



## 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: February 17, 2012

Re: Zoning Map Amendment #592  
Charles Mustin Jr., applicant  
Parcel ID# 58684

*The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on March 5, 2012.*

### Request

The applicant is requesting the rezoning of three acres from R-SF (Residential Single-Family) to R-R (Rural Residential). Plans are for this property to be split off from a 14.3-acre tract under the provisions for a family subdivision (see surveyor's map for location of proposed new lot).

### Site Area & Description

The property is located on the south side of Maybank Lane about 1,000 feet west of June Bug Road in Howards Creek Township, on the west side of the larger tract. It is adjoined largely by property zoned R-SF, but it adjoins an R-R district at one point. Land uses in this area are primarily residential and agricultural. The Lincoln County Land Use Plan designates this area as Rural Preservation, suitable for low-density residential uses.

## Additional Information

### **Permitted uses**

Under current zoning: modular home or site-built house.

Under requested zoning: manufactured home, modular home or site-built house.

### **Adjoining zoning and uses**

East: Zoned R-SF, remainder of tract with house.

South: Zoned R-SF, undeveloped land.

West: Zoned R-SF and R-R, larger tract with house.

North (opposite side of Maybank Lane): Zoned R-SF, undeveloped lot and lot with house.

### **Environmental**

This property is not located in a water supply watershed. No portion of the property is located in a floodplain. The primary soil classification is PeC2 (Pacolet sandy clay loam, 8-15% slopes, eroded), moderately suited for building site development and sanitary facilities.

## Staff's Recommendation

Staff recommends approval. This property adjoins property that is zoned R-R. Manufactured homes are located in this area. The rezoning is not inconsistent with the Land Use Plan.



## **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 #593**

Applicant **Charles Mustin Jr.**

Parcel ID# **58684**

Location **south side of Maybank Lane about 1,000 feet west of June Bug Road**

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

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 adjoins property that is zoned R-R. 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

Charles Mark Mustin jr

Applicant Address

5297 Maybank LN Vale NC 28168

Applicant Phone Number

(980)429-9262

Property Owner's Name

Kimberly Starnes

Property Owner's Address

5297 Maybank Ln Vale, NC 28168

Property Owner's Phone Number

(704)913-6766

### Part II

Property Location

Maybank Lane

Property ID # (10 digits)

<sup>portion of</sup>  
3605-29-1987

Property Size

2.96 acres

Parcel # (5 digits)

58684 Deed Book(s)

2274 Page(s)

181

### Part III

Existing Zoning District

R-SF

Proposed Zoning District

R-R

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

Vacant land

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

doublewide 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.

Charles Mustin jr  
Applicant

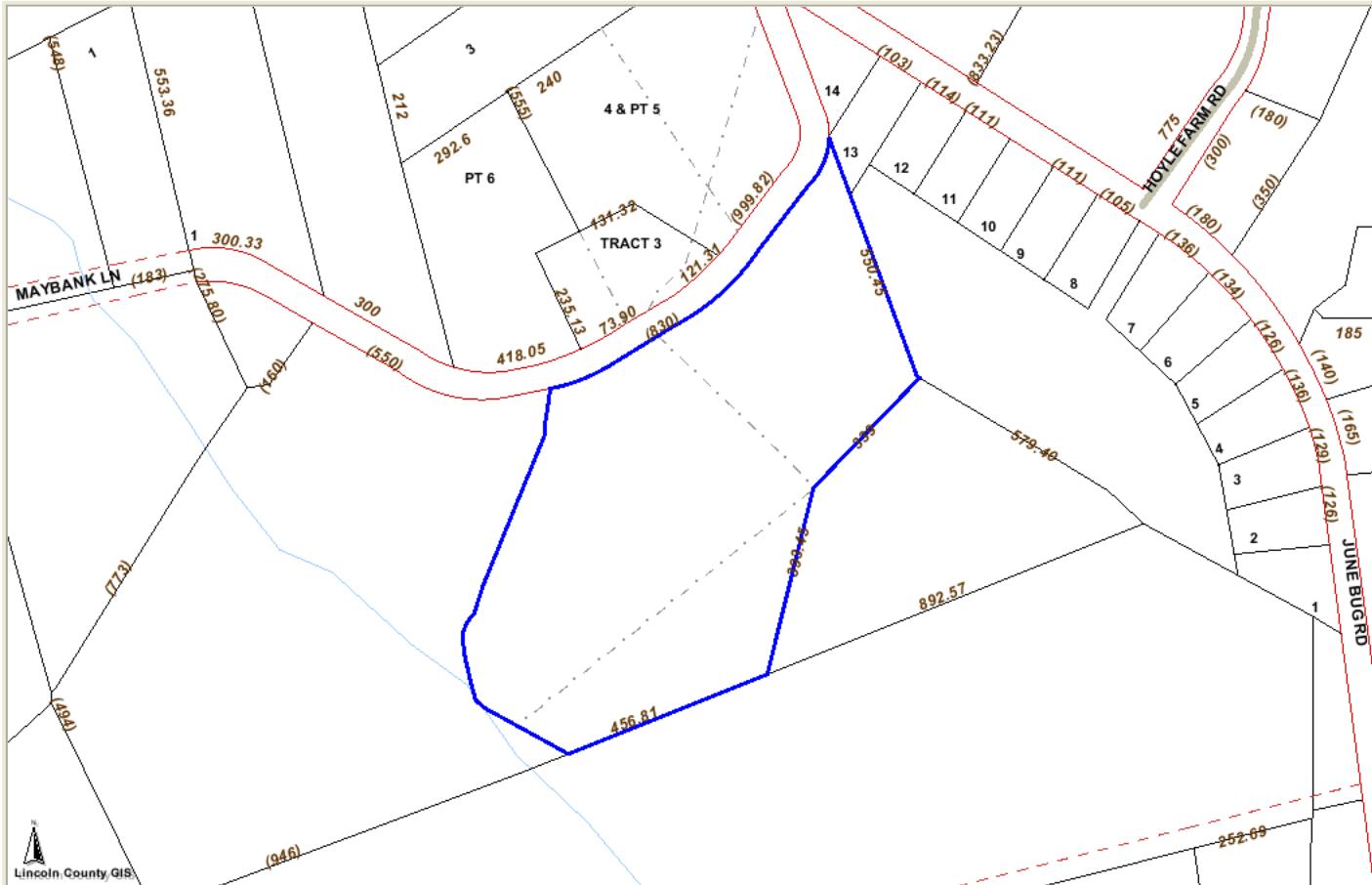
01-19-12  
Date



## 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: 1/23/2012 Scale: 1 Inch = 400 Feet**



### PHOTOS



58684

### PARCEL INFORMATION FOR 3605-29-1987

<b>Parcel ID</b>	58684	<b>Owner</b>	STARNE KIMBERLY GOINS TRAVIS
<b>Map</b>	3605-00	<b>Mailing Address</b>	5297 MAYBANK LN VALE NC 28168
<b>Account</b>	0235692	<b>Recorded</b>	10/14/2011
<b>Deed Value</b>		Property Values Not Yet Determined	<b>Sale Price Previous Parcel</b> \$170,000
----- All values are for tax year 2011. -----			
<b>Description</b>	HOUSE AND LAND	<b>Deed Acres</b>	0
<b>Address</b>	5297 MAYBANK LN	<b>Tax Acres</b>	14.32
<b>Township</b>	HOWARDS CREEK	<b>Tax/Fire District</b>	UNION
<b>Main Improvement</b>			<b>Value</b> \$189,708
<b>Main Sq Feet</b>	2900	<b>RANCH Stories</b>	
<b>UF Basement</b>	551	<b>Stories Finished</b>	
<b>Year Built</b>	1363	<b>Year Built</b>	1973
<b>Zoning District</b>		<b>Calculated Acres</b>	
R-SF		14.33	14.33
<b>Watershed Class</b>		<b>Voting Precinct</b>	
Not in a watershed	14.33	DANIELS-VALE (DV08)	
<b>2000 Census County</b>		<b>Calculated Acres</b>	
37109		14.33	14.33
<b>Flood</b>		<b>Sewer District</b>	
X	NO FLOOD HAZARD	Not in the sewer district	14.33
X	NO FLOOD HAZARD	<b>Tract</b>	
		070700	14.33
		<b>Block</b>	
		1007	
		<b>Panel</b>	
		3710360400	7.16
		3710360600	7.16

PROPERTY MAY BE SUBJECT TO RECORDED  
OR UNRECORDED RIGHTS OF WAY OR EASEMENTS  
NOT OBSERVED

GASTON COUNTY, NORTH CAROLINA

I DO HEREBY CERTIFY THAT THE SURVEY PLAT AS SHOWN HEREON  
IS IN ALL RESPECTS CORRECT AND WAS PREPARED FROM AN  
ACTUAL FIELD SURVEY MADE BY ME ON THE 12TH DAY OF

JAN

20 12

RATIO OF PRECISION 1: 10,000 +

SIGNED

FOREST H. HOUSER N.C.P.L.S. # 3705



EXISTING ZONING  
R-SF

APPARENT 60' R/W  
N59°25'02" E  
MAYBANK LANE  
193.90'

N48°34'39" E  
CD=206.86'  
R=550'

N37°52'00" E  
166.90'  
R=170'  
CD=101.70'  
518

(CURVE TOTAL)  
N69°29'35" E  
CD=146.80'  
R=433.85'

N79°14'00" E  
35.00' N74°53'04" E  
CD=65.80' N65°08'39" E  
R=433.85' CD=81.53'

120.29' N04°32'58" E  
100.07'

KIMBERLY STARNES  
DEED 2274@181  
TRACT 1 CONTAINS  
10.97 ACRES REMAINING

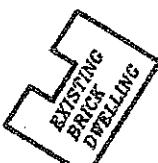
CYNTHIA R CONNELLY  
09E@355

EXISTING ZONING  
R-SF

KIMBERLY STARNES  
DEED 2274@181  
(PROPOSED)  
LOT 2 CONTAINS  
2.86 ACRES

PROPERTY LINE  
RUNS W/ CL CREEK

PROPOSED  
NEW HOME  
24.00' 56.00' 52.14'  
5.90' 102.21'



KIMBERLY STARNES  
DEED 2274@181

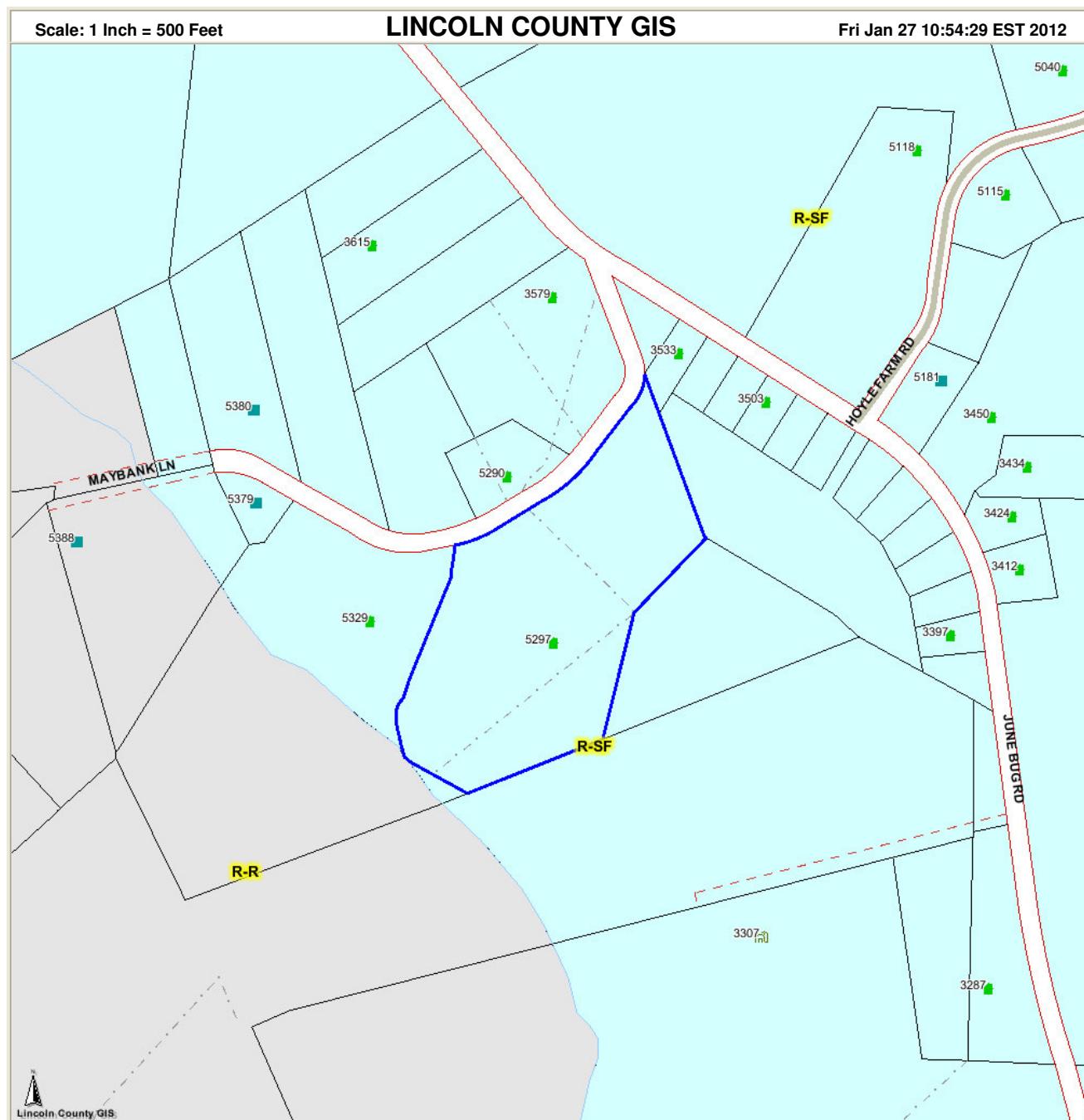
CURRENT ZONING  
R-R

S25°39'33" W  
(TIE ONLY)

524.74'  
S70°49'15" W

SAMUEL WHITESIDE  
980@064

EXISTING ZONING  
R-SF



## Structures

- Outbuilding
- Site-built Home
- Business
- Industry
- Utility Service
- Church
- Government, School
- Fire Department
- Mobile Home
- Apartment, Condominium
- Manufactured Home
- Cellular Tower (cont)

- Mobile Home Space
- UnAddressed Mobile Home
- Child Facility
- Home Site
- County Boundaries
- County Line
- Township Line
- Map Features
- Road Easement
- Conflict Line
- Major Rivers, Creeks (cont)

- Creeks
- Interior Lot Line
- Drainage Easement
- Utility Easement
- Right-of-Ways
- Roads
- Railroads
- Public Walkway
- Parcels
- Private Roads
- City Jurisdictions
- City of Lincolnton
- ETJ (cont)

- Town of Maiden Zoning Districts
- ELDD
- B-G
- B-N
- I-G
- I-L
- P-MU
- PD-C
- PD-I
- PD-MU
- PD-R
- ETJ (cont)

- R-CR
- R-14
- R-20
- R-MF
- R-MR
- R-R
- R-S
- R-SF
- R-T
- C-B
- CBT
- G-B
- P-R (cont)

- O-I
- P-B
- R-10
- R-15
- R-25
- R-8
- R-S
- RMF
- R-O
- O-R
- ROS
- B-C
- Lake Norman

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