



**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 1311 Finger Marrick Trail Lincolnton NC 28092  
Applicant Phone Number 704-736-9960  
Property Owner Name Wade C Roberts  
Property Owner Address 1311 Finger Marrick Trail  
Property Owner Phone Number 980-429-0888 / 108.00 704-736-9960

### 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 uses of the property.

Only  
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

6-34-16

Date



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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 Saundra.

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.

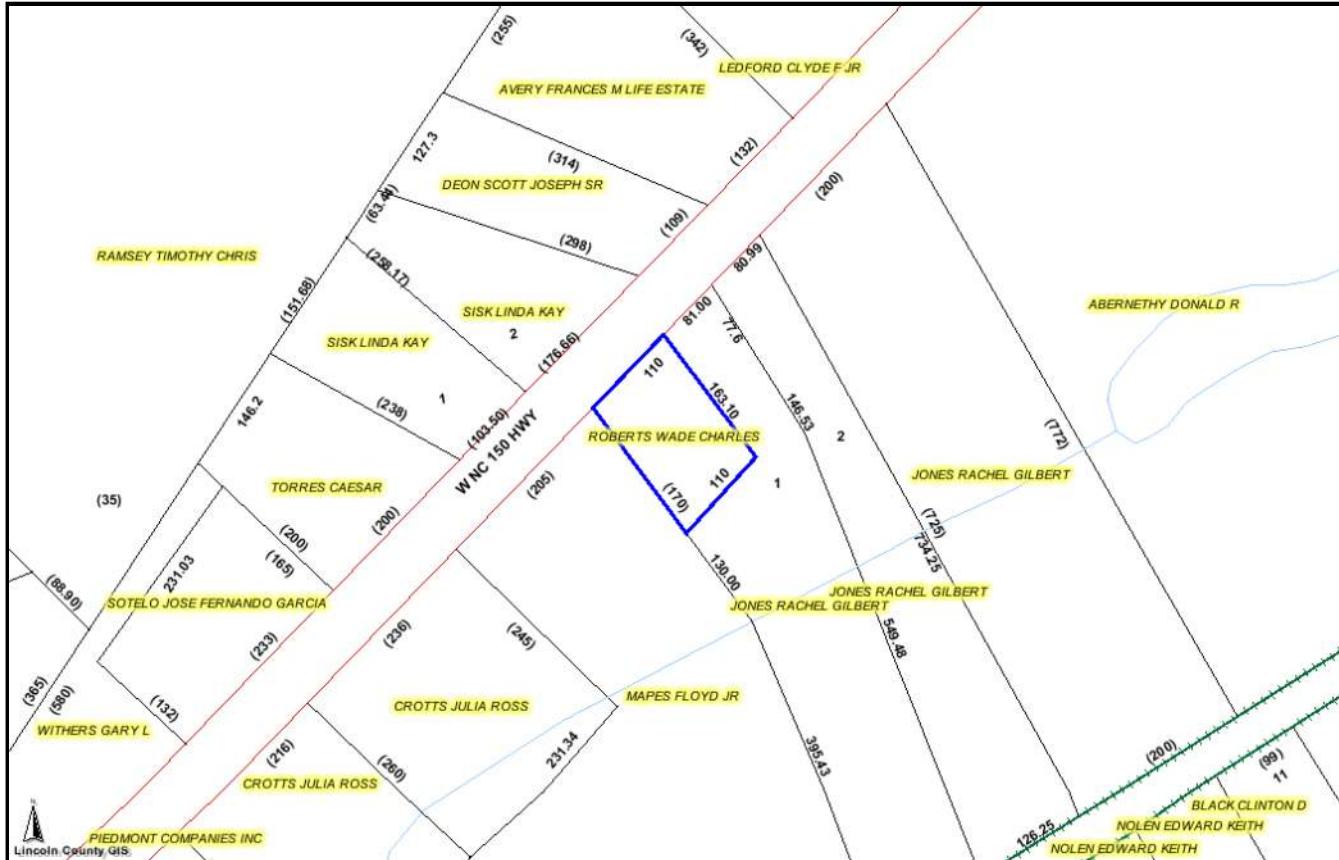


## **Lincoln County, NC**

**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

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

