



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT
302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092
704-736-8440 OFFICE 704-736-8434 INSPECTION REQUEST LINE 704-732-9010 FAX

To: Board of Commissioners
Planning Board

From: Randy Hawkins, Zoning Administrator

Date: October 19, 2018

Re: PD #2018-3
Blum, Inc., applicant
Parcel ID# 02372 and 34251

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on November 5, 2018.

REQUEST

The applicant is requesting the rezoning of 68 acres from I-G (General Industrial) and R-T (Transitional Residential) to PD-I (Planned Development-Industrial) to permit expansions of manufacturing, warehousing and office facilities and allow a building height in excess of 60 feet but not more than 100 feet for a high-bay warehouse. A site plan had been submitted as part of the rezoning application.

Under the Unified Development Ordinance, the PD-I district is intended to allow greater flexibility in design and provide for appropriate use of land that is significantly unique in its circumstances to warrant special methods of development.

A main reason for the rezoning request is a proposed 98-foot-tall warehouse. The standards for the I-G district set a maximum building height of 60 feet. In a PD-I district, standards are established at the time of approval by the Board of Commissioners.

An existing automated warehouse on the Blum site is 85 feet in height. A variance was approved in 1998 to allow the warehouse to exceed the I-G district's maximum height, which at that time was 50 feet. In 2004, another variance was approved to allow an addition to the warehouse.

Rezoning the property to PD-I was recommended by staff as a more appropriate way to address the height issue.

Blum's existing facilities and the site of the proposed facilities are located on a 36-acre parcel. As part of the rezoning request, Blum has opted to include an adjoining 38-acre undeveloped tract that it owns. No facilities are proposed on that tract at this time.

Included with the rezoning application are minutes of a community involvement meeting that was held on Oct. 4.

SITE AREA AND DESCRIPTION

The subject property is located at 7733 Old Plank Road, on the north side of Old Plank Road about 600 feet west of N.C. 16 Business. It is adjoined by property zoned I-G, R-T, B-N (Neighborhood Business) and B-G (General Business). Land uses in this area include industrial, business and residential. The subject property is part of an area designated by the Land Use Plan as an Industrial Center.

STAFF'S RECOMMENDATION

Staff recommends that the rezoning request be approved. See proposed statement on following page.



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Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness

Case No. **PD #2018-3**

Applicant **Blum, Inc.**

Parcel ID# **02372 and 43251**

Location **7733 Old Plank Road**

Proposed amendment rezone from I-G and R-T to PD-I to permit expansions of manufacturing, warehousing and office facilities and allow a building height in excess of 60 feet and not more than 100 feet for a high-bay warehouse

This proposed amendment **is consistent** with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

This property is part of an area designated by the Land Use Plan as an Industrial Center.

This proposed amendment **is reasonable and in the public interest** in that:

A manufacturing plant has been in operation on this property for many years. The adjoining area includes industrial uses. The proposed expansions will result in additional jobs and increase the county's tax base.



Planned Development Rezoning Application

Lincoln County Planning and Inspections Department
Zoning Administrator
302 N. Academy St., Lincolnton, NC 28092
Phone: (704)736-8440 Fax: (704)732-9010

PART I

Applicant Name Blum Inc

Applicant Address 7733 Old Plank Road Stanley, NC 28164

Applicant Phone Number 704.827.1345

Property Owner Name Julius Blum, Inc.

Property Owner Address 7733 Old Plank Road Stanley, NC 28164

Property Owner Phone Number 704.827.1345

PART II

Property Location 7733 Old Plank Road & S NC 16 Business Highway

Property ID (10 digits)	<u>Parcel 1: 4601031941</u> <u>Parcel 2: 4601050296</u>	Property size	<u>Parcel 1: 36.3 ac</u> <u>Parcel 2: 31.7 ac</u>
Parcel # (5 digits)	<u>Parcel 1: 02372</u> <u>Parcel 2: 34251</u>	Deed Book(s)	<u>Parcel 1: 553</u> <u>Parcel 2: 959</u>
			<u>Page(s)</u>
			<u>Parcel 1: 801</u> <u>Parcel 2: 617</u>

PART III
Existing Zoning District Parcel 1: I-G
Parcel 2: R-T Proposed Zoning District PD-I

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

Parcel 1 is currently an industrial site with existing buildings having manufacturing, warehouse and office space.

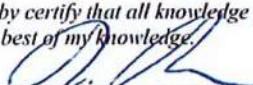
Parcel 2 is currently vacant and wooded.

Briefly described the proposed planned development.

The proposed planned development will rezone both parcels to Planned Development - Industrial to allow future industrial development on both parcels.

***SEE PLANNING DEPT. FOR PLANNED DEVELOPMENT FEES.**

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

9/5/18

Date

BLUM, INC.
COMMUNITY INVOLVEMENT MEETING
October 4, 2018

DATE, TIME AND LOCATIONS OF MEETING:

The Community Involvement Meeting (CIM) for Blum, Inc. was held on Thursday, October 4, 2018 at 7:00 p.m. at the East Lincoln Community Center located at 8160 Optimist Club Road, Denver, North Carolina. The purpose of the CIM was to provide information regarding the Blum, Inc. request to rezone from I-G (General Industrial) to PD-I (Planned Development-Industrial) to permit expansions of manufacturing, warehousing and office facilities and allow building heights in excess of 60 feet and not more than 100 feet for high-bay warehouses.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

Lincoln County mailed CIM notification letters mid-September 2018 to surrounding property owners informing them of the upcoming meeting in accordance with the Lincoln County Unified Development Ordinance. The CIM was attended by those individuals identified on the attached sign-in sheet.

INTRODUCTION:

David Lutz with CES Group Engineers provided a presentation of the proposed Blum, Inc. expansion, identifying the proposed structure with a maximum proposed height of 98'. Currently, the maximum height of an existing structure onsite is 85'. Mr. Lutz and Blum representatives answered questions from the audience.

QUESTIONS RAISED BY THE MEETING PARTICIPANTS:

- Please clarify where the existing buffer is located, that was planted by Blum during prior structure expansions.
 - Petitioner: The property line on the east side of the property was identified as the location prior plantings were installed to provide a visual buffer between Blum and residential homes.

Please Print

Attendees	Name:	Address:	Phone #:	E-Mail:
	Spencer Davis	7733 Old Plank Rd	704-827-1345	spencer.davis@blueridge.com
	Ralf Atzor	7733 Old Plank Rd	704-827-1345	ralf@at200@blueridge.com
	Cliff Brumfield	3856 Boundary Rd	704-827-9620	cliff@lindbergh.org
	Keith Gaskill	445 Timlocer Rd	704-736-9165	keithgaskill@yahoo.com
	MICHAEL GEIS	7733 Old Plank Rd	704-827-1345	MICHAEL.R.GEIS@BLW.H.COM
	Thomas Pernoster	County Office Bldg	—	tpernoster@lincolncounty.org
	Patty Korn	3165 Lake Shore Road South	704-489-8761	patty.korn@kco.org
	John Deno	4409 Meadow Lane	704-608-2787	john@lincolnpolmedia.org



Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD 27.

Date: 9/14/2018 Scale: 1 Inch = 500 Feet





Photo Not Available

Parcel ID	02372	Owner	JULIUS BLUM INC		
Map	4601	Mailing	BLUM INDUSTRIAL PRK-LOWESVILLE 7733 OLD PLANK RD		
Account	25296	Address	STANLEY, NC 28164-7774		
Deed	553 801	Last Transaction Date	01/01/1992	Sale Price	\$0
Plat		Subdivision		Lot	
Land Value	\$908,162	Improvement Value	\$17,494,786	Total Value	\$18,402,948
Previous Parcel					
-----All values for Tax Year 2018-----					
Description	BLDG RD 16			Deed Acres	36.43
Address	7733 OLD PLANK RD			Tax Acres	36.306
Township	CATAWBA SPRINGS			Tax/Fire District	EAST LINCOLN
Main Improvement	SECTION 11& 2005 AUTM WH			Value	\$2,566,225
Main Sq Feet	37752	Stories	1	Year Built	2005
Zoning District	Calc Acres			Voting Precinct	Calc Acres
I-G	36.31			LW31	36.31
Watershed					
0.48			Sewer District		
35.83			36.31		
Census County		Tract	Block		
109		071102	1070	36.31	
Flood	Zone Description		Panel		
X	NO FLOOD HAZARD		3710369100	14.94	
X	NO FLOOD HAZARD		3710460100	21.37	



Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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Date: 9/14/2018 Scale: 1 Inch = 500 Feet

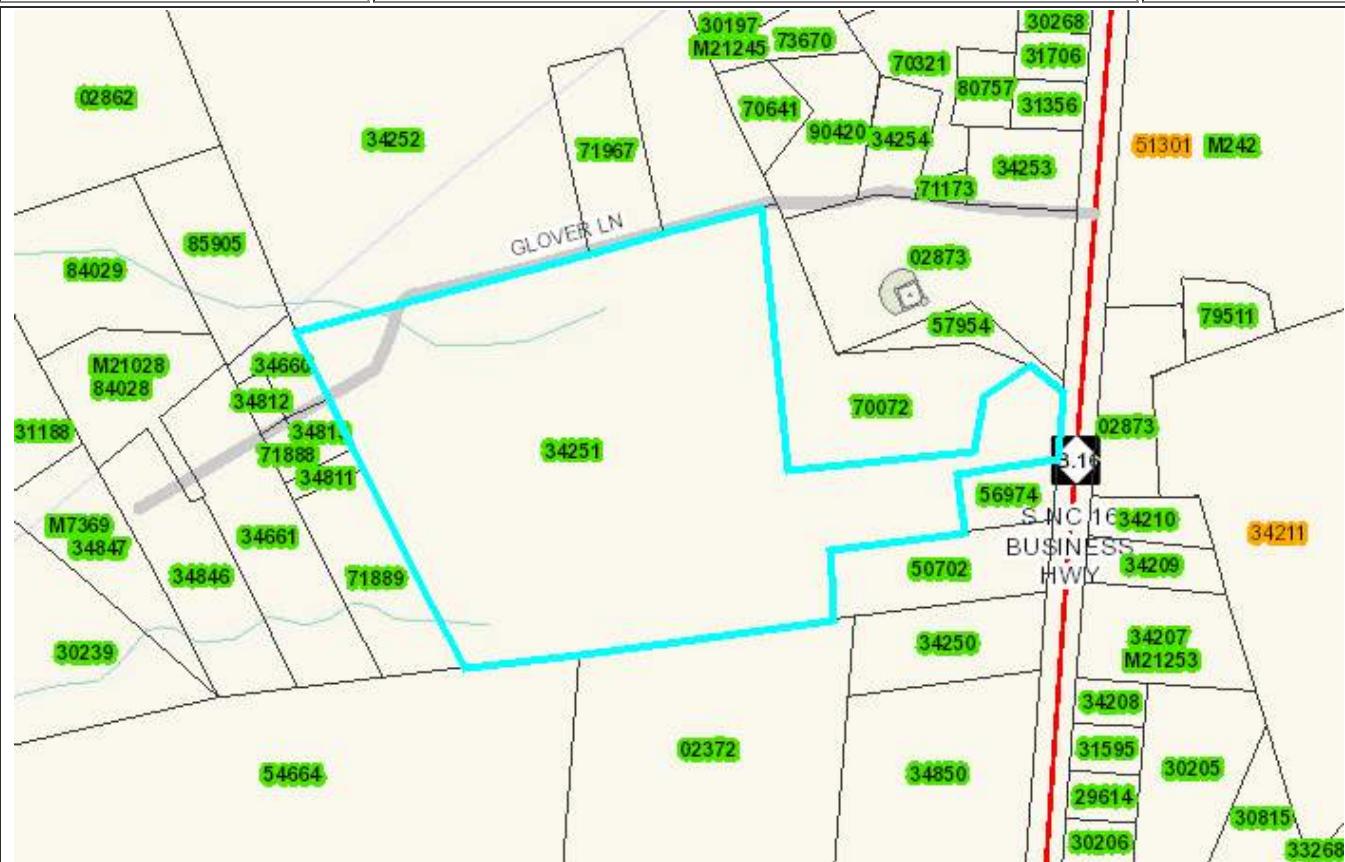
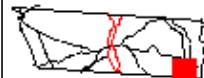
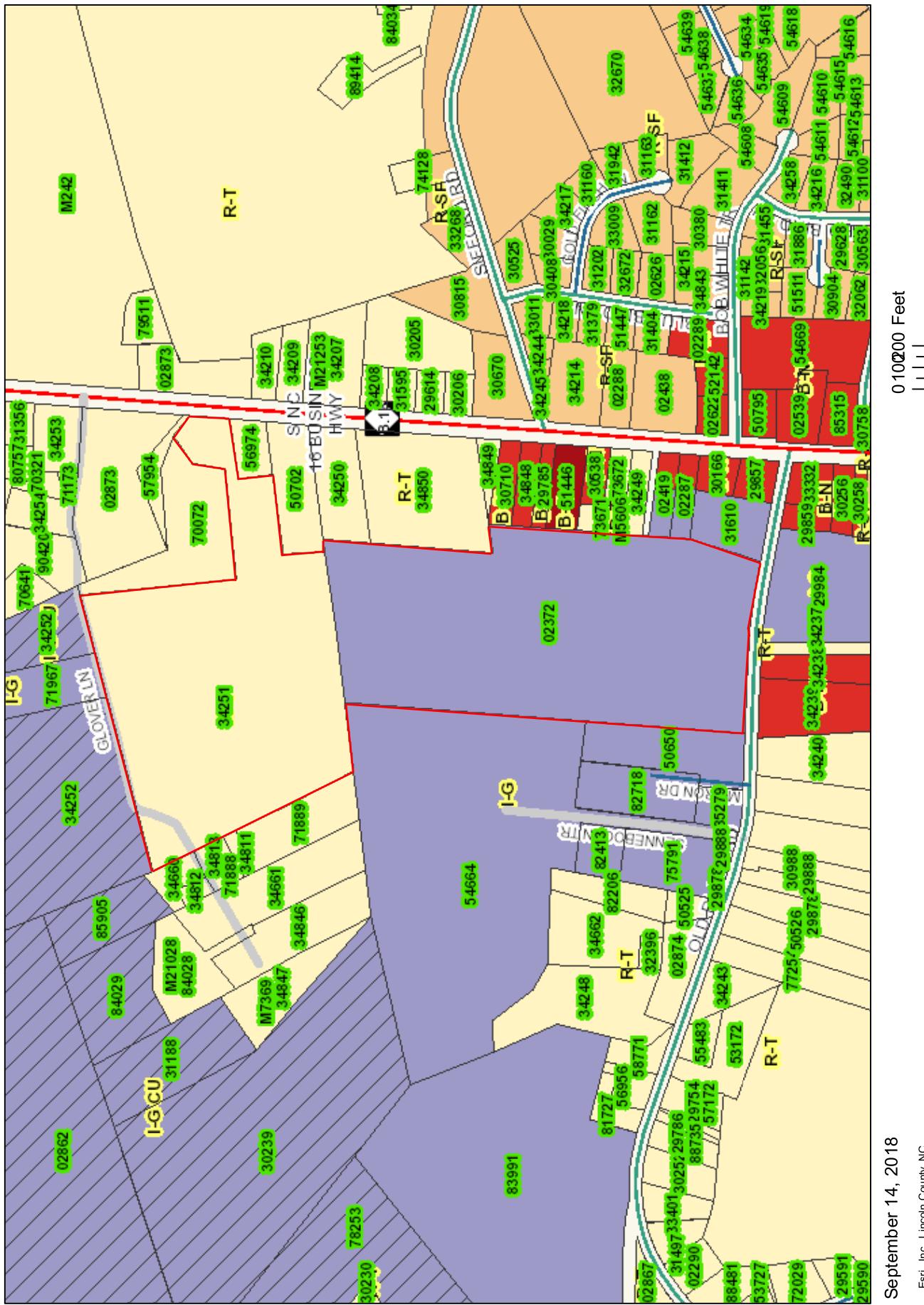


 Photo Not Available	Parcel ID	34251	Owner	JULIUS BLUM INC
	Map	4601	Mailing	BLUM INDUSTRIAL PRK-LOWESVILLE 7733 OLD PLANK RD
	Account	25296	Address	STANLEY, NC 28164-7774
	Deed	959 617	Last Transaction Date	09/30/1996
	Plat		Subdivision	Lot
	Land Value	\$365,474	Improvement Value	\$0
	Previous Parcel	34251		Total Value \$365,474
	-----All values for Tax Year 2018 -----			
	Description	KINCAID LD HMST HW16		Deed Acres 0
	Address	S NC 16 BUSINESS HWY		Tax Acres 31.787
	Township	CATAWBA SPRINGS		Tax/Fire District EAST LINCOLN
	Main Improvement			Value
	Main Sq Feet		Stories	Year Built
	Zoning District	Calc Acres	Voting Precinct	Calc Acres
	R-T	31.79	LW31	31.79
	Watershed		Sewer District	
		31.79		31.78
	Census County		Tract	Block
	109		071102	1070
	Flood	Zone Description	Panel	
	X	NO FLOOD HAZARD	3710369100	20.42
	X	NO FLOOD HAZARD	3710460100	11.37

PD #2018-3
subject property is outlined in red

subject property is outlined in red



September 14, 2018

Esri, Inc., Lincoln County, NC



October 10, 2018

0 to 1000 Feet

1 inch = 600 feet



**CES GROUP
ENGINEERS, LLP**
NC FIRM LICENSE #F-1240
274 N. Hwy. 16, SUITE 300
DENVER, NC 28037
T 704. 489.1500
www.ces-group.net

SEAL:

CLIENT:
BLUM INC.
77733 OLD PLANK ROAD
STANLEY, NC 28164

PROJECT DESCRIPTION:
**BLUM INC. - PLANNED
DEVELOPMENT REZONING**

PROJECT NO:		
7134 - 0918		
DRAWING REVISIONS		
NO:	REVISION DESC.	DATE:
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
DRAWN BY: SMC		REVISED BY: _____
CHECKED BY: DSL		ISSUED BY: SMC
DRAWING TITLE:		
REZONING		
SITE PLAN		

DRAWING NUMBER:
C1.0

