



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
<b>Civic Uses</b>	
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

### **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	

### **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



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 Heritage 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 - 1310

### Part II

Property Location 4910 ENC Hwy 150

Property ID # (10 digits) 3614541903 Property Size ~~11.23~~ 2,134

Parcel # (5 digits) 26234 Deed Book(s) 22T 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

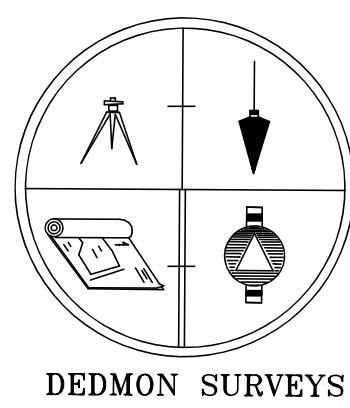
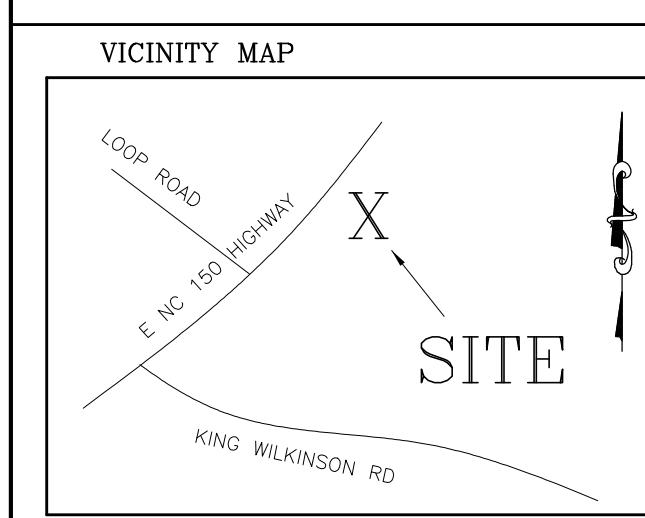
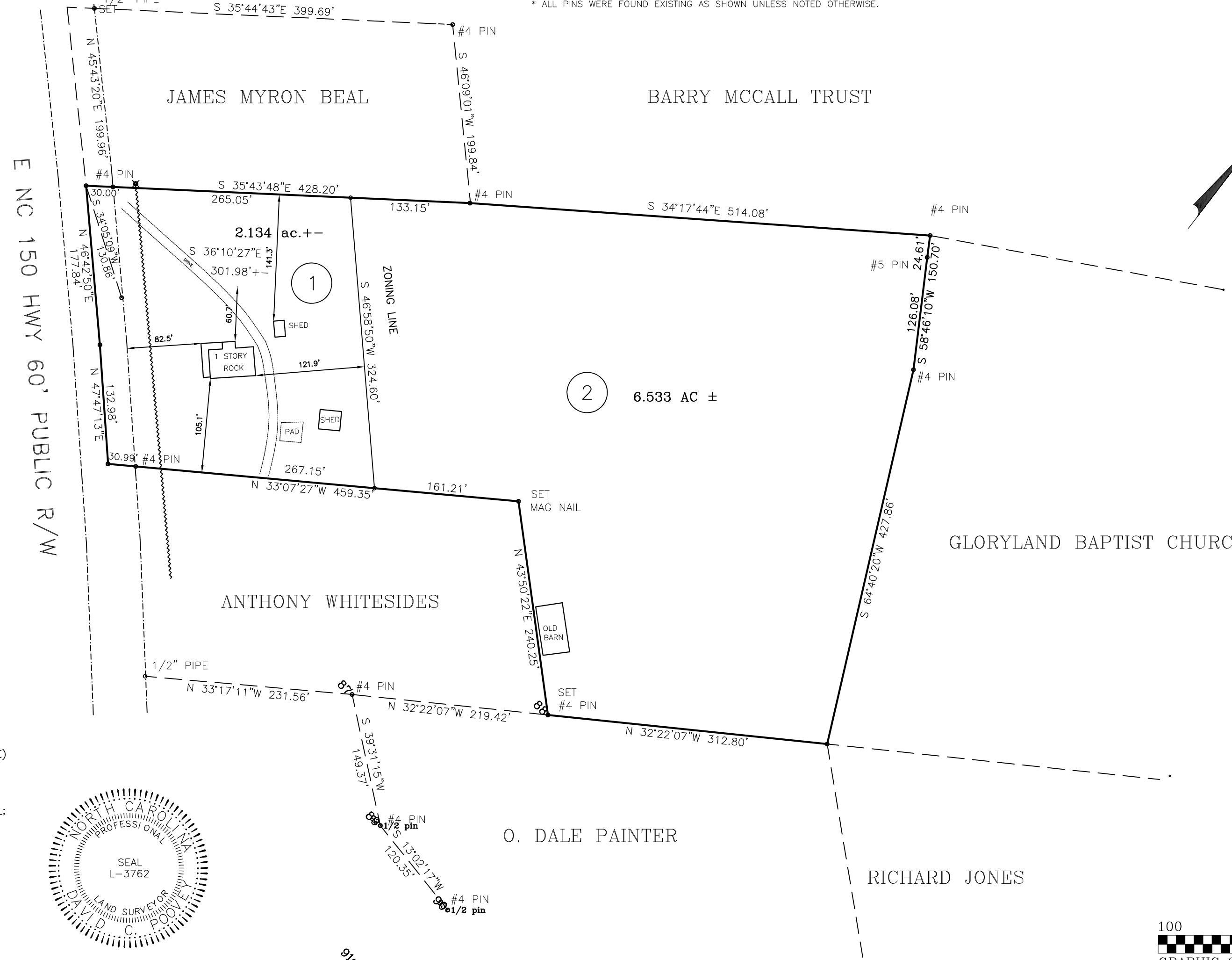
8-13-25  
Date

## LEGEND

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

Preliminary

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.



## 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  
DB:  
PB: XXXX  
PG:  
PG: XXXX

IRONTON TOWNSHIP  
LINCOLN COUNTY, NC

SURV. BY: HL  
DRAWN: CP  
JOB# CBEARD

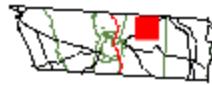
PHYSICAL SURVEY  
FOR  
A. T. WHITESIDES  
PROPERTY  
PARCEL #26234  
4892 E NC 150 HWY - LINCOLNTON, NC



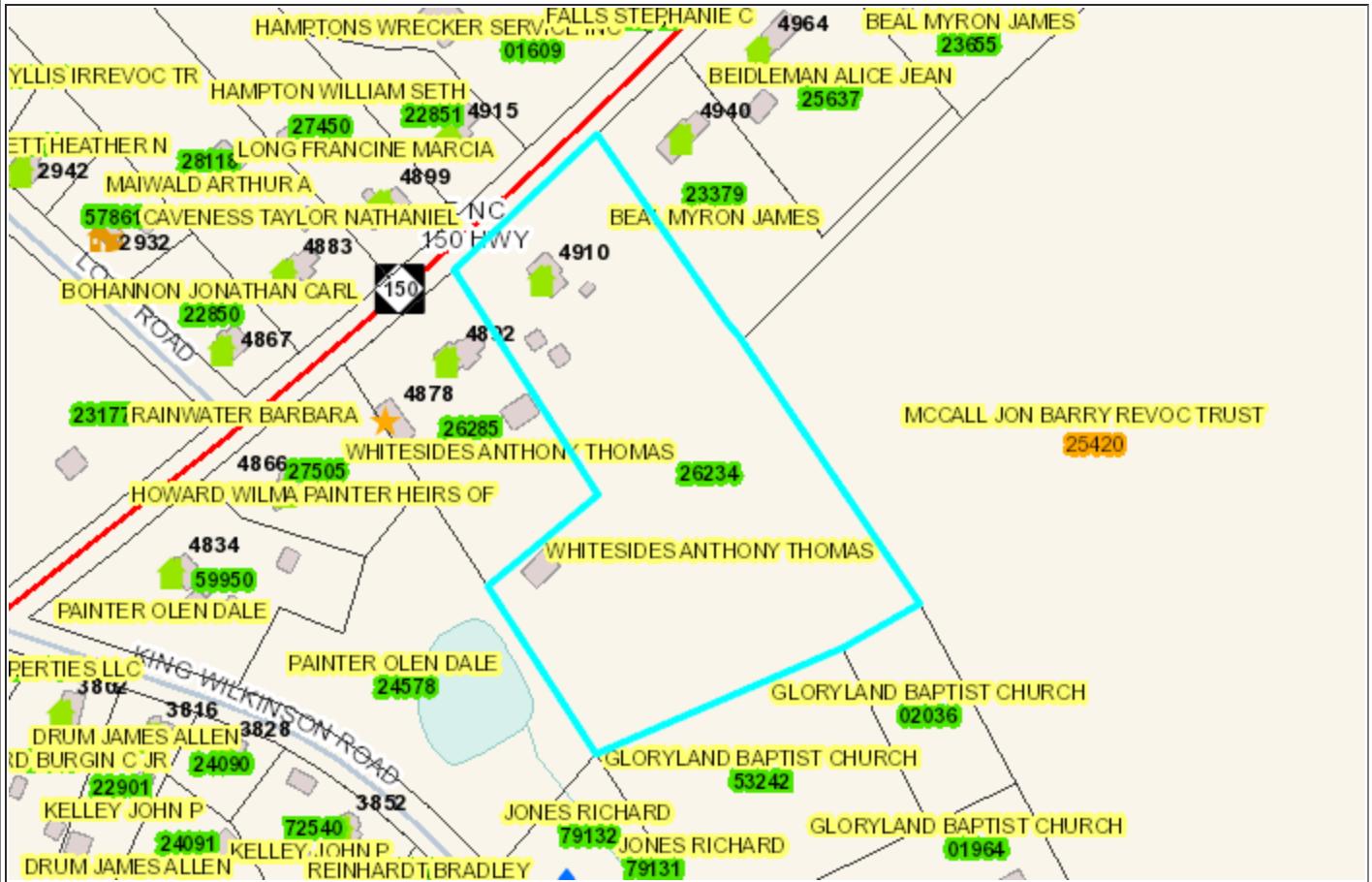
## Lincoln County, NC

### Office of the Tax Administrator, GIS Mapping Division

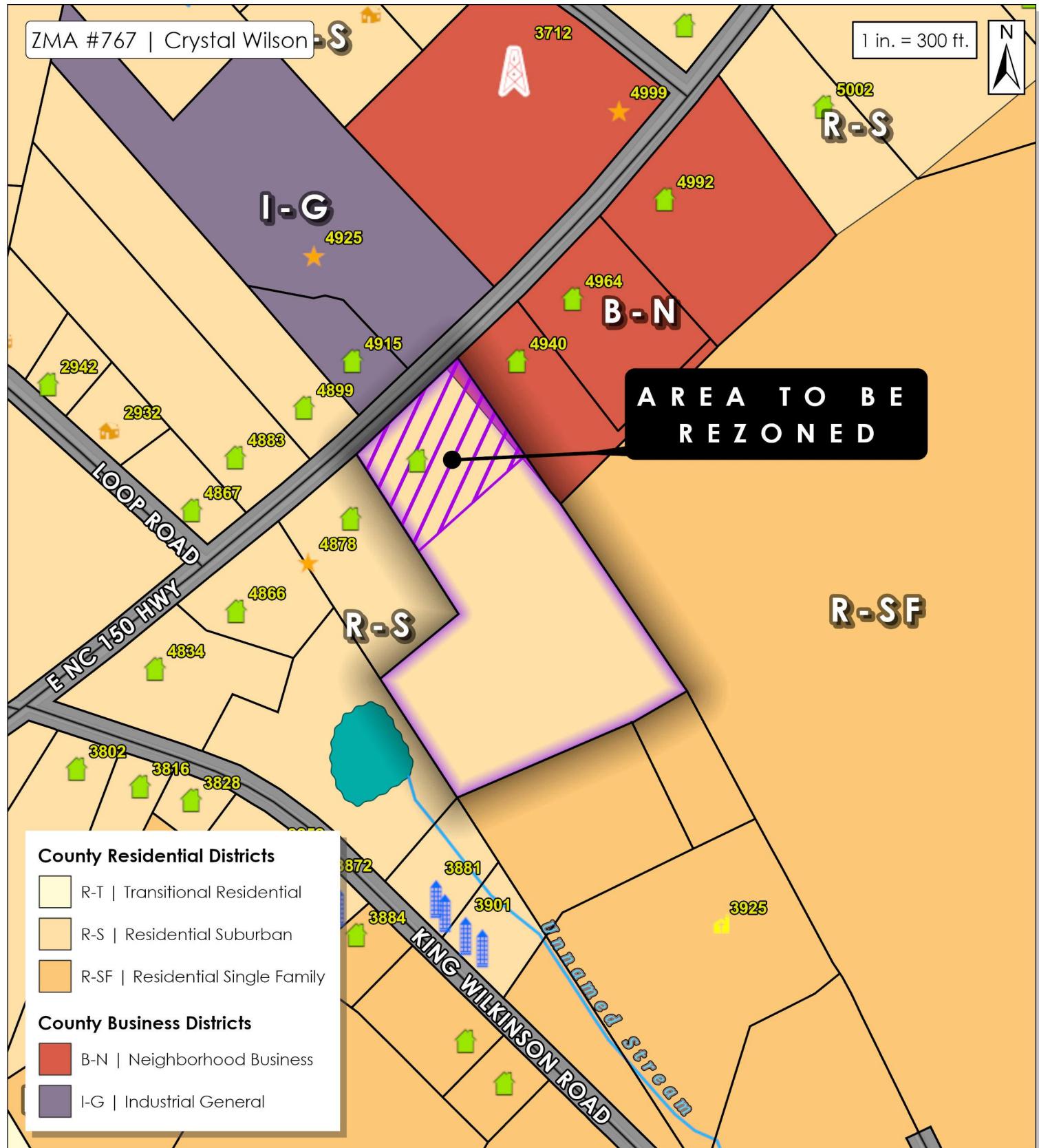
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Date: 8/14/2025 Scale: 1 Inch = 300 Feet



 <p style="text-align: center;">26234</p>	<b>Parcel ID</b>	26234	<b>Owner</b>	WHITESIDES ANTHONY THOMAS
	<b>Map</b>	3665	<b>Mailing</b>	4892 E NC 150 HWY
	<b>Account</b>	0221920	<b>Address</b>	LINCOLNTON, NC 28092-0630
	<b>Deed</b>	22E 667	<b>Last Transaction Date</b>	10/19/2022
	<b>Plat</b>		<b>Subdivision</b>	
	<b>Land Value</b>	\$123,246	<b>Improvement Value</b>	\$180,148
	<b>Total Value</b>	\$303,394		
	<b>Previous Parcel</b>			
	-----All values for Tax Year 2025 -----			
	<b>Description</b>	C CARL RD 150	<b>Deed Acres</b>	0
	<b>Address</b>	4910 E NC 150 HWY	<b>Tax Acres</b>	8.452
	<b>Township</b>	IRONTON	<b>Tax/Fire District</b>	PUMPKIN CENTER
	<b>Main Improvement</b>	CONVENTIONAL	<b>Value</b>	\$168,144
	<b>Main Sq Feet</b>	1596	<b>Year Built</b>	1956
	<b>Zoning District</b>	<b>Conditional Use</b>	<b>Calc Acres</b>	<b>Voting Precinct</b>
	B-N		0.15	PC22
	R-S		8.31	8.45
	<b>Watershed</b>			
		Sewer District		
		8.45		8.45
	<b>Census County</b>		<b>Tract</b>	<b>Block</b>
	109		070902	2008
	<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>	
	X	NO FLOOD HAZARD	3710366400	8.45

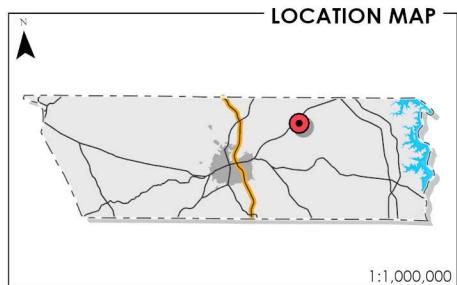


Parcel ID # 26234

- Property Location(s)

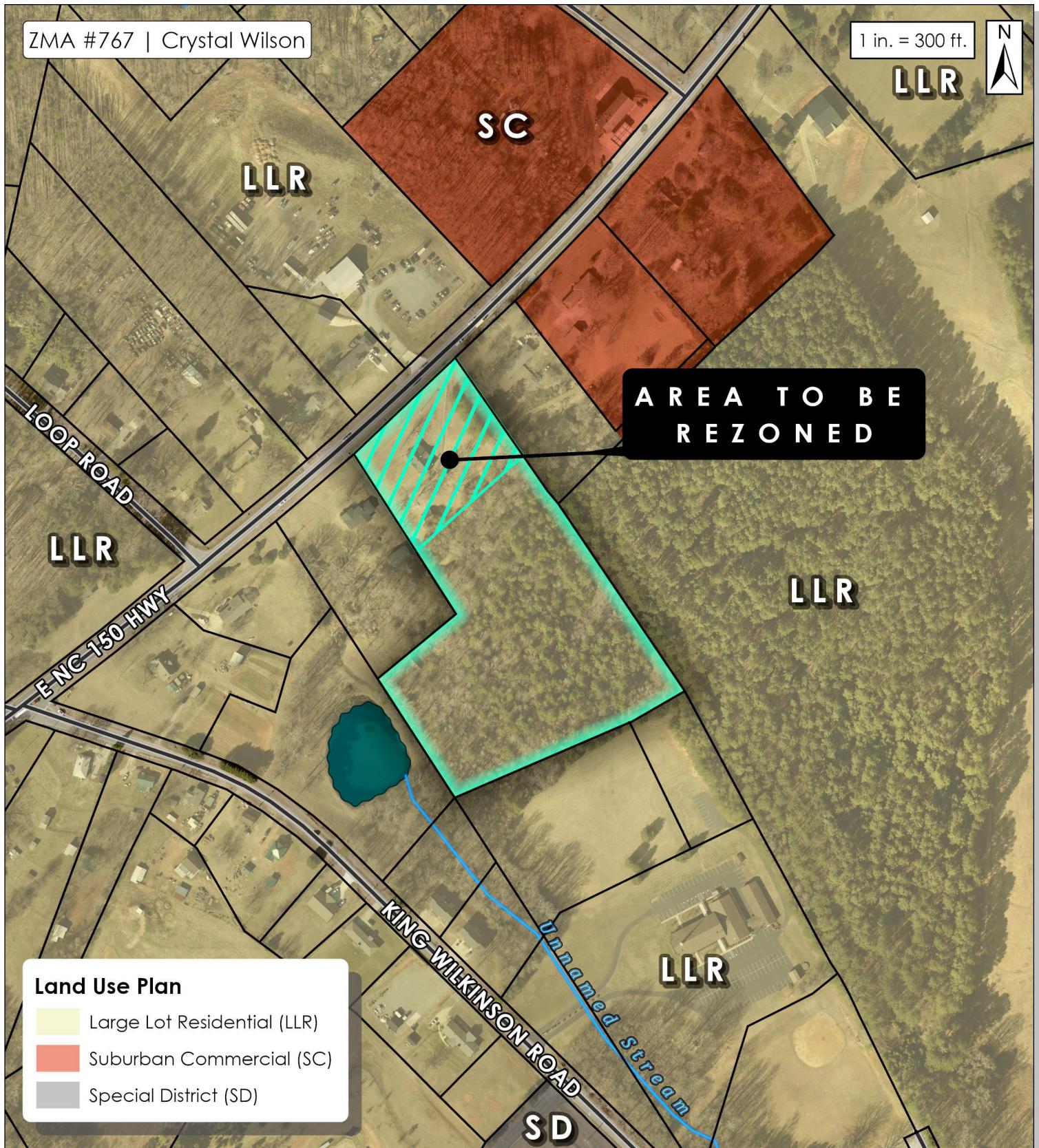
Lincoln County  
 Planning & Inspections  
 115 W. Main St  
 3rd Floor  
 Lincolnton, NC 28092

See Attached Application for Parcel Information



Property Location(s)

LLR

**Land Use Plan**

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

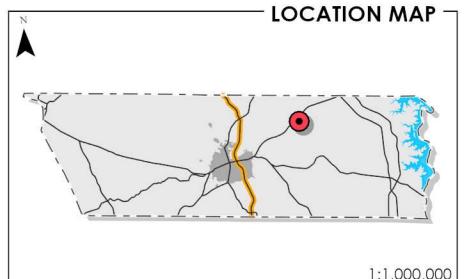
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**LOCATION MAP**

Property Location(s)