



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 26, 2016

Re: CZ #2016-2
Wade Roberts, applicant
Parcel ID# 52757

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 12, 2016.

Request

The applicant is requesting the rezoning of a 0.42-acre lot from B-N (Neighborhood Business) to CZ B-G (Conditional Zoning General Business) to permit motorcycle sales and motorcycle service. Vehicle sales is a conditional use and vehicle service is a permitted use in the B-G district. The applicant has agreed to limit vehicle sales and service to motorcycles only. An existing commercial building would be utilized for the two uses.

Site Area & Description

This property is located at 2051 W. NC 150 Hwy., on the south side of N.C. 150 about 1,000 feet east of Old Lincolnton-Crouse Road, in Lincolnton Township. It is adjoined by property zoned B-N and R-S (Residential Suburban). Land uses in this area include business and residential. This property is part of an area designated by the Lincoln County Land Use Plan as Suburban Residential.

Additional Information

Adjoining zoning and uses

East: zoned B-N, vehicle service.

South: zoned B-N, undeveloped land.

West: zoned R-S, residential use.

North (opposite side of N.C. 150): zoned R-S, vacant lot.

Planning Staff's Recommendation

Staff recommends approval. See proposed statement on following page for rationale.



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Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness

Case No. **CZ #2016-2**
Applicant **Wade Roberts**
Parcel ID# **52757**
Location **2051 W. NC 150 Hwy.**
Proposed amendment **Rezone from B-N to CZ B-G to permit motorcycle sales and motorcycle service**

This proposed amendment **is not 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 Suburban Residential.

This proposed amendment **is reasonable and in the public interest** in that:

This property is part of an existing business area. A commercial building is located on this property. Vehicle service and vehicle sales operations are located in this area.



Conditional Zoning District Application

Lincoln County Planning and Inspections Department
Zoning Administrator
302 N. Academy St., Suite A, Lincolnton, NC 28092
Phone: (704)736-8440 FAX: (704)732-9010

PART I

Applicant Name Wade C Roberts / DBA Trick 1 Customs
Business 2051 West Hwy 150
Applicant Address Home 1311 Finger Merrick Trail Lincolnton NC 28092
Applicant Phone Number 704-736-9960
Property Owner Name Wade C Roberts
Property Owner Address 1311 Finger Merrick Trail
Property Owner Phone Number 980-429-0888 / *cell* 704-736-9960 / *office*

PART II

Property Location 2051 West Highway 150 Lincolnton N.C. 28092
Property ID (10 digits) 3612-80-6475 Property size .48 Acres
Parcel # (5 digits) 52757 Deed Book(s) 2433 Page(s) 0798

PART III

Existing Zoning District B-N Proposed Zoning District CZ B-G

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

Service Shop

List the proposed use of ^{only} uses of the property.
~~Auto~~ (motorcycle) Sales and Service

\$1,000 APPLICATION FEE MUST BE RECEIVED BEFORE PROCESSING.

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

Applicant's Signature

Date

6-24-16



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Community Involvement Meeting Report

CZ #2016-2

Wade Roberts, applicant

A community involvement meeting on this rezoning request was held on August 16, 2016, on the subject property. In attendance at the meeting were Mark Ward, operator of Trick 1 Customs; Diana Humphreys, who resides and owns property in the area; Tim Jones, whose family owns and operates Jones Tire Center, which is located nearby; and Henry Houser, operator of a neighboring car lot, and his wife Sandra.

Mr. Ward explained that Trick 1 specializes in servicing and customizing motorcycles and that he and the owner of the subject property are requesting the rezoning in order to sell motorcycles as well.

Ms. Humphreys said she had no objection to the rezoning.

Mr. Jones questioned what would happen if the rezoning were approved and the property were later sold to another owner who wanted to service cars and trucks. He said his family, which once owned the subject property, restricted it when they sold it to prohibit a potential competitor of Jones Tire from locating there.

Mr. Ward agreed to amend the rezoning application to stipulate that the rezoning would permit only motorcycle sales and motorcycle service.

"You put 'only motorcycles,' I don't have a problem with that," Mr. Jones said.



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: 7/20/2016 Scale: 1 Inch = 200 Feet



PHOTOS



52757

PARCEL INFORMATION FOR 3612-80-6475

Parcel ID	52757	Owner	ROBERTS WADE CHARLES ROBERTS CATRINA BROOME	
Map Account	3612-04 09551	Mailing Address	1311 FINGER MERRICK TRL LINCOLNTON NC 28092-9073	
Deed	2433-798	Recorded	12/13/2013	Sale Price \$48,000
Land Value	\$18,644	Total Value	\$50,379	Previous Parcel
----- All values are for tax year 2016. -----				
Description	L JONES/HWY 150		Deed Acres	0.48
Address	2051 W NC 150 HWY		Tax Acres	0.42
Township	LINCOLNTON	Tax/Fire District	CROUSE	
Main Improvement	SERVICE SHOP	Year Built	1989	Value \$30,722
Main Sq Feet	1800	Stories	1	
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres	
B-N	0.43	CROUSE (CR06)	0.03	
Watershed Class		LOVE MEMORIAL (LM16)	0.4	
WS-IVP	0.43	Sewer District	0.43	
		Not in the sewer district		
2000 Census County		Tract	Block	
37109		070400	2013	0.01
37109		070400	3004	0.41
Flood	Zone Description	Panel		
X	NO FLOOD HAZARD	3710361200	0.43	



