



**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

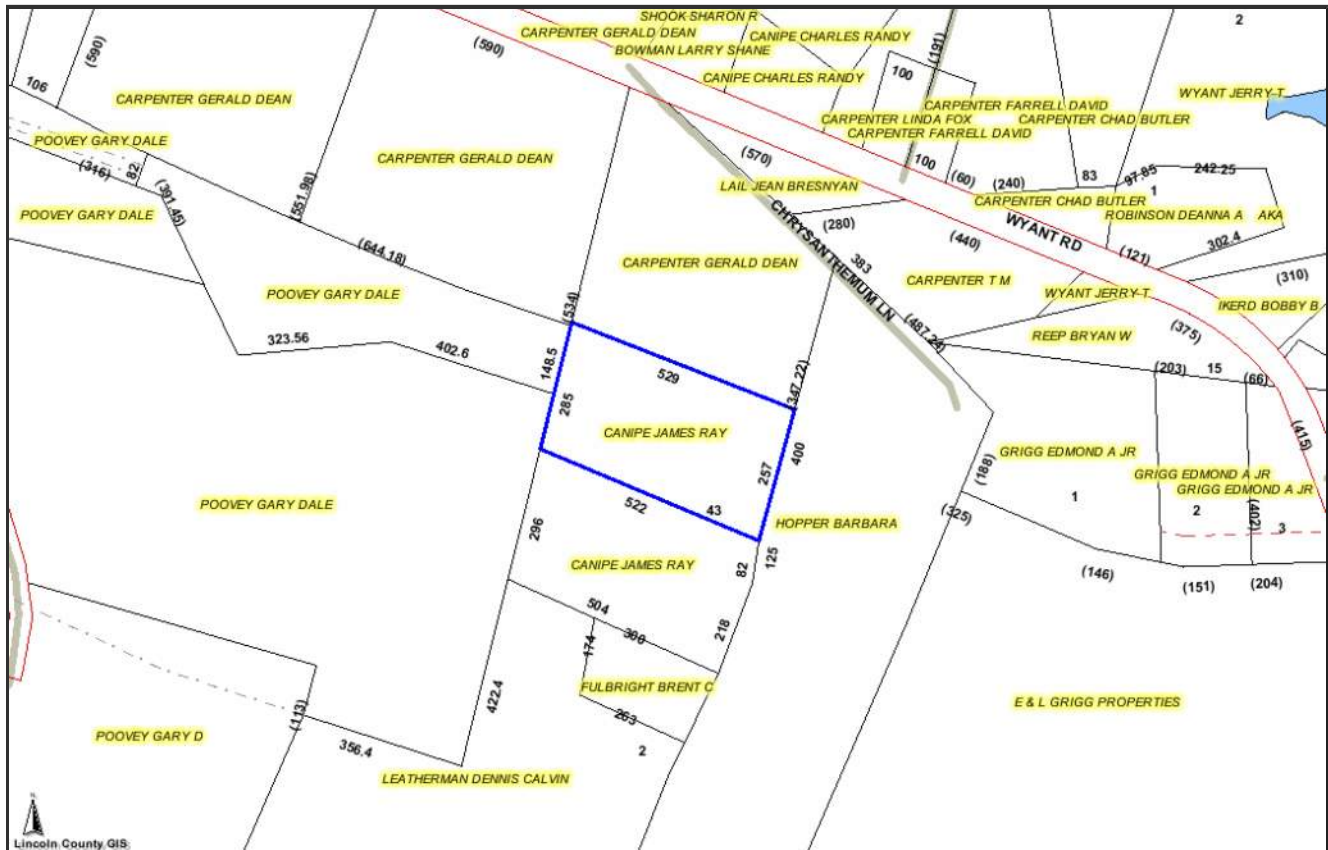
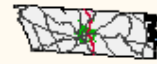
July 30-2015  
Date



## 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**



### PHOTOS

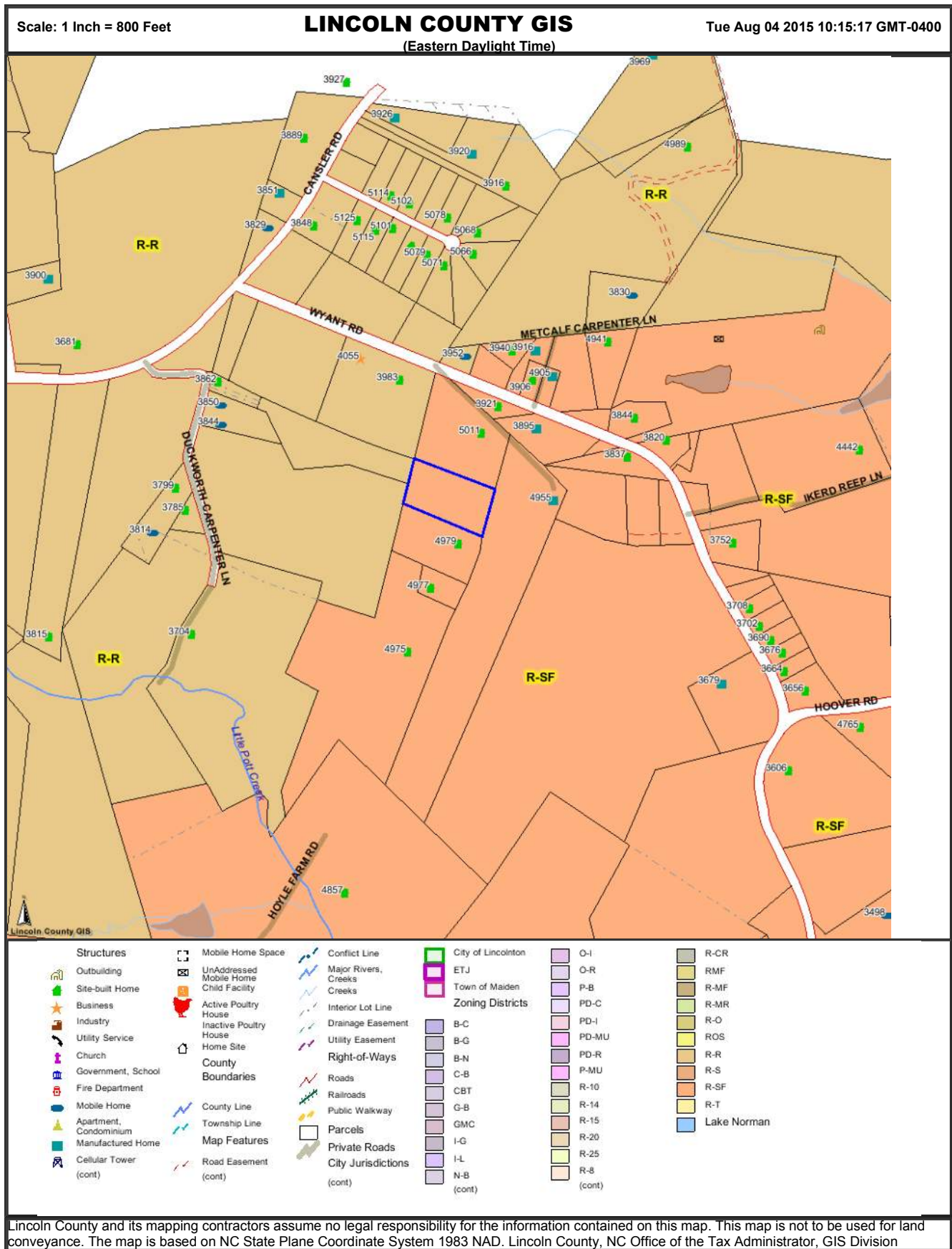


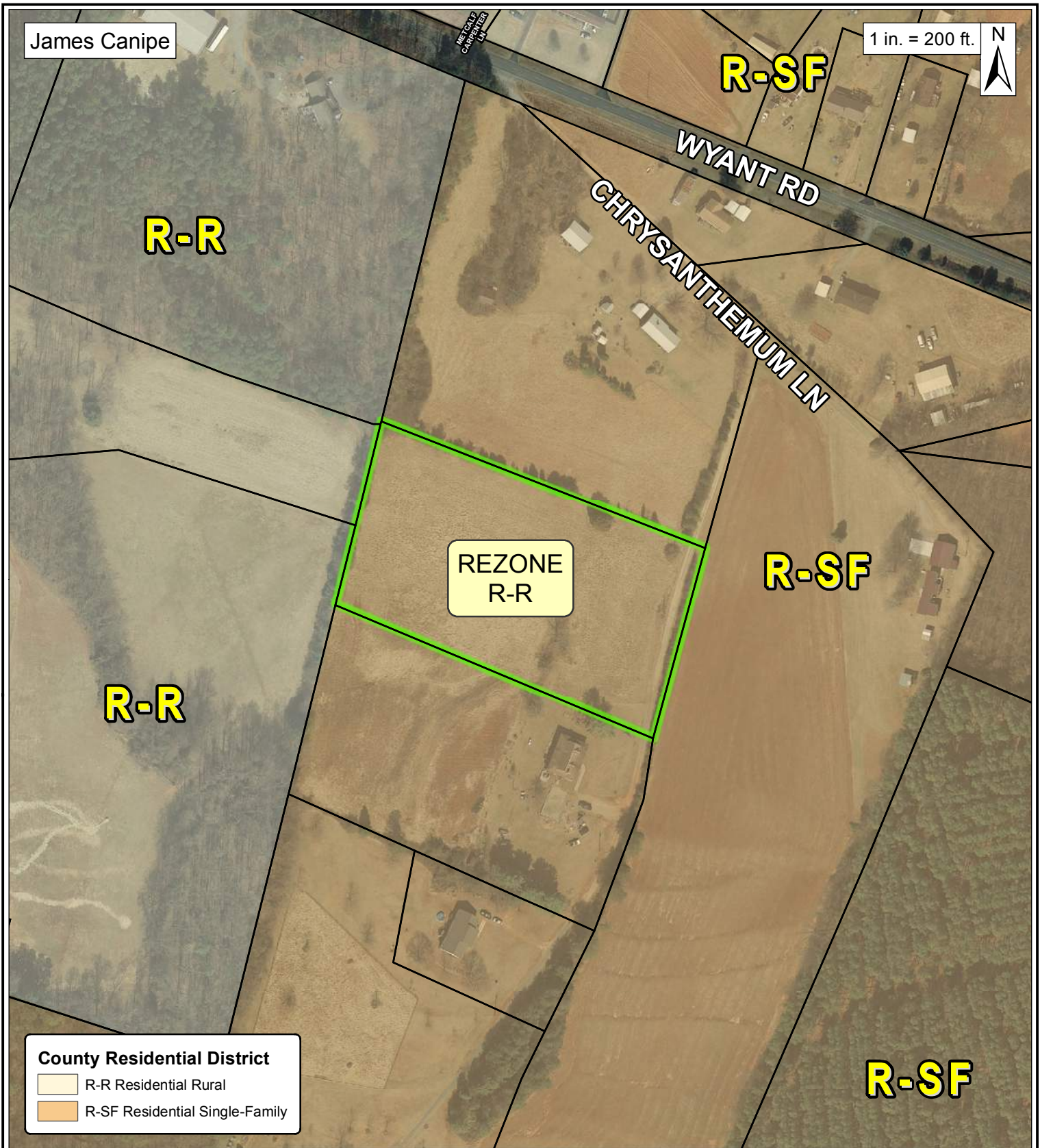
Photo Not Available

### PARCEL INFORMATION FOR 3606-64-2791

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







**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	<b>ZMA #620</b>
NCPIN#	3606-64-2791
PID#	13864

- Property Location(s)

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

