



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners

From: Jeremiah Combs, Planner

Date: November 7, 2025

Re: SP #2025-1

Graham Park, LLC, applicant

Parcel ID# 88567

The following information is for use by the Lincoln County Board of Commissioners at their meeting/public hearing on December 1, 2025.

Request

The applicant is requesting major site plan approval for the construction of 6 new buildings with up to 58,160 square feet of floor area for uses that are permitted within the I-G (Industrial General) zoning district, including vehicle storage, motorsports/team racing, contractor's offices, warehousing, wholesale trades, machinery servicing and repair, and research and development. Pursuant to Section 9.7.2 of the Lincoln County Unified Development Ordinance (UDO), developments in excess of 50,000 square feet of building for non-residential uses require major site plan approval by the Board of Commissioners.

Site Area and Description

The request involves a 5.96-acre parcel located at 2471 N. N.C. 16 Business Highway 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 B-G (General Business), R-SF (Residential Single Family), and PD-R (Planned Development-Residential). Land uses in this area include industrial, business, and residential uses. This property is adjoined by a shopping center to the east and the Melwood residential subdivision to the south and west.

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.



PLANNING & INSPECTIONS DEPARTMENT

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Additional Information

In considering approval or denial of a major site plan, the Lincoln County UDO requires consideration of the following:

- A. Consistency with the adopted plans and policies of the County;
- B. Compliance with all applicable requirements of this UDO;
- C. Site design and development intensity is appropriate for and tailored to the unique natural characteristics of the site, such as significant wooded areas, specimen trees, wetlands, steep slopes, and floodplains;
- D. For nonresidential and multi-family/multi-family projects, the site plan displays the location of trash handling, recycling, grease bins, and other waste-related facilities employed in the normal operation of the use;
- E. Adequacy and location of parking areas, pedestrian and vehicular access points;
- F. Compliance with site construction specifications;
- G. Adequacy of stormwater facilities, water supply, sanitary sewer service, fire protection, road signs, and road lighting as evidenced by conformance with department standards, specifications and guidelines;
- H. That the application will not substantially injure the value of adjoining or abutting property, and will not be detrimental to the use or development of adjacent properties or other neighborhood uses;
- I. Compliance with requirements for easements or dedications;
- J. Compliance with any applicable subdivision improvements;
- K. If applicable, compliance with the approved planned development master plan; and
- L. Building design and materials uphold and promote high quality development in the County and are compatible with other uses in the surrounding neighborhood.



Major Site Plan Application

Lincoln County Planning and Inspections Department
115 W. Main St., Lincolnton, NC 28092
Phone: (704) 736-8440 Fax: (704) 732-9010

PART I

Applicant Name _____ Graham

Park LLC (Bill Zemak) Applicant Address

_____ 8520 Norman Estates Dr,
Denver NC 28037

Applicant Phone Number _____ 704-

361-4069 Property Owner Name

_____ Same as Applicant

Property Owner Address _____

Property Owner Phone Number _____

PART II

Property Location

_____ 2471 N NC 16
Business HWY

Property ID (10 digits) _____ Property size

_____ 4604352956 5,969

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

_____ 88567 3273 742

PART III Existing Zoning District

_____ I-G

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

_____ The site has an existing 6,000 sf building being used as motor sports / team racing.

_____ Other site improvements consist of a paved access drive and paved parking.

Briefly explain the proposed use

6 additional buildings are proposed for mixed uses permitted in the I-G zoning district.

The total of all proposed building footprints is 58,160 sf.

The anticipated uses of the buildings include: contractors office, motor sports / team racing, vehicle storage, repair and servicing of machines, equipment or products,

research & development, wholesale trade, including motor vehicle parts & supplies, machinery equipment & supplies, apparel, piece goods and notions; warehousing and storage.

\$1,000.00 APPLICATION FEE MUST BE RECEIVED BEFORE PROCESSING

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

Applicant's Signature



Date 9/30/25



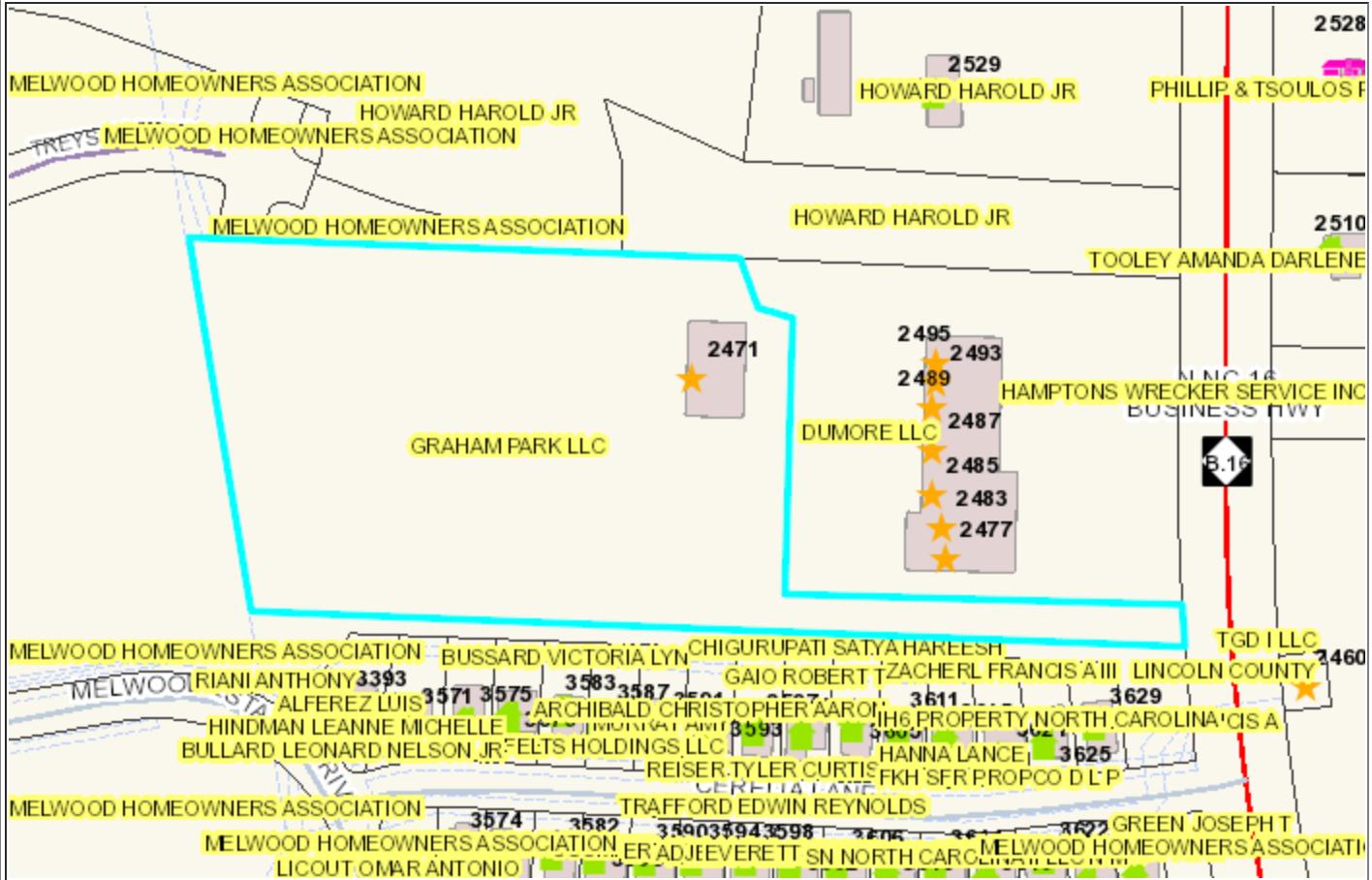
Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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Date: 11/7/2025 Scale: 1 Inch = 200 Feet

2025 Scale: 1 Inch = 200 Feet



Parcel ID	88567	Owner	GRAHAM PARK LLC				
Map	4604	Mailing	8520 NORMAN ESTATES DRIVE				
Account	0299458	Address	DENVER, NC 28037				
Deed	3273 742	Last Transaction Date	08/31/2023	Sale Price	\$1,900,000		
Plat	H 475	Subdivision	FREDDY DENTON	Lot	TR B		
Land Value	\$318,416	Improvement Value	\$381,807	Total Value	\$700,223		
Previous Parcel	73946	-----All values for Tax Year 2025 -----					
Description	TR B FREDDY DENTON			Deed Acres	5.934		
Address	2471 N NC 16 BUSINESS HWY			Tax Acres	5.969		
Township	CATAWBA SPRINGS			Tax/Fire District	DENVER		
Main Improvement	FLEX WAREHOUSE			Value	\$381,807		
Main Sq Feet	6000	Stories	1	Year Built	2000		
Zoning District	Conditional Use	Calc Acres					
B-G		0.09	Voting Precinct Calc Acres				
I-G		5.66	WP32	5.97			
PD-R		0.18					
R-SF		0.04					
Watershed		Sewer District					
0.36		3.04					
5.61		SEWER 2.92					
Census County		Tract	Block				
109		071101	3003	5.97			

Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710460400	5.97

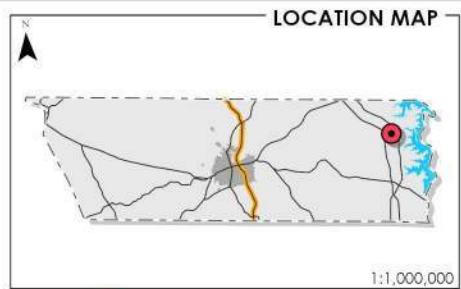


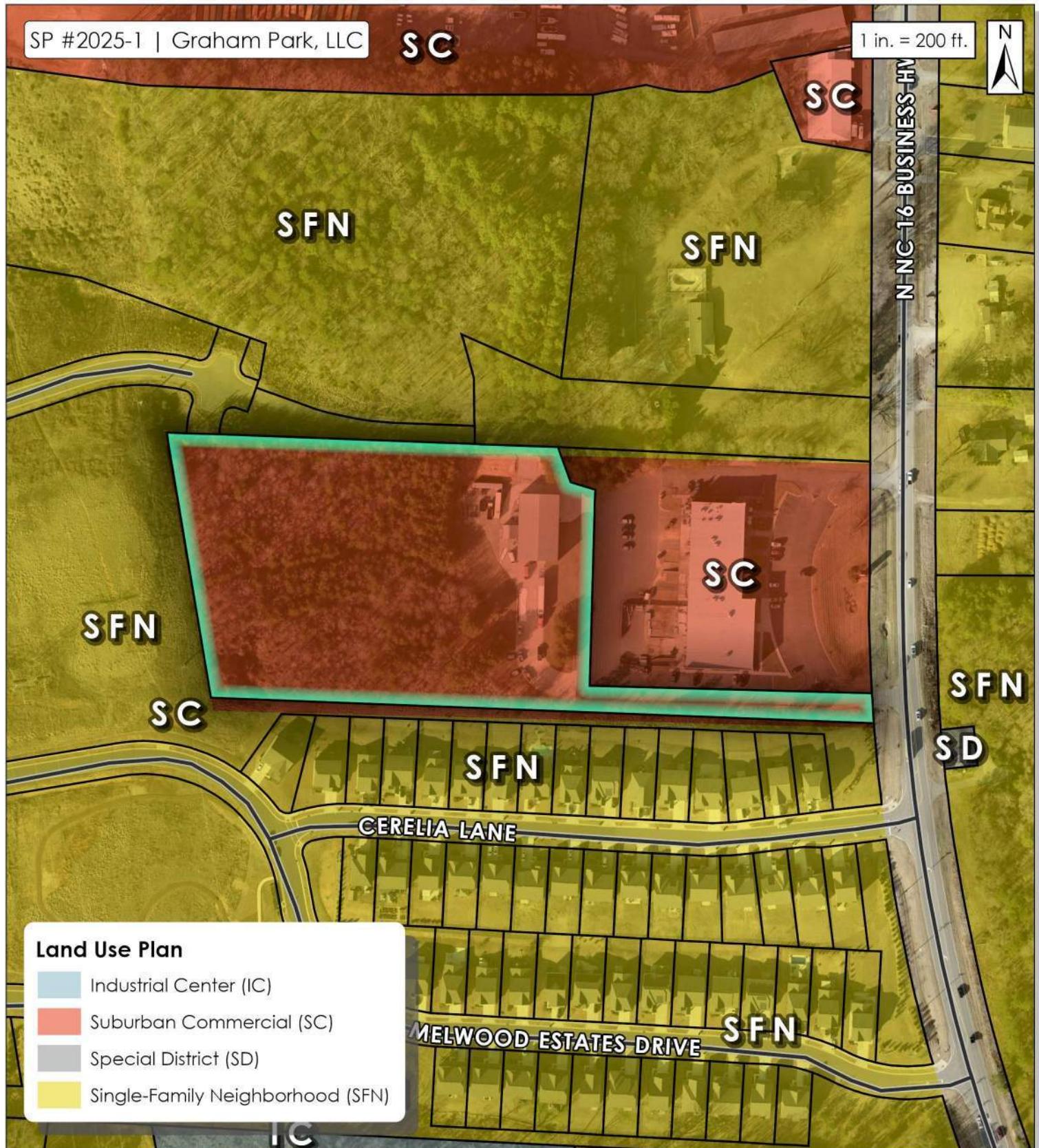
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID # 88567

- Property Location(s)

See Attached Application for Parcel Information



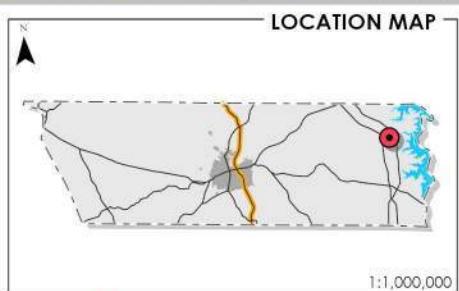


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- Property Location(s)

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Property Location(s)



Lincoln County Project Reviews

Project Number: PREAPP25-00172

Description: Site Plan for Graham Park LLC

Project Type: PRE APPLICATION CONFERENCE

Parcel ID: 88567

Sub Type:

Applicant: Jeff Swartz

Applied: 5/23/2025

Approved:

Owner: GRAHAM PARK LLC

Status: COMPLETE

Balance: \$ 0.00

Surveyor: <NONE>

Details:

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: AUTO						
5/23/2025	6/13/2025		PRE-APPLICATION CHECK-IN	Maegan Rhoades	COMPLETE	
Notes:						
Review Group: TRC PRE-APPLICATION						
6/4/2025	6/4/2025	6/23/2025	ENVIRONMENTAL HEALTH ON-SITE PRE-APPLICATION	Jonathan Harris	NOT APPLICABLE	No Septic/Water permits Requested
Notes:						
Plan indicates no cooking or cooking equipment allowed. Review will be conditioned by Environmental Health that there shall be no food establishment, child care center or school.						
6/4/2025	6/12/2025	6/12/2025	FIRE MARSHAL - COUNTY PRE-APPLICATION	Burl Shrum	RESUBMITTAL REQUIRED	
Notes:						
Emergency vehicle access between parked vehicles and the entry gate shall be sufficient for a 45 ft. long emergency apparatus. Emergency access behind buildings is needed. Need gate design.						
6/4/2025	6/12/2025	6/12/2025	NATURAL RESOURCES PRE-APPLICATION	Danielle Rudisill	COMPLETE	See Notes
Notes:						
Provide sheets showing all offsite land disturbance areas and EC measures for such. Provide permission letters for any offsite parcels not owned by developer. Submit Early Grading Acknowledgement Form with application if plan is submitted PRIOR to wall plans being submitted. Reconsider layout of basin 2 emergency spillway so that it is not pointing at house in Melwood. Adjust silt fence along toe of slopes so there is a maintenance path and so overtopping does not occur. Submit NCDOT permit approvals and easements recorded if required prior to EC approval. Phase 2 EC plan: two inlets are not protected. Phase 2 EC plan: storm drain outfall should be moved to lowest possible location to outfall on flat ground or the lowest point of slope on property. Silt fence not required on upslopes but may consider adding tree protection fencing to keep people out of work zone. Adjust LOD to reflect tree buffers you are intending to keep.						



Lincoln County Project Reviews

6/4/2025	6/12/2025	6/12/2025	NCDOT PRE-APPLICATION	Michael Watson	COMPLETE	
<p>Notes:</p> <p>Please contact NCDOT for their comments at mrwatson@ncdot.gov</p>						
6/4/2025	6/12/2025	6/12/2025	PUBLIC WORKS - COUNTY PRE-APPLICATION	Jonathan Drazenovich	COMPLETE	see notes
<p>Notes:</p> <p>General Comments:</p> <p>1) NCDOT encroachments will be required. A three-party encroachment will be required for water and a two party encroachment will be required for sewer.</p> <p>2) A application for service will need to be submitted and fees paid prior to any building permit approval.</p> <p>3) It is the developers responsibility to hire a Licensed Utility Contractor to install the water and sewer taps at their expense.</p> <p>4) The County would advise that survey of the sewer main where the tap is going in to verify elevation. Also the area around the water main is know to be congested, soft digs are recommended.</p>						
<p>Sewer:</p> <p>1) Per the Preapp meeting please provide design flows at 100 gallons per day per bay door. This is a warehousing design flow but should cover if you have a small business in a unit or a hobbyist in a unit. Depending on flows the receiving sewer's permit may need to be modified to accept the additional flows.</p> <p>2) Depending on the type of onsite sewer a private sewer permit (grinder pump stations) may be required by the state.</p> <p>3) If pumping is require the sewer connection will be a gravity sewer service from Public Utility main to the first cleanout. This is to prevent the lining of manholes.</p> <p>4) Public utilities does not maintain any gravity sewer service lateral. County maintenance on this project will stop at the sewer main.</p>						
<p>Water</p> <p>1) Water is available to this site . Taps shall be main in accordance with Lincoln County standards.</p>						
6/4/2025	6/12/2025	6/12/2025	ZONING - COUNTY PRE-APPLICATION	Maegan Rhoades	RESUBMITTAL REQUIRED	
<p>Notes:</p> <p>Please provide a detailed list of all the proposed uses.</p>						
6/23/2025	9/15/2025	7/2/2025	ENVIRONMENTAL HEALTH ON-SITE PRE-APPLICATION	Stacy Adcock	COMPLETE	SEE COMMENTS
<p>Notes:</p> <p>If any buildings are intended to be used for a food establishment or child care center, plans must be submitted for review and approval to Lincoln County Environmental Health.</p>						

CURRENT ZONING IS I-G

SETBACKS:

FRONT SB: 50'

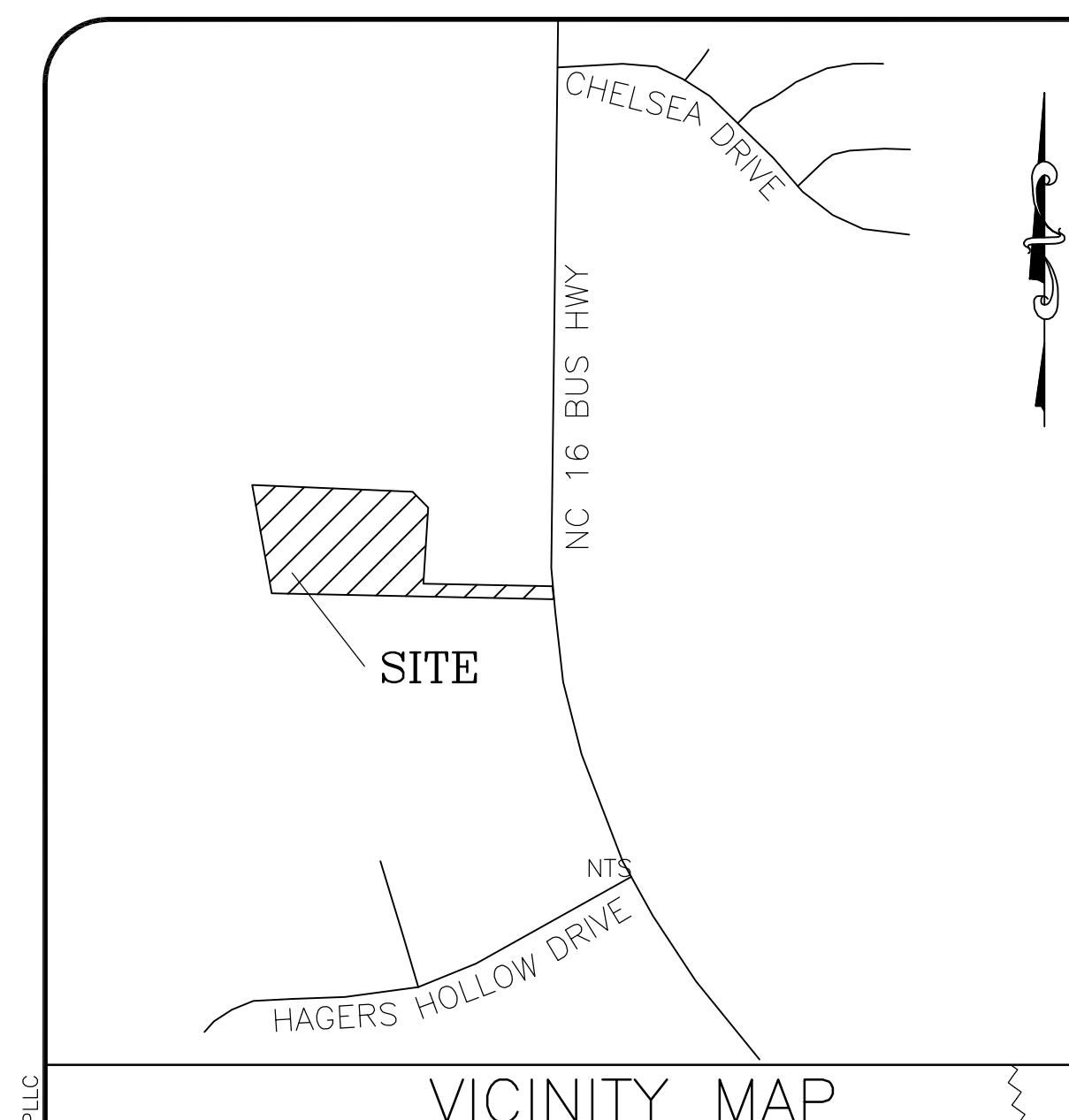
SIDE SB: 20'

SIDE SB ABUTTING RESIDENTIAL: 50'

SIDE SB AT ROAD CORNER: 30'

REAR SB: 30'

REAR SB ABUTTING RESIDENTIAL: 50'



VICINITY MAP

PROPOSED USES (INCLUDES EXISTING BUILDING WITH TEAM RACING USE)			
	Percent	SF	PARKING RATIO
Commercial Uses			
Contractors Office	5	17.92	11,500 11.50 1/1000sf
Motor-Vehicle, Parts & Supplies	5	2.34	1,500 4.00 1/500sf OFFICE+1/500sf SALES AREA+1 EMPLOYEE
Machinery, Equipment & Supplies	1	2.34	1,500 4.00 1/500sf OFFICE+1/500sf SALES AREA+1 EMPLOYEE
Apparel, Piece Goods and Novelties	1	2.34	1,500 4.00 1/500sf OFFICE+1/500sf SALES AREA+1 EMPLOYEE
Warehousing and Storage	4	13.25	9,500 8.50 1/2000sf
Other Uses			
-Motor Sports / Team Racing	5	33.29	21,360 21.36 1/1000sf
-Repair and Servicing of machines, equipment, or products	3	9.55	6,125 6.13 1/1000sf
-Research & Development	1	0.11	1,212 2.13 1/1000sf
Vehicle storage	6	13.66	10,000 10.00 1/2000sf
Total Units	27	100.00	64,160 71.66 72 SPACES PROVIDED
Total SF			

EXISTING BUILDING
MOTOR SPORTS /RACE TEAMS: 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 NBC
NO HABITATION OF UNITS BY HUMANS OR ANIMALS.

LAND USE INFORMATION:

1. ZONING DISTRICT: I-G
2. BUILDING USE: SEE PROPOSED USE TABLE ABOVE
3. BUILDING 1: ±6 UNITS
4. BUILDING 2: ±4 UNITS
5. BUILDING 3: ±4 UNITS
6. BUILDING 4: ±4 UNITS
7. BUILDING 5: ±4 UNITS
8. BUILDING 6: ±4 UNITS

TOTAL UNITS: ±26 UNITS (SEE UNIT MIX TABLE)

PLUS EXISTING BUILDING = 27 UNITS

ALLOCATED UNIT MIX LABELS USED IN TABLE ABOVE

CO=CONTRACTORS OFFICE

R&S=REPAIR AND SERVICE

RT=MOTOR SPORTS / TEAM RACING

VS=VEHICLE STORAGE

WH=WAREHOUSE STORAGE

WT=WHOLESALE TRADE

2018 NBC BUILDING PRIMARY USE CLASSIFICATION: F-1 AND S-1

3. HEIGHT OF BUILDING = ± 22'-6"

4. REQUIRED BUILDING SETBACKS: FRONT=50'; SIDES=50'; REAR=50'

5. OWNER: GRAHAM PARK, LLC

8520 NORMAN ESTATES DR

DENVER, CO 80237

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)

12. PARKING: SEE USE TABLE ABOVE

REQUIRED: 71.66 SPACES

PROVIDED: 72 SPACES (INCLUDING 3 HC SPACES & 11 EXISTING

DEEDED SPACES FROM ADJOINER)

13. ORIGINAL BOUNDARY AND FEATURES SURVEY PROVIDED BY

DEMD SURVEYS - CHUCK POOVEY.

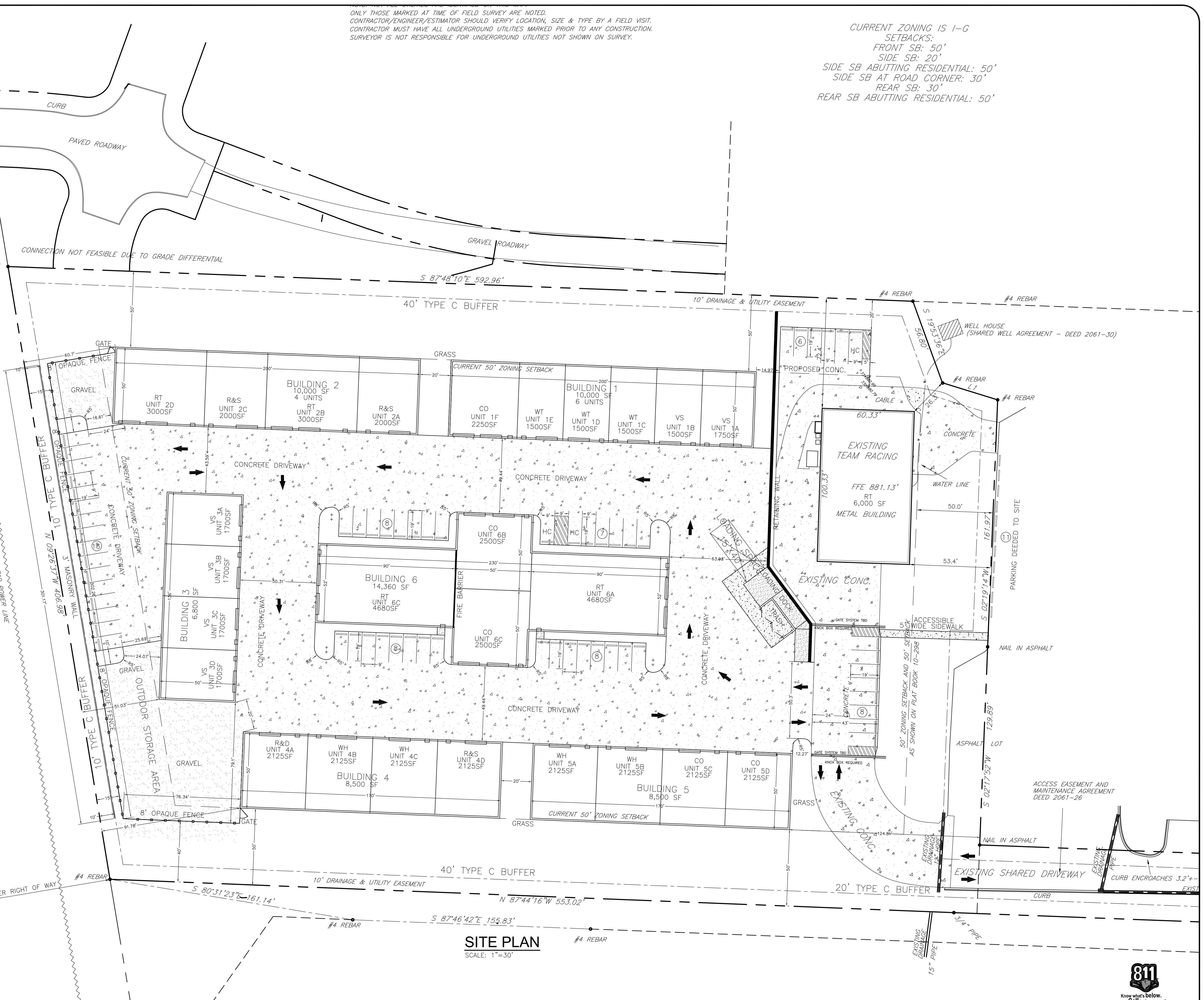
14. DUMPSTER SCREENING TO MATCH BUILDING FINISHES.

15. THE PROPOSED IMPROVEMENTS ARE NOT IN A PROTECTED

WATERSHED.

16. THE PROPOSED IMPROVEMENTS ARE NOT LOCATED WITHIN THE

ELDD OVERLAY.



SITE PLAN

SCALE: 1"=30'

