



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners
Planning Board

From: Jeremiah Combs, Planner

Date: August 14, 2025

Re: ZMA #767
Crystal Wilson, applicant
Parcel ID# 26234

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on September 8, 2025.

Request

The applicant is requesting the rezoning of a 2.13-acre portion of an 8.45-acre parcel from R-S (Residential Suburban) to B-N (Neighborhood Business). A survey of the area proposed to be rezoned is included in this packet.

Site Area and Description

The subject property is located at 4910 E. N.C. 150 Highway 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 industrial, business, residential, and civic uses.

Plan Conformance

This property is located within an area that is designated by the Lincoln County Land Use Plan as Large Lot Residential, suitable for single-family homes at densities of 0.2 to 1.35 units per acre.

Additional Information

The following pages identify the permitted uses under the current zoning and the permitted uses under the proposed zoning.

The Planning staff recommends approval of this request; please see the proposed Statement of Consistency and Reasonableness included in this packet.

Permitted Uses in R-S

Residential Uses

Single-family detached	
Modular (CABO)	
Alley-loaded house	
Two-family house	
Townhouse	Special Use Permit required
Multi-family	Special Use Permit required
Boarding house	
Manufactured home, Class A	
Manufactured home, Class B	
Manufactured home, Class C	Special Use Permit required
Manufactured home, Class E	Special Use Permit required
Storage, private (on <2 ac.)	Special Use Permit required
Storage, private (on >2 ac.)	

Civic Uses

Adult care home	Special Use Permit required
Cemetery	Special Use Permit required
Civic club or community center	Special Use Permit required
County facility	
Child care center, small group (1-6)	
Child care center (6+)	Special Use Permit required
Family care home	
Nursing home	Special Use Permit required
Place of worship, seating capacity <500	
Place of worship, seating capacity 500 to 1000	Special Use Permit required
Public safety facility	
School, elementary and secondary	
Utility, minor	
Utility, major	Special Use Permit required
Wireless facility and tower (up to 60 ft)	
Wireless facility and tower (61-100 ft)	Special Use Permit required
Wireless facility and tower (101-325 ft.)	Special Use Permit required

Recreational Uses

Golf Course/Golf Club	Special Use Permit required
Outdoor Recreation Fields	Special Use Permit required
Outdoor Private Swimming Pool	
Public Recreation facilities and Parks	
Riding Stables	

Commercial Uses

Bed & breakfast	Special Use Permit required
Club, private	Special Use Permit required
Farm stand	
Winery	Special Use Permit required

Other uses

Sawmill Only (no wood preservation)	Special Use Permit required
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Permitted Uses in B-N

Residential Uses

Townhouse	Special Use Permit required
Upper-story residential	Special Use Permit required

Civic Uses

Adult care home	Special Use Permit required
Civic club or community center	
College	Special Use Permit required
County facility	
Child care center, small group (1-6)	
Child care center (6+)	
Family care home	
Hospital	
Museum (privately owned)	
Nursing home	Special Use Permit required
Place of worship, seating capacity <500	
Place of worship, seating capacity 500 to 1000	
Place of worship, seating capacity >1000	
State or federal facility not listed as S use	
Public safety facility	
School, elementary and secondary	Special Use Permit required
Utility, minor	
Utility, major	Special Use Permit required
Wireless facility and tower (up to 60 ft)	
Wireless facility and tower (61-100 ft)	Special Use Permit required

Recreational Uses

Amusement Center - Indoor	
Amusement Center - Outdoor	Special Use Permit required
Amusement Center Indoor and Outdoor	Special Use Permit required
Fitness Gym	
Golf Course/Golf Club	
Outdoor Recreation Fields	
Public Recreation facilities and Parks	
Riding Stables	
Event Venue	Special Use Permit required

Commercial Uses

Artist studio, gallery	
Bank or financial institution	
Bed & breakfast	
Convenience store without fuel sales	
Farm stand	
Funeral home	
Gas station with convenience retail	Special Use Permit required
Kennel	Special Use Permit required
Microbrewery	
Microbrewery combined with restaurant	
Newspaper publisher	Special Use Permit required
Office, general	
Office, professional	
Office, medical	
Post office	
Restaurant, general	
Retail, neighborhood	
Retail, general	
Service, neighborhood	
Service, general	
Shooting range, indoor	Special Use Permit required
Vehicle service	Special Use Permit required
Veterinarian, animal hospital	



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness

Case No. **ZMA #767**
Applicant **Crystal Wilson**
Parcel ID# **26234**
Location **4910 E. N.C. 150 Highway**
Proposed amendment **Rezone a 2.13-acre portion of an 8.45-acre parcel from R-S (Residential Suburban) to B-N (Neighborhood Business)**

This proposed amendment **is not consistent** with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

The commercial uses that are permitted in the B-N district are not recommended as primary or secondary uses in the Large Lot Residential community type in the Land Use Plan.

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

This 2.13 acres is located about 1,000 feet from a signalized intersection along a state highway (N.C. 150) in an area where commercial and industrial development already exists. Additionally, the property adjoins a 15-acre B-N district, comprised of four parcels along N.C. 150.



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 Crystal Wilson
Applicant Address 4131 Hentage lane Lincolnton NC 28092
Applicant Phone Number 704 562 5217
Property Owner's Name Anthony Whitesides
Property Owner's Address 4892 E NC Hwy 150 Lincolnton NC 28092
Property Owner's Phone Number 980-319-16310

Part II

Property Location 4910 ENC Hwy 150
Property ID # (10 digits) 366541903 Property Size ~~1,134~~ 2,134
Parcel # (5 digits) 26234 Deed Book(s) 22E Page(s) 667

Part III

Existing Zoning District R-S and B-N Proposed Zoning District B-N

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

House Empty

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

wellness Center / medspa

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.

Crystal Wilson
Applicant

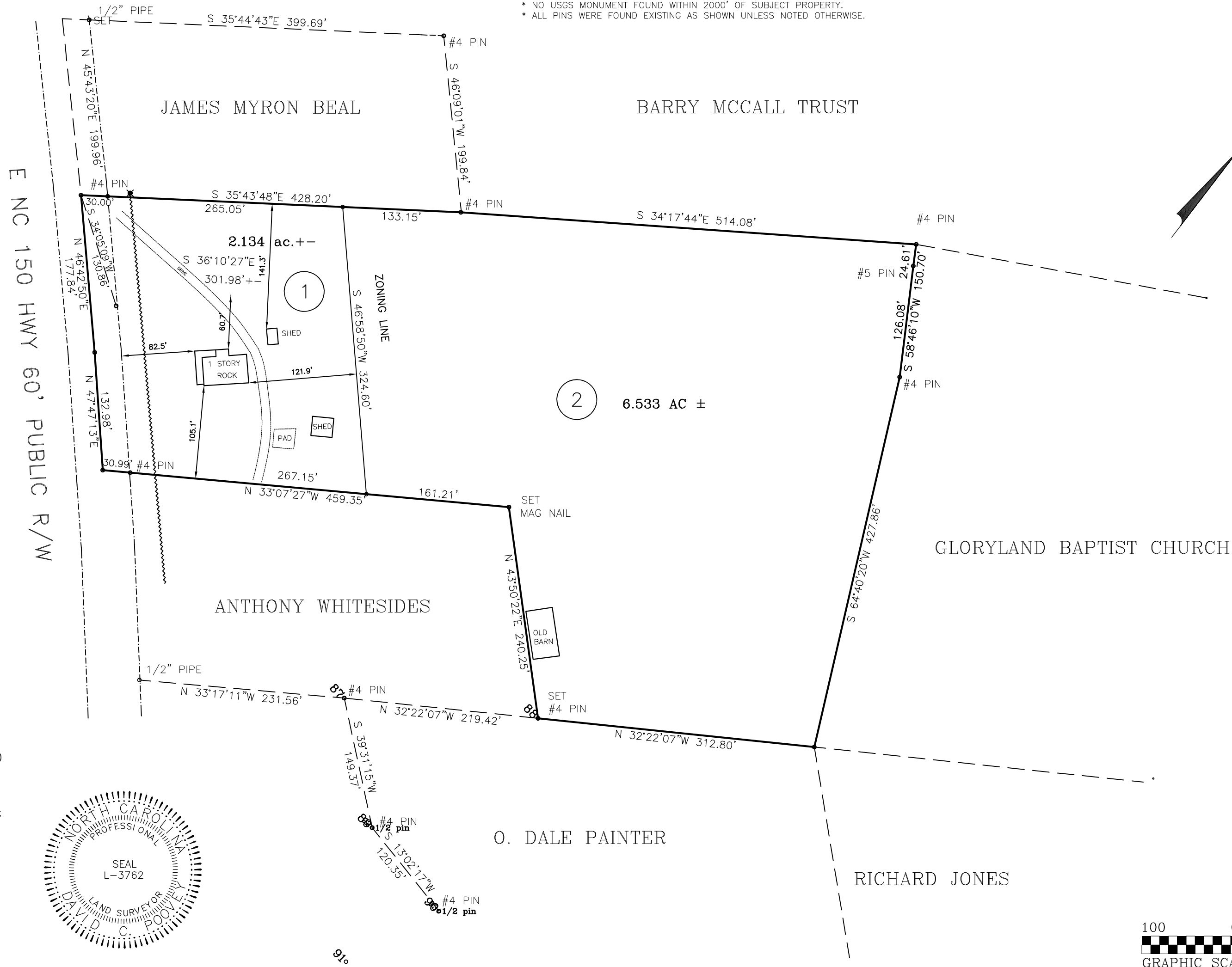
8-13-25
Date

LEGEND

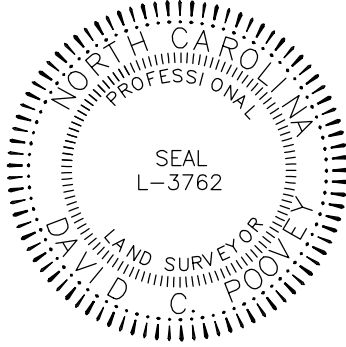
- R/W RIGHT-OF-WAY
E/P EDGE OF PAVEMENT
C/L CENTERLINE
PDE PERMANENT DRAINAGE EASEMENT
X UTILITY POLE
X LIGHT POLE
S SANITARY SEWER LINE
OVERHEAD UTILITY LINE
T UNDERGROUND TELECOMMUNICATIONS LINE
G GAS LINE
W WATER LINE
R/W EASEMENT

- NOTES:
* PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS OF WAYS, BUFFERS OR EASEMENTS NOT OBSERVED
* OWNER TO VERIFY ALL SETBACKS, BUFFERS AND ZONING REGULATIONS PER JURISDICTIONAL RULES 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.
* 10' DRAIN. & UTILITY EASEMENT MAY EXIST ALONG EACH LOT LINE.
* NO USGS MONUMENT FOUND WITHIN 2000' OF SUBJECT PROPERTY.
* ALL PINS WERE FOUND EXISTING AS SHOWN UNLESS NOTED OTHERWISE.

preliminary

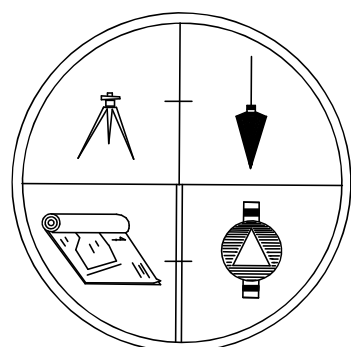
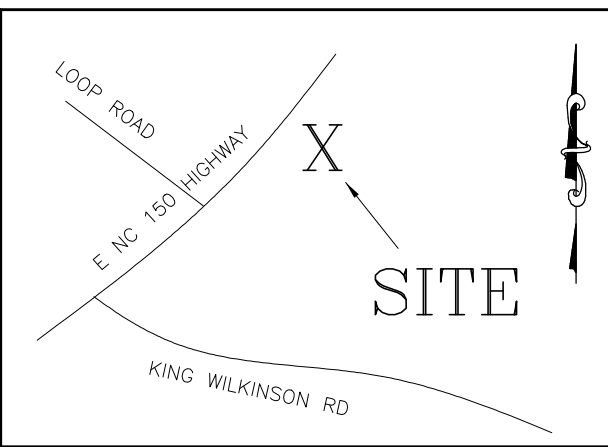


STATE OF NORTH CAROLINA
I, DAVID C. POOVEY CERTIFY THAT THIS MAP WAS (DRAWN BY ME)
(DRAWN UNDER MY SUPERVISION) FROM (AN ACTUAL SURVEY MADE
BY ME) (AN ACTUAL SURVEY MADE UNDER MY SUPERVISION) (DEED
DESCRIPTION RECORDED IN BOOK XXXX, PAGE XXXX;
BOOK XXXX, PAGE XXXX; BOOK XXXX, PAGE XXXX;
THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND
DEPARTURE IS 1:10,000, (THAT THE BOUNDRIES NOT SURVEYED
ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND
IN BOOK XXXX, PAGE XXXX); THAT THIS MAP WAS
PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED.
WITNESS MY HAND AND SEAL THIS THE XXXX DAY OF
XXXX, A.D. 2023.



PROFESSIONAL LAND SURVEYOR - PLS #3762

VICINITY MAP



DEDMON SURVEYS

DEDMON SURVEYS

CHUCK POOVEY, PLS #3762
ROBERT DEDMON, PLS #3899
3704 NC HIGHWAY #16 BUSINESS NORTH
P.O. BOX 494 - DENVER, NC 28037
PHONE: 704/483/4908
FIRM # C-0453

DATE 3-5-2025

SCALE: 1" = 100'

DB: xxxx PG: xxxx
DB: PG:
PB: xxxx PG: xxxx

IRONTON TOWNSHIP
LINCOLN COUNTY, NC

SURV. BY: HL DRAWN: CP JOB# CBEARD

PHYSICAL SURVEY
FOR

A. T. WHITESIDES
PROPERTY

PARCEL #26234

4892 E NC 150 HWY - LINCOLNTON, NC



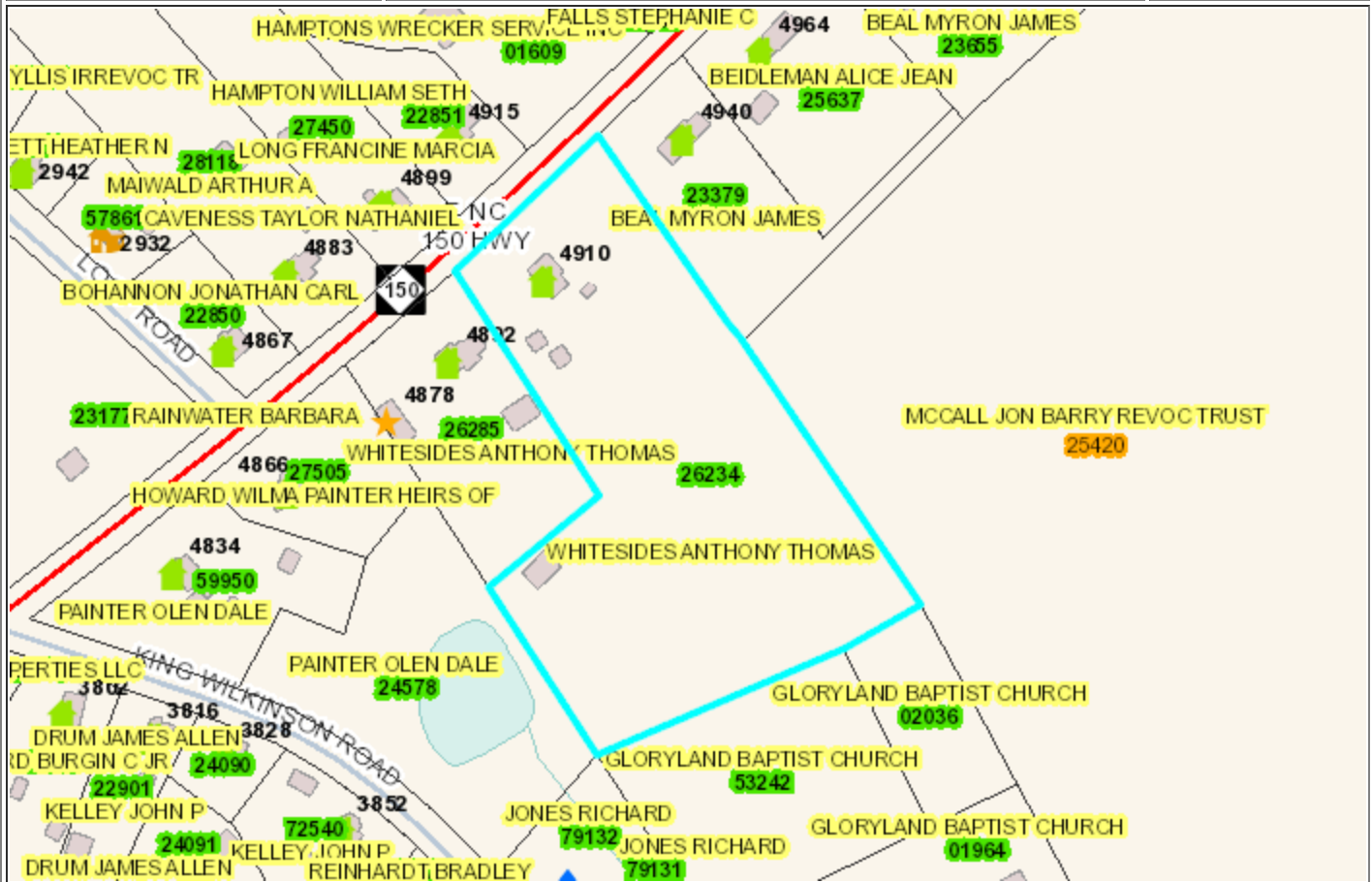


Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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Date: 8/14/2025 Scale: 1 Inch = 300 Feet



Parcel ID	26234	Owner	WHITESIDES ANTHONY THOMAS
Map	3665	Mailing	4892 E NC 150 HWY
Account	0221920	Address	LINCOLNTON, NC 28092-0630
Deed	22E 667	Last Transaction Date	10/19/2022
Plat		Subdivision	
Land Value	\$123,246	Improvement Value	\$180,148
Previous Parcel		Total Value	\$303,394

-----All values for Tax Year 2025 -----

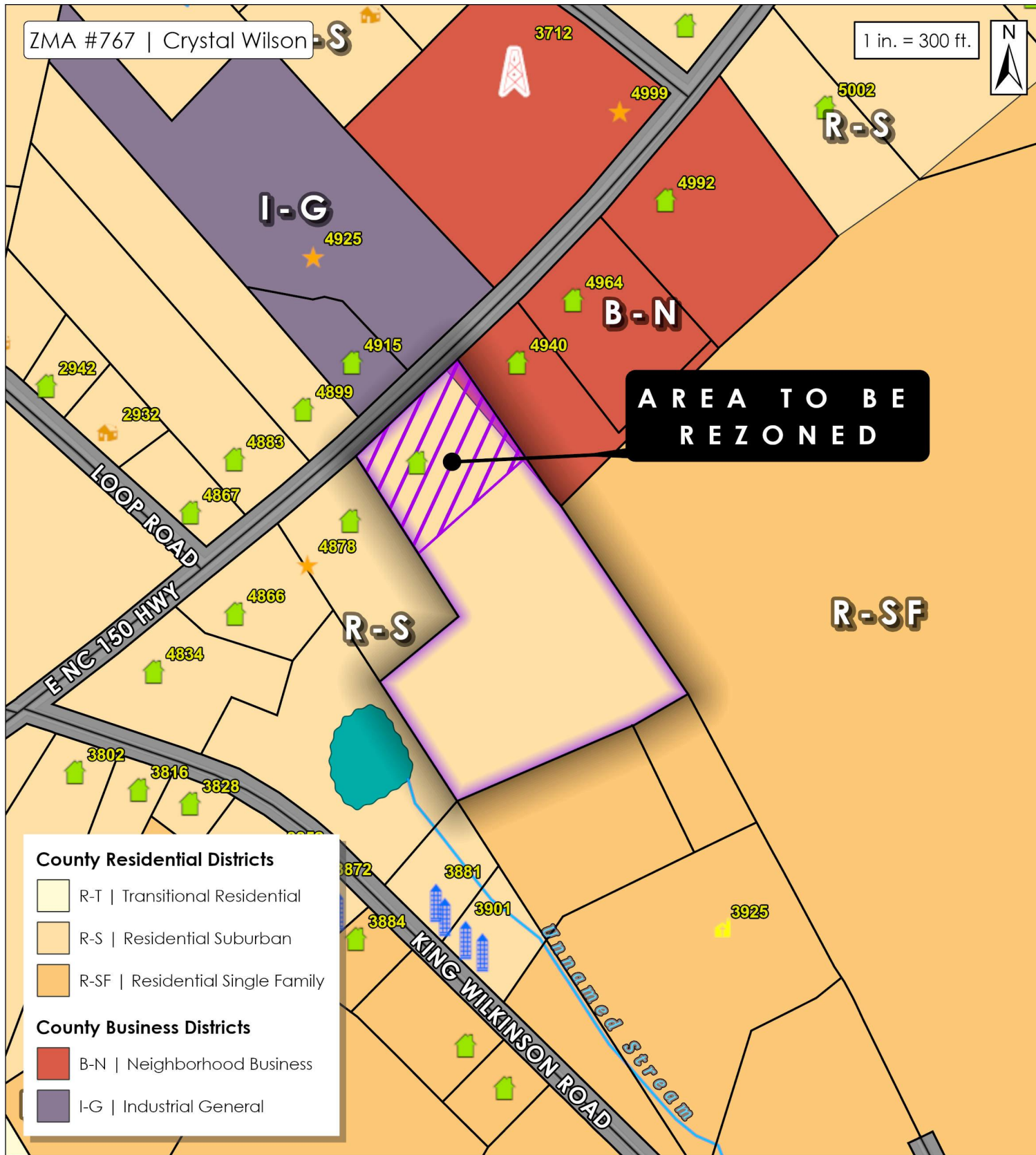
Description	C CARL RD 150	Deed Acres	0
Address	4910 E NC 150 HWY	Tax Acres	8.452
Township	IRONTON	Tax/Fire District	PUMPKIN CENTER
Main Improvement	CONVENTIONAL	Value	\$168,144
Main Sq Feet	1596	Stories	1
		Year Built	1956

Zoning District	Conditional Use	Calc Acres	Voting Precinct	Calc Acres
B-N		0.15	PC22	8.45
R-S		8.31		

Watershed	Sewer District
8.45	8.45

Census County	Tract	Block
109	070902	2008

Flood	Zone Description	Panel
X	NO FLOOD HAZARD	3710366400



County Residential Districts

- R-T | Transitional Residential
- R-S | Residential Suburban
- R-SF | Residential Single Family

County Business Districts

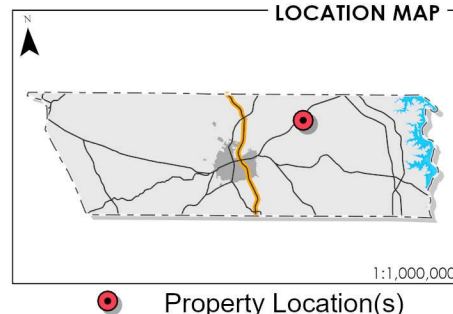
- B-N | Neighborhood Business
- I-G | Industrial General

Parcel ID # 26234

- Property Location(s)

See Attached Application for Parcel Information

LOCATION MAP



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

ZMA #767 | Crystal Wilson

1 in. = 300 ft.

LLR



SC

LLR

AREA TO BE
REZONED

LLR

LLR

SD

Land Use Plan

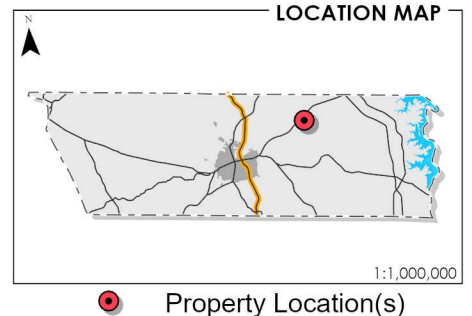
-  Large Lot Residential (LLR)
-  Suburban Commercial (SC)
-  Special District (SD)

Parcel ID # 26234

 - Property Location(s)

See Attached Application for Parcel Information

LOCATION MAP



Lincoln County
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115 W. Main St
3rd Floor
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