



**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.



## **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 #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 SHON 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.**

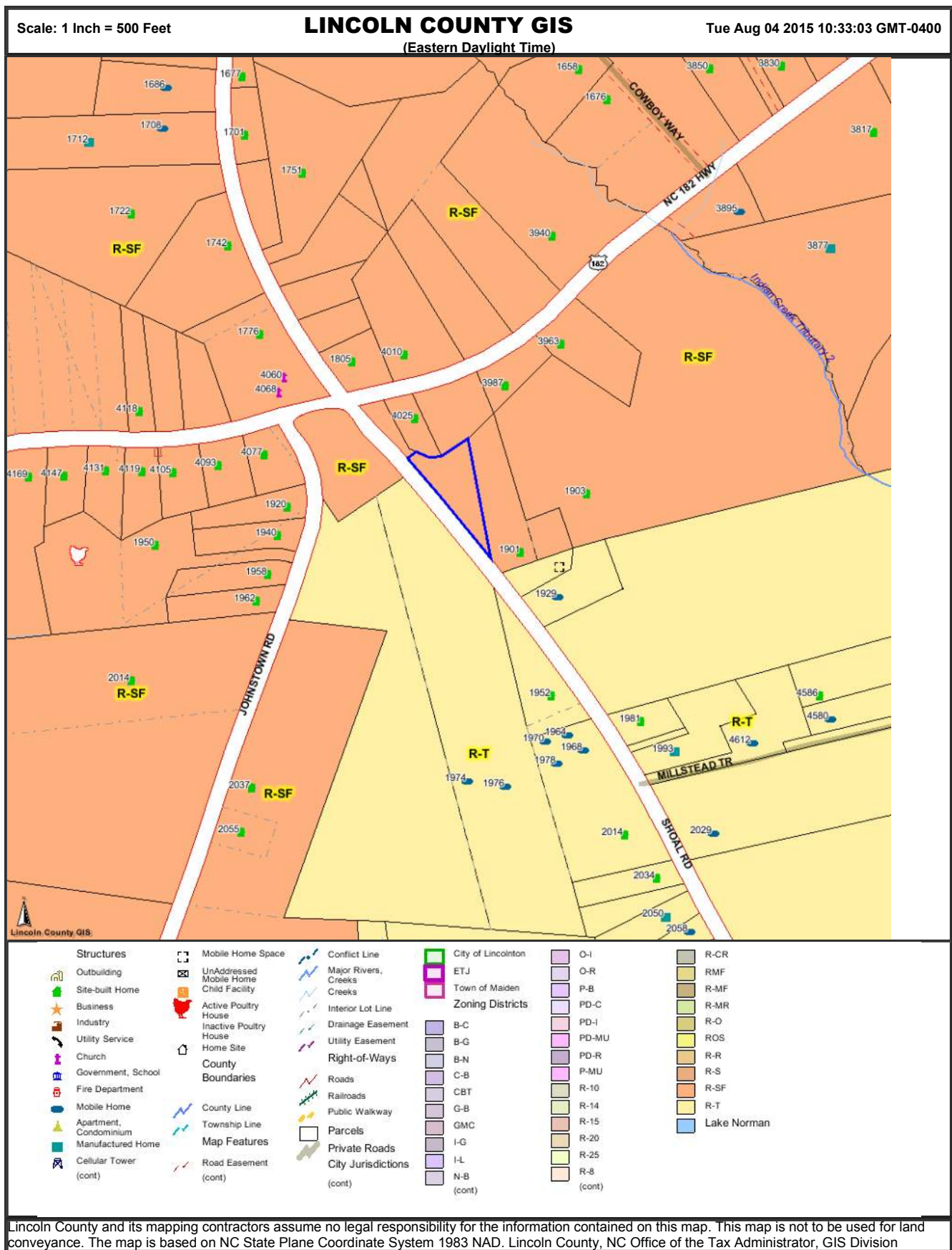
I hereby certify that all of the information provided for this application and attachments is true and correct to the best of my knowledge.

William C. Leonhardt  
Applicant

7-31-15  
Date









William Leonhardt

1 in. = 200 ft.



**R-SF**

NC 182 HWY

**R-SF**

REZONE  
R-T

SHOAL RD



**R-T**

JOHNSTOWN RD

**R-SF**

**R-T**

**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

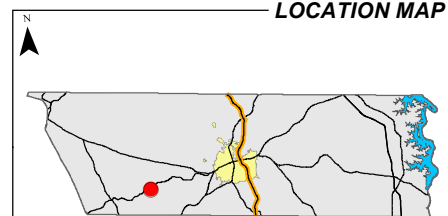
**ZONING MAP AMENDMENT**

Application	<b>ZMA #621</b>
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)**