



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of Adjustment

From: Julie Mosteller, Planner

Date: January 13, 2026

Re: VAR #495

Patrick Elmore, applicant

Parcel ID# 31015

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 2.4.8.B1 of the Lincoln County Unified Development Ordinance to permit a road yard setback of 3.59 feet. Section 2.4.8.B1 states that the minimum side yard setback in the B-G district is 15 feet.

B. Nonresidential Dimensional Standards in Nonresidential Districts

- As set forth in the Permitted Land Use Table (see §2.2.1) certain nonresidential uses are permitted in nonresidential districts. Permitted nonresidential uses shall meet the following dimensional standards. Applicants shall comply with all other provisions of this UDO and all other applicable laws.

	O-R	B-N	B-G	B-C	I-L	I-G
Parcel (min.)						
Parcel area (sq. ft.)	10,000	22,500	32,500	32,500	1 acre	1 acre
Parcel width (ft.)	50	70	70	70	100	100
Water/sewer	Required	Required	Required	Required	Required	Required
Yards (min. ft.)						
Road yard (min.)	20	20	30	30	50	50
Road yard (max.)	30	90	150	N/A	N/A	N/A
Side yard (interior)	10	10	15	15	20	20
Abutting residential district	30	20	30	30	50	50
Side yard (road)	20	20	30	30	30	30
Rear yard	20	20	25	25	30	30
Abutting residential district	30	30	30	30	50	50
Building Separation	20	20	20	20	20	20



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Site Area and Description

The request involves a 1.505-acre parcel located at 1258 N NC 16 Hwy in Catawba Springs Township. 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-SF (Residential Single-Family). Land uses in this area include business and residential uses.



Variance Application

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

Part I

Applicant Name Patrick Elmore

Applicant Address 2326 N NC-16 Business Hwy Denver NC 28037

Applicant Phone Number 7044838500

Property Owner's Name Denver Triangle, LLC

Property Owner's Address 2326 N NC-16 Business Hwy Denver NC 28037

Property Owner's Phone Number 7044838500

Part II

Property Location 1258 NC-16 Business Hwy Denver NC 28037

Property ID # (10 digits) 4603647445 Property Size 1.505

Parcel # (5 digits) 31015 Deed Book(s) 2613 Page(s) 959

Part III

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

Parcel zoned ELDD B-G, front of the property has a retail strip center. Middle of property has a warehouse/storage building.. Back of property has an old mini storage building..

Briefly explain your reason for seeking a variance.

Since the 3,000 sqft mini storage building is no longer allowed under current zoning, I would like to convert the mini storage into an open 3,000 sqft shell building for commercial use...

Describe the type of variance you need.

Current mini storage exceeds setbacks to property line, therefore I am requesting a variance on the setbacks to refurbish/restore mini storage into an open shell commercial building which will increase the property tax value and benefit the county as well.

\$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 Signature

11-3-2025
Date

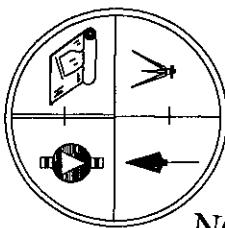
Denver Triangle Partnership Elmore

Applicant Printed Name

Patrick Elmore

11-3-2025
Date

Owner



REPUTED R/W

NC HWY #16 100' REPUTED PUBLIC R/W

DEDMON SURVEYS

GRAPHIC SCALE - FEET

MARKET STREET INV.
1786/223

COUNTRY VALLEY SUBD.
PB E-11

200

PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS OFWAYS OR EASEMENTS
NOT OBSERVED. OWNER IS ADVISED TO
OWNER TO VERIFY ALL SETBACKS AND ZONING
REGULATIONS PRIOR TO ANY PLANNING OR
CONSTRUCTION.
DIMENSIONS OF ALL IMPROVEMENTS SHOWN ON THIS PLAT ARE UNHECKED.
THIS PLAT SHOULD NOT BE SCALLED OR RELIEVED
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.
- ALL UNDERGROUND UTILITIES ARE NOT SHOWN HEREIN.
- 10' DRAIN, & UTILITY EASEMENT MAY EXIST ALONG PROPERTY LINE.
- THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD ZONE.

WILLIAM BALLARD

BOUNDARY LINE
 SANITARY SEWER LINE
 NATURAL GAS LINE
 UNDERGROUND POWER
 OVERHEAD UTILITIES
 UNDERGROUND TELEPHONE
 WATER LINE
 FENCE (TYPE NOTED)
 COMPUTER POINT (UNMARKED)
 RW - RIGHT-OF-WAY
 EDG. OF PAVEMENT
 CBL - CENTERLINE
 UP - UTILITY POLE

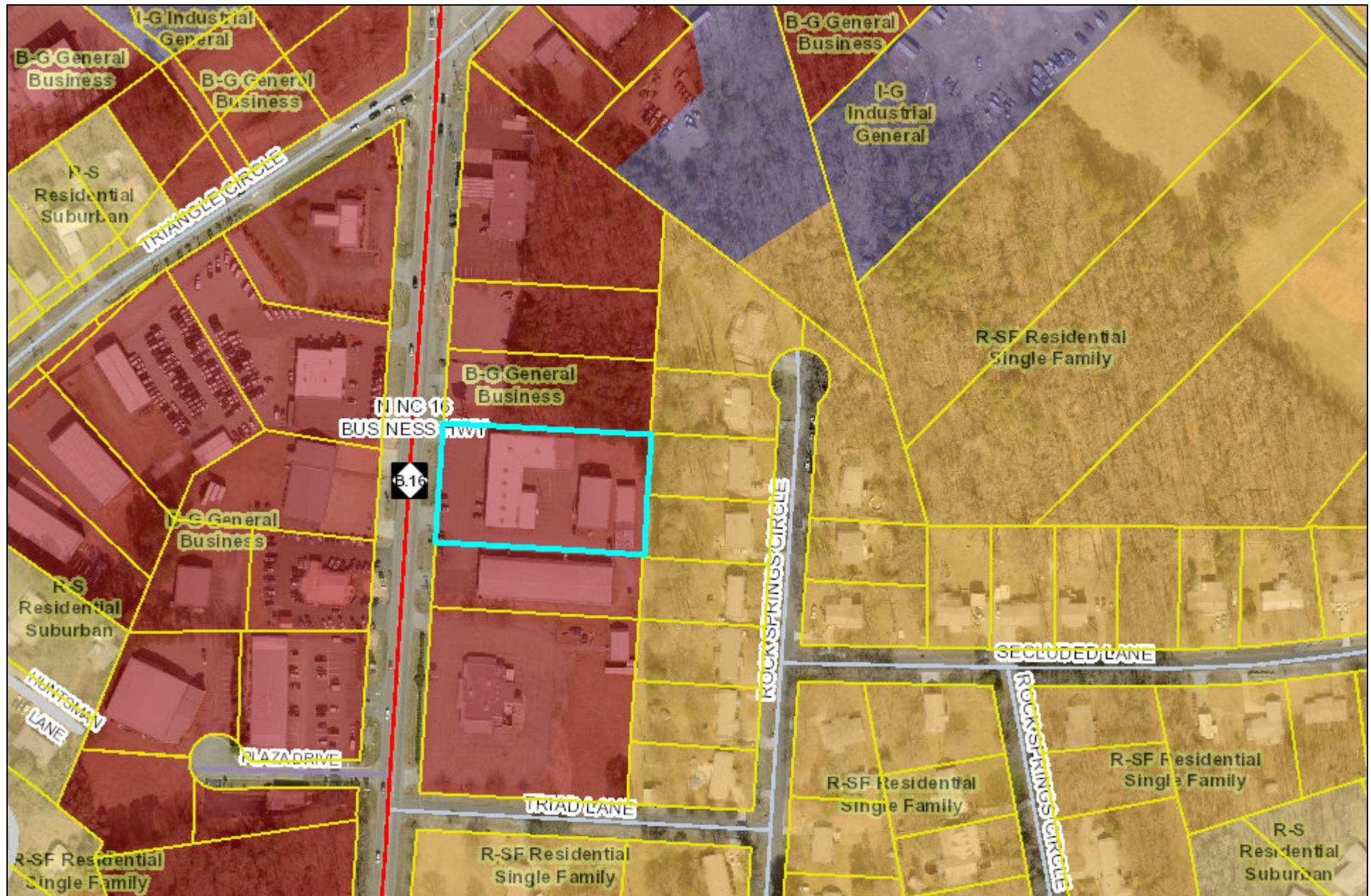
PHYSICAL SURVEY
FOR
MARKET STREET
INVESTMENTS

DEDMON SURVEYS

ROBERT HEDMAN, PLS #3899
3704 NC HIGHWAY #15 NORTH
P.O. BOX 494 - DENVER, NC 28037
PHONE: 704/483-9490
FAX: 704/483-2170
WWW.DEDMONSURVEYS.COM

ROBERT BEDWELL, PLS #3899
33704 NC HIGHWAY #16 NORTH
P.O. BOX 494 - DENVER, NC 28037
PHONE: 704-483-4908
FAX: 704-483-2170
WWW.BEDWELLSURVEYS.COM

SURV. BY: JF	DRAWN: CP	PROFESSIONAL LAND SURVEYOR	
		L-3762 LICENSE NO.	
<p>I, DAVID C. DOONEY, CERTIFY THAT THIS PLAT WAS DRAWN ON AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DB 2457, PG 763) (PB PG 434). THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10000. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED NUMBER AND SEAL THIS 22 DAY OF MARCH, AD 2016.</p> <p><i>D. C. Dooney</i></p>			



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

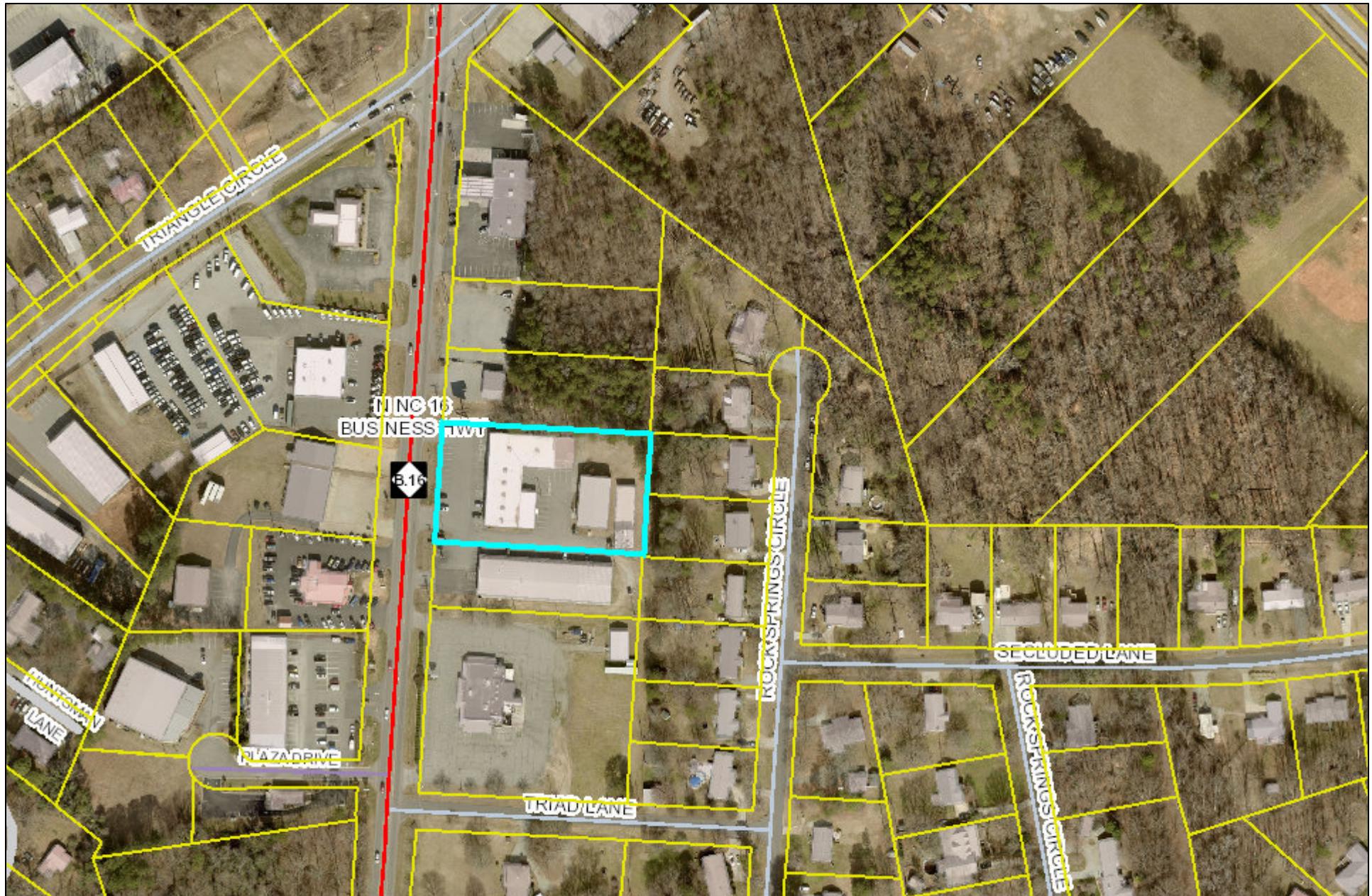


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January 13, 2026

0 220 440 Feet
1 inch = 221 feet





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January 13, 2026

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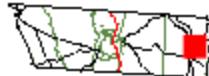


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Date: 1/13/2026



Parcel ID	31015	Owner	DENVER TRIANGLE LLC
Map	4603	Mailing	2326 N NC 16 HWY
Account	0259719	Address	DENVER, NC 28037
Deed	2613 959	Last Transaction Date	09/12/2016
Plat	D 94	Subdivision	ROBT NIXON EST PROPERTY MAP 1
Land Value	\$469,687	Improvement Value	\$1,141,776
			Total Value \$1,611,463
Previous Parcel	31015		
-----All values for Tax Year 2025 -----			
Description	SHOP CENTER 26 & PT 25 N	Deed Acres	0
Address	1250 58 N NC 16 BUSINESS HWY	Tax Acres	1.505
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN
Main Improvement	COMMUNITY SHOPS	Value	\$935,620
Main Sq Feet	12930	Stories	1
Year Built	1978		
Zoning District	Conditional Use	Calc Acres	Voting Precinct Calc Acres
B-G		1.51	TA37 1.51
Watershed			Sewer District
	1.51		SEWER 1.51
Census County		Tract	Block
109		071201	1005 1.51