



PLANNING & INSPECTIONS DEPARTMENT  
Joshua L. Grant, Manager

To: Board of County Commissioners  
Planning Board

From: Jeremiah Combs, Planner

Date: November 13, 2023

Re: PD #2018-3-A  
Blum, Inc., applicant  
Parcel ID# 02372, 31610, and 29857

*The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on December 4, 2023.*

Request

The applicant is requesting the rezoning of 39.1 acres from PD-I (Planned Development-Industrial), I-G (General Industrial), and B-N (Neighborhood Business) to PD-I (Planned Development-Industrial) to permit the expansion of manufacturing and warehousing facilities. Under the Lincoln County Unified Development Ordinance, the PD-I district is intended to allow greater flexibility in design not available in nonresidential districts. In 2018, Parcel ID# 02372 was rezoned to PD-I, subject to the approved site plan for expansions of manufacturing, warehousing and office facilities, which included a building height in excess of 60 feet but not more than 100 feet for a high-bay warehouse.

A concept plan for the proposed development was submitted as part of the rezoning application and would serve as the master plan for the development if the rezoning request is approved. The building expansion will supplant an existing parking lot, so the plan shows a new parking lot to be constructed on Parcel ID# 31610 and 29857. No members of the general public attended the Community Involvement Meeting that was held on October 24, 2023. Members of the Lincoln County Planning staff, representatives of the Lincoln Economic Development Association, and representatives for the applicant discussed the proposed site plan in lieu of a presentation.



## PLANNING & INSPECTIONS DEPARTMENT

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### 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 in Catawba Springs Township. The property is adjoined by property zoned B-N (Neighborhood Business), B-G (General Business), I-G (Industrial General), and R-T (Transitional Residential). Land uses in this area include industrial, business, and residential uses.

### Plan Conformance

Most of this property is located in an area designated by the Lincoln County Land Use Plan as an Industrial Center, suitable for a variety of manufacturing and warehousing uses. The southeastern most portion of this property at the intersection of Old Plank Road and N.C. 16 Business is located within an area designated by the Lincoln County Land Use Plan as a Suburban Commercial Center, suitable for a variety of commercial uses to serve the daily needs of the surrounding neighborhoods.

### Additional Information

The proposed master plan complies with the UDO's standard for a Class C project boundary buffer along all PD-I district boundaries.

### Staff's Recommendation

Staff recommends approval of the request. See the proposed statement on the following page.



PLANNING & INSPECTIONS DEPARTMENT  
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## Zoning Amendment

### Staff's Proposed Statement of Consistency and Reasonableness

**Case** PD #2018-3-A

**Applicant** Blum, Inc.

**Parcel ID#** 02372, 31610, and 29857

**Location** 7733 Old Plank Road

**Proposed amendment** Rezone 39.1 acres from PD-I (Planned Development-Industrial), I-G (General Industrial), and B-N (Neighborhood Business) to PD-I (Planned Development-Industrial) to permit the expansion of manufacturing and warehousing facilities

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

**The proposed building expansion is located in an area designated by the Lincoln County Land Use Plan as an Industrial Center, suitable for a variety of manufacturing and warehousing uses. This proposal is consistent with Objective 3.2 of the Blueprint 2043 Land Use Plan: fostering economic growth through land use decisions.**

This proposed amendment **is reasonable** 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.**

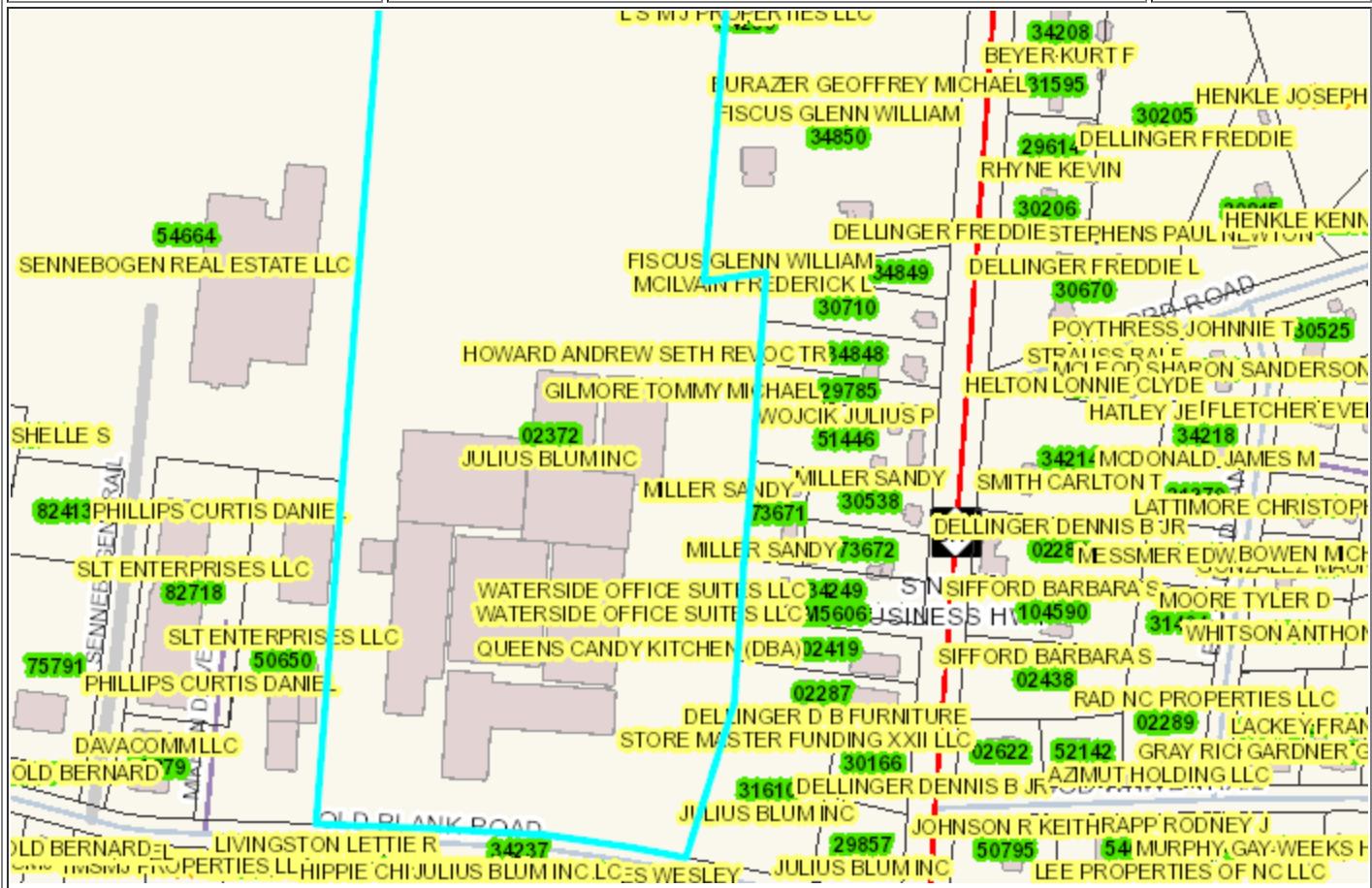
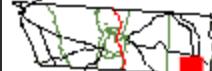


## Lincoln County, NC

### 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.

Date: 11/15/2023 Scale: 1 Inch = 400 Feet



<b>Parcel ID</b>	02372	<b>Owner</b>	JULIUS BLUM INC
<b>Map</b>	4601	<b>Mailing</b>	BLUM INDUSTRIAL PRK-LOWESVILLE 7733 OLD PLANK RD
<b>Account</b>	25296	<b>Address</b>	STANLEY, NC 28164-7774
<b>Deed</b>	553 801	<b>Last Transaction Date</b>	01/01/1992
<b>Plat</b>		<b>Subdivision</b>	
<b>Land Value</b>	\$1,126,121	<b>Improvement Value</b>	\$28,784,361
<b>Previous Parcel</b>			<b>Total Value</b> \$29,910,482
<b>-----All values for Tax Year 2023 -----</b>			
<b>Description</b>	BLDG RD 16	<b>Deed Acres</b>	36.43
<b>Address</b>	7733 OLD PLANK RD	<b>Tax Acres</b>	36.306
<b>Township</b>	CATAWBA SPRINGS	<b>Tax/Fire District</b>	EAST LINCOLN
<b>Main Improvement</b>	BLUM SECTION 1	<b>Value</b>	\$2,106,155
<b>Main Sq Feet</b>	44424	<b>Stories</b>	1
<b>Year Built</b>			1991
<b>Zoning District</b>	<b>Calc Acres</b>	<b>Voting Precinct</b>	<b>Calc Acres</b>
PD-I	36.31	LW31	36.31
<b>Watershed</b>		<b>Sewer District</b>	
	0.48		36.31
	35.83		
<b>Census County</b>		<b>Tract</b>	
109		071102	1070
<b>Block</b>			36.31
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>	
X	NO FLOOD HAZARD	3710369100	14.94
X	NO FLOOD HAZARD	3710460100	21.37



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Date: 11/15/2023 Scale: 1 Inch = 200 Feet

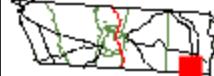


Photo Not Available

<b>Parcel ID</b>	31610	<b>Owner</b>	JULIUS BLUM INC
<b>Map</b>	4601	<b>Mailing</b>	BLUM INDUSTRIAL PRK-LOWESVILLE 7733 OLD PLANK RD
<b>Account</b>	25296	<b>Address</b>	STANLEY, NC 28164-7774
<b>Deed</b>	1094 851	<b>Last Transaction Date</b>	02/05/1999
<b>Plat</b>		<b>Subdivision</b>	LOWESVILLE NO 1
<b>Land Value</b>	\$62,496	<b>Improvement Value</b>	\$0
			<b>Total Value</b> \$62,496
<b>Previous Parcel</b>			
<b>-----All values for Tax Year 2023 -----</b>			
<b>Description</b>	KEEVER LD RD 1511	<b>Deed Acres</b>	2
<b>Address</b>	OLD PLANK RD	<b>Tax Acres</b>	2.016
<b>Township</b>	CATAWBA SPRINGS	<b>Tax/Fire District</b>	EAST LINCOLN
<b>Main Improvement</b>			<b>Value</b>
<b>Main Sq Feet</b>	<b>Stories</b>		<b>Year Built</b>
<b>Zoning District</b>	<b>Calc Acres</b>	<b>Voting Precinct</b>	<b>Calc Acres</b>
I-G	2.02	LW31	2.02
<b>Watershed</b>		<b>Sewer District</b>	
	1.19		2.02
	0.82		
<b>Census County</b>		<b>Tract</b>	<b>Block</b>
109		071102	1070
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>	
X	NO FLOOD HAZARD	3710460100	2.02



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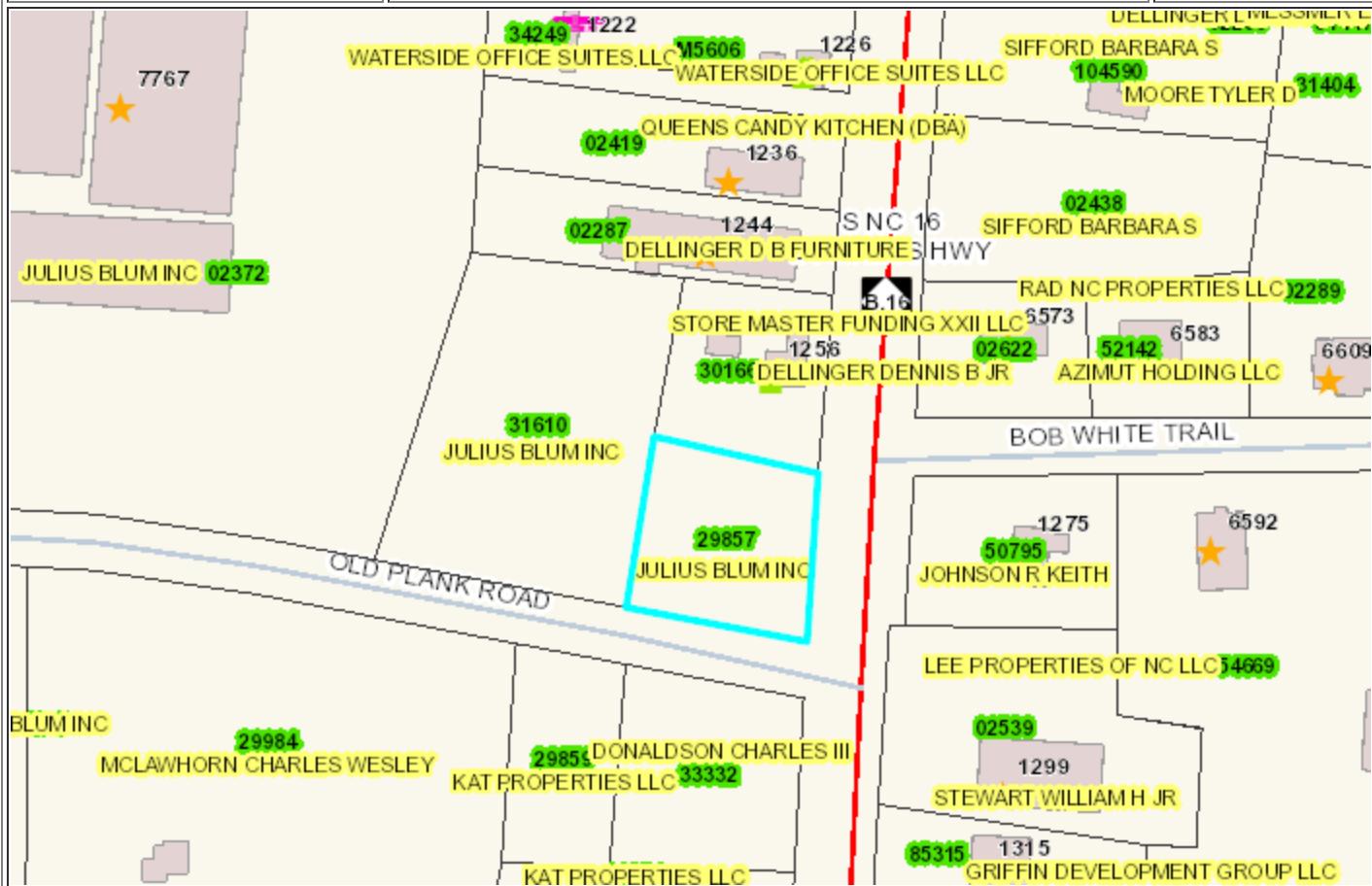
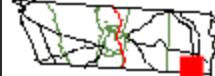
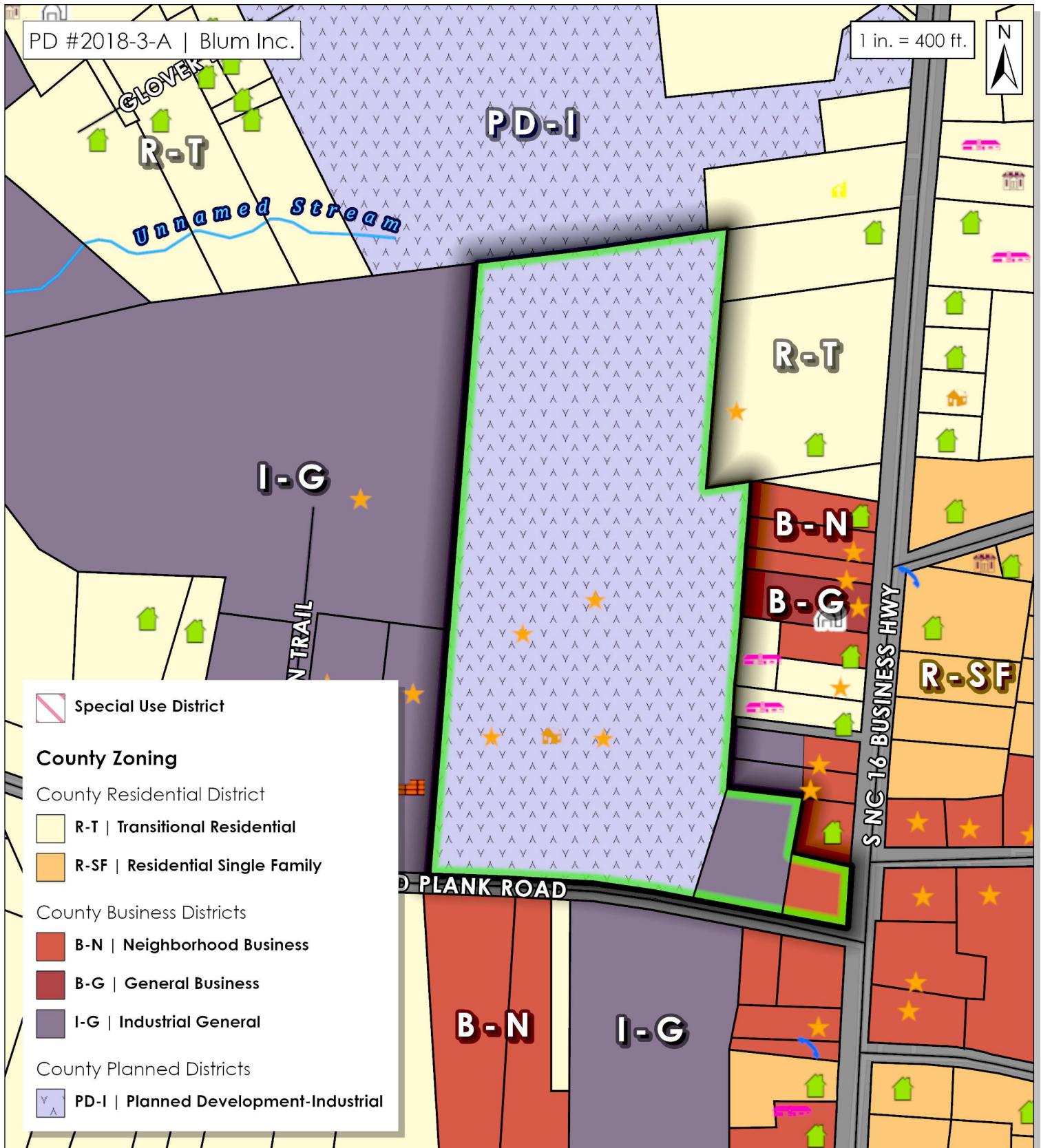


Photo Not Available

<b>Parcel ID</b>	29857	<b>Owner</b>	JULIUS BLUM INC
<b>Map</b>	4601	<b>Mailing</b>	BLUM INDUSTRIAL PRK-LOWESVILLE 7733 OLD PLANK RD
<b>Account</b>	25296	<b>Address</b>	STANLEY, NC 28164-7774
<b>Deed</b>	1094 853	<b>Last Transaction Date</b>	02/05/1999
<b>Plat</b>		<b>Subdivision</b>	LOWESVILLE NO 1
<b>Land Value</b>	\$197,869	<b>Improvement Value</b>	\$0
			<b>Total Value</b> \$197,869
<b>Previous Parcel</b>			
-----All values for Tax Year 2023 -----			
<b>Description</b>	HMSTE - HWY 16 R1511		
<b>Address</b>	OLD PLANK RD		
<b>Township</b>	CATAWBA SPRINGS		
<b>Main Improvement</b>			
<b>Main Sq Feet</b>	<b>Stories</b>		
<b>Zoning District</b>	<b>Calc Acres</b>	<b>Voting Precinct</b>	<b>Calc Acres</b>
B-N	0.79	LW31	0.79
<b>Watershed</b>	<b>Sewer District</b>		
	0.79		
<b>Census County</b>	<b>Tract</b>	<b>Block</b>	
109	071102	1070	0.79
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>	
X	NO FLOOD HAZARD	3710460100	0.79

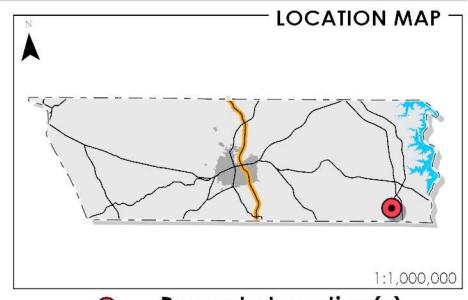


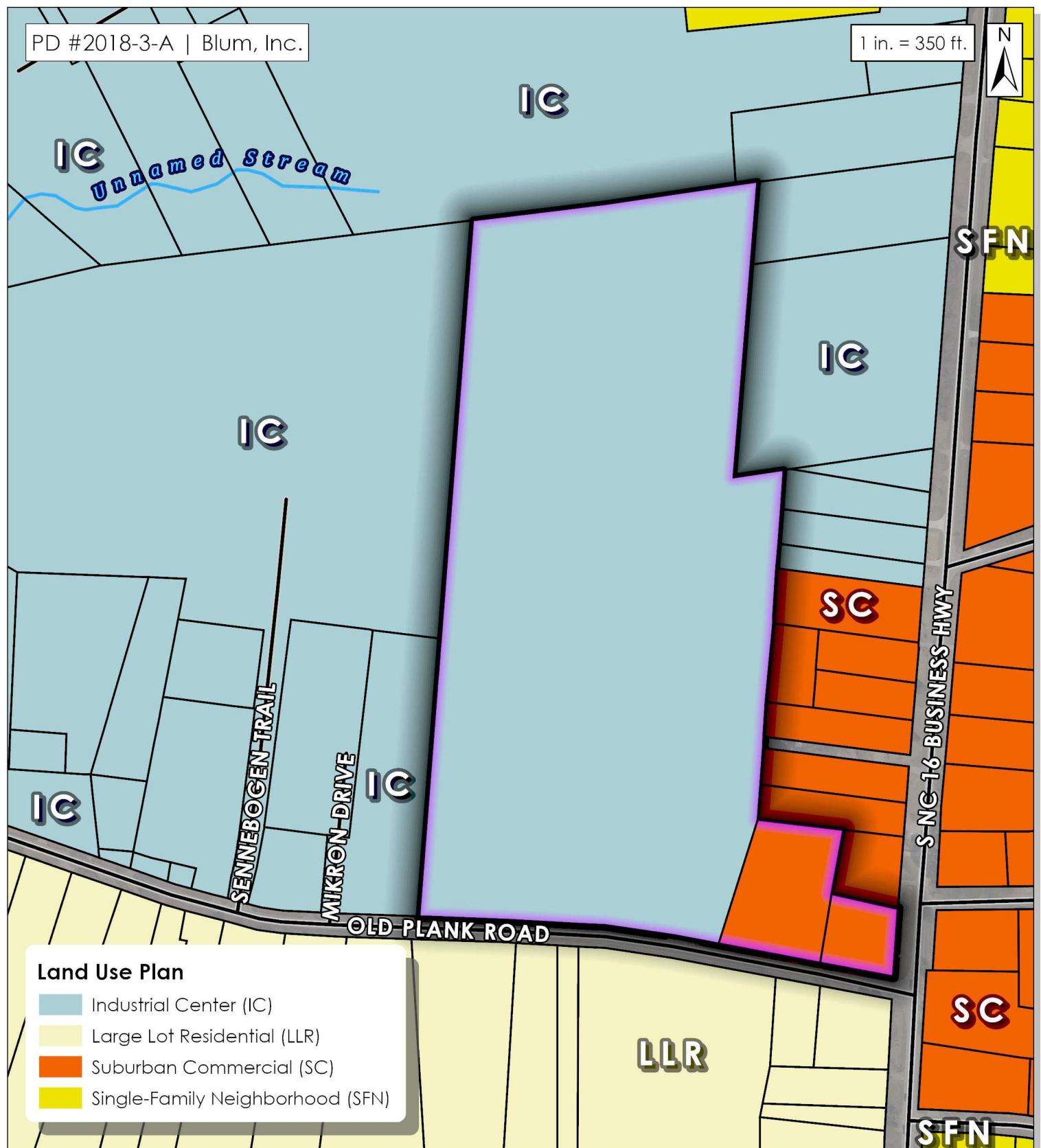
Lincoln County  
Planning & Inspections  
115 W. Main St  
3rd Floor  
Lincolnton, NC 28092

Parcel ID # 02372, 31610, 29857

- Property Location(s)

See Attached Application for Parcel Information





Parcel ID # 02372, 31610,  
& 29857

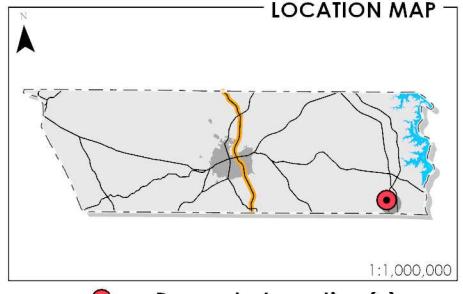
- Property Location(s)

See Attached Application for Parcel Information



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

LOCATION MAP



Property Location(s)



# Lincoln County Project Reviews

Project Number: **ZONE23-00185**

Description: **PD #2018-3-A Blum Inc.**

Project Type: **ZONING CASE**

Parcel ID: **02372**

Sub Type: **PLANNED DEVELOPMENT - INDUSTRIAL**

Applicant: **JULIUS BLUM INC**

Applied: **7/27/2023**

Approved:

Owner: **JULIUS BLUM INC**

Status: **UNDER REVIEW**

Balance: **\$ 0.00**

Surveyor: **<NONE>**

Details:

## LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: AUTO						
7/27/2023	9/6/2023	8/7/2023	ENVIRONMENTAL HEALTH ON-SITE PRE- APPLICATION	Jonathan Harris	COMPLETE	NA Public Water and Sewer
Notes:						
7/27/2023	8/10/2023	8/7/2023	FIRE MARSHAL - COUNTY PRE-APPLICATION	Burl Shrum	COMPLETE	
Notes: The new fire access around the meet the specs. Need another entrance to the new parking lot to come out onto the existing driveway. Need sufficient turning radius room in the parking lot for emergency vehicles.						
7/27/2023	8/15/2023	8/7/2023	INSPECTIONS PRE- APPLICATION	Jeff Wesdyk	COMPLETE	
Notes:						
7/27/2023	8/10/2023	8/7/2023	NATURAL RESOURCES PRE-APPLICATION	Danielle Rudisill	COMPLETE	
Notes:						
7/27/2023	8/10/2023	8/7/2023	NCDOT PRE- APPLICATION	Michael Watson	COMPLETE	
Notes:						





## Lincoln County Project Reviews



7/27/2023	7/27/2023	8/7/2023	PUBLIC WORKS - COUNTY PRE- APPLICATION	Jonathan Drazenovich	COMPLETE	
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Notes:

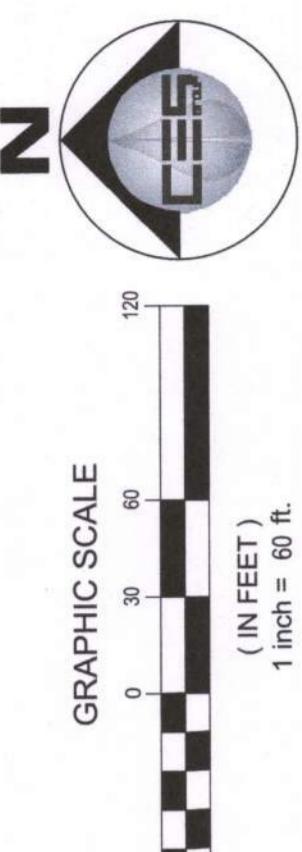
General Comment:

1) No new water or sewer services requested or shown.  
2) The County is currently in design for a 12 inch water main to replace the current 6 inch main on Old Plank Rd. This will provide additional flow to the area.

Stormwater Comments:

1) The storm pond will need to meet the County requirements of treating the runoff for the first inch of rainfall coming to the basin for 85% TSS removal and released between 48hr and 120hr.  
2) Provide a 10' wide unobstructed access drive around all BMPs.





GRAPHIC SCALE

60

30

0

(IN FEET)

1 inch = 60 ft.

SITE DATA

39.1 ACRES  
PARCEL/PIN #: 4601-03-1941, 4601-02-5959, 4601-02-7848  
ADDRESS: 7733 OLD PLANK RD  
STANLEY, NC 28164

EXISTING ZONING: ELDD PD-1  
ELDD I-G  
ELDD B-N

PROPOSED ZONING: PD-1

EXISTING USE: MANUFACTURING/WAREHOUSE

PROPOSED USE: MANUFACTURING/WAREHOUSE

REQUIRED LANDSCAPE BUFFERS:  
10' CLASS A ALONG ROAD FRONTAGE  
10' CLASS C ALONG RESIDENTIAL PARCELS

REQUIRED SETBACKS:  
FRONT: 50'  
SIDE: 20'  
REAR: 30'

BUILDING REQUIREMENTS:  
MAXIMUM HEIGHT 100 FT

STATE AND LOCAL INFORMATION:  
FEMA PANEL: 3710460100J  
WATERSHED: PORTION OF SITE WITHIN WS-IVP  
SOILS ON SITE: CEB2 (CECIL SANDY CLAY LOAM)  
TERRAIN CLASSIFICATION: LEVEL

## LEGEND

EXISTING	PROPOSED
×	SPOT ELEVATION
×	BACK OF CURB SPOT ELEVATION
×	TOP OF CURB SPOT ELEVATION
×	TOP OF WALL SPOT ELEVATION
×	BOTTOM OF WALL SPOT ELEVATION
×	FINISHED GRADE SPOT ELEVATION
N/A	MATCH EXISTING SPOT ELEVATION
N/A	MATCH EX ±874.50
—	PROPERTY LINE
—	RIGHT-OF-WAY LINE
—	CURB AND GUTTER
—	GENERAL EASEMENT LINE
—	MINOR CONTOUR
—	MAJOR CONTOUR
—	WATER LINE
—	FIRE HYDRANT
—	GATE VALVE
○ W	WATER METER
—	SANITARY SEWER PIPE
—	SANITARY SEWER MANHOLE
—	STORM PIPE
■	CATCH BASIN
—	CATV
—	UNDERGROUND CABLE
—	OH
—	OVERHEAD UTILITY LINE
—	UGE
—	UNDERGROUND ELECTRIC
—	FO
—	FIBER OPTIC CABLE
—	G — G — G —
—	GAS MAIN
—	FENCE
—	UTILITY POLE

PROJECT NO:

<b>7777-112</b>	
ISSUE DATE: #####/#####/####	
<b>DRAWING REVISIONS</b>	
NO:	REVISION DESC.
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-
DRAWN BY: XXX	REVISE
CHECKED BY: XXX	ISSUED
<b>DRAWING TITLE:</b>	
<b>REZONIN</b>	
<b>SITE PLAN</b>	

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