



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of Adjustment

From: Julie Mosteller, Planner

Date: July 7, 2025

Re: VAR #483

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 3.2.4 and 4.4.19.C of the Lincoln County Unified Development Ordinance to remove the requirements regarding building materials. The UDO reads as follows,

§3.2.4. Facades All nonresidential road yard façades may be constructed of the following materials:

1. Masonry including brick, stucco, architectural concrete, hardiplank or similar siding or stone;
2. Wood;
3. Non-corrugated metal; or
4. Glass (no less than 10 percent).

The provisions of this subsection shall not apply to lots in the I-G district in subdivisions recorded prior to August 31, 2009, that do not front on an arterial or collector road. This does not exempt any parcel which is located within the Eastern Lincoln Development District (ELDD) from the provisions contained within §2.5.1.

§4.4.19 Self-Storage Facility

- C. End walls shall have a brick or masonry façade.



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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 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.



o. 704.736.8440



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115 W. Main St. | Lincolnton, NC 28092



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. Within the 380 foot power line right-of-way is a hill which blocks the industrial zoned site from view of the residences. A 40 foot type C vegetative buffer will be installed along the north and south property lines. Since the building will have mixed zoning uses and the overall buildings will not appear as a typical self-storage facility, the requirement for installing brick and or masonry on the ends of self-storage buildings does not appear justified. The overall development has the building fronts facing inward and there will be no building sides visible from road frontage. The buildings are also buffered by vegetation and natural topographic features.

Describe the type of variance you need.

We are seeking a variance from the required brick and masonry on the end of self storage unit buildings (UDO 4.4.19.C) and any facades being considered road side facing (UDO 3.2.4).

\$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:

The proposed buildings are for mixed uses (one of which is self-storage).

Providing brick and masonry end-walls is not a typical requirement for buildings

containing other uses in the I-G zoning district.

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.

The property will be screened from view on other sides with a 40 foot vegetated buffer.

The buildings do not abut a street. The buildings will have architectural finishes on the fronts.

Many of the building ends face each other.

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 UDO does not specifically address the buildings facades for mixed use

buildings in the I-G zoning district or the ELDD.

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 proposed buildings will have architectural finishes on the front such as; windows; brick, board and batten siding, and canopies, unlike typical self-storage buildings.

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:
