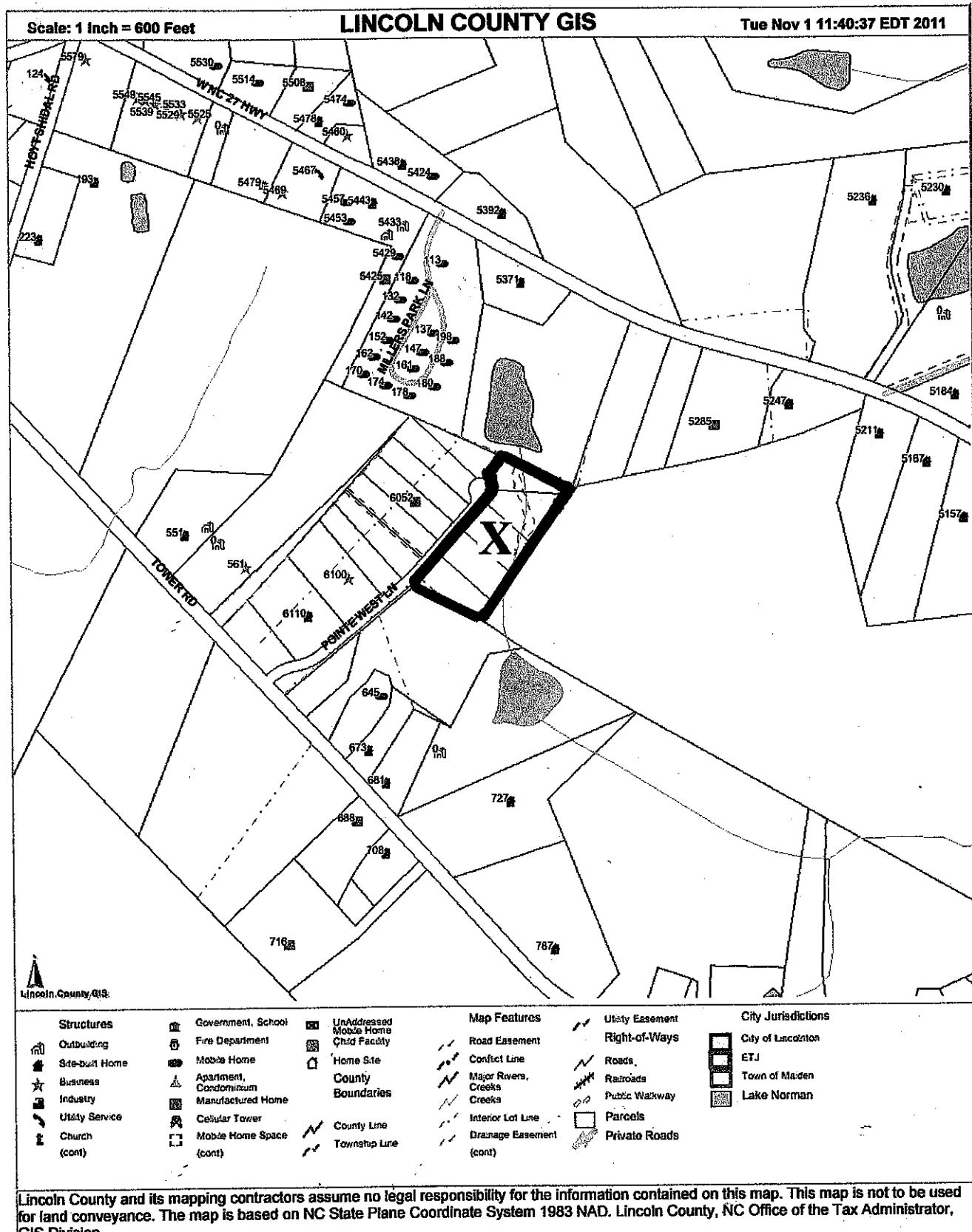
PHOTOS



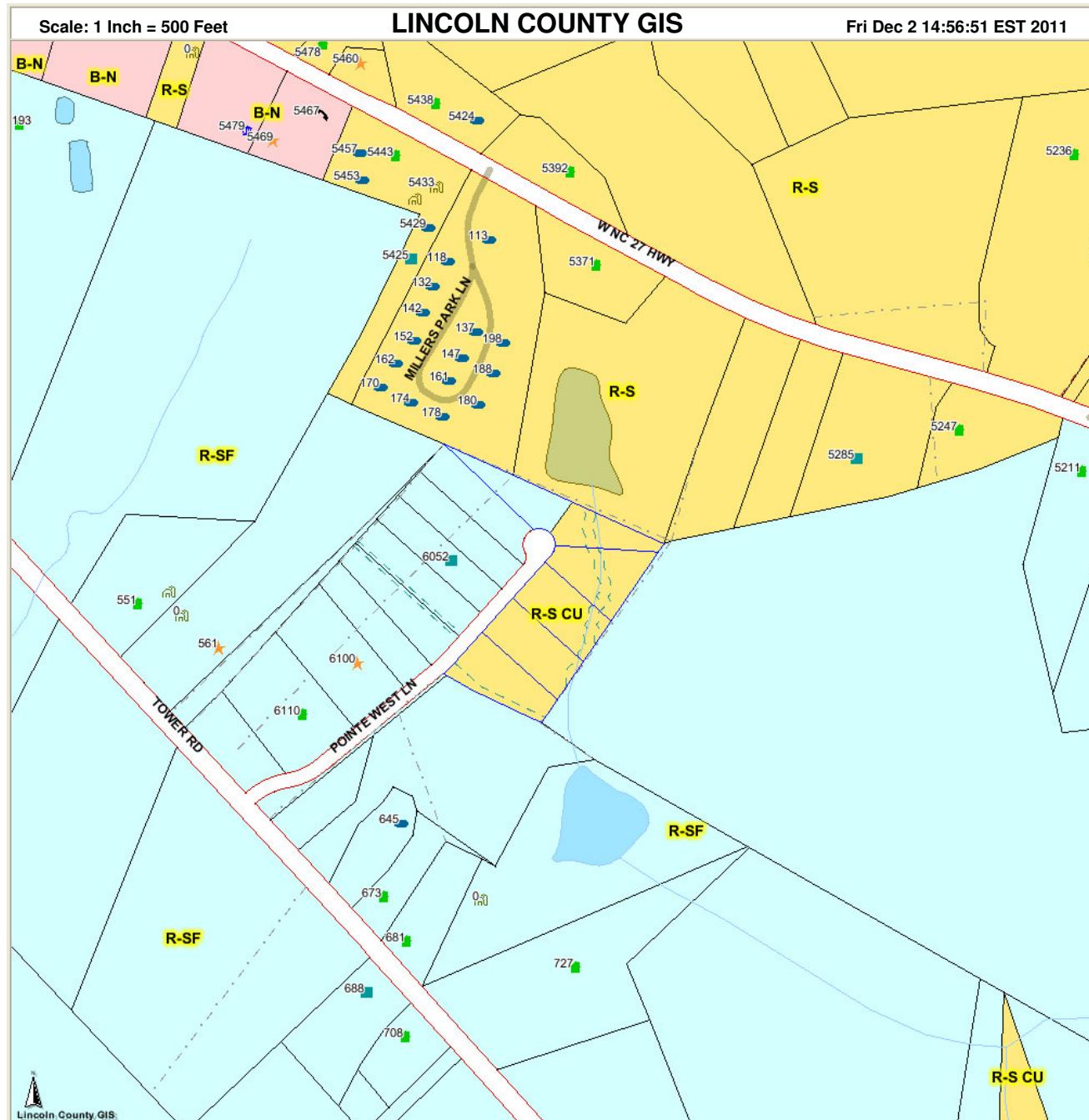
Photo Not Available

PARCEL INFORMATION FOR 2684-02-4799

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



Zoning Map Amendment #590
X – property proposed to be rezoned



Structures	Mobile Home Space	Creeks	Town of Maiden Zoning Districts	O-I
Outbuilding	UnAddressed Mobile Home	Interior Lot Line	R-CR	P-B
Site-built Home	Child Facility	Drainage Easement	ELDD	R-10
Business	Home Site	Utility Easement	B-G	R-15
Industry	County Boundaries	Right-of-Ways	B-N	R-25
Utility Service		Roads	I-G	R-R
Church		Railroads	I-L	R-S
Government, School	County Line	Public Walkway	P-MU	R-MF
Fire Department	Township Line	Map Features	PD-C	R-SF
Mobile Home	Map Features	Parcels	PD-I	R-T
Apartment, Condominium	Road Easement	Private Roads	PD-MU	C-B
Manufactured Home	Conflict Line	City Jurisdictions	PD-R	CBT
Cellular Tower	Major Rivers, Creeks (cont)	City of Lincolnton	ETJ (cont)	G-B
(cont)				GMC
				N-B (cont)

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