



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of Adjustment

From: Julie Mosteller, Planner

Date: January 12, 2026

Re: VAR #494
Josh Teague, Abacus RED, LLC, applicant
Parcel ID# portion of 34534

The following information is for use by the Lincoln County Board of Adjustment at their meeting/public hearing on January 26, 2026.

Request

The applicant is requesting a variance from Section 2.5.H.3a of the Lincoln County Unified Development Ordinance which requires a maximum road yard setback of 90 feet. The request is for the setback to be approximately 175 feet beyond the required 90 feet. Section 2.5.H.3a states the following:

3. Dimensional Standards

(a) The dimensional requirements in the Eastern Lincoln Development District for parcels, except for those industrially zoned, fronting roads shall be the same as the underlying zoning district, provided that road yards shall be as follows.

- (1) Minimum Road Yard: 15 feet
- (2) Maximum Road Yard: 90 feet

Site Area and Description

The request involves a 3.09-acre parcel located 250 feet north of the intersection of Hwy 73 and N. Hwy 16 Catawba Springs Township.



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

The subject property is located in the B-G (General Business) zoning district and the ELDD (Eastern Lincoln Development District) overlay. The subject property is adjoined by property zoned B-G (General Business) and R-T (Transitional Residential). Land uses in this area include commercial and residential uses.



Variance Application

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

Part I

Applicant Name Mr. Josh Teague, Abacus RED, LLC (on behalf of Piedmont Plastic Surgery & Dermatology, PA)

Applicant Address 959 Cox Road Gastonia, NC 28054

Applicant Phone Number (704) 618-1153

Property Owner's Name STTR Limited Partnership

Property Owner's Address 182 Killian Farm Road Stanley, NC 28164

Property Owner's Phone Number (704) 617-2792

Part II

Property Location Brentwood Rd

Property ID # (10 digits) 4602634214 Property Size 34.388 (Total Parcel)
3.0923 (Development Parcel Area)

Parcel # (5 digits) 34534 Deed Book(s) 1088 Page(s) 663

Part III

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

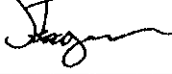
The property lies within the Eastern Lincoln Development District, which requires a maximum Road Yard of 90 feet as measured from the NC-16 right-of-way (UDO Section 2.5.H.3.a). Due to multiple site constraints, the building cannot be placed within the required Road Yard. Those constraints include: (i) an existing right-of-way easement in favor of Rutherford Electric and associated improvements; (ii) connection to an existing access easement to the "Existing Private Access Drive" immediately to the south of the Property; and (iii) the presence of an existing stream on the eastern portion of the site (herein referred to as the "Site Constraints").

Describe the type of variance you need.

A Road Yard variance is needed to allow this development to exceed the maximum Road Yard permitted within the Eastern Lincoln Development District.

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

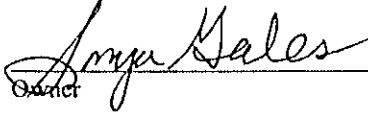
I hereby certify that all of the information provided for this application and attachments is true and correct to the best of my knowledge.



Applicant

11/26/2025

Date



Owner

11/26/2025

Date

Application #: _____

Date of Application: _____

Applicant's Proposed 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.

Locating the building within the required Road Yard setback is infeasible due to the Site Constraints. However, the site development is able to comply with a preponderance of the requirements of the UDO provided that a Road Yard variance is granted. Absent a variance, the Applicant and Owner suffer unnecessary hardship due to an inability to: (i) comply with safety regulations related to the Rutherford Electric easement and equipment; (ii) provide adequate circulation and safe entry into the property via the existing access easement to the "Existing Private Access Drive; and (iii) comply with buffers required for the existing stream and related topography.

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.

The Site Constraints are peculiar to the property and unable to be modified, creating the aforementioned hardship.

-
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.

The hardship is pre-existing and arises from the natural topography of the land, its environmental features, and the previously granted allowances associated with the electric easement on this property.

-
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.

This requested variance is consistent with the spirit, purpose, and intent of the ordinance such that it will be developed according to all other UDO standards as well as the specific standards of the Eastern Lincoln Development District so that the goals of this growth corridor specifically addressing the building, site, and traffic are met.

DEVELOPMENT SUMMARY

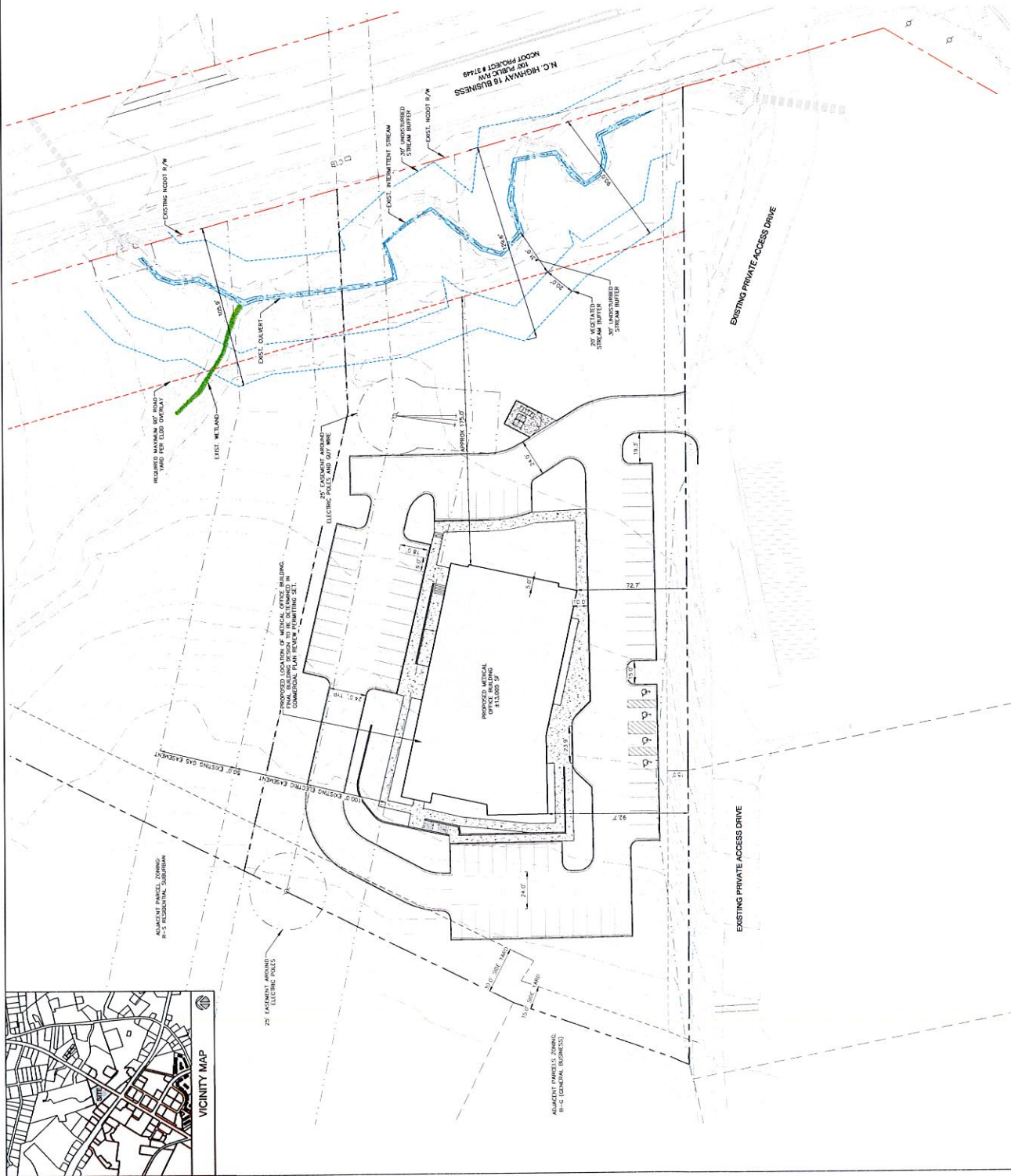
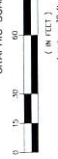
TOTAL SITE D.E.		34,624,345.91	2/9/2006
TAX MAP AREA:		34,329 AC (1,496,763.28 SF)	
PROP. PARCEL AREA:		3.0023 AC (130,081 SF)	
EXISTING ZONING:	B-6 (GENERAL BUSINESS)		
OVERLAY DISTRICT:	DEVELOPMENT OVERLAY		
PROPOSED USE:	MEDICAL OFFICE COMMERCIAL RETAIL		
SETBACKS:			
FRONT YARD MINIMUM:	30'	15' ELSD	
ROAD YARD MAXIMUM:	150'	150' FR ELSD	
SIDE YARD INTERIOR:	30'	30'	
REAR YARD MINIMUM:	30'	30'	
SIDE YARD ROAD:	30'	30'	
REAR YARD ROAD:	30'	30'	
ADJUTING RESIDENTIAL:	20'	20'	
BUILDING SEPARATION:	20'	20'	
MAX BUILDING HEIGHT:	60'		
BUILDING GRA:			13,000 SF
Vehicular Parking:			
REQUIRED:			44 SPACES (1,000 SF)
MAXIMUM:			48 SPACES (1,100 SF) MIN
PHOSDED:			41 SPACES (1,000 SF)

SITE PLAN LEGEND:

[illegible]

NOTES:-

1. PARKING MAXIMUM: NO LOT WITH MORE THAN 40 SPACES SHALL PROVIDE MORE THAN 10 SPACES OF PARKING. EXCESSIVE PARKING SPACES SHALL BE REMOVED THROUGH USE OF STRUCTURED PARKING.
2. SHOWINGS MAY EXTEND INTO ANY REQUIRED PARKING LOT PROVIDED THAT THE LOT IS PRACTICABLE, THEY EXTEND ACROSS PARKING LOT ALONG THE SETBACK WALL.
3. OTHER PARCELS HOUGHTS IN PLAN ARE FOR REFERENCE.
4. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.
5. ALL REQUIRED PERMITS, NEIGHBORHOOD INFORMATION, GIS MAPS, RECORDS FOR EXISTING UTILITIES, MAJOR LAND RECORDS.
6. THIS PLAN WILL BE SUBJECT TO REVIEW AND APPROVAL BY LOCAL STATE PLANNING AND ENGINEERING REVIEW AGENCIES.
7. THE WORK OF THIS PRODUCT IS THE PROPERTY OF URBAN DESIGN PARTNERS. REUSE OR REPRODUCTION OF THIS PLAN IS FORBIDDEN WITHOUT WRITTEN PERMISSION.





Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

Neither Lincoln County nor its employees, elected officials, agents, or contractors assume any legal responsibility for the information contained herein, which is provided "as is" with no warranties of any kind. Lincoln County disclaims all liability of any kind arising out of the use of, or misuse of, this information and disclaims all express or implied warranties, including warranties of merchantability, fitness for a particular purpose, and non-infringement of proprietary rights.

Date: 1/13/2026

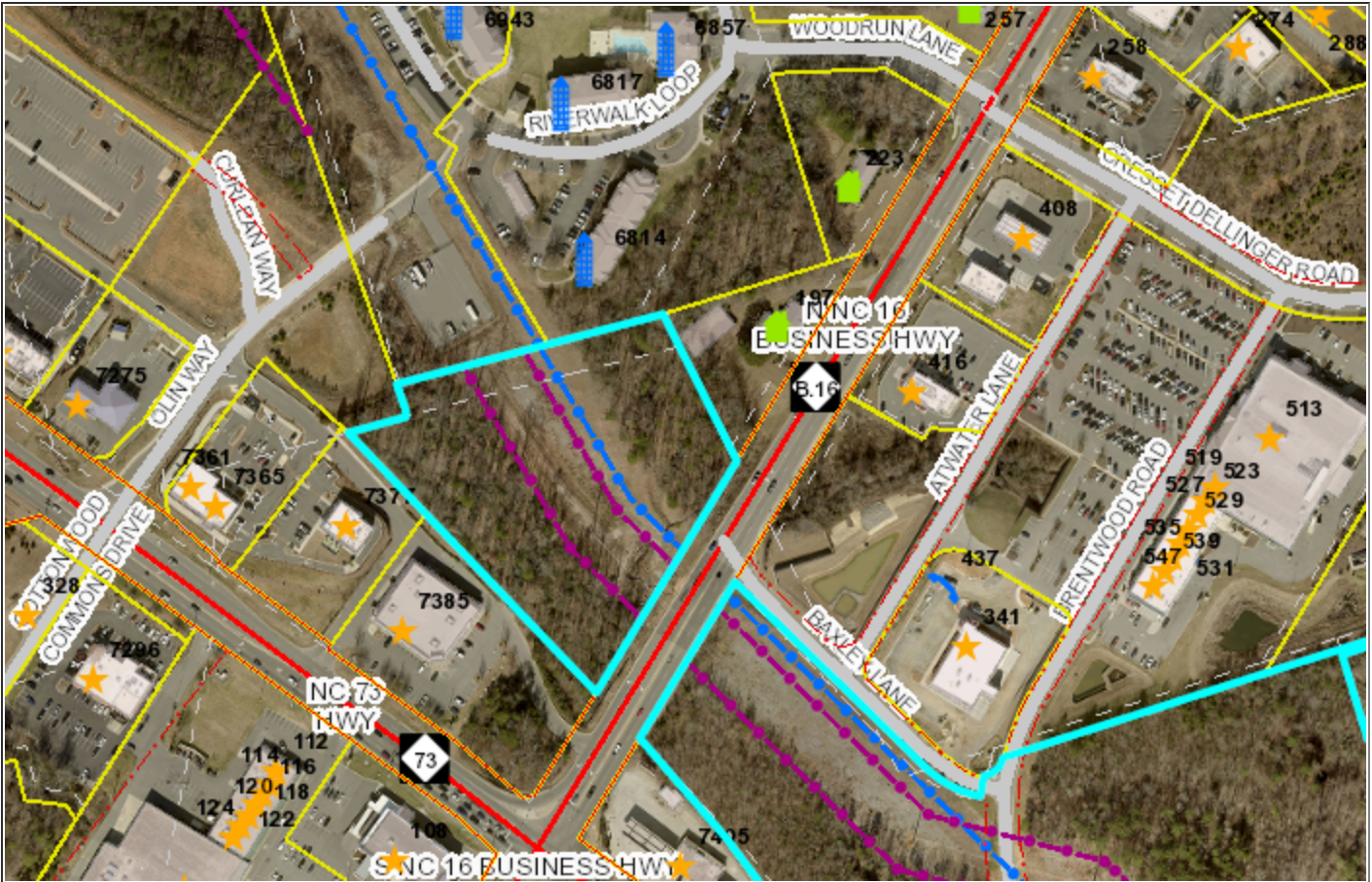


Photo Not
Available

Parcel ID	34534	Owner	STTR LIMITED PARTNERSHIP
Map	4602	Mailing	182 KILLIAN FARM ROAD
Account	0133814	Address	STANLEY, NC 28164
Deed	1088 663	Last Transaction Date	05/28/2024
Plat		Subdivision	
Land Value	\$1,229,617	Improvement Value	\$0
Previous Parcel	34534	Sale Price	\$0
		Lot	
		Total Value	\$1,229,617

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

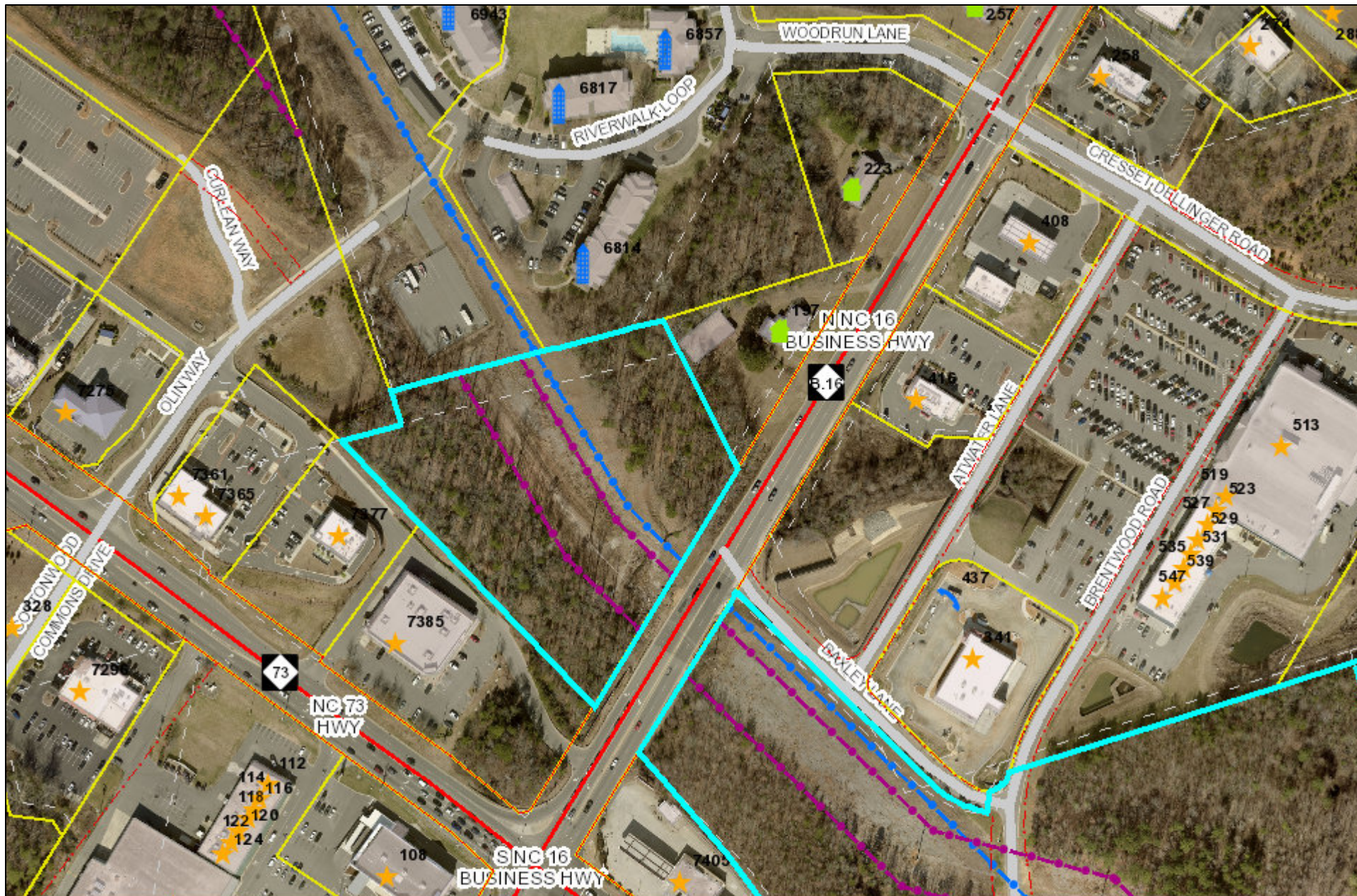
Description	STTR LIMITED PROPERTY	Deed Acres	0
Address	BRENTWOOD RD	Tax Acres	34.338
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN
Main Improvement		Value	
Main Sq Feet		Year Built	

Zoning District	Conditional Use	Calc Acres	Voting Precinct	Calc Acres
B-G		8.94	CF19	29.41
R-T		25.4	TA37	4.93

Watershed		Sewer District	
5.14		23.66	
29.2		SEWER	10.68

Census County	Tract	Block	
109	071102	2006	29.41
109	071101	3011	4.93

Flood	Zone Description	Panel
-------	------------------	-------

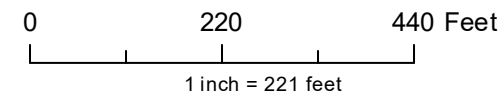


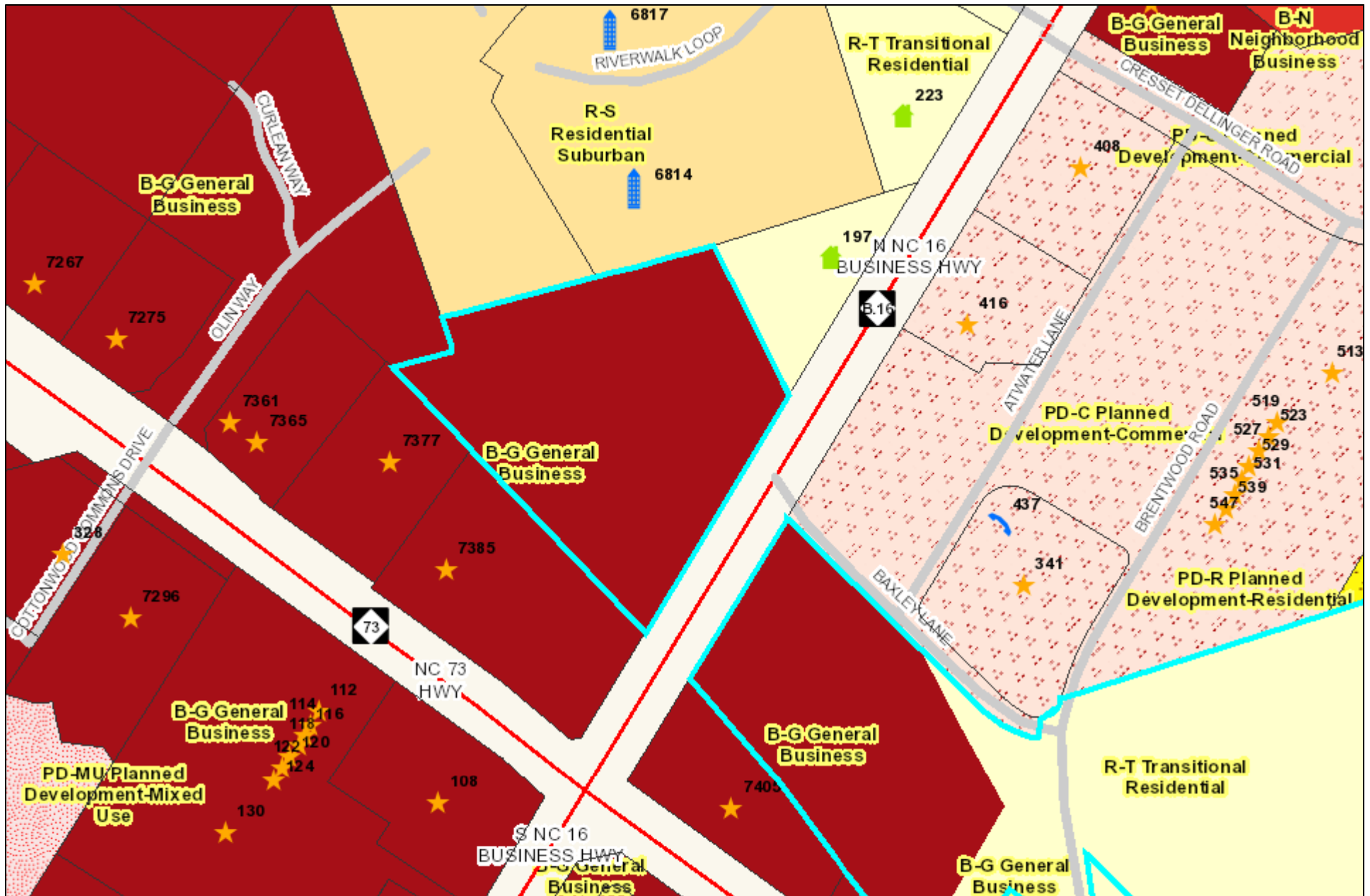
Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

Neither Lincoln County nor its employees, elected officials, agents, or contractors assume any legal responsibility for the information contained herein, which is provided "as is" with no warranties of any kind. Lincoln County disclaims all liability of any kind arising out of the use of, or misuse of, this information and disclaims all express or implied warranties, including warranties of merchantability, fitness for a particular purpose, and non-infringement of proprietary rights.

January 13, 2026





Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

Neither Lincoln County nor its employees, elected officials, agents, or contractors assume any legal responsibility for the information contained herein, which is provided "as is" with no warranties of any kind. Lincoln County disclaims all liability of any kind arising out of the use of, or misuse of, this information and disclaims all express or implied warranties, including warranties of merchantability, fitness for a particular purpose, and non-infringement of proprietary rights.

January 13, 2026

