



**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: September 14, 2018

Re: CZ #2018-6  
Robert Dober, applicant  
Parcel ID# 24149

*The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on October 1, 2018.*

**Request**

The applicant is requesting the rezoning of a 0.95-acre lot from B-N (Neighborhood Business) to CZ B-G (Conditional Zoning General Business) to allow vehicle sales as an additional permitted use of the property. The current use of the property for vehicle service and U-Haul rental would remain permitted. Vehicle sales is not permitted in the B-N district. It's a conditional use in the B-G district. If the rezoning request is approved, the use of the property would be limited to the specified uses. A site plan has been submitted as part of the rezoning application. The site plan shows a small proposed building that would be used as a sales office. Also included are minutes from a community involvement meeting that was held on Aug. 28.

**Site Area & Description**

The subject property is located at 3431 E. NC 150 Hwy., on the north side of N.C. 150 about 800 feet west of Shuford Road, in Ironton Township. It is adjoined on all sides by property zoned R-SF (Residential Single-Family). Land uses in this area include residential, institutional (church) and business. This property is part of an area designated by the Lincoln County Land Use Plan as Suburban Commercial, suitable for general commercial services.

**Additional Information**

**Permitted uses**

Under current zoning: vehicle service, retail sales (except for vehicle sales), offices, personal services, restaurant, etc.

Under proposed zoning: vehicle sales, vehicle service, U-Haul rental.

**Adjoining zoning and uses**

East: zoned R-SF, undeveloped lot.  
South (opposite side of N.C. 150): zoned R-SF, residences.  
West: zoned R-SF, church.  
North: zoned R-SF, church property and undeveloped tract.

**Staff's Recommendation**

Staff recommends approval of the rezoning request. See proposed statement on following page.



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### **Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness**

Case No. **CZ #2018-6**

Applicant **Robert Dober**

Parcel ID# **24149**

Location **3431 E. NC 150 Hwy.**

Proposed amendment **Rezone from B-N to CZ B-G to allow vehicle sales as a additional permitted use**

This proposed amendment **is 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 Commercial, suitable for general commercial services.**

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

**This property has been a business location for many years. Allowing vehicle sales as an additional use will not generate significant traffic. Because this is a conditional rezoning, the use of the property will be limited to vehicle sales, vehicle service and U-Haul rental.**



## 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 Robert Dober

Applicant Address 7888 Keistlers Store Road, Sherrills Ford, NC 28673

Applicant Phone Number 828-234-2162

Property Owner Name Route 150 Motors LLC

Property Owner Address 3431 NC 150 Highway, Lincolnton NC

Property Owner Phone Number 828 234 2162

### PART II

Property Location 3431 NC 150 Highway Lincolnton NC  
Deed Acres 1.01

Property ID (10 digits) 365415 4476 Property size mapped 0.949 acres

Parcel # (5 digits) 24149 Deed Book(s) 2738 Page(s) 368

### PART III

Existing Zoning District Bn Proposed Zoning District C2 B-6

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

The property is being used as an auto repair and inspection station. They also rent small trucks and trailers. The current business is 2eys auto repair + performance

List the proposed use or uses of the property.

Auto Sales. I would also like to continue with the auto repair and inspection station. I plan on building a required, separate office for auto sales

**APPLICATION FEE (less than 2 acres \$400, 2-5 acres \$800, 5+ acre \$1,200)**

**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.*

Robert Dober

Applicant's Signature

7-31-2018

Date

## **Community Involvement Meeting Minutes**

**Date:** August 28, 2018 – 6:30 PM

**Location:** 3431 E. NC 150 Highway, Lincolnton, NC 28092

**Purpose:** Community involvement meeting to provide information in regard to rezoning request for property indicated above, also known as Route 150 Motors, LLC; and to receive public comments prior to public hearing.

### **Introduction**

Rob Dober introduced himself as the owner of property/Route 150 Motors, LLC, and provided some background information regarding the current condition of the property and the plans for opening a small used car lot. He discussed the planned layout of the property.

### **Open Discussion**

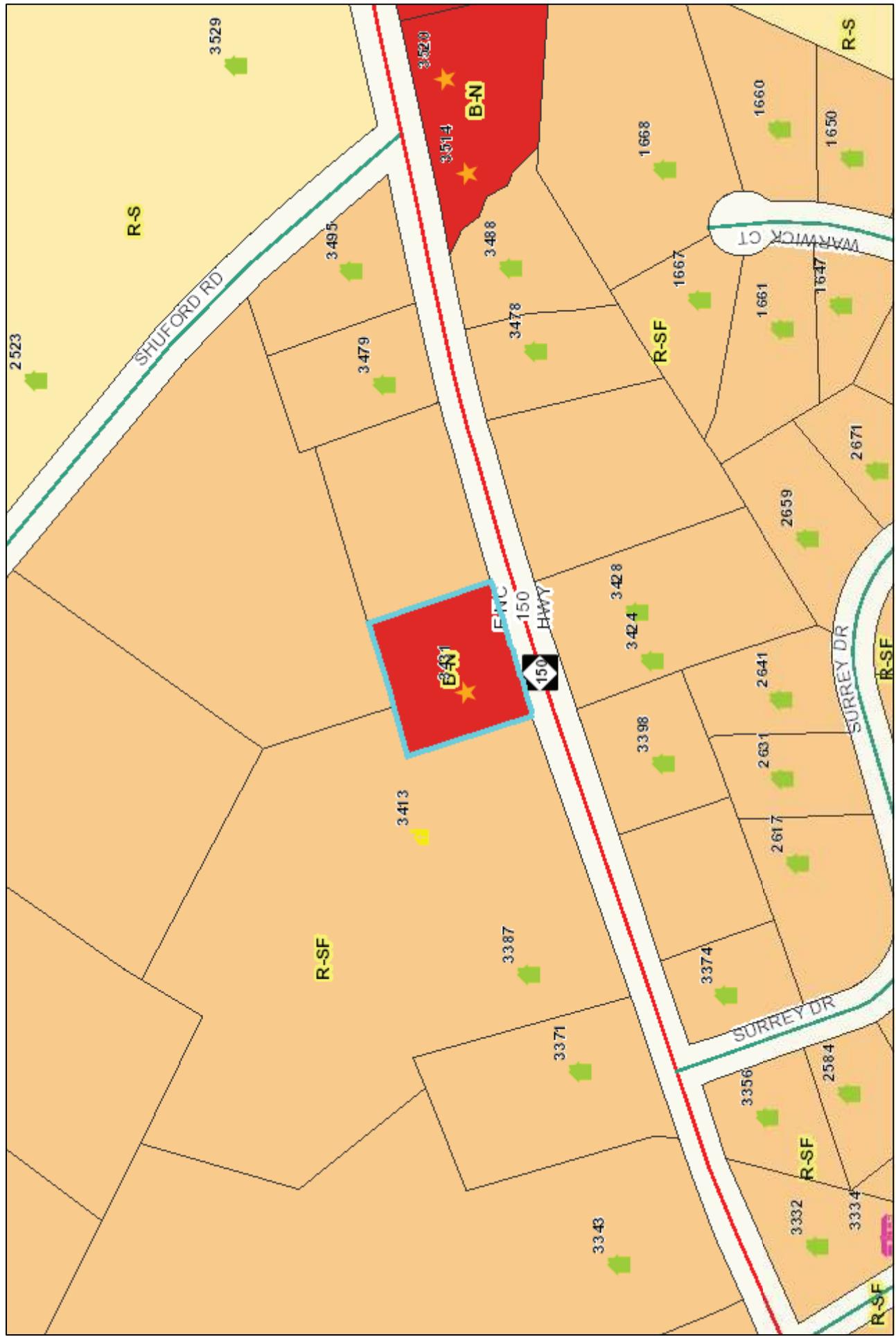
1. One gentleman in attendance indicated he has a small upholstery business and was pleased to hear of the prospective rezoning as he felt it would ignite and attract other small businesses to the area.
2. There were no questions of the community residents in attendance.
3. Mr. Dober discussed plans regarding current vegetation and the need for minimal tree removal. In addition, new landscaping would be implemented to improve curb appeal.
4. Randy Hawkins, Lincoln County Zoning Administrator, was present and thanked those in attendance. He informed the community members of the rezoning hearing which would take place on October 1, 2018.

CZ #2018-6 Robert Dober, applicant  
proposed vehicle sales lot  
08/28/2018 community involvement meeting

Attendees	Name:	Address:	Phone #:	E-Mail:
	Crystal Shull	33374 E Hwy 150 Unsheltered	828-446-3165	Crustal@Gmail.com
	Mark Shull	33374 E Hwy 150 Unsheltered	828-446-2202	Mark174@icloud.com

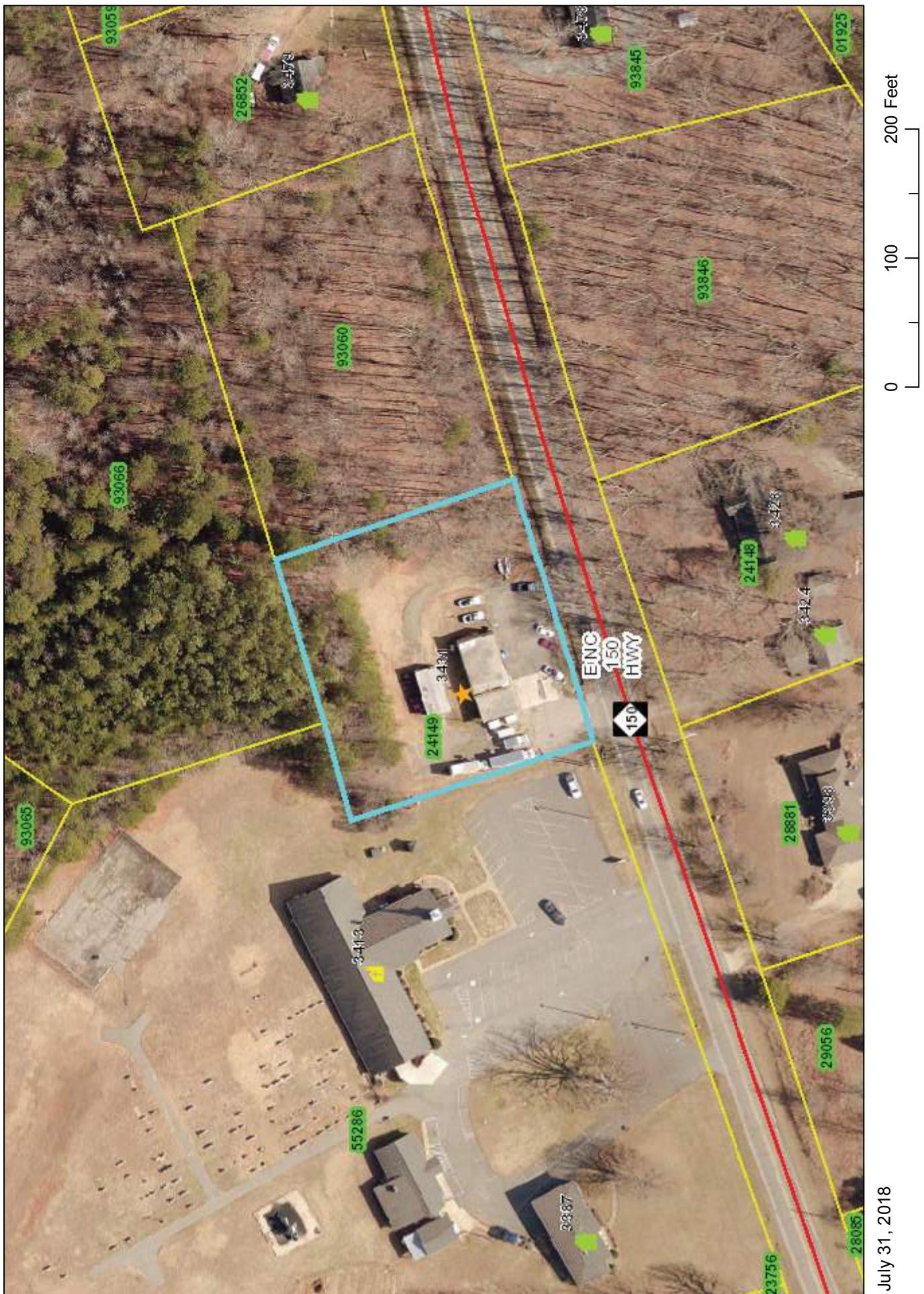


**CZ #2018-6**  
**subject property is outlined in blue**



July 31, 2018

Esri, Inc., Lincoln County, NC



Robert Dober

1 in. = 100 ft.



## Single-Family Neighborhood

### Land Use Plan

- Open Space
- Rural Living
- Industrial Center
- Large Lot Residential
- Single-Family Neighborhood
- Multifamily Neighborhood
- Rural Crossroads
- Suburban Commercial
- Suburban Office
- Special District
- Walkable Neighborhood
- Walkable Activity Center

E NC 150 HWY

## Suburban Commercial

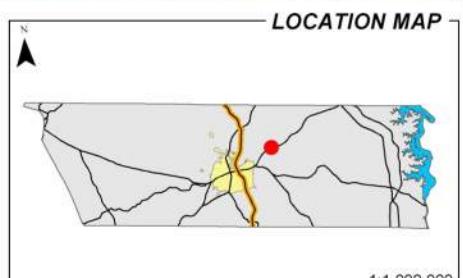


# CZ #2018-6

Lincoln County  
Planning & Inspections  
302 N. Academy St.  
Suite A  
Lincolnton, NC 28092

- Property Location(s)

See Attached Application for Parcel Information  
Property Location(s) Outlined in Purple



● Property Location(s)

