



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 #591
Planning and Inspections Department, applicant
Parcel ID# 58288

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 16 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 1999 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. 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 south side of Dan Rhyne Road about 2,000 feet east of Reeps Grove Church Road in North Brook Township. It is adjoined on three sides by property zoned R-SF and on one side by property zoned R-S. Land uses in this area are primarily residential and agricultural. This property is part of an 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 #591**

Applicant **Planning and Inspections Department**

Parcel ID# **58288**

Location **Dan Rhyne 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 1999 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 **Harold E. Kimmer, Donna S. Kimmer**

Property Owner's Address **4825 Currituck Dr., Charlotte, NC 28210**

Part II

Property Location **Dan Rhyne Road**

Property ID # **2676-90-0879** Parcel # **58288**

Deed Book **2146** Page **136** Property Size **16 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 land

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.

Zandy Hawkin
Applicant

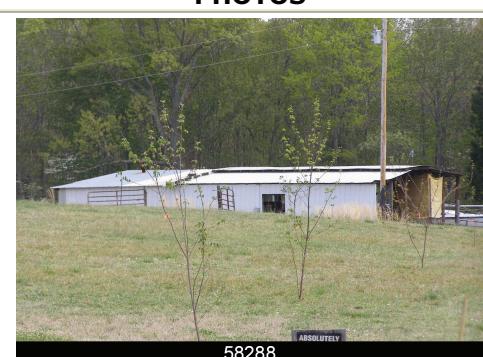
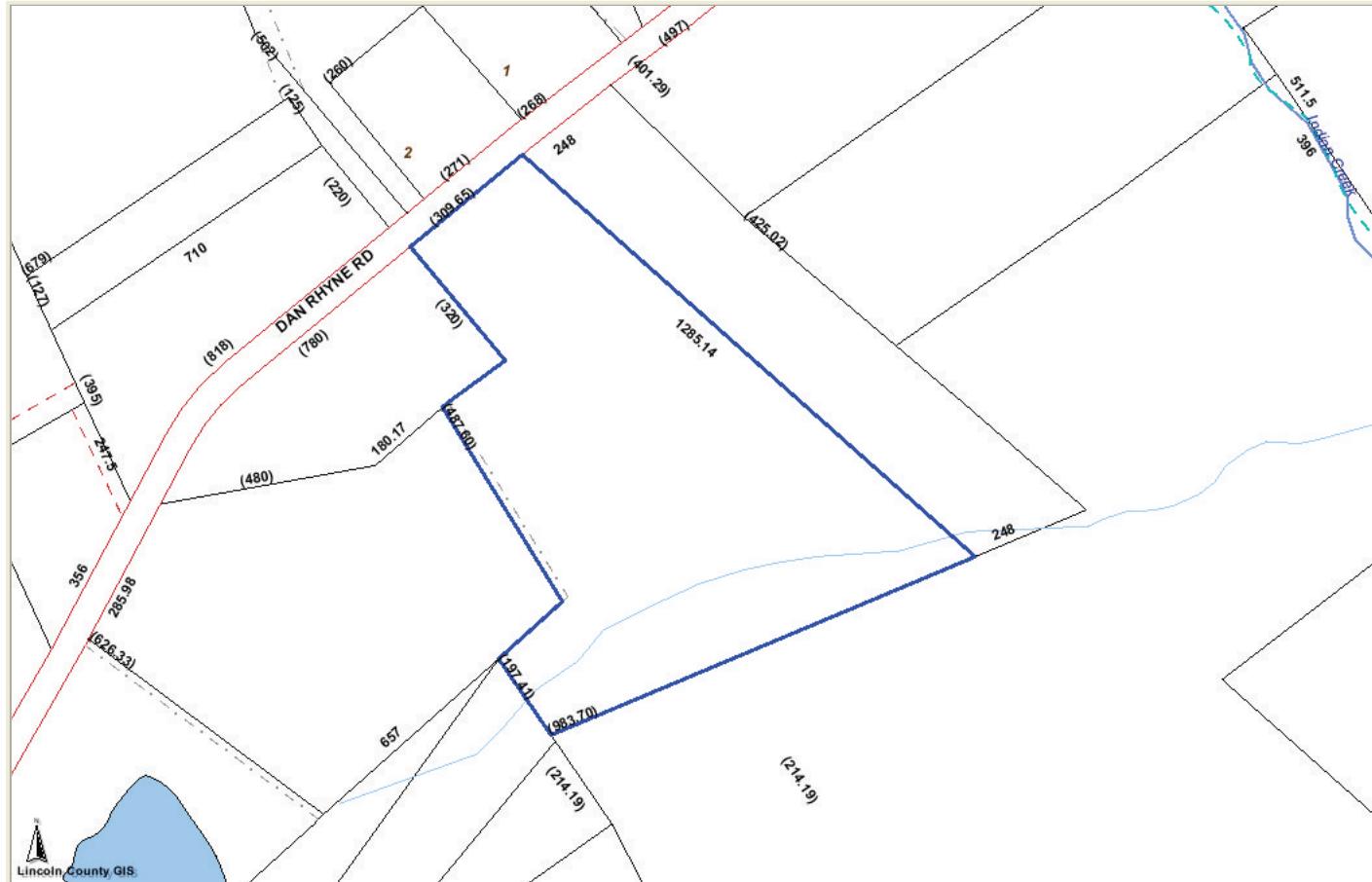
Nov. 4, 2011
Date



Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division
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conveyance. The map is based on NC State Plane Coordinate System 1983 NAD

Date: 11/4/2011 Scale: 1 Inch = 400 Feet



PHOTOS

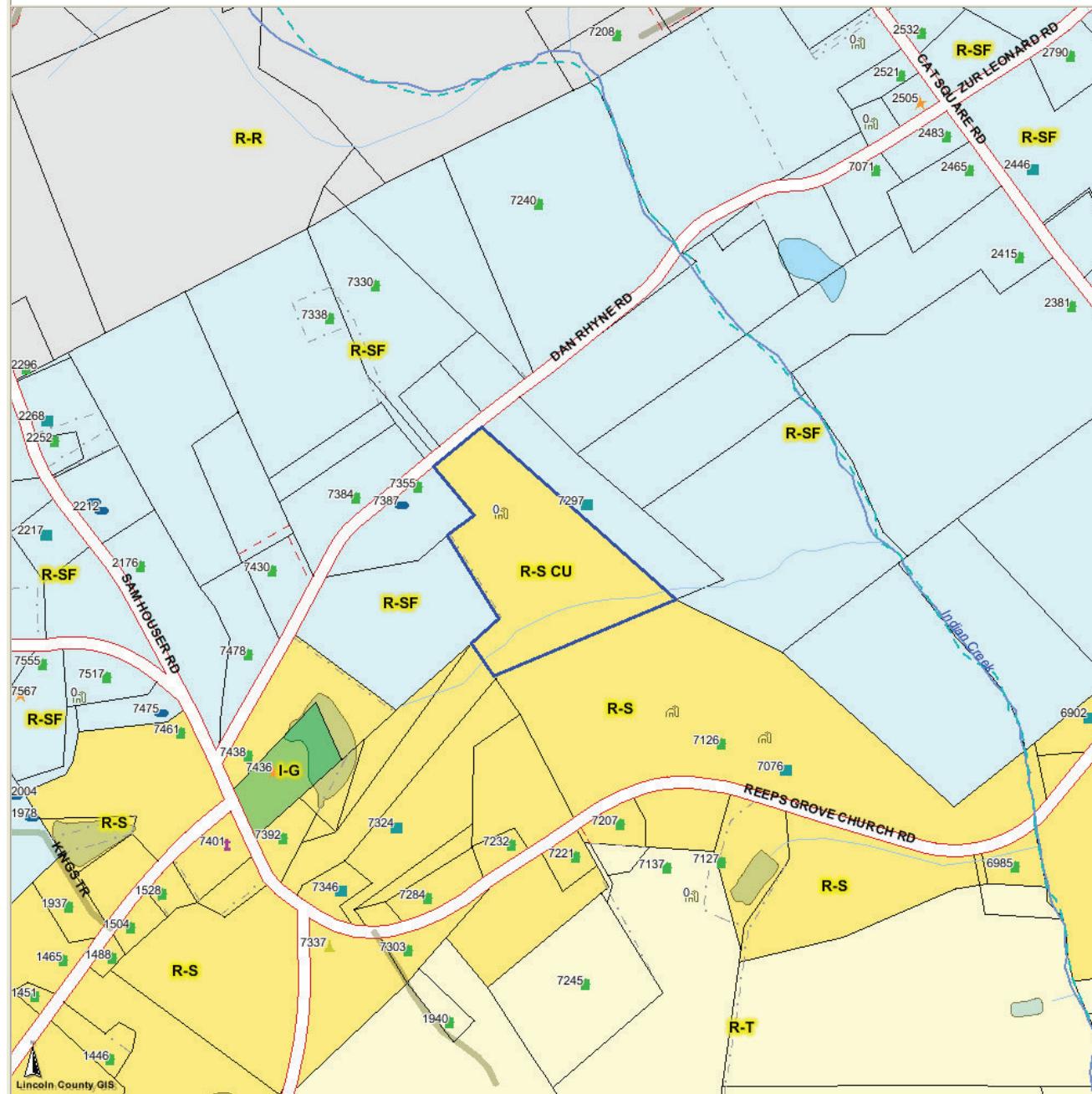
PARCEL INFORMATION FOR 2676-90-0879

Parcel ID	58288	Owner	KIMMER HAROLD E KIMMER DONNA S		
Map	2676-00	Mailing	4825 CURRITUCK DR		
Account	0221774	Address	CHARLOTTE NC 28210		
Deed	2146-136	Recorded	9/4/2009		
Land Value	\$121,874	Total Value	\$125,415	Sale Price	0
----- All values are for tax year 2011. -----					
Description	D RHYNE LAND RD 1123		Deed Acres		16.06
Address	DAN RHYNE RD		Tax Acres		15.92
Township	NORTH BROOK		Tax/Fire District	UNION	
Main Improvement		SHED FRAME 3 SIDES		Value	\$2,481
Main Sq Feet	1500	Stories	0 Year Built		
Zoning	Calculated		Voting Precinct	Calculated Acres	
District	Acres		NORTH BROOK 3 (NB03)		
R-S CU	15.93				15.93
Watershed Class			Sewer District		
WS-IIP	15.93		Not in the sewer district		
2000 Census County			Tract	Block	
37109			070600	2014	
Flood	Zone Description		Panel		
X	NO FLOOD HAZARD		3710266600		
					15.93

LINCOLN COUNTY GIS

Scale: 1 Inch = 800 Feet

Fri Dec 2 14:38:43 EST 2011



Structures		Mobile Home Space		Creeks		Town of Maiden		R-CR		O-I
Outbuilding		UnAddressed Mobile Home		Interior Lot Line		Zoning Districts		R-14		P-B
Site-built Home		Child Facility		Drainage Easement				R-20		R-10
Business				Utility Easement				R-MF		R-15
Industry		Home Site		Right-of-Ways				R-MR		R-25
Utility Service		County		Roads				R-R		R-8
Church		Boundaries		Railroads				R-S		RMF
Government, School				Public Walkway				R-SF		R-O
Fire Department				Parcels				R-T		O-R
Mobile Home				Private Roads				C-B		ROS
Apartment, Condominium				City Jurisdictions				CBT		B-C
Manufactured Home				City of Lincolnton				G-B		Lake Norman
Cellular Tower				ETJ				GMC		
(cont)				(cont)				N-B		
								(cont)		

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