



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

To: Board of Commissioners
Planning Board

From: Randy Hawkins, Zoning Administrator

Date: August 28, 2015

Re: Zoning Map Amendment #620
James Canipe, applicant
Parcel ID# 13864

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on September 14, 2015.

Request

The applicant is requesting the rezoning of a 3.5-acre parcel from R-SF (Residential Single-Family) to R-R (Rural Residential).

Site Area & Description

This property is located on the west side of Chrysanthemum Lane about 800 feet south of Wyant Road in Howards Creek Township. It is adjoined by property zoned R-SF and R-R. Land uses in this area include residential and agricultural. This property is located in an area designated by the Lincoln County Land Use Plan as Rural Preservation, where low-density residential uses are encouraged.

Additional Information

Permitted uses

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

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

Adjoining zoning and uses

East: zoned R-SF, farmland with residence.

South: zoned R-SF, residence.

West: zoned R-R, farmland,

North: zoned R-SF, residence.

Staff's Recommendation

Staff recommends approval of the rezoning request. See proposed statement on following page for rationale.



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Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness

Case No. **ZMA #620**

Applicant **James Canipe**

Parcel ID# **13864**

Location **west side of Chrysanthemum Lane about 800 feet south of Wyant 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:

This property is part of an area designated by the Land Use Plan as suitable for low-density residential uses.

This proposed amendment **is reasonable and in the public interest** in that:

This property is adjoined by property zoned R-R. This is a rural area that includes manufactured homes. Manufactured homes provide affordable housing for many citizens.



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 James R. Canipe

Applicant Address 4979 Chrysanthemum Lane, Vale, NC

Applicant Phone Number 704-276-2106

Property Owner's Name Same as above

Property Owner's Address _____

Property Owner's Phone Number _____

Part II

Property Location Chrysanthemum Lane

Property ID # (10 digits) 3606-64-2791 Property Size 3.5 acres

Parcel # (5 digits) 13864 Deed Book(s) 2498 Page(s) 407

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 lot

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.

James R. Canipe
Applicant

July 30-2015
Date



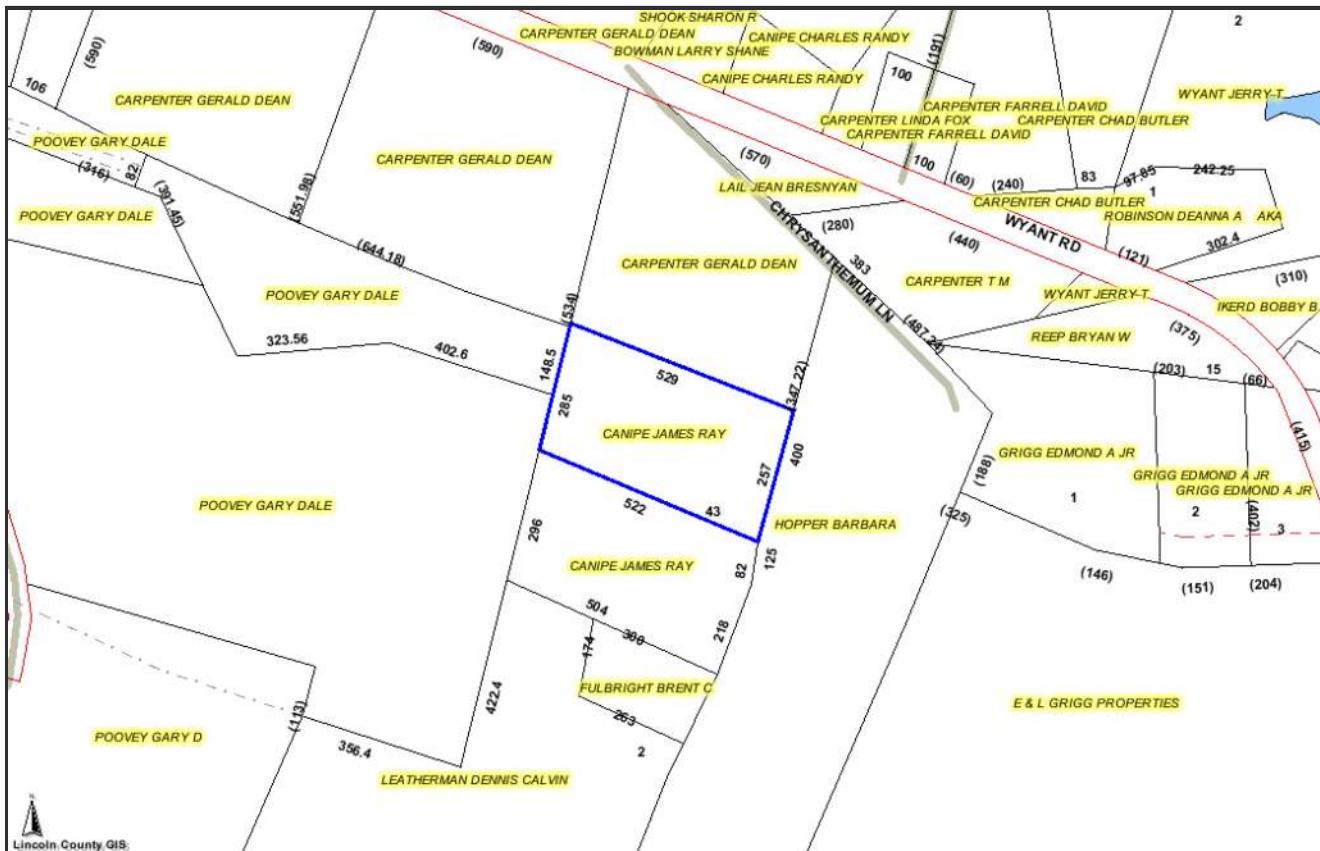
Lincoln County, NC

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.

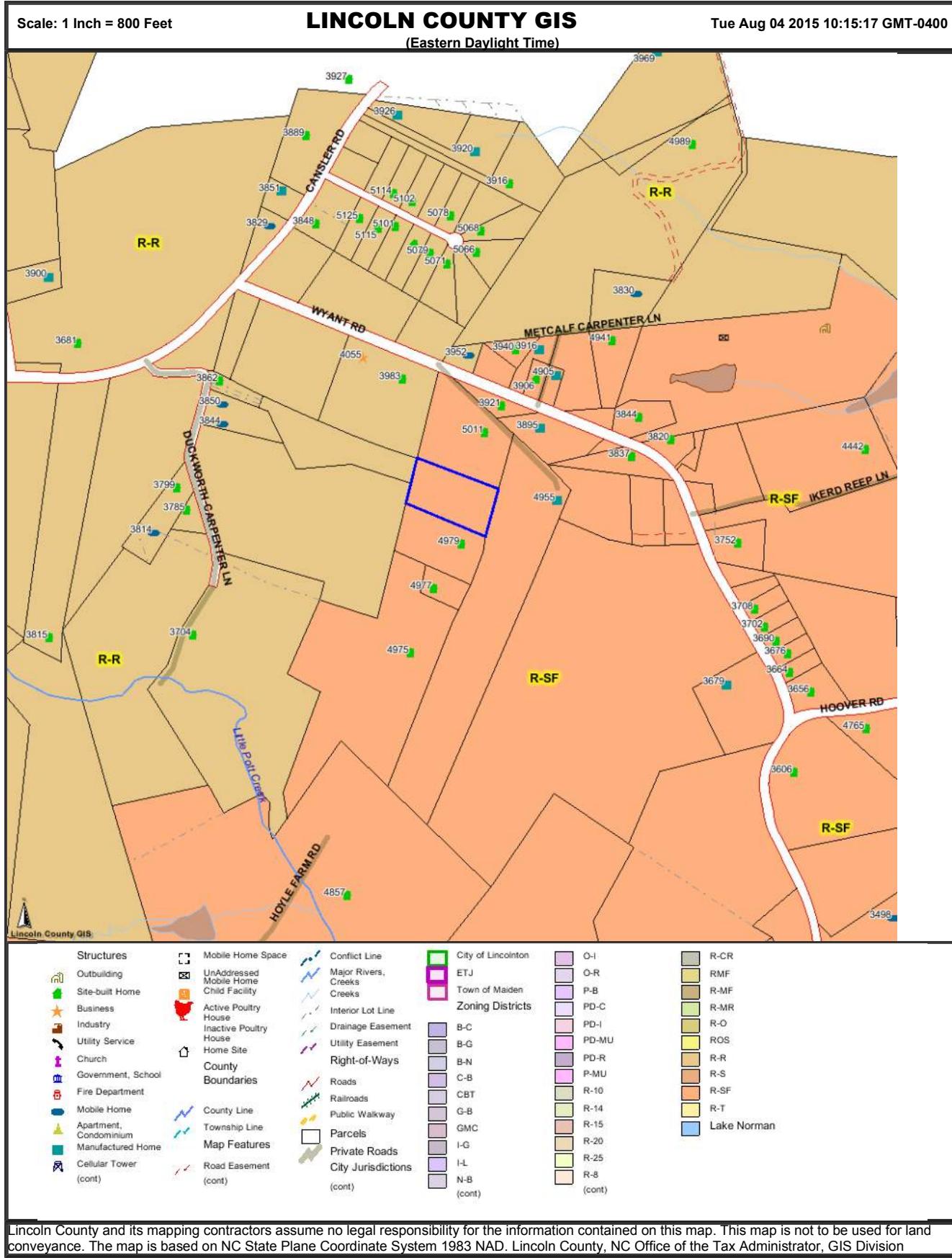


Date: 8/3/2015 Scale: 1 Inch = 400 Feet



Lincoln County, NC
Lincoln County GIS

PHOTOS		PARCEL INFORMATION FOR 3606-64-2791				
 Photo Not Available		Parcel ID	13864	Owner	CANIPE JAMES RAY CANIPE PAMELA SIPE	
Map Account	3606-00	Mailing Address	4979 CHRYSANthemum LANE VALE NC 28168	Recorded	1/13/2015	Sale Price Previous Parcel
Deed	0254041				\$20,157	0
Land Value	2498-407	Total Value	\$20,157	----- All values are for tax year 2015. -----		
Description	CARPENTER LD RD 1216					
Address	CHRYSANthemum LN					
Township	HOWARDS CREEK					
Improvement				Tax/Fire District		
Zoning District		Calculated Acres	3.53	DANIELS-VALE (DV08)		3.53
R-SF						
Watershed Class	Not in a watershed		3.53	Sewer District		
2000 Census County	37109			Not in the sewer district		3.53
Flood	X	Zone Description	NO FLOOD HAZARD	Tract	070700	Block
					1003	3.53
				Panel	3710360600	3.53



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James Canipe

1 in. = 200 ft.



R-SF

WYANT RD

CHRYSANTHEMUM LN

R-R

R-SF

R-R

**REZONE
R-R**

County Residential District

- R-R Residential Rural
- R-SF Residential Single-Family



Lincoln County
Planning & Inspections
302 N. Academy St.
Suite A
Lincolnton, NC 28092

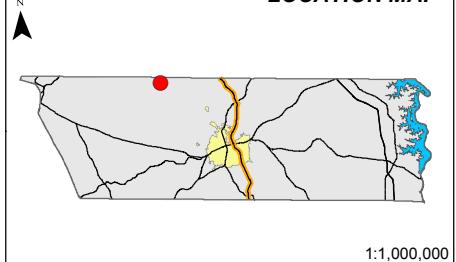
ZONING MAP AMENDMENT

Application	ZMA #620
NCPIN#	3606-64-2791
PID#	13864

 - Property Location(s)

See Attached Application for Parcel Information
Property Location(s) Outlined in Green

LOCATION MAP



 Property Location(s)