



## Lincoln County Planning & Zoning

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### PUBLIC INFORMATION

**FILE #** 2018-R6

**REQUEST:** REZONE FROM A-1 AGRICULTURE-FORESTRY-RURAL RES. TO A-2 SUBURBAN RESIDENTIAL

**SITE LOCATION:** PROSPECT RD (EAST)-PARCEL 127 020.00

**OWNER:** SUCCESSUS, LLC (a.k.a. HYDE HOMES)

**MEETING DATE:** JANUARY 15, 2019 – PUBLIC HEARING  
5:00 PM LC COURTHOUSE | CIRCUIT COURTROOM

**OVERVIEW:** Applicant is requesting favorable recommendation to rezone parcel from A-1 to A-2 for the purpose of a proposed major subdivision.

#### FINDINGS:

**Natural Land Features** Property is level at the road, gradually sloping downhill for approximately 330 ft. Beyond, property rolls. Appears to have a natural drainage area running through the property that could easily be addressed during site prep.

**Adjacent or Area Uses** Property is surrounded by A-1, Agriculture-Forestry-Rural Residential zoned lands to the north, south and west. To the east, there is a large concentration of A-2, consisting of Green Acres Village SD, Pioneer Acres SD, Stoneybrook Estates SD, Walker Ridge SD, Colton Creek Estates SD, and Willowbrook Farm SD.

Proposed site is directly adjacent to both Green Acres Village SD and Pioneer Acres SD.

Also adjacent is Cedar Grove SD. The official zoning map reflects this SD as A-1, although it is this writer's opinion this is a mapping error. Opinion based of the lot sizes, less than 1 acre. The A-1 district requires a minimum 1 acre.

**Lot Size and Layout** Property is a legal standing 23.04+/- ac parcel. Visibility to the west is not impeded. Visibility to the east is clear for approximately 375 ft.

**Floodplain or Floodway** Property is not located in a special hazard flood area. Panel 47103C0285D, dated Sept. 19, 2007.

**Rights-of-Way | Roads** Property access is a 50 ft. flag between parcel 020.11 and 020.12, fronting onto Prospect Rd.



300ft