



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 #621
William Leonhardt, applicant
Parcel ID# 13626

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 1.2-acre parcel from R-SF (Residential Single-Family) to R-T (Transitional Residential).

Site Area & Description

This property is located on the east side of Shoal Road about 500 feet south of N.C. 182 in Howards Creek Township. It is adjoined by property zoned R-SF and R-T. Land uses in this area include residential, agricultural and institutional (church). This property is part of 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-T zoning: site-built house, modular home, doublewide or singlewide manufactured home, duplex.

Adjoining zoning and uses

East: zoned R-SF, farmland with old house.

South and West (opposite side of Shoal Road): zoned R-T and R-SF, farmland and church cemetery.

North: zoned R-SF, residence and undeveloped lot.

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 #621**

Applicant **William Leonhardt**

Parcel ID# **13626**

Location **east side of Shoal Road about 500 feet south of N.C. 182**

Proposed amendment **rezone from R-SF to R-T**

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-T. 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 WILLIAM C. LEONHARDT

Applicant Address 1607 COUNTRY CLUB ROAD

Applicant Phone Number 704-732-1522 / 704 740 9138

Property Owner's Name WILLIAM C LEONHARDT

Property Owner's Address 1607 COUNTRY CLUB ROAD

Property Owner's Phone Number 704-732-1522 / 704 740 9138

Part II
Property Location SHOAL ROAD / CHAPMAN LAND RD 1002

Property ID # (10 digits) 2692-65-5939 Property Size 1.2 ACRES

Parcel # (5 digits) 13626 Deed Book(s) 1528-59 Page(s) _____

Part III
Existing Zoning District R-SF Proposed Zoning District R-T

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

OLD STORE BLD NOT BEING USED (1152 SF)

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

TO LOCATE A DOUBLE WIDE HOME (28x70)

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.

William C. Leonhardt
Applicant

7-31-15
Date

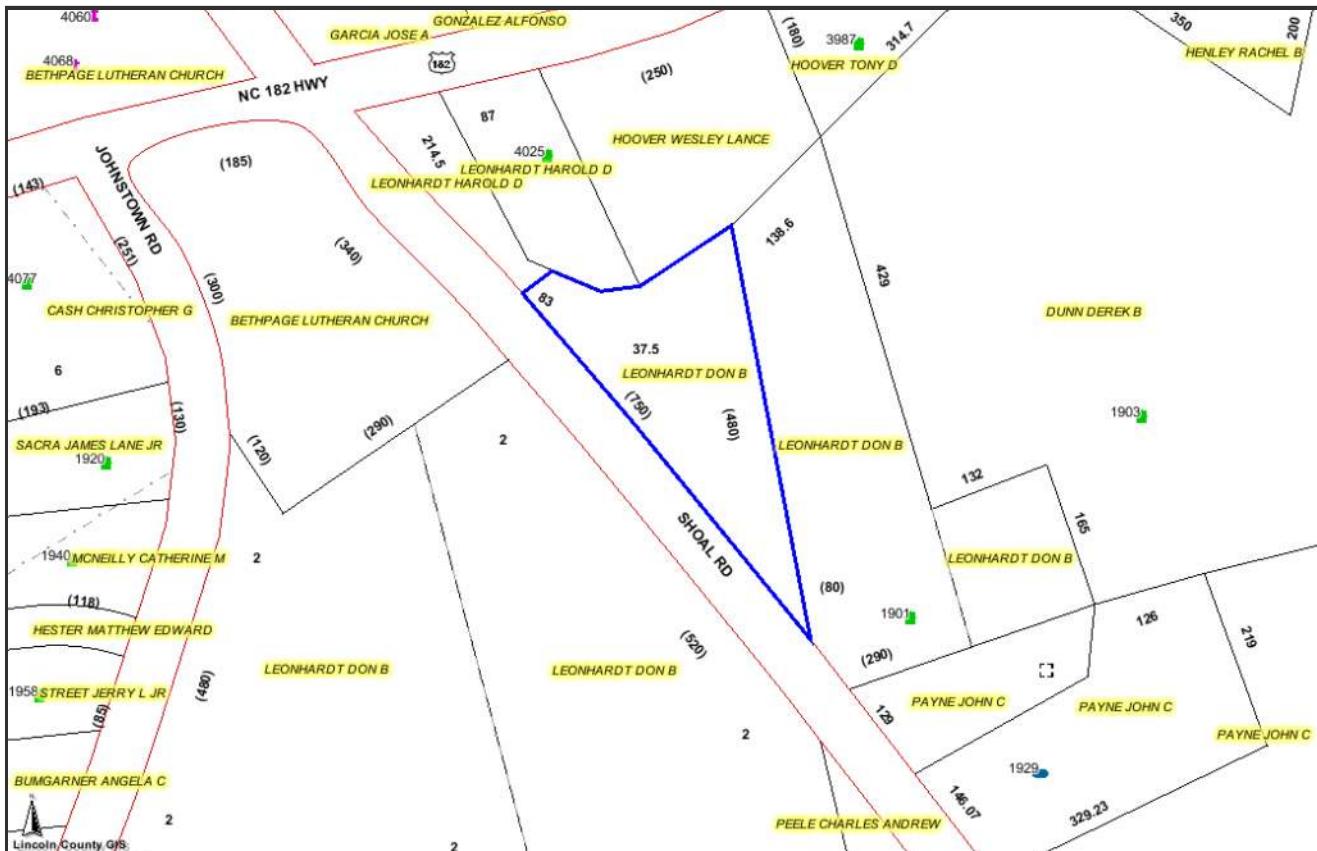


Lincoln County, NC

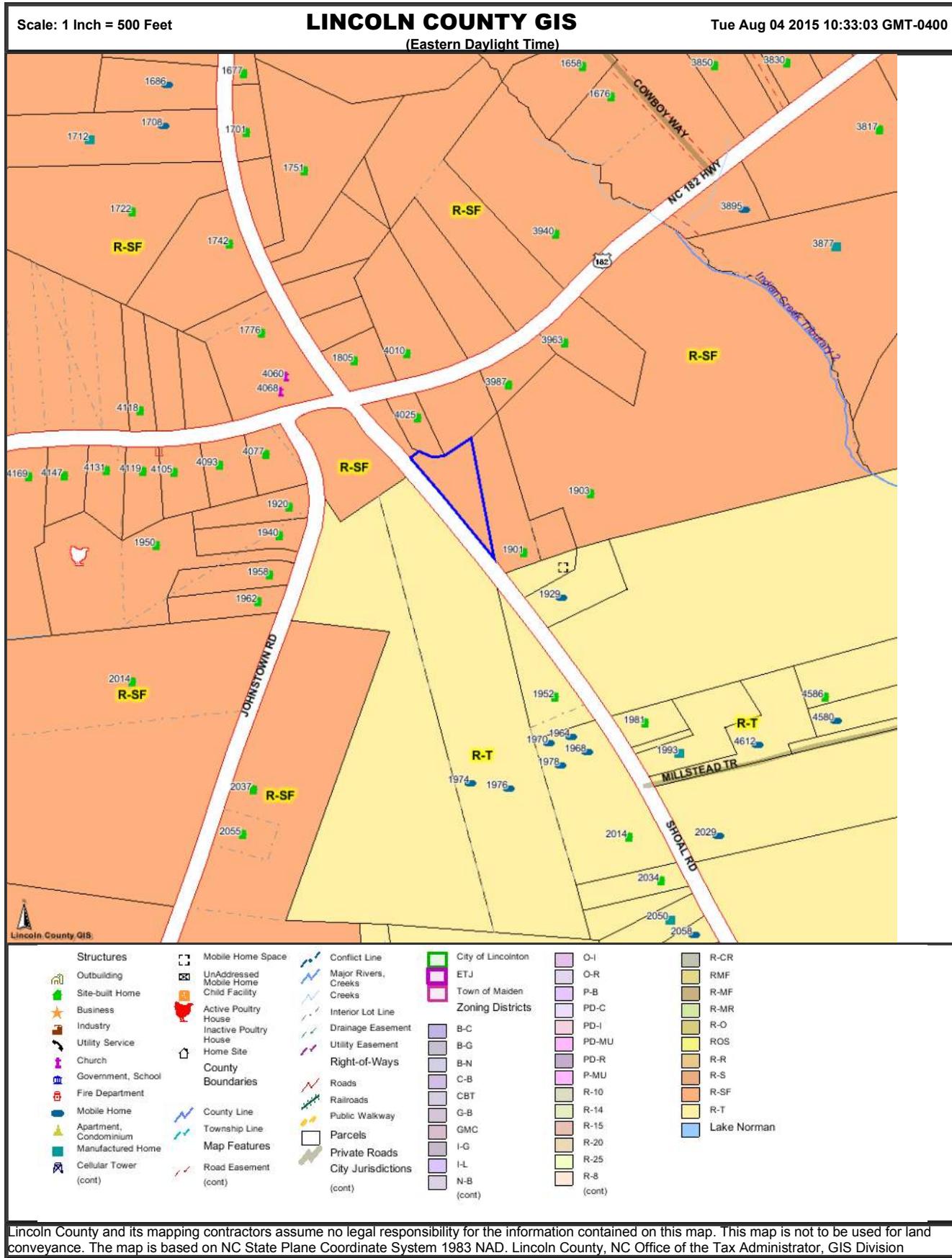
Office of the Tax Administrator, GIS Mapping Division

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: 8/4/2015 Scale: 1 Inch = 200 Feet



PHOTOS		PARCEL INFORMATION FOR 2692-65-5939					
		Parcel ID 13626 Owner LEONHARDT DON B Map 2692-00 Mailing 260 HWY 274 Account 0163855 Address VALE NC 28168 Deed 1528-59 Recorded 10/27/2003 Sale Price 0 Land Value \$11,196 Total Value \$11,196 Previous Parcel ----- All values are for tax year 2015. -----					
		Description CHAPMAN LAND RD 1002	Deed Acres 1	Address SHOAL RD	Tax Acres 1.2	Township HOWARDS CREEK	Tax/Fire District HOWARDS CREEK
		Main Improvement	DWELLING	N/V	Value	Not Determined	
		Main Sq Feet 1152	Stories	0 Year Built	0		
		Zoning	Calculated	Voting Precinct	Calculated Acres		
		District	Acres	HEAVNERS (HV07)	1.2		
		R-SF	1.2				
		Watershed Class		Sewer District			
		Not in a watershed	1.2	Not in the sewer district			
		2000 Census County		Tract	Block		
		37109		070500	1020		
		Flood	Zone Description	Panel			
		X	NO FLOOD HAZARD	3710268200			



William Leonhardt

1 in. = 200 ft.



R-SF

NC 182 HWY

R-SF

REZONE
R-T

SHOAL RD

R-T

R-T

R-SF

County Residential District

- R-T Residential Transitional
- R-SF Residential Single-Family



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

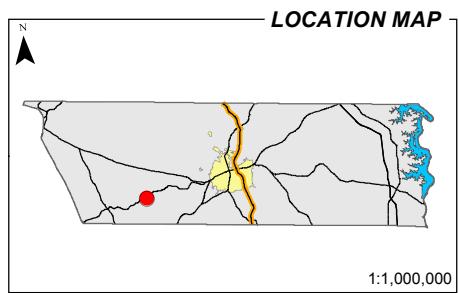
ZONING MAP AMENDMENT

Application	ZMA #621
NCPIN#	2692-65-5939
PID#	13626

 - Property Location(s)

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

LOCATION MAP



1:1,000,000

 Property Location(s)