



**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) 3654154476 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 CZ 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 haul trucks and trailers. The current business is Zers 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**

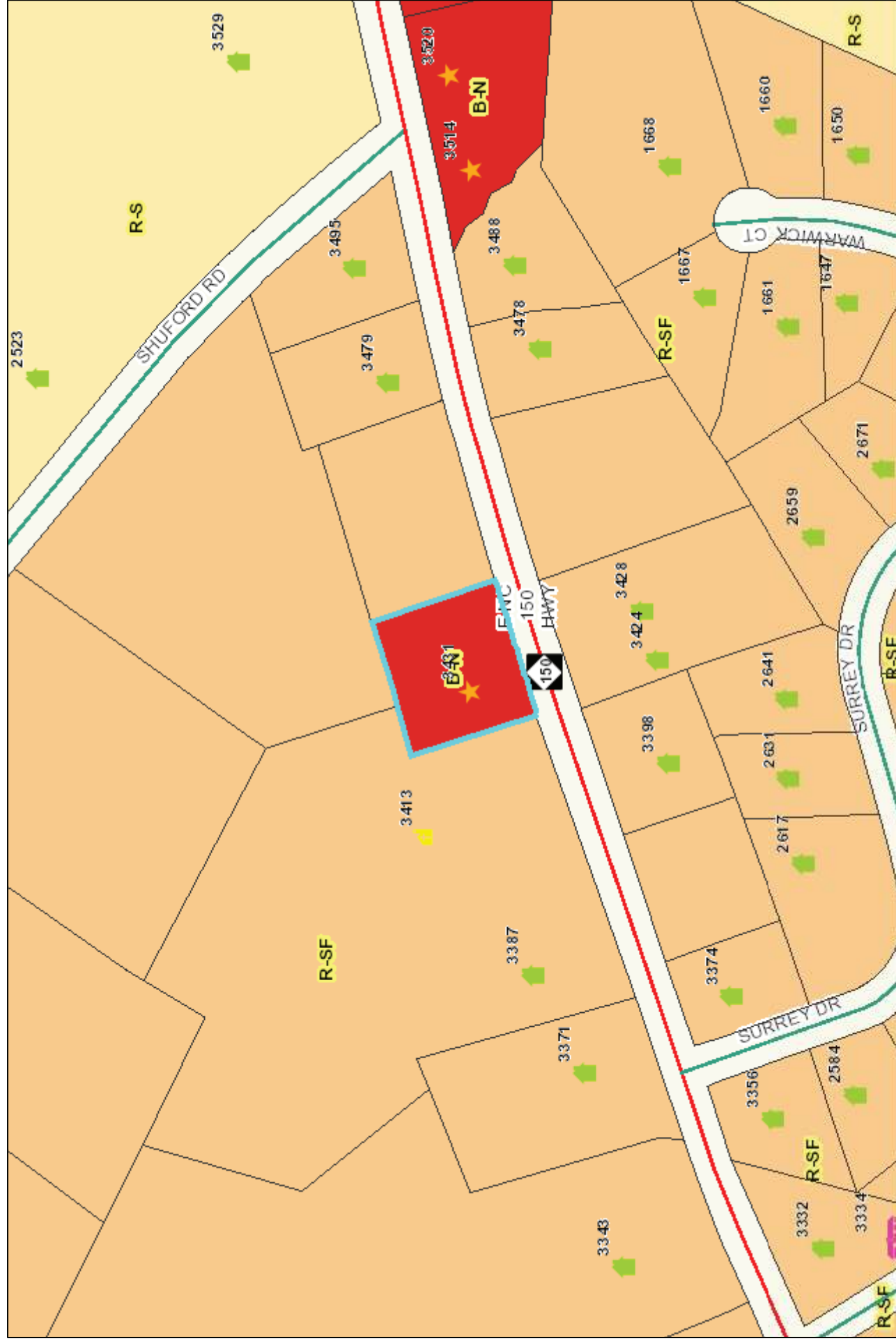
1. One gentleman in attendance indicated he has a small upholstery business and was pleased to hear of the prospective rezoning as he felt it would ignite and attract other small businesses to the area.
2. There were no questions of the community residents in attendance.
3. Mr. Dober discussed plans 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.

[illegible]

	<b>Lincoln County, NC</b> <b>Office of the Tax Administrator, GIS Mapping Division</b> <small>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: 7/31/2018      Scale: 1 Inch = 150 Feet</small>																																																																																																					
																																																																																																						
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CZ #2018-6  
subject property is outlined in blue



July 31, 2018

Esri, Inc., Lincoln County, NC

0 100 200 Feet

1 inch = 200 feet





July 31, 2018



Robert Dober

1 in. = 100 ft.



**Single-Family  
Neighborhood**

**Suburban  
Commercial**

**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**



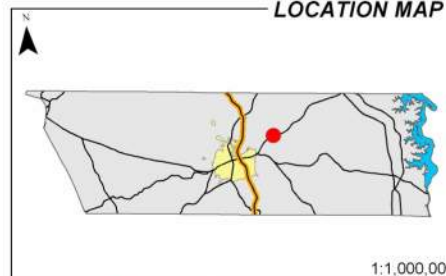
Lincoln County  
Planning & Inspections  
302 N. Academy St.  
Suite A  
Lincolnton, NC 28092


**CZ #2018-6**

 - Property Location(s)

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

**LOCATION MAP**



 Property Location(s)

NOTES:

- \* PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS OF WAYS OR EASEMENTS NOT OBSERVED
- \* OWNER TO VERIFY ALL SETBACKS AND ZONING REGULATIONS PRIOR TO ANY PLANNING OR CONSTRUCTION.
- \* DIMENSIONS OF ALL IMPROVEMENTS SHOWN ON THIS PLAT SHOULD NOT BE SCALED OR RELIED UPON FOR DESIGN OR CONSTRUCTION WITHOUT A FIELD VERIFICATION OF ALL DIMENSIONS.
- \* DIGITAL COPIES OF THIS FILE ARE FOR REFERENCE ONLY AND MAY NOT BE USED FOR DESIGN WORK.
- \* THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN.

ANTIOCH BAPT. CHURCH  
3413 E NC 150 HWY  
LINCOLNTON, NC  
DB 2590-576  
PARCEL 55286

THOMAS D GOODMAN, JR  
605 S POPLAR ST  
LINCOLNTON, NC  
DB 2727-351  
PARCEL 93066

ROUTE 150 MOTORS  
7888 KEISTLERS STORE RD  
SHERRILLS FORD, NC  
DB 2738-368  
PARCEL 93060

LEGEND	
R\W	RIGHT-OF-WAY
E\P	EDGE OF PAVEMENT
C\L	CENTERLINE
PDE	PERMANENT DRAINAGE EASEMENT
⊗	UTILITY POLE
⊗	LIGHT POLE
⊗	SANITARY SEWER MANHOLE
~~~~~	OVERHEAD UTILITY LINE

SITE PLAN  
FOR

ROUTE 150 MOTORS, LLC

3431 NC 150 HIGHWAY, LINCOLNTON, NC

IRONTON TOWNSHIP, COUNTY, NC  
SCALE: 1" = 40'

DEDMON SURVEYS

CHUCK POOVEY, PLS #3762  
ROBERT DEDMON, PLS #3899  
3704 NC HIGHWAY #16 NORTH  
P.O. BOX 494 - DENVER, NC 28037  
PHONE: 704/483/4908  
FAX: 704/483/2170  
WWW.DEDMONSURVEYS.COM

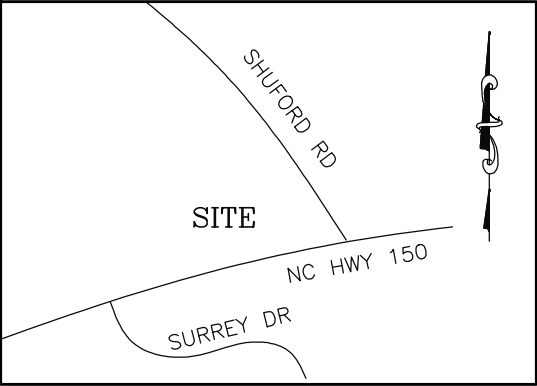


SITE PLAN ONLY. JULY 30, 2018.

*Robert J. Dedmon* 3899  
PROFESSIONAL LAND SURVEYOR LICENSE NO.

SURV. BY: N\A DRAWN: RD JOB# DGROOM

VICINITY MAP



DB 2738-368

