



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
Christine Poinsette, Planning Board Chairman

From: Randy Hawkins, Zoning Administrator

Date: August 23, 2012

Re: CUP #318
Troy Motz, applicant
Parcel ID# 56791

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on September 10, 2012.

REQUEST

The applicant is requesting a conditional use permit to operate an amusement center with electronic gaming in the B-N (Neighborhood Business) district. The center would be located in an existing commercial building, the smaller of two buildings that are located on this parcel (see aerial photo). Under the zoning regulations in effect at the time of the application, an amusement center is a conditional use in the B-N district, with no special standards that must be met.

SITE AREA AND DESCRIPTION

The 2.5-acre parcel is located at 3017 W. Old NC 150 Hwy., on the south side of Old N.C. 150 about 1,200 feet east of N.C. 150, in Howards Creek Township. This property is adjoined by property zoned B-N and R-S (Residential Suburban). Land uses in this area include commercial, residential and agricultural. This property is part of an area classified by the Lincoln County Land Use Plan as community business.

LINCOLN COUNTY PLANNING BOARD'S
RECOMMENDATIONS ON FINDINGS OF
FACT FOR A CONDITIONAL USE PERMIT

Application # CUP #318 Date September 10, 2012

Applicant Name Troy Motz

Applicant Address P.O. Box 1747, Lincolnton, NC 28093

Property Location 3017 W. Old NC 150 Hwy. Zoning District B-N

Proposed Conditional Use amusement center with electronic gaming

FINDINGS OF FACT

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan. YES _____ NO _____

FACTUAL REASON CITED: _____

2. The use meets all required conditions and specifications. YES _____ NO _____

FACTUAL REASON CITED: _____

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity
YES _____ NO _____

FACTUAL REASON CITED: _____

4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question.
YES _____ NO _____

FACTUAL REASON CITED: _____

After having held a Public Hearing on _____ and in light of the Findings of Facts listed herein, the following action was taken by the Lincoln County Planning Board:

In recommending such Conditional Use Permit, the following conditions were recommended by the Lincoln County Planning Board:



Conditional Use Permit 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 Tray motz
Applicant Address P.O Box 1747 Lincolnton NC 28093
Applicant Phone Number 704-472-4807
Property Owner Name Tray motz
Property Owner Address SAME
Property Owner Phone Number 704-472-4807

PART II

Property Location 3017 OLD NC Hwy 150 CHOUSE
Property ID (10 digits) 3611-05-8220 Property size 3 ACRES
Parcel # (5 digits) 56791 Deed Book(s) 1159 Page(s) 459

PART III

Existing Zoning District B-N

Briefly describe how the property is being used and any existing structures.
2 Buildings Being used mainly AS STORAGE

Briefly explain the proposed use and/or structure which would require a Conditional Use Permit.
Internet Sweepstakes

\$750 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.
[Signature] 7-27-12
Applicant's Signature Date

TROY MOTZ

Po box 1747
Lincolnton NC 28090
Phone 704-472-4807
Fax 704-538-0923
Troymotz@aol.com

8/15/2012

Proposed

Business hours of operation will be Monday thru Saturday, 8 a.m. to 12 p.m. midnight, closed on Sunday. The number of employees will be 3 to 4 fulltime. A brief overview of the property: on the back is a railroad track and cow pasture, to the left (facing from road) there is a 1 acre vacant lot that I own, the property on the right side is a residential house but I have Cyprus trees planted as a buffer. The old Hwy. 150 has several businesses in close proximity, such as a hair salon which is on the other side of the residential house and an oil company and a service station. I have owned this property for 12 years and I have always got along with my neighbors and wouldn't do anything that I thought would be a problem for me or my neighbors and I will continue to do so. I believe this property is well suited for this type of business because it is a stand-alone property with plenty of parking with enough land as a buffer to make it private and you also don't have other businesses intertwined.

Troy Motz

APPLICANT'S PROPOSED FINDINGS OF FACT
FOR A CONDITIONAL USE PERMIT

Application No. **CUP #318**

Applicant **Troy Motz**

Applicant's Address **P.O. Box 1747, Lincolnton, NC 28093**

Property Location **3017 W. Old NC 150 Hwy.**

Zoning District **B-N**

Proposed Conditional Use **amusement center with electronic gaming**

PROPOSED FINDINGS

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan.

This is an existing commercial building. No new facilities are proposed.

2. The use meets all required conditions and specifications.

An amusement center is a conditional use in the B-N district.

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity.

This is an existing commercial building in an existing commercial area.

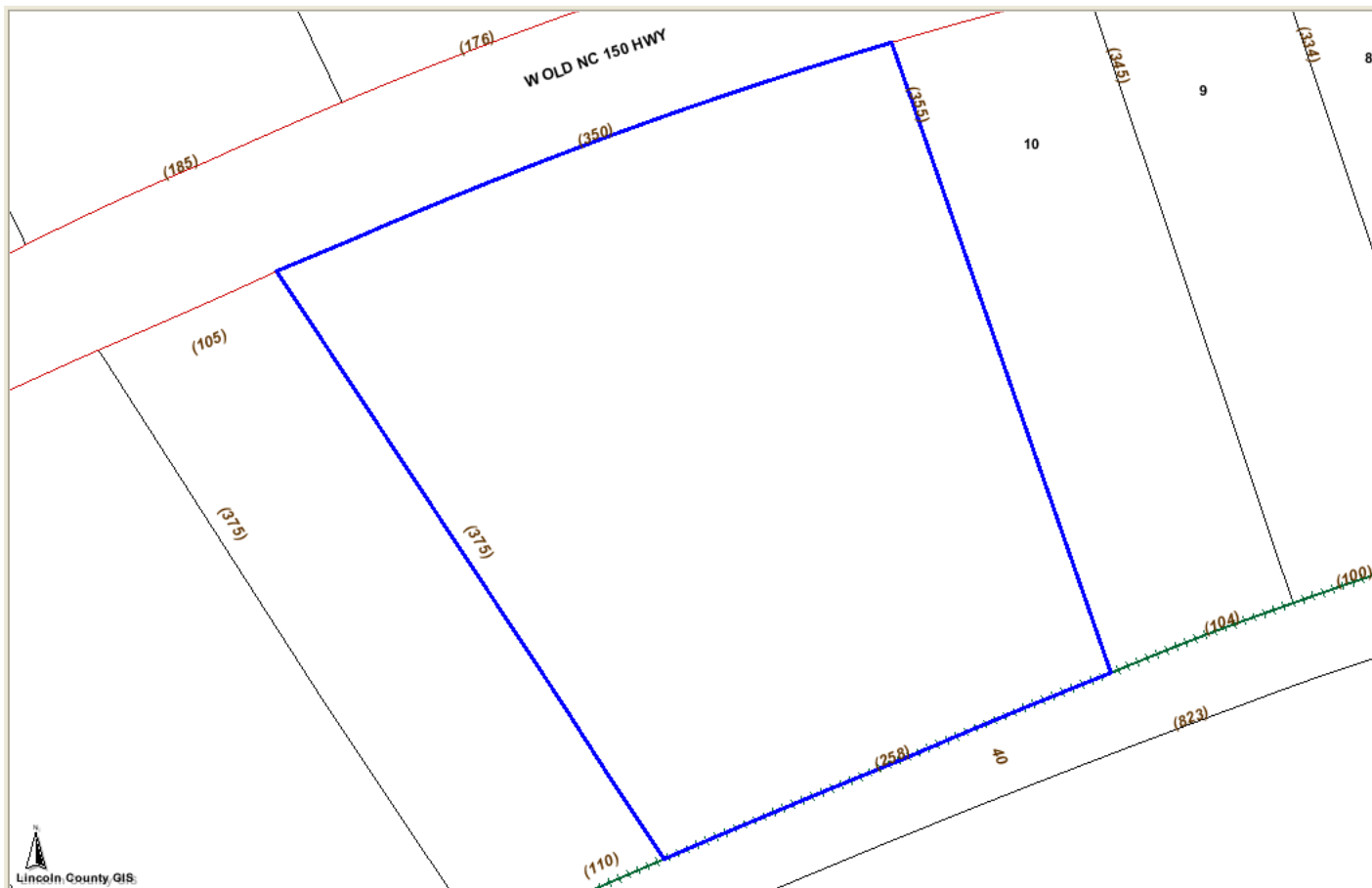
4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question.

This is an existing commercial area. This property is part of an area identified by the Lincoln County Land Use as community business.



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: 7/27/2012 Scale: 1 Inch = 100 Feet



Lincoln County GIS

PHOTOS



56791



56791

PARCEL INFORMATION FOR 3611-05-8220

Parcel ID	56791	Owner	MOTZ TROY A DBA/CAROLINA MECHANICAL HEATING & AIR	
Map Account	3611-01	Mailing Address	732 CARPENTERS GROVE CH RD LAWNDALE NC 28090	
Deed	0142055	Recorded	2/17/2000	Sale Price \$75,000
Land Value	1159-459	Total Value	\$309,840	Previous Parcel
----- All values are for tax year 2012. -----				
Description	3 AC GREEN HILL FARM LAND			Deed Acres 3
Address	3017 W OLD NC 150 HWY			Tax Acres 2.54
Township	HOWARDS CREEK	Tax/Fire District	CROUSE	
Main Improvement	SERVICE SHOP		Value	\$151,011
Main Sq Feet	6000	Stories	1	Year Built 2000
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres	
B-N	2.54	CROUSE (CR06)	2.54	
Watershed Class		Sewer District		
WS-IVP	2.54	Not in the sewer district		
2000 Census County		Tract	Block	
37109		070400	2018	0.05
37109		070400	3028	2.5
Flood	Zone Description	Panel		
X	NO FLOOD HAZARD	3710361100	2.54	

Scale: 1 Inch = 100 Feet

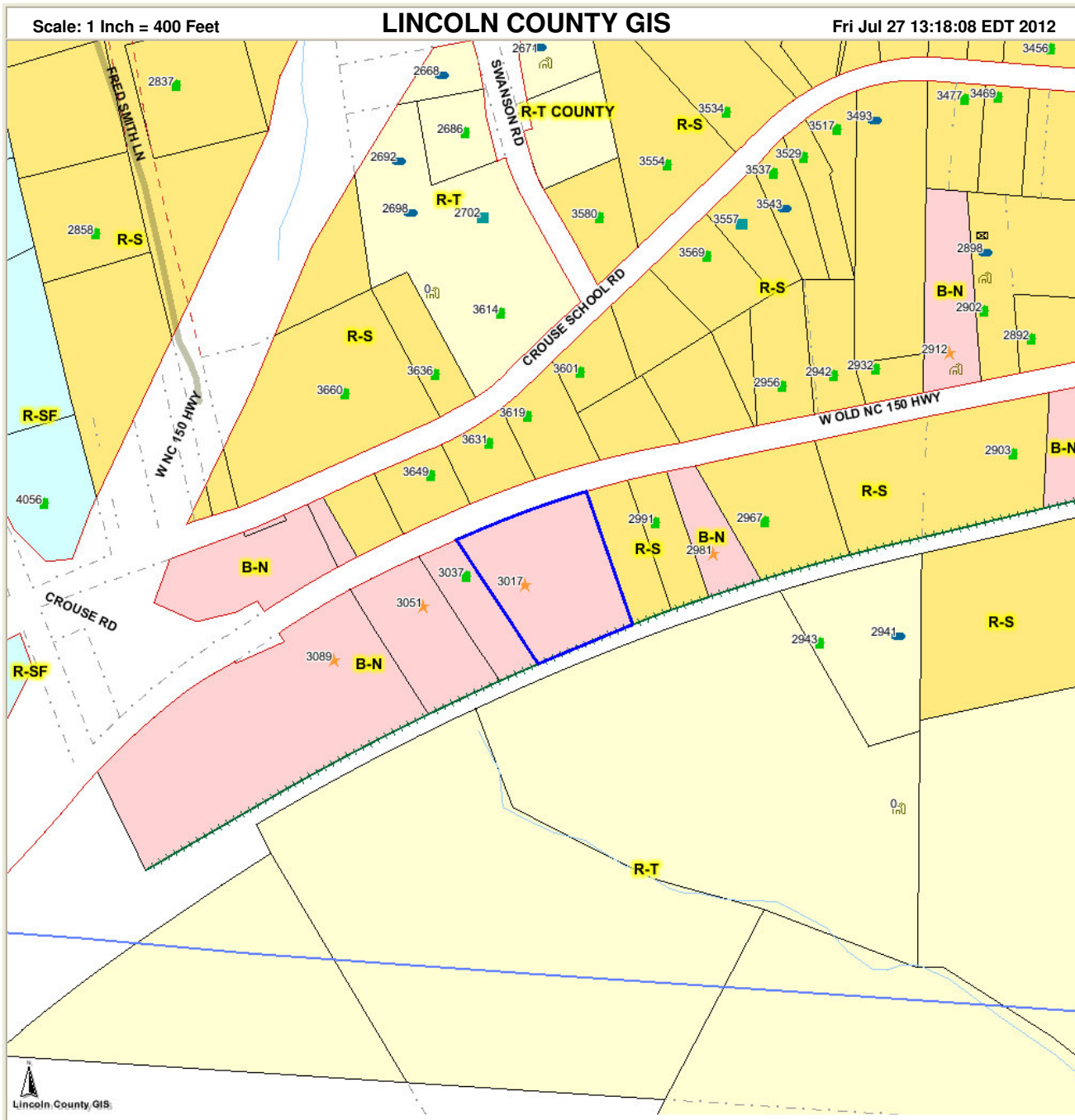
LINCOLN COUNTY GIS

Fri Jul 27 13:15:09 EDT 2012



<p>County Boundaries</p> <p>County Line</p> <p>Township Line</p>		<p>Map Features</p> <p>Road Easement</p> <p>Conflict Line</p> <p>Major Rivers, Creeks (cont)</p>		<p>Creeks</p> <p>Interior Lot Line</p> <p>Drainage Easement</p> <p>Utility Easement</p> <p>Right-of-Ways (cont)</p>		<p>Roads</p> <p>Railroads</p> <p>Public Walkway</p> <p>Parcels</p> <p>Private Roads</p>		<p>City Jurisdictions</p> <p>City of Lincolnton</p> <p>ETJ</p> <p>Town of Maiden</p> <p>Lake Norman</p>		<p>2010 State Ortho</p>
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Lincoln County, GIS

<ul style="list-style-type: none"> Outbuilding Site-built Home Business Industry Utility Service Church Government, School Fire Department Mobile Home Apartment, Condominium Manufactured Home Cellular Tower (cont) 	<ul style="list-style-type: none"> Mobile Home Space UnAddressed Mobile Home Child Facility Home Site County Boundaries County Line Township Line Map Features Road Easement Conflict Line Major Rivers, Creeks (cont) 	<ul style="list-style-type: none"> Creeks Interior Lot Line Drainage Easement Utility Easement Right-of-Ways Roads Railroads Public Walkway Private Roads City Jurisdictions City of Lincolnton ETJ (cont) 	<ul style="list-style-type: none"> Town of Maiden Zoning Districts ELDD B-G B-N I-G I-L P-MU PD-C PD-I PD-MU PD-R P-R (cont) R-CR R-14 R-20 R-MF R-MR R-R R-S R-SF R-T C-B CBT G-B GMC N-B (cont) 	<ul style="list-style-type: none"> O-I P-B R-10 R-15 R-25 R-8 RMF R-O O-R ROS B-C Lake Norman

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