



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, N.C. 28168

Property Owner's Phone Number (704) 913-6766

Part II

Property Location Maybank Lane

Property ID # (10 digits) portion of 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.

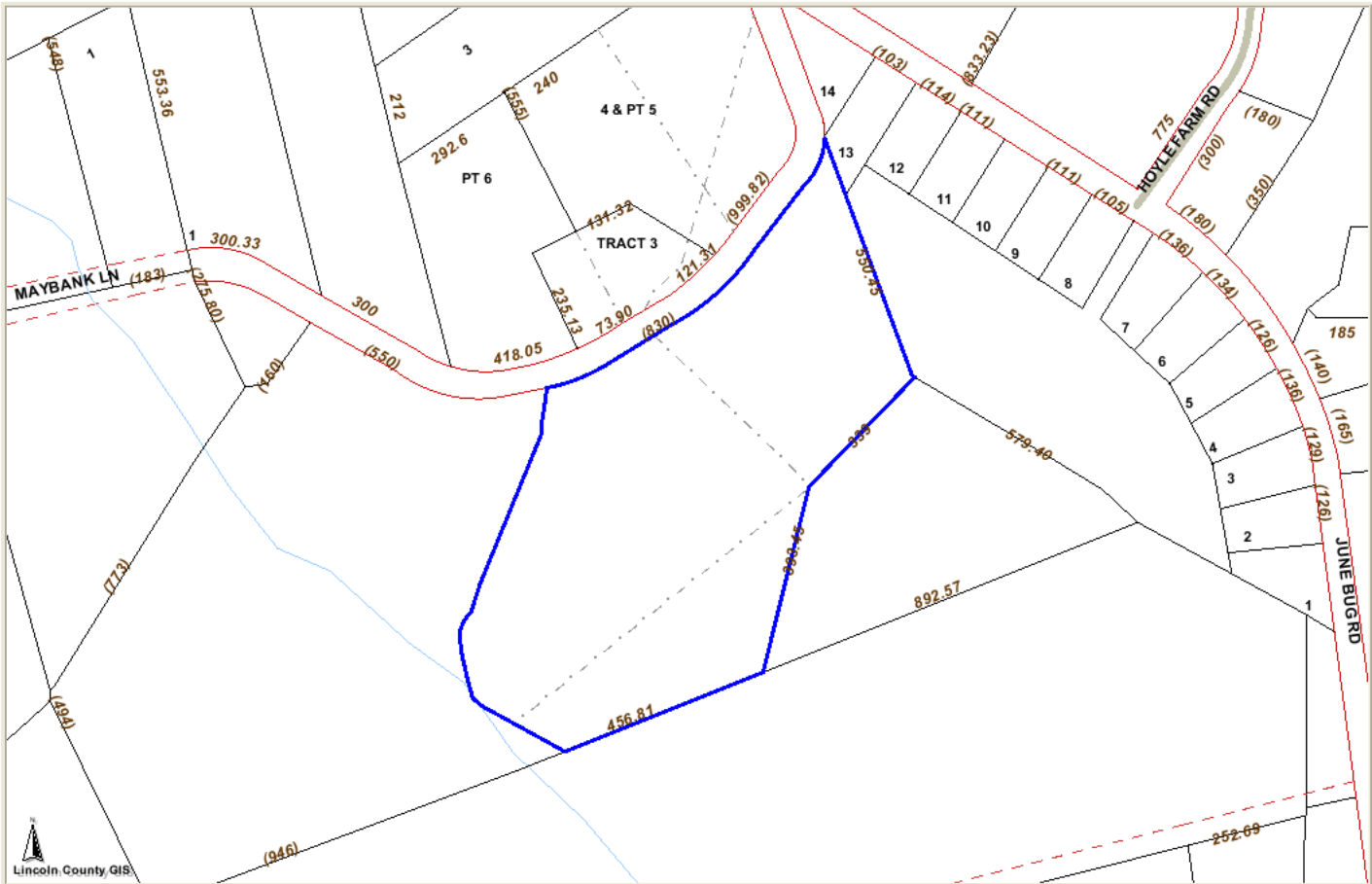
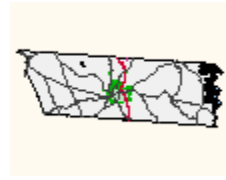
Charles Mustin jr
Applicant

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

Parcel ID	58684	Owner	STARNES KIMBERLY GOINS TRAVIS	
Map Account	3605-00 0235692	Mailing Address	5297 MAYBANK LN VALE NC 28168	
Deed Value	2274-181	Recorded	10/14/2011	Sale Price Previous Parcel \$170,000
Property Values Not Yet Determined				
----- All values are for tax year 2011. -----				
Description	HOUSE AND LAND		Deed Acres	0
Address	5297 MAYBANK LN		Tax Acres	14.32
Township	HOWARDS CREEK	Tax/Fire District	UNION	
Main Improvement	RANCH	Value	\$189,708	
Main Sq Feet	2900	Stories	1	Year Built 1973
UF Basement	551	Finished	1363	
Zoning District	R-SF	Calculated Acres	Voting Precinct	DANIELS-VALE (DV08)
		14.33		14.33
Watershed Class	Not in a watershed		Sewer District	Not in the sewer district
	14.33			14.33
2000 Census County	37109		Tract	070700
			Block	1007
				14.33
Flood	Zone Description		Panel	
X	NO FLOOD HAZARD		3710360400	7.16
X	NO FLOOD HAZARD		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

CYNTHIA R CONNELLY
09E@355

EXISTING ZONING
R-SF

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

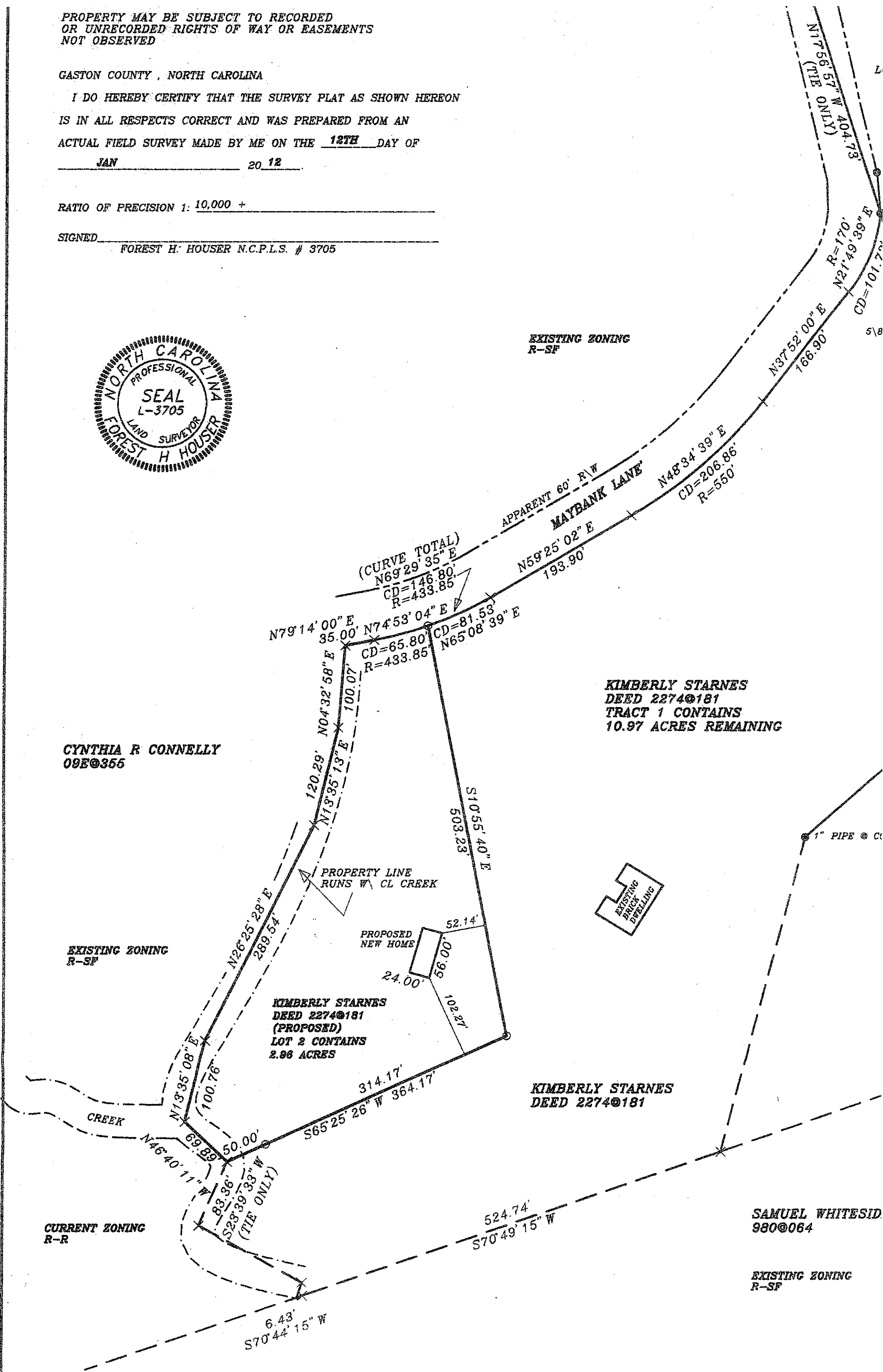
PROPOSED
NEW HOME

KIMBERLY STARNES
DEED 2274@181

CURRENT ZONING
R-R

SAMUEL WHITESID
980@064

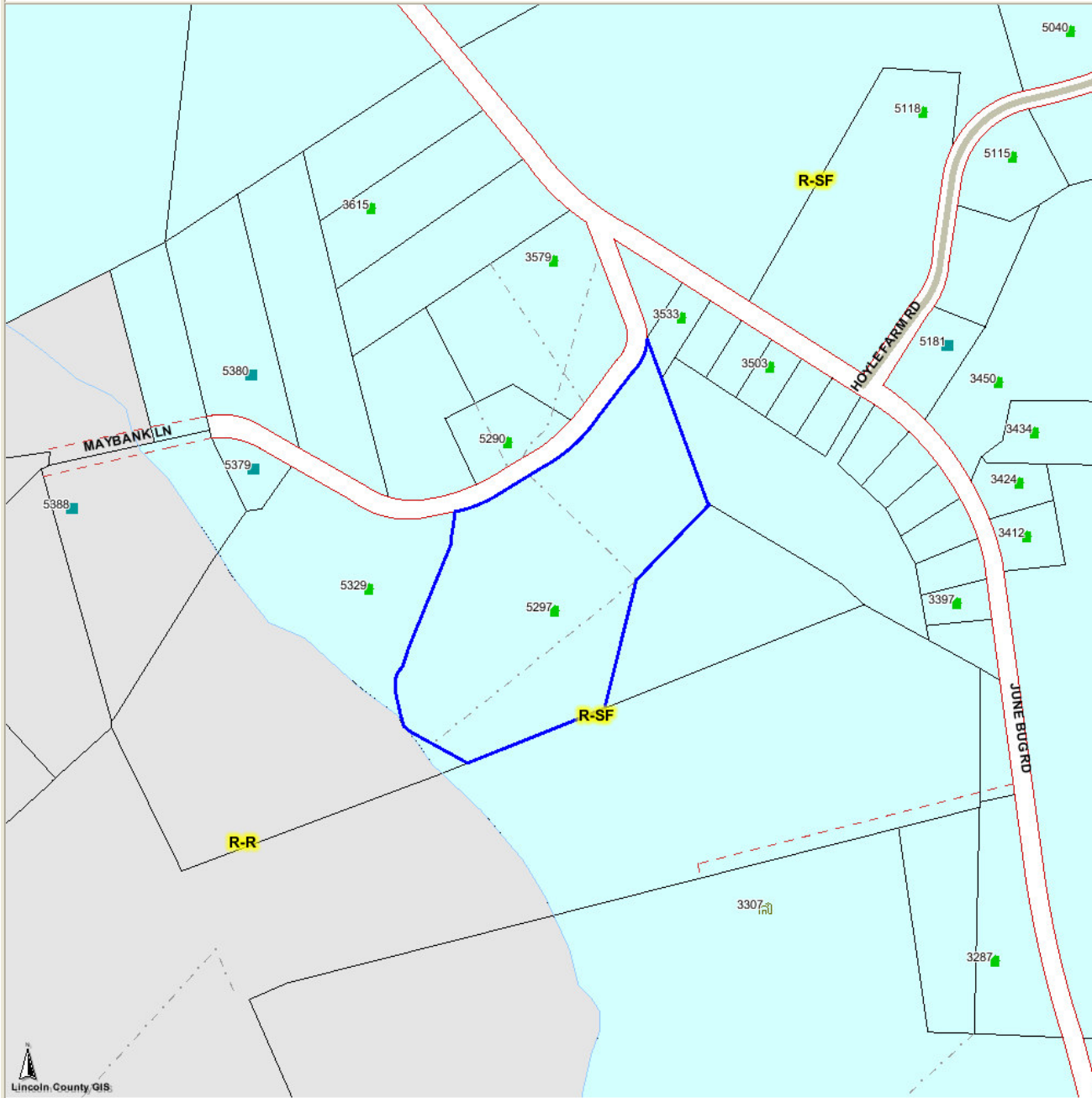
EXISTING ZONING
R-SF



Scale: 1 Inch = 500 Feet

LINCOLN COUNTY GIS

Fri Jan 27 10:54:29 EST 2012



Lincoln County GIS

			Zoning Districts		
	County Boundaries				
	Map Features				

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. Lincoln County, NC Office of the Tax Administrator, GIS Division