



To: Board of County Commissioners
Planning Board

From: Jeremiah Combs, Planner

Date: May 9, 2025

Re: ZMA #753
Troy Motz, applicant
Parcel ID# 24757

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on June 2, 2025.

Request

The applicant is requesting the rezoning of a 6.00-acre portion of a parcel from R-S (Residential Suburban) to B-G (General Business).

Site Area and Description

The subject property is located on the southeast corner of the intersection of N.C. 150 and Lee Lawing Road in Ironton Township. The property is adjoined by property zoned B-N (Neighborhood Business) and R-S (Residential Suburban). Land uses in this area include business, residential, agricultural, and civic uses.

Plan Conformance

This property is located within an area that is designated by the Lincoln County Land Use Plan as Suburban Commercial Center, suitable for a variety of commercial uses to serve the daily needs of surrounding residential neighborhoods.



Additional Information

Examples of permitted uses in current district

Site-built single-family home
Modular single-family home
Two-family home
Townhomes (Special Use)
Multi-family residential (Special Use)
Class A manufactured home
Class B manufactured home
Class C manufactured home (Special Use)
Class E manufactured home (Special Use)
Child care center
Place of worship
Bed & breakfast (Special Use)

Examples of permitted uses in proposed district

Child care center
Place of worship
Event venue
Fitness gym
Amusement center
Bed & breakfast
Contractor's office
Convenience store
Gas station
Professional office
Medical office
Restaurant
Retail
Self-storage facility (Special Use)
Vehicle sales (Special Use)
Vehicle service
Veterinarian clinic
Building materials sales (Special Use)

Staff's Recommendation

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



Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness

Case No. **ZMA #753**
Applicant **Troy Motz**
Parcel ID# **24757**
Location **southeast corner of the intersection of N.C. 150 and Lee Lawing Road**
Proposed amendment **Rezone a 6.00-acre portion of a parcel from R-S (Residential Suburban) to B-G (General Business)**

This proposed amendment **is consistent** with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

The uses in the proposed B-G district align with recommended uses in the Suburban Commercial community type, and this property is located at a signalized intersection along N.C. 150.

This proposed amendment **is reasonable** in that:

The other three corner parcels at this signalized intersection are located in the B-N (Neighborhood Business) district. Businesses are located on two of those corners, and a fire station is located on the other.



Zoning Map Amendment Application

Lincoln County Planning and Inspections Department
Zoning Administrator
115 W. Main St., Lincolnton, NC 28092
Phone: (704) 736-8440

Part I

Applicant Name Thoy m02

Applicant Address P.O. Box 1747 Lincolnton NC 28093

Applicant Phone Number 704-472-4807

Property Owner's Name Kevin + Terry Talbert

Property Owner's Address 3550 NW 117th LN Fort Lauderdale, FL 33323

Property Owner's Phone Number 843-458-6849

Part II

Property Location (Hwy 150) 5828 E NC 150 Hwy Lincolnton

Property ID # (10 digits) 3675172843 Property Size 44 Acres (6 Acres Rezoning)

Parcel # (5 digits) 24757 Deed Book(s) _____ Page(s) _____

Part III

Existing Zoning District B-S Proposed Zoning District B-G

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

Vacant land with old existing house currently
not in use

Briefly explain the proposed use and/or structure which would require a rezoning.

GAS Station

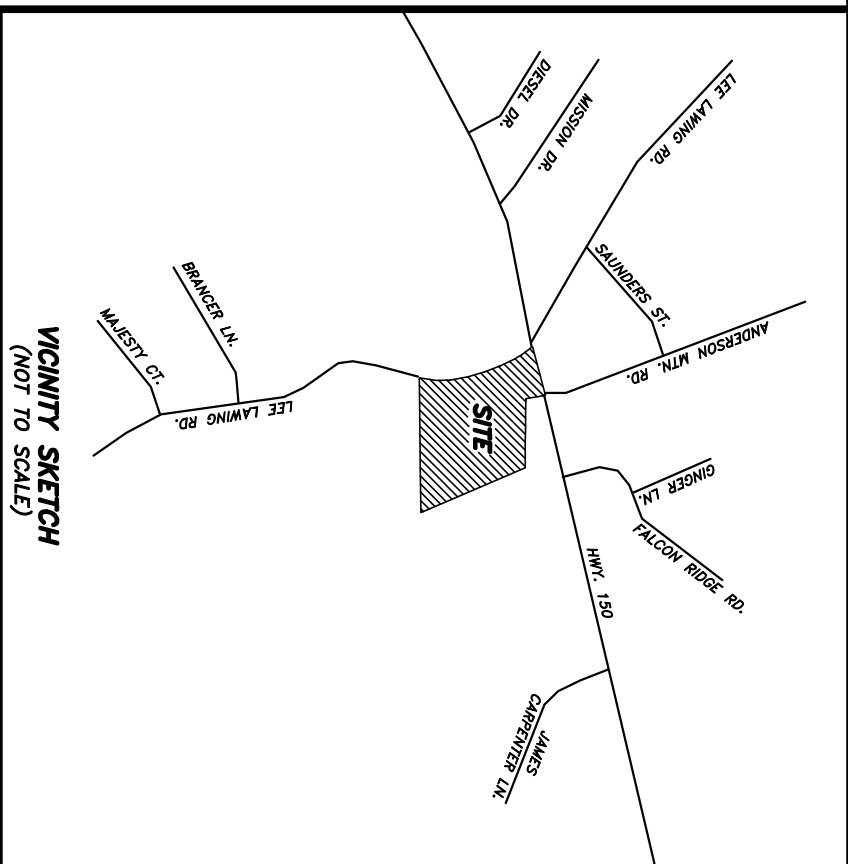
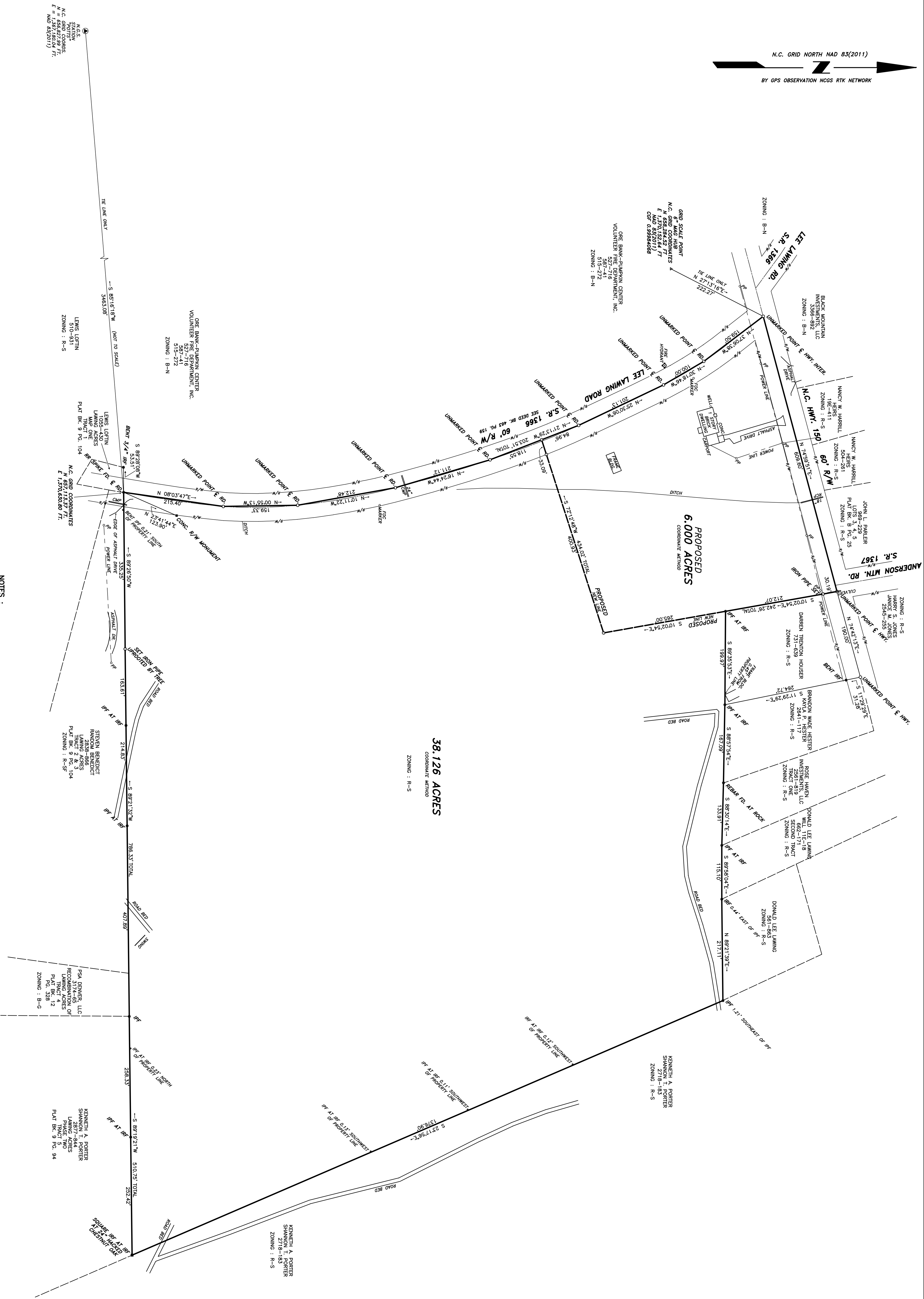
APPLICATION FEE (less than 2 acres \$200, 2-5 acres \$400, 5+ acre \$800)
MUST BE RECEIVED BEFORE PROCESSING.

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

Applicant

Date

3-31-25



REF. DEED BK. 336	PG. 665	REF. PLAT BK.	PG.
REF. DEED BK.	PG.	PARCEL# 24757	
SURVEY FOR : TROY MOTZ			
IRONTON TOWNSHIP LINCOLN COUNTY, N.C.			
FREEMAN SURVEYING			
LICENSE NO. F-0285			
W. BROYLES FREEMAN, P.L.S. L-3119			
1410 PRODUCE, N.C. 28033			
PHONE 704 732-9404			
SCALE : 1" = 100'			
CHECKED BY : WBF DWF			
DRAWN BY : WBF DWF			
DATE OF SURVEY : APRIL 14-15, 2025			
JOB NO. 2025			
RD. BK. LANDSTAR			

DRAW FILE 22526587



Lincoln County, NC

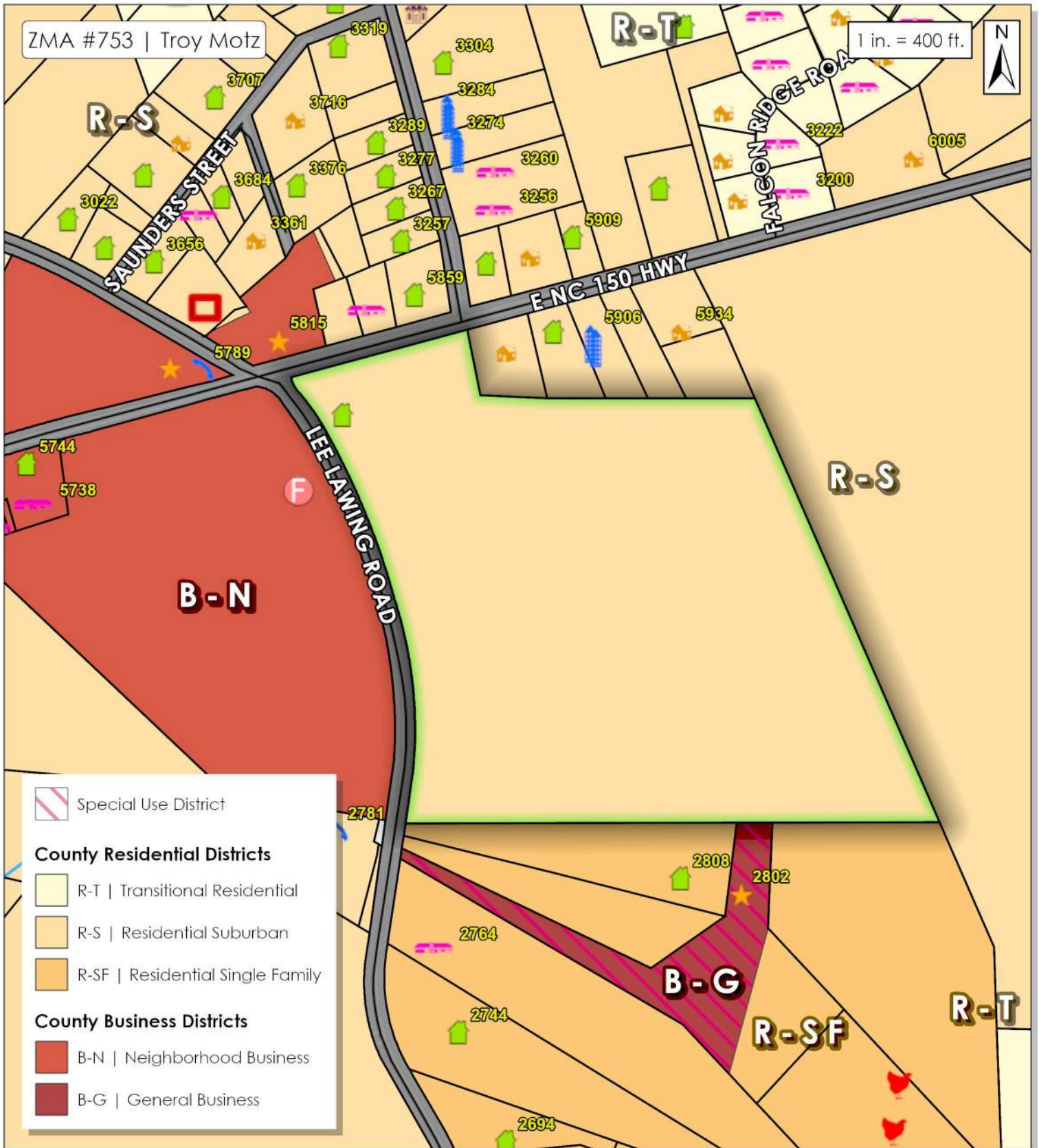
Office of the Tax Administrator, GIS Mapping Division

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Date: 5/9/2025 Scale: 1 Inch = 400 Feet



Parcel ID	24757	Owner	TALBERT TERRY LEGRAND TALBERT KEVIN DOUGLAS
Map	3675	Mailing	5828 E NC 150 HWY
Account	0227827	Address	LINCOLNTON, NC 28092
Deed	10E 329	Last Transaction Date	07/27/2010
Plat		Subdivision	
Land Value	\$512,768	Improvement Value	\$161,260
Previous Parcel		Total Value	\$674,028
-----All values for Tax Year 2025 -----			
Description	GOODSON RD 150	Deed Acres	44.38
Address	5828 E NC 150 HWY	Tax Acres	43.249
Township	IRONTON	Tax/Fire District	PUMPKIN CENTER
Main Improvement	RANCH	Value	\$161,260
Main Sq Feet	1909	Stories	1
		Year Built	1960
Zoning District	Conditional Use	Calc Acres	
R-S		43.25	
Watershed	43.25	Voting Precinct	PC22
		Calc Acres	43.25
Census County	109	Tract	070902
		Block	2007
			43.25
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710366400	43.25

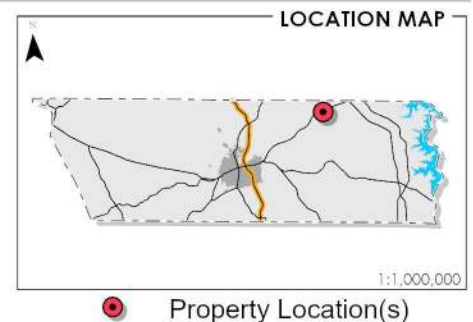


Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID # 24757

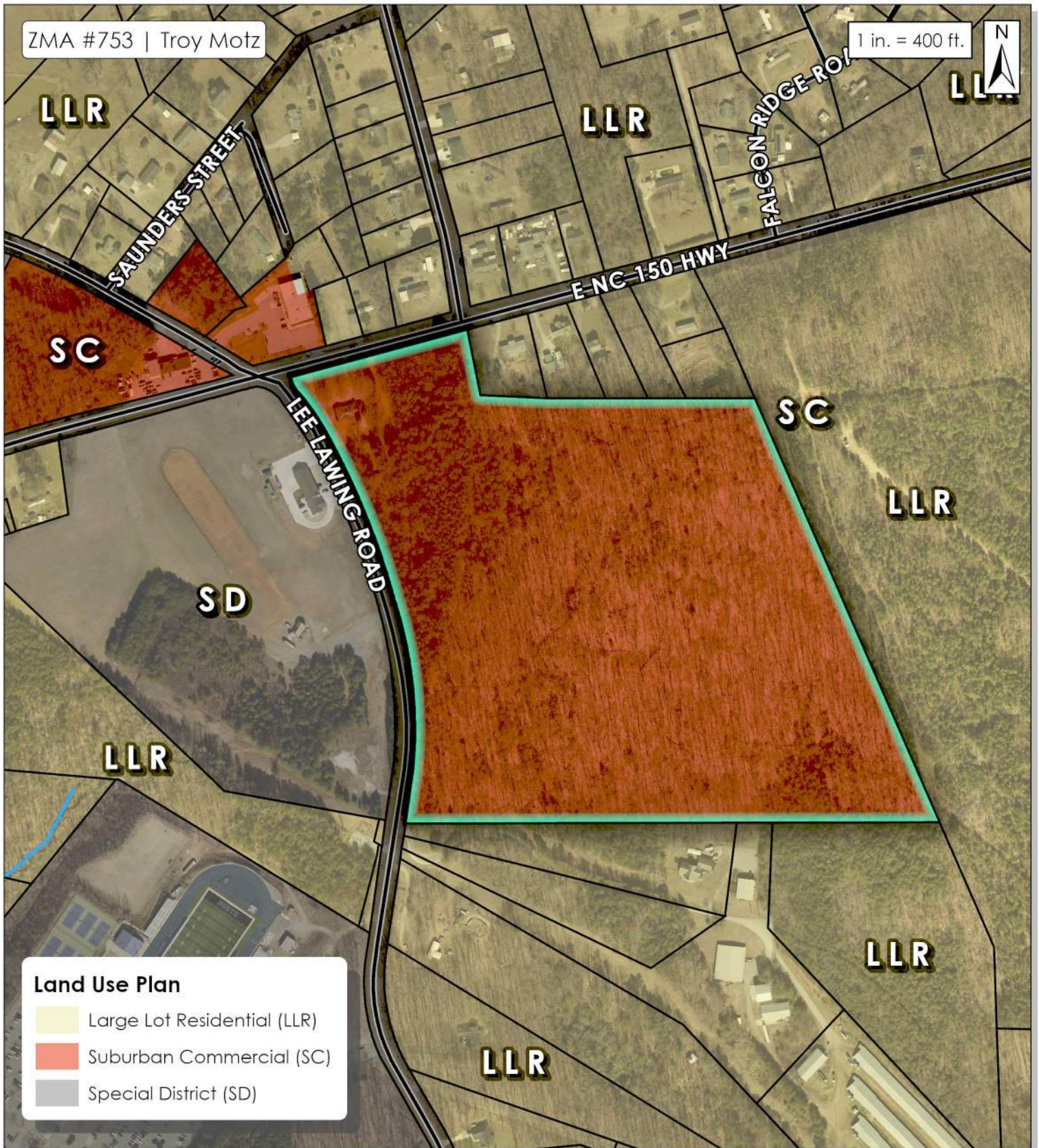
- Property Location(s)

See Attached Application for Parcel Information



ZMA #753 | Troy Motz

1 in. = 400 ft.



Land Use Plan

-  Large Lot Residential (LLR)
-  Suburban Commercial (SC)
-  Special District (SD)

Parcel ID # 24757

 - Property Location(s)

See Attached Application for Parcel Information



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LOCATION MAP

