



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of Adjustment

From: Julie Mosteller, Planner

Date: July 7, 2025

Re: VAR #482

Graham Park, LLC; Bill Zemak, applicant
Parcel ID# 88567

The following information is for use by the Lincoln County Board of Adjustment at their meeting/public hearing on July 28, 2025.

Request

The applicant is requesting a variance from Sections 3.10.3.C3 and 3.10.3.C4 of the Lincoln County Unified Development Ordinance to remove the requirement of a 100% opaque 8 foot high visual barrier or screen across the rear property line and to remove the 15 foot setback for general outdoor storage. The UDO reads as follows,

3. General outdoor storage shall be screened by 100 percent opaque, eight foot high visual barrier or screen, except where located abutting or across the road from a residential use or residentially-zoned property such screening shall be high enough to completely conceal all outdoor storage from view. General outdoor storage shall not be subject to the interior parking lot landscaping standards of §3.4.10.B.

4. All general outdoor storage shall be located at least 15 feet from the public right-of-way and any abutting residential use or residential district.

Site Area and Description

The request involves a 5.969-acre parcel located at 2471 N NC 16 Hwy in Catawba Springs Township. The subject property is located in the I-G (Industrial General) zoning district. The subject property is adjoined by property zoned PD-R (Planned District Residential), B-G (Business



PLANNING & INSPECTIONS DEPARTMENT

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General) and R-SF (Residential Single Family). Land uses in this area include industrial, commercial and residential uses.

Site plan and GIS maps are included.



Variance Application

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

Part I

Applicant Name Graham Park LLC (Bill Zemak)
Applicant Address 8520 Norman Estates Drive
Applicant Phone Number 704-361-4069
Property Owner's Name Same as above
Property Owner's Address Same as above
Property Owner's Phone Number Same as above

Part II

Property Location 2471 N NC 16 Business HWY
Property ID # (10 digits) 4604352956 Property Size 5.969 AC
Parcel # (5 digits) 88567 Deed Book(s) 3273 Page(s) 742

Part III

Briefly describe how the parcel is zoned, used, and list any existing structures.

Parcel is zoning I-G. It is currently being used for warehouse storage. A site plan is being developed to propose additional buildings for contractor offices, warehousing, self storage, and general outdoor storage.

There is one existing 6,000 SF building used as storage.

Briefly explain your reason for seeking a variance.

The existing western property line abuts a 380 foot wide power line right-of-way. The power line right-of-way is zoned residential and would require a 15 foot setback as well as screening with a minimum 8 foot opaque fence for outdoor storage. This western property line is 380 feet from existing properties which contain residential uses. Within the 380 foot power line right-of-way is a hill which blocks the industrial zoned site from view of the residences. An 8 foot fence and 15 foot setback would not provide any screening of the outdoor storage along this property line and therefore would be unnecessary. We are seeking a variance from providing this outdoor storage setback and opaque fence where it can not be viewed from a residential property. At each corner of the western property line, the 40 foot buffers along the north and south property lines will still be installed adjacent to where the hill is not as tall within the power line right-of-way.

Describe the type of variance you need.

We are seeking a variance from the required 15 foot outdoor storage setback and opaque screening located along the western property line (UDO 3.10.C.3&4) due to existing topography within the 380 foot wide power line right-of-way blocking the site from view from neighboring residences. We are specifically requesting a variance from providing a 15 foot setback. No screening along this western property line is also requested.

**\$400 APPLICATION FEE MUST BE RECEIVED
BEFORE PROCESSING A VARIANCE REQUEST**

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

6/23/25

Date

Graham park LLC
Owner

6/23/25
Date

These pages to be completed by County

Application #: _____ Date of Application: _____

BOARD OF ADJUSTMENT'S FINDINGS OF FACT

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

Yes No _____

Factual reasons cited by the Board:

There is no benefit to providing a 15' outdoor storage setback to the power line owner nor to the residential properties located 380 feet away. An 8' opaque fence would also block access to the power line right-of-way.

2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

Yes No _____

Factual reasons cited by the Board:

The property is located adjacent to an existing 380 foot wide power line right-of-way. A 15 foot outdoor storage setback and 8 foot opaque fence does not benefit the residential properties 380 feet away. The property grade would have to be raised for the fence to be fully visible.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

Yes No _____

Factual reasons cited by the Board:

The power line right-of-way and existing topography have not resulted in actions taken by the applicant or the property owner. No hardship was self-created.

4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

Yes No

Factual reasons cited by the Board:

The purposes of a setback and opaque fence is screen to outdoor storage from adjoiners.

The natural grade elevation and separation of 380 feet provide this screen naturally.

Based on the Findings of Fact, the following action was taken on _____ by the Lincoln County Board of Adjustment after a public hearing was held and duly advertised:

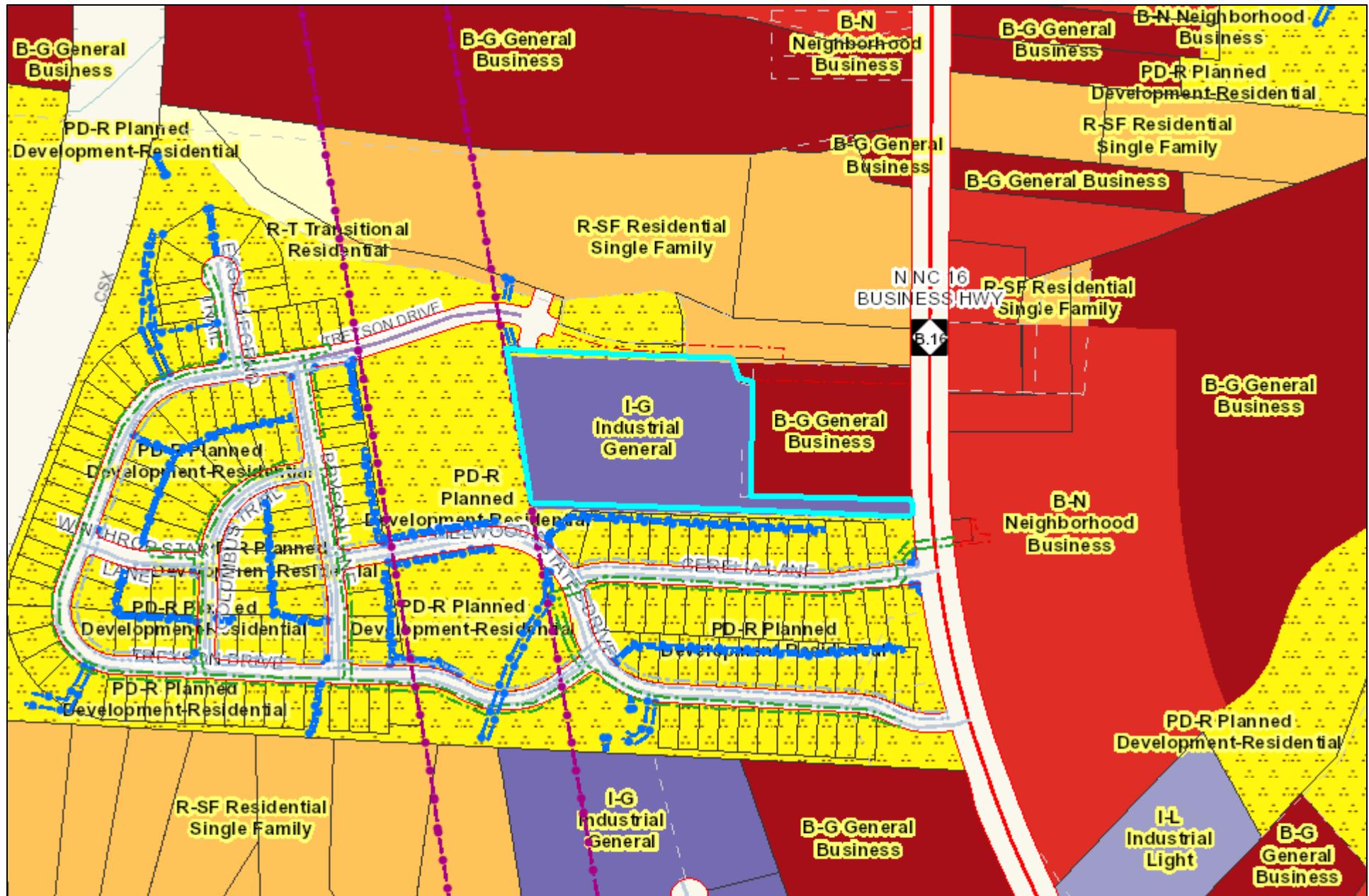
In approving said variance, the following conditions have been imposed by the Board of Adjustment:

Google Maps

Denver, North Carolina



Image capture: Sep 2022 © 2025 Google



Lincoln County, NC Office of the Tax Administrator, GIS Mapping Division

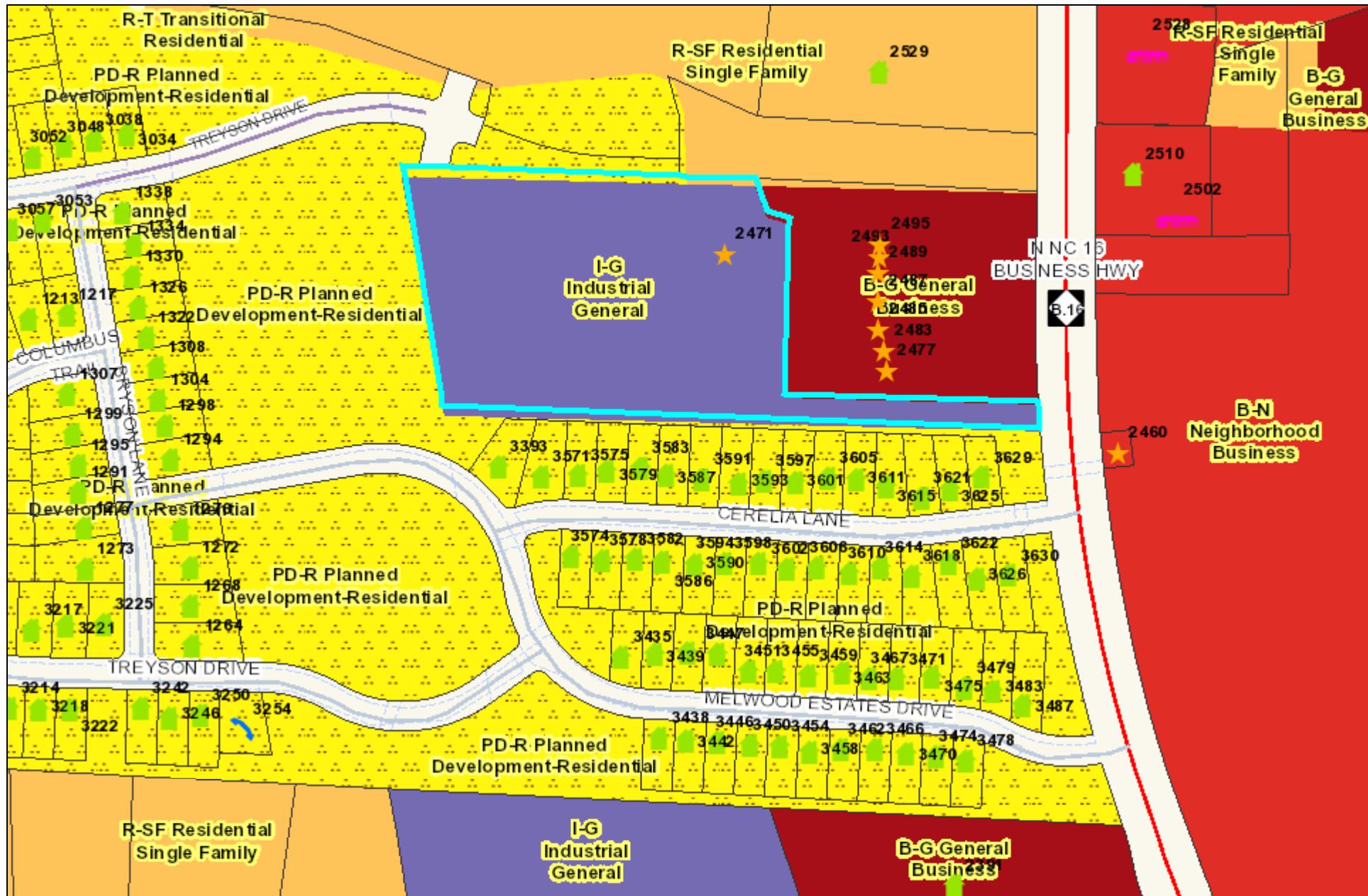


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July 2, 2025

0 350 700 Feet

1 inch = 358 feet



Lincoln County, NC
Office of the Tax Administrator, GIS Mapping Division

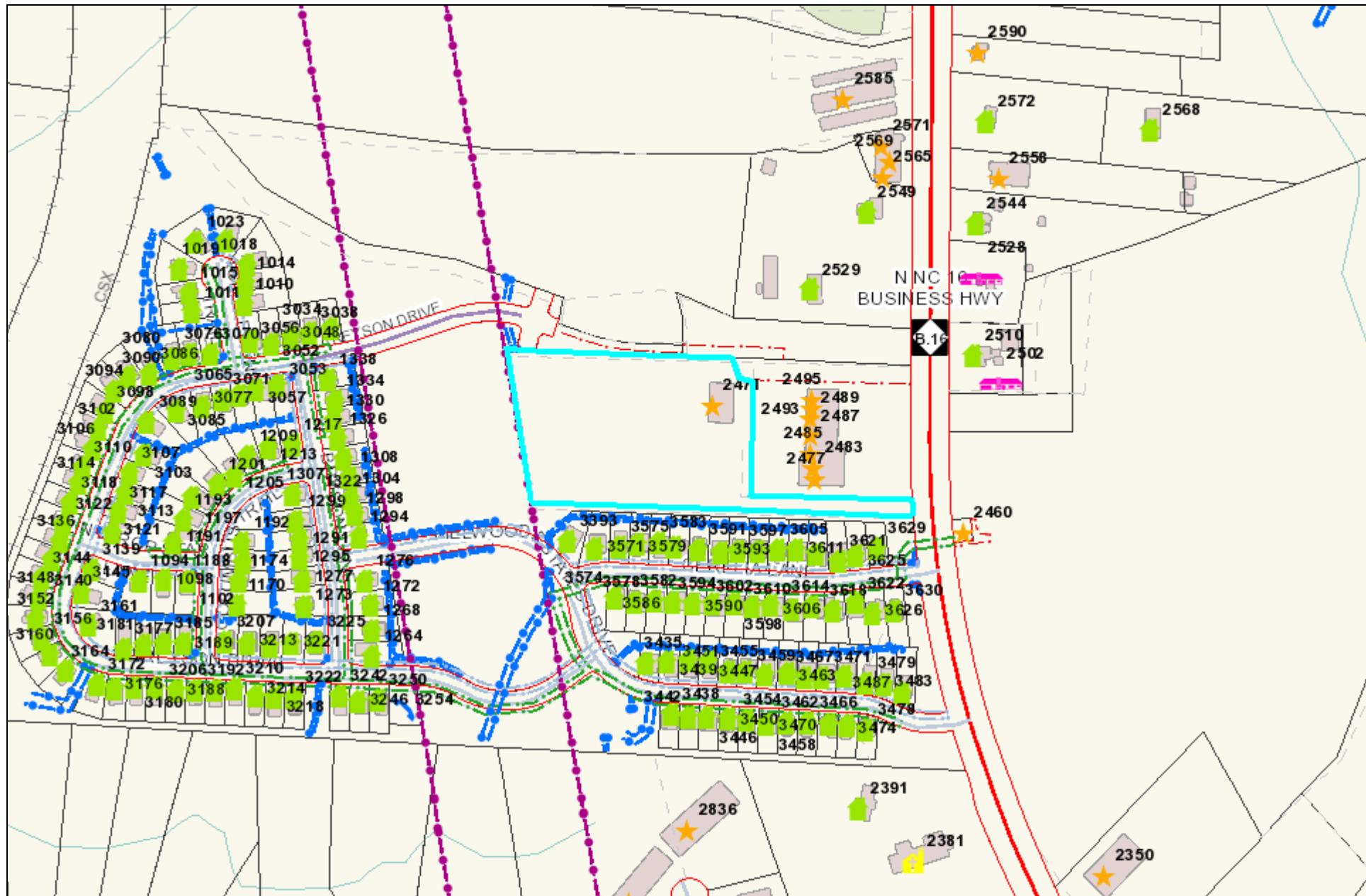


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July 6, 2025

0 225 450 Feet
1 inch = 229 feet





Lincoln County, NC
Office of the Tax Administrator, GIS Mapping Division

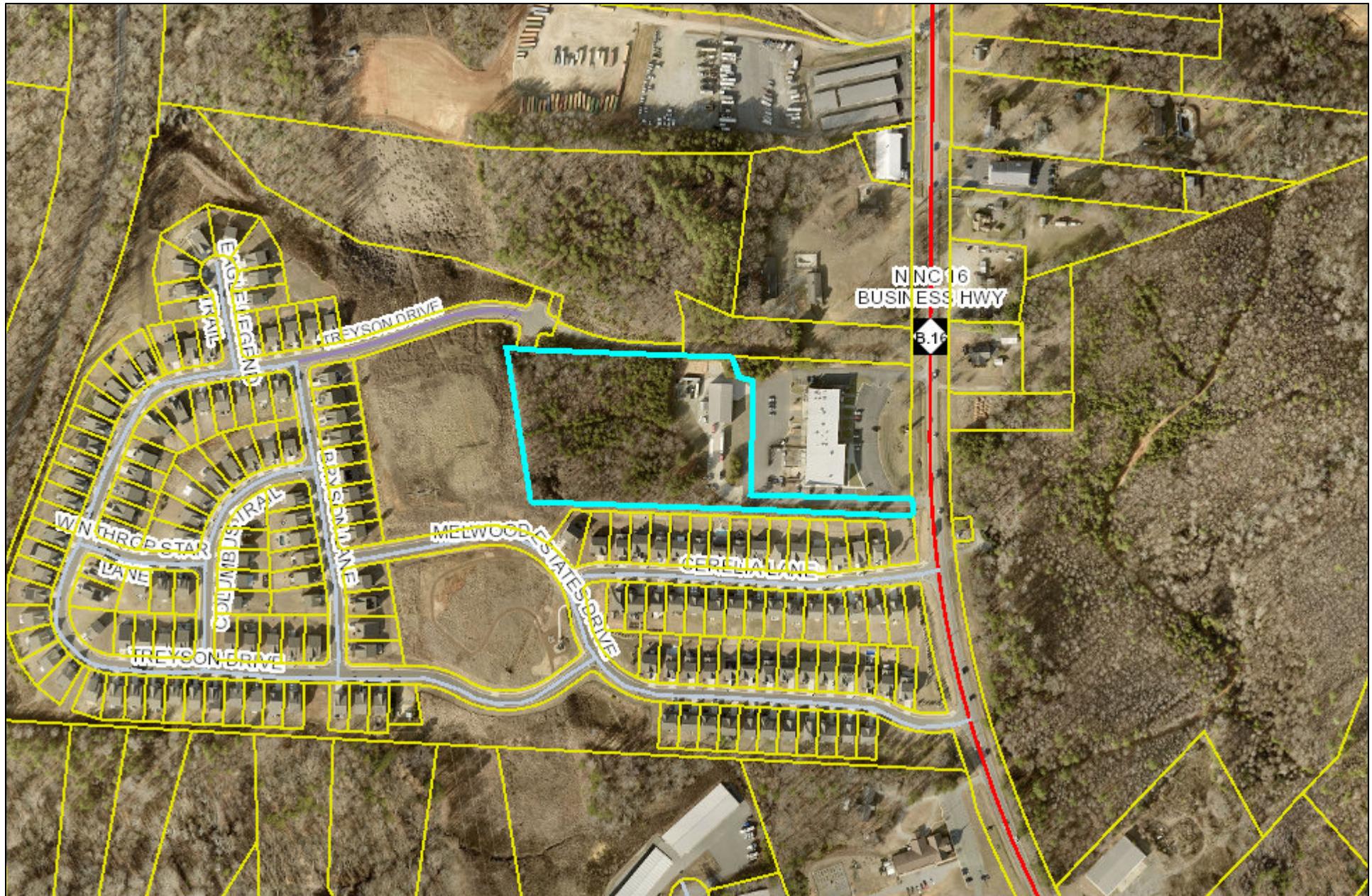


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July 2, 2025

0
 350
 700 Feet
 1 inch = 358 feet





Lincoln County, NC
Office of the Tax Administrator, GIS Mapping Division

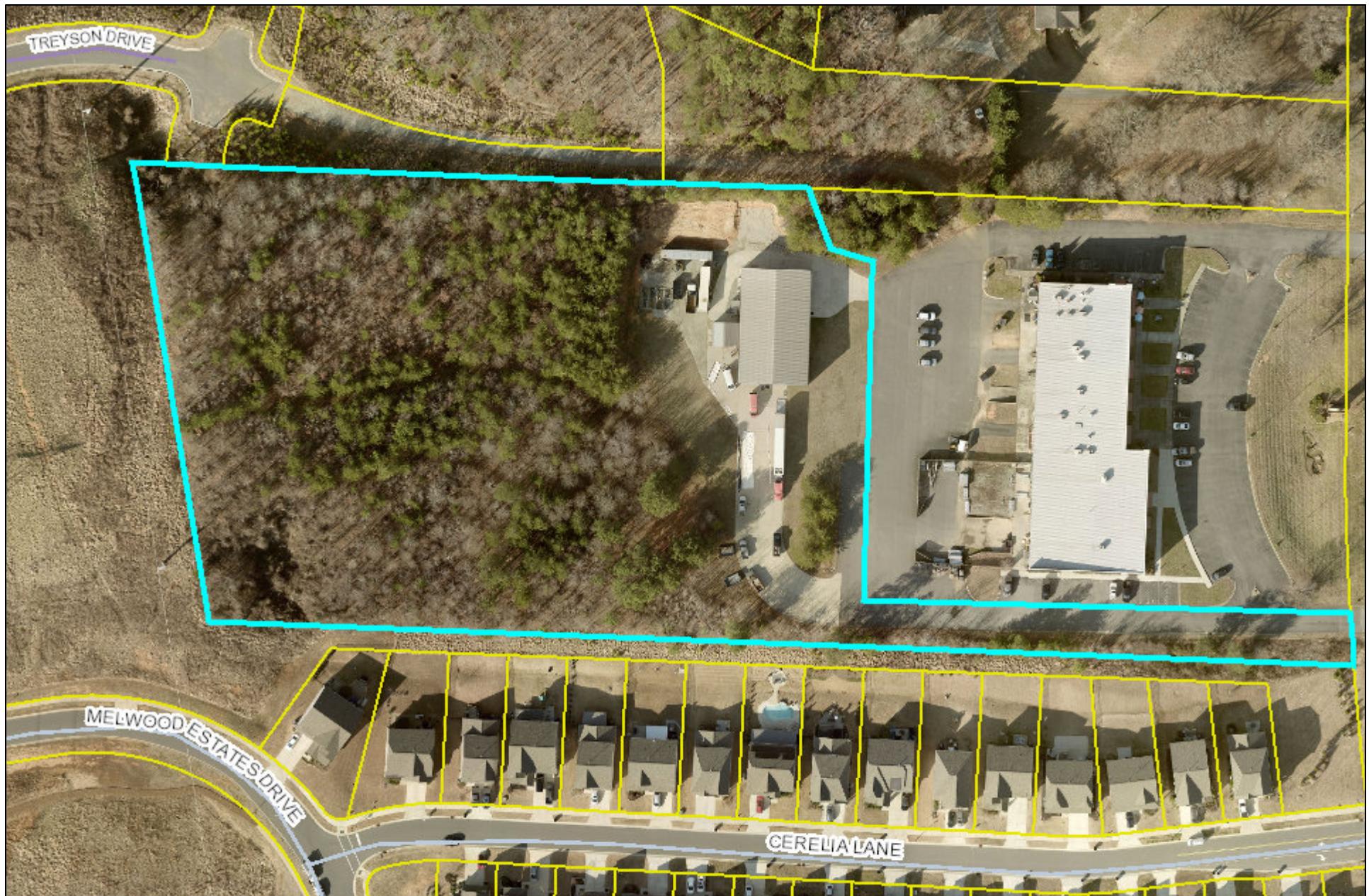


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July 2, 2025

0 350 700 Feet
1 inch = 358 feet





Lincoln County, NC
Office of the Tax Administrator, GIS Mapping Division



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July 2, 2025

0 110 220 Feet
1 inch = 119 feet

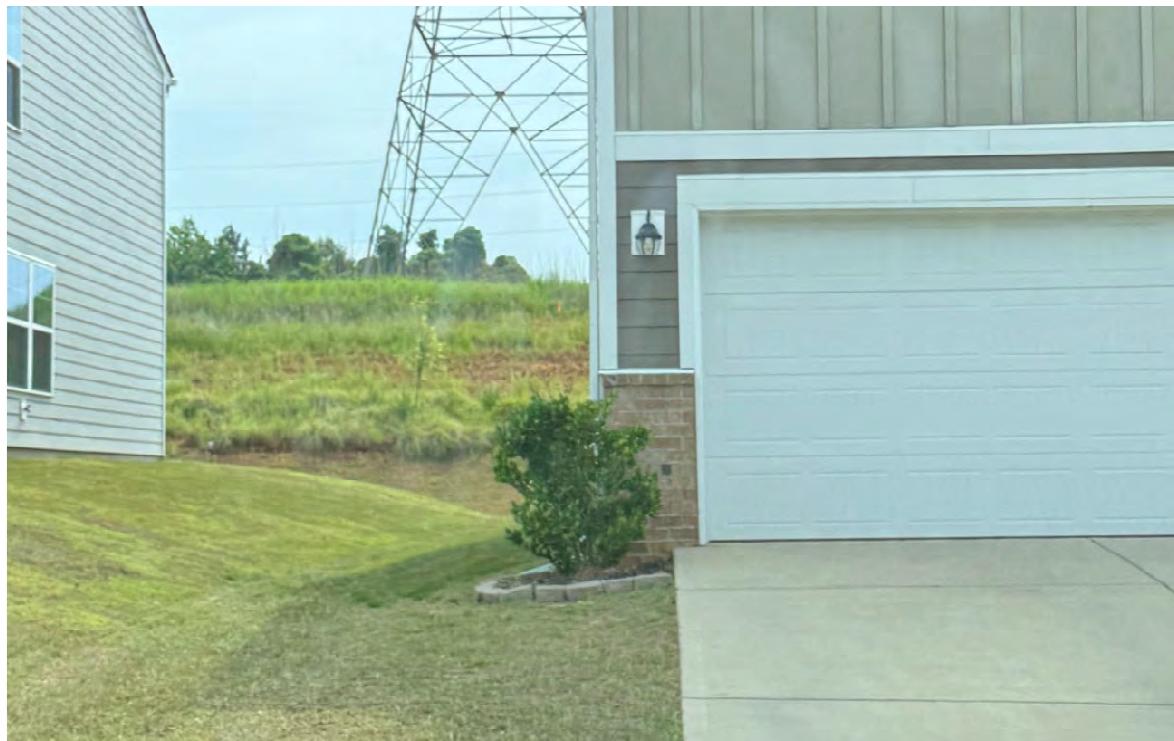




Viewshed Review of Graham Park LLC site from Bryson Lane



View between house number 1294 and 1298



View between house number 1298 and 1304



View between house number 1304 and 1308



View between house number 1308 and 1322



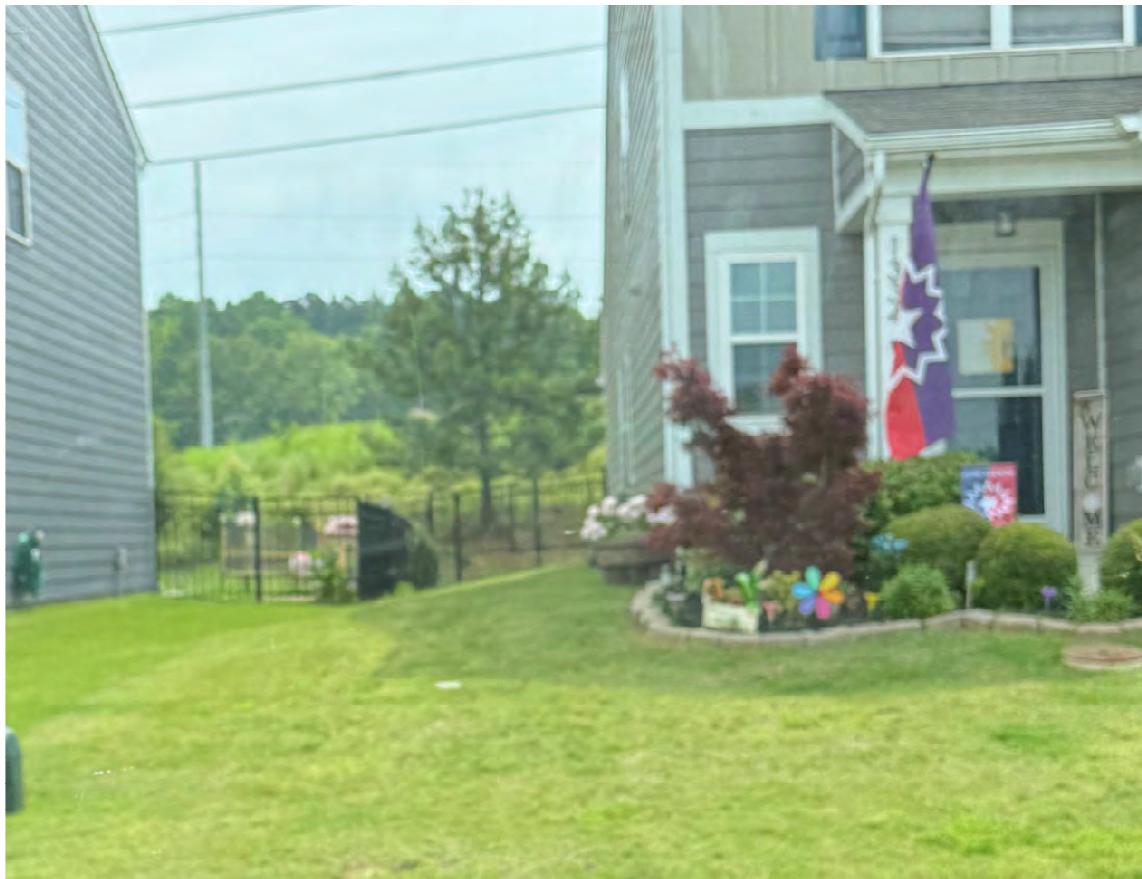
View between house number 1322 and 1326



View between house number 1326 and 1330



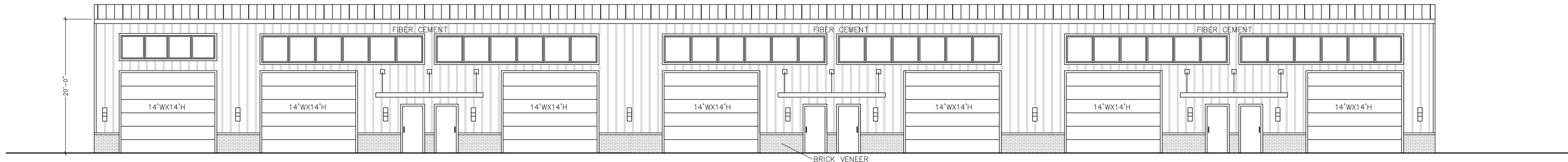
View between house number 1330 and 1334



View between house number 1334 and 1338

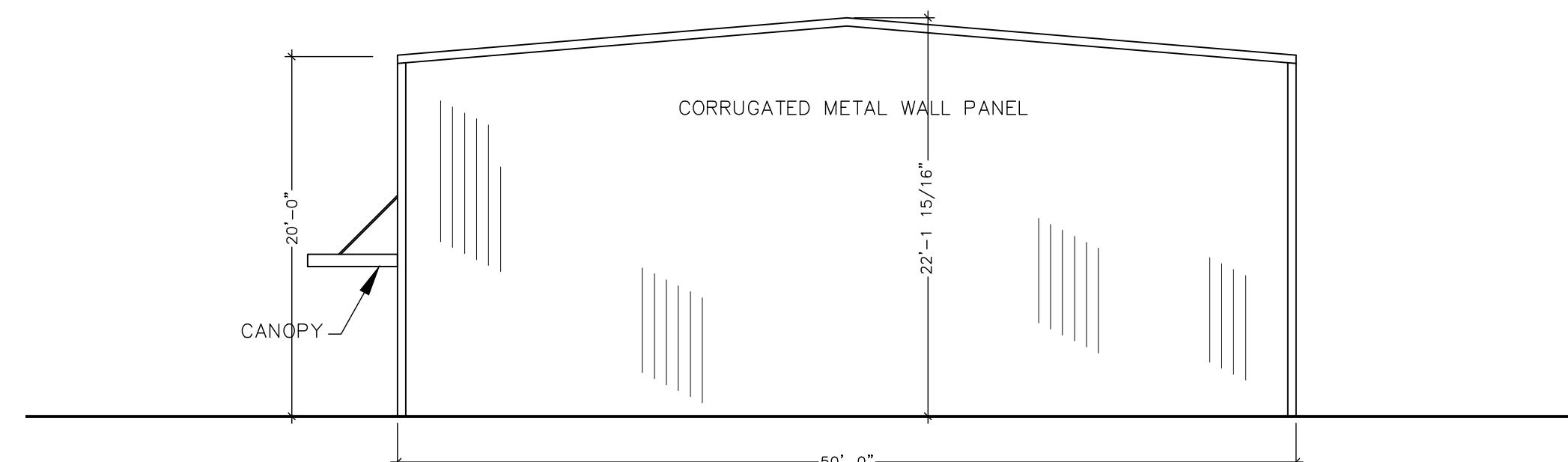


View between house number 1338 and Treyson Drive.



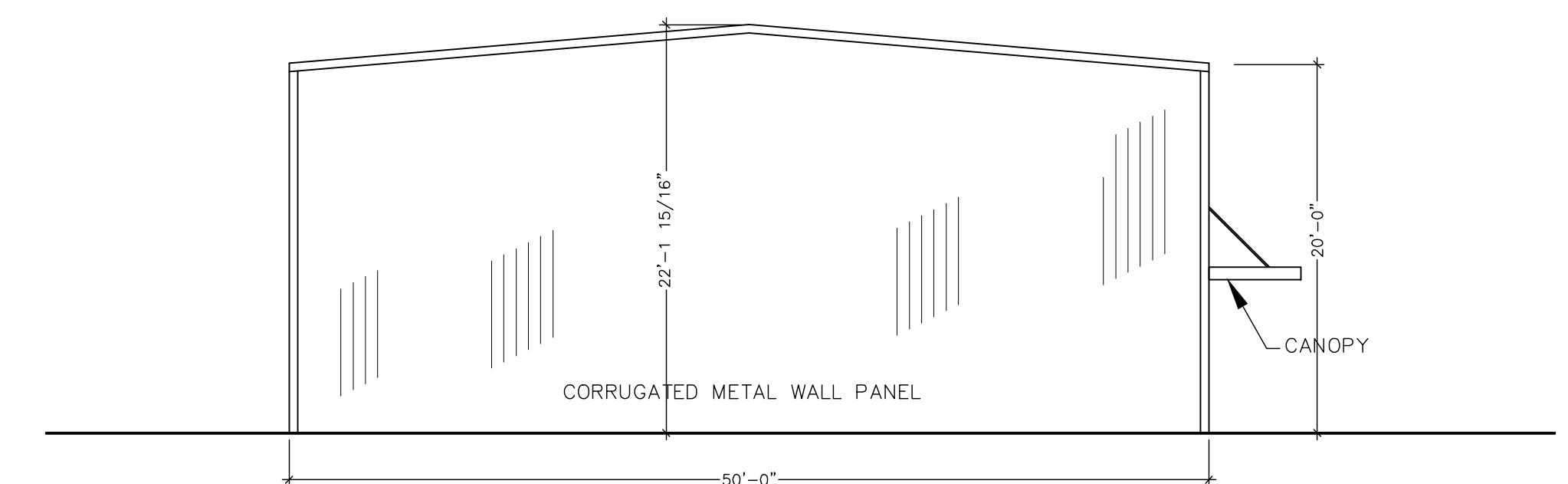
FRONT (SOUTH) ELEVATION

SCALE: 1/8" = 1'-0"



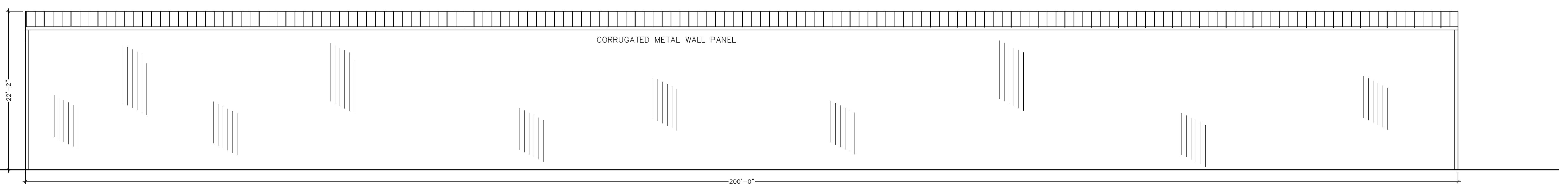
RIGHT (EAST) ELEVATION

SCALE: 1/8" = 1'-0"



LEFT (WEST) ELEVATION

SCALE: 1/8" = 1'-0"



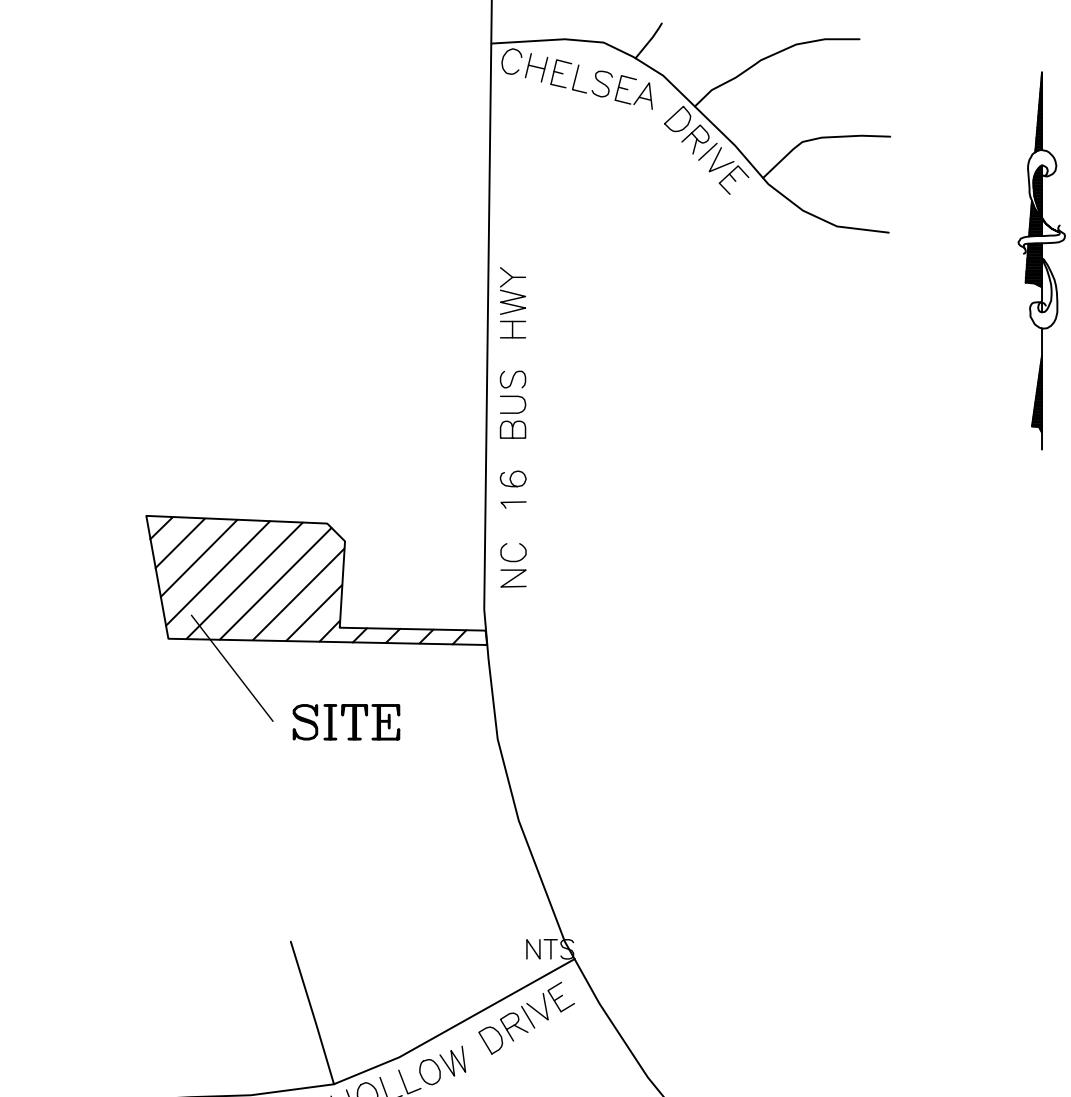
REAR (NORTH) ELEVATION

SCALE: 1/8" = 1'-0"

CLIENT/APPLICANT	SWARTZ DESIGN & ENGINEERING, PLLC 585 B&T LANE, TAYLORSVILLE, NC 28681 PHONE: (828) 632-0499 FAX: (828) 632-5011 NCBES No. P-2500 jeff@sdde-pllc.com	PROJECT MANAGER: JEFF SWARTZ, PE DESIGN BY: PSS/JJS DRAWN BY: PSS/JJS CHECKED BY: JJS
SHEET TITLE	BUILDING ELEVATIONS	1 6/20/25 REVISED PER PRELIMINARY REVIEW

DRAFT

SEAL



SHEET INDEX
 1 OF 13 C1 SITE PLAN
 2 OF 13 C2 GRADING PLAN
 3 OF 13 C3 GRADING PLAN DETAILS
 4 OF 13 C4 EROSION CONTROL PLAN - PHASE 1
 5 OF 13 C5 EROSION CONTROL PLAN - PHASE 2
 6 OF 13 C6 EROSION CONTROL DETAILS
 7 OF 13 C7 EROSION CONTROL DETAILS
 8 OF 13 C8 EROSION CONTROL DETAILS
 9 OF 13 C9 EROSION CONTROL DETAILS
 10 OF 13 C10 UTILITY PLANS
 11 OF 13 C11 UTILITY DETAILS
 12 OF 13 C12 LANDSCAPE PLANS
 13 OF 13 C13 EMERGENCY ACCESS PLAN

ANTICIPATED UNIT USE MIX FOR PROPOSED BUILDINGS
 TOTAL PROPOSED BUILDING AREA: 58,160 SF
 CONTRACTORS OFFICE: 30% ($\pm 17,448$ SF)
 WAREHOUSE: 10% ($\pm 5,816$ SF)
 LIMITED MANUFACTURING: 10% ($\pm 5,816$ SF)
 WHOLESALE TRADE: 10% ($\pm 5,816$ SF)
 SELF-STORAGE (HOBBY & VEHICLE): 40% (23,264 SF)

EXISTING BUILDING
 COMMERCIAL WAREHOUSE/STORAGE: 100% (6,000 SF)

NO COOKING (STOVE, OVEN, RANGE) OR SLEEPING SPACE SHALL BE PERMITTED.
 NO RESIDENTIAL USE SHALL BE PERMITTED.
 NO STORAGE OF HAZARDOUS CHEMICALS, FLAMMABLE LIQUIDS OR COMBUSTIBLE AND EXPLOSIVE MATERIALS IN ACCORDANCE WITH QUANTITIES LISTED IN THE 2018 NCBC AND NCFIC.
 NO HABITATION OF STORAGE UNITS BY HUMANS OR ANIMALS.

LAND USE INFORMATION:
 1. ZONING DISTRICT: I-G
 2. BUILDING USE: CONTRACTORS OFFICE, SELF-STORAGE, GENERAL OUTDOOR STORAGE & WAREHOUSE SPACE
 BUILDING 1: 4+ UNITS
 BUILDING 2: 6+ UNITS
 BUILDING 3: 4+ UNITS
 BUILDING 4: 4+ UNITS
 BUILDING 5: 4+ UNITS
 BUILDING 6: 4+ UNITS
 TOTAL UNITS: ± 26 UNITS (UNIT MIX MAY VARY)
 2018 NCBC BUILDING PRIMARY USE CLASSIFICATION: F-1 AND S-1
 3. HEIGHT OF BUILDING = $\pm 22'-6"$
 4. REQUIRED BUILDING SETBACKS: FRONT=50'; SIDES=50'; REAR=50'
 5. OWNER: GRAHAM PARK, LLC
 8520 NORMAN ESTATES DR
 DENVER, NC 28037

6. APPLICANT: BILL ZEMAK
 7. 1 LOT CONSISTING OF 5.971 ACRES, ZONED I-G, PARCEL 88567
 8. LOT DOES NOT LIE WITHIN A FLOOD PLAIN. LOT IS ABOVE FEMA 100 YEAR FLOOD ELEVATION.
 9. COUNTY WATER CONNECTION NEEDED.
 10. COUNTY SEWER CONNECTION NEEDED.
 11. TOTAL PREDEVELOPMENT IMPERVIOUS AREA: 14% (0.84 AC)
 TOTAL PROPOSED IMPERVIOUS AREA: 68% (4.05 AC)
 12. PARKING:
 CONTRACTORS OFFICE: 1/1000 SF = 17.45 SPACES
 WAREHOUSE: 1/1000 SF = 11.82 SPACES
 LIMITED MANUFACTURING: 1/1000 SF = 5.82 SPACES
 WHOLESALE TRADE: 1/EMPLOYEE+1/600 SF+1/500SF (APPROXIMATELY 4 UNITS DEVOTED TO WHOLESALE TRADE) = 14 SPACES
 SELF-STORAGE: 5 MIN + 1 PER 100 UNITS = 6 SPACES
 REQUIRED: 55.09 SPACES
 PROVIDED: 56 SPACES (INCLUDING 3 HC SPACES & 11 DEEDED SPACES FROM ADJOINER)
 13. ORIGINAL BOUNDARY AND FEATURES SURVEY PROVIDED BY DEMON SURVEYS - CHUCK POVEY.
 14. DUMPSTER SCREENING TO MATCH BUILDING FINISHES.
 15. THE PROPOSED IMPROVEMENTS ARE NOT IN A PROTECTED WATERSHED.
 16. THE PROPOSED IMPROVEMENTS ARE NOT LOCATED WITHIN THE ELDD OVERLAY.

