



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.



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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.



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:

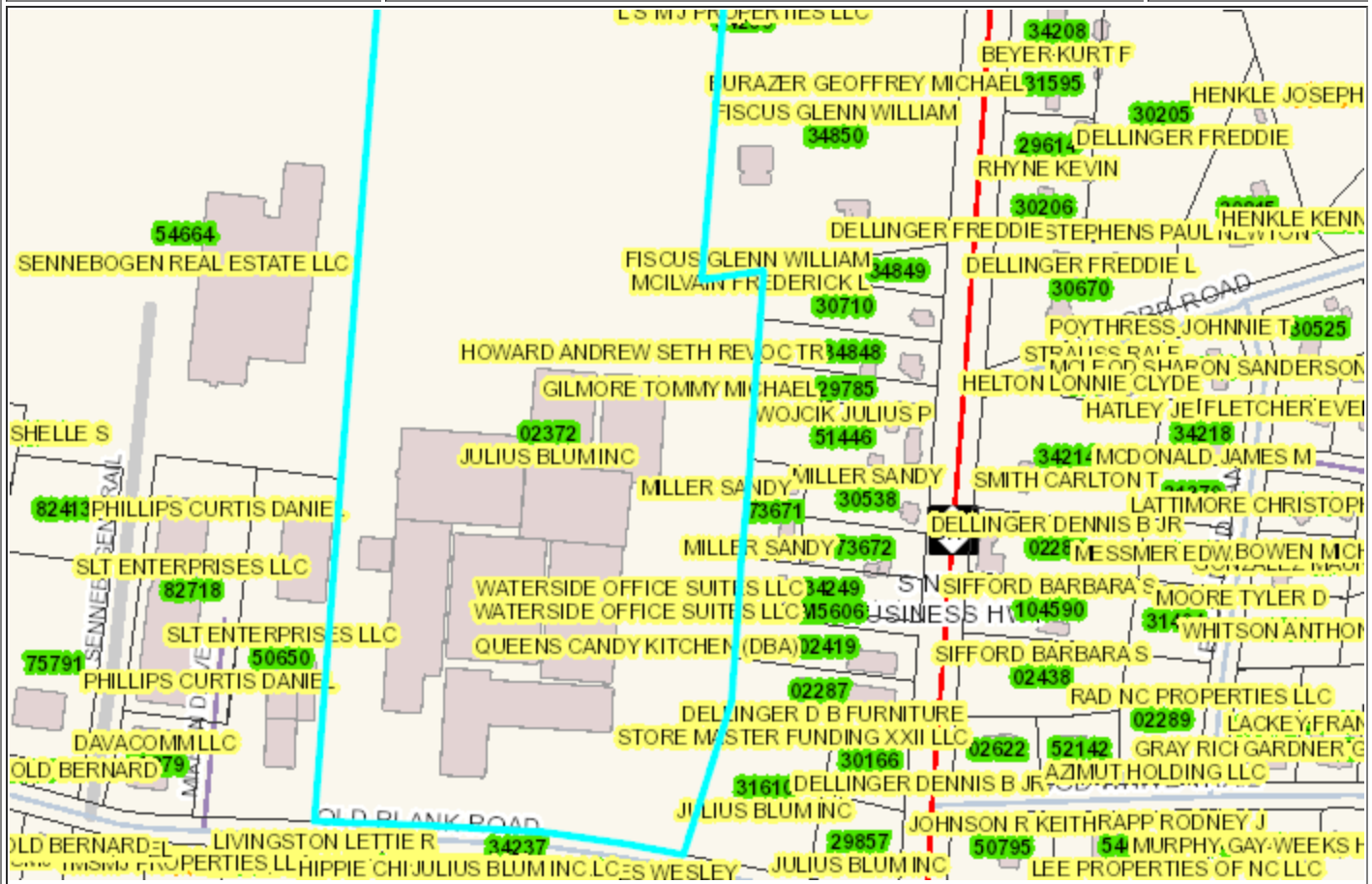
A manufacturing plant has been in operation on this property for many years. The adjoining area includes industrial uses. The proposed expansions will result in additional jobs and increase the county's tax base.



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



02372

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
Plat		Subdivision	
Land Value	\$1,126,121	Improvement Value	\$28,784,361
Previous Parcel		Total Value	\$29,910,482

-----All values for Tax Year 2023 -----

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	BLUM SECTION 1	Value	\$2,106,155
Main Sq Feet	44424	Stories	1
		Year Built	1991

Zoning District	Calc Acres	Voting Precinct	Calc Acres
PD-I	36.31	LW31	36.31

Watershed	0.48	Sewer District	36.31
	35.83		

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



Office of the Tax Administrator, GIS Mapping Division

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

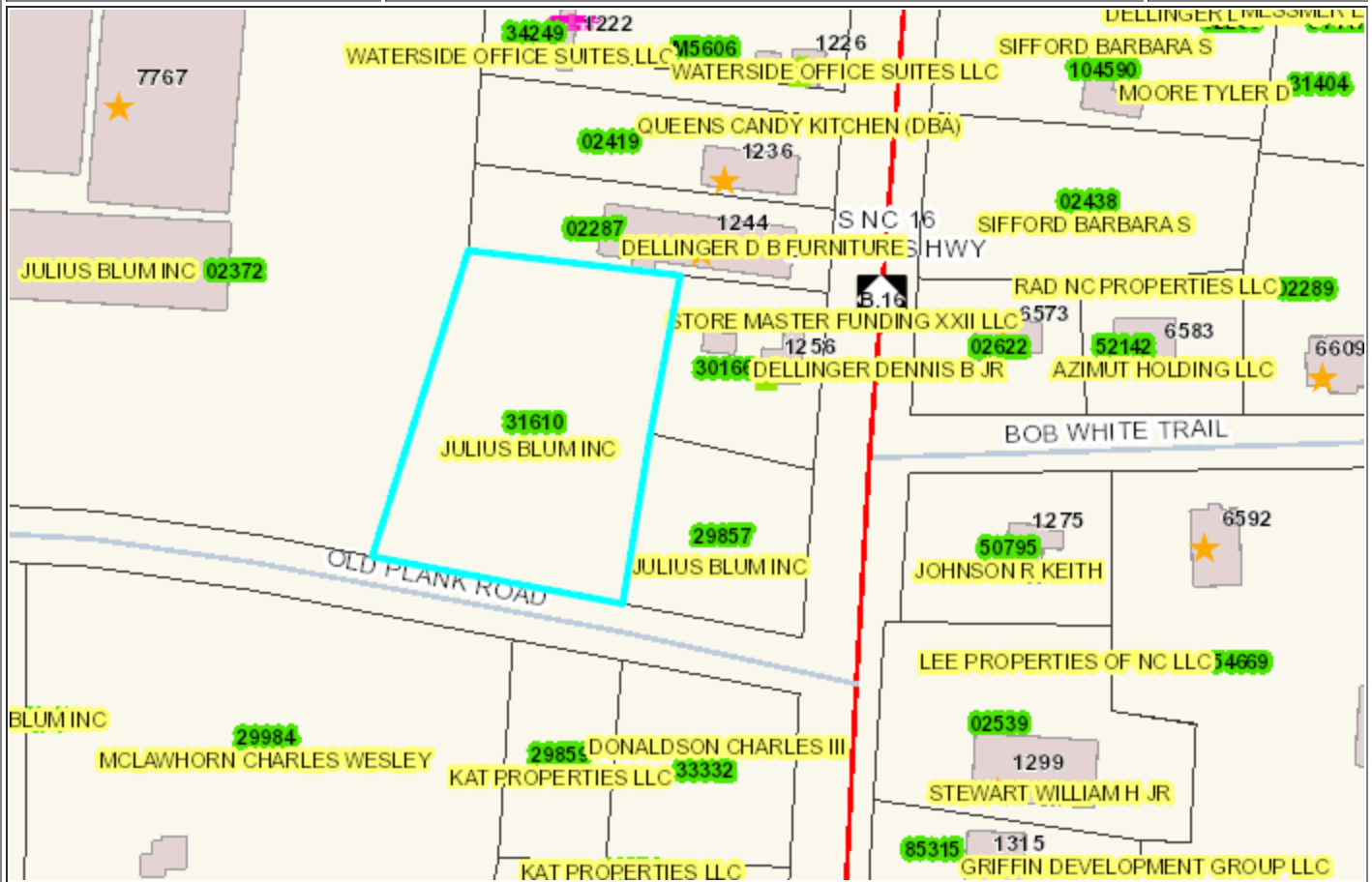


Photo Not Available

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



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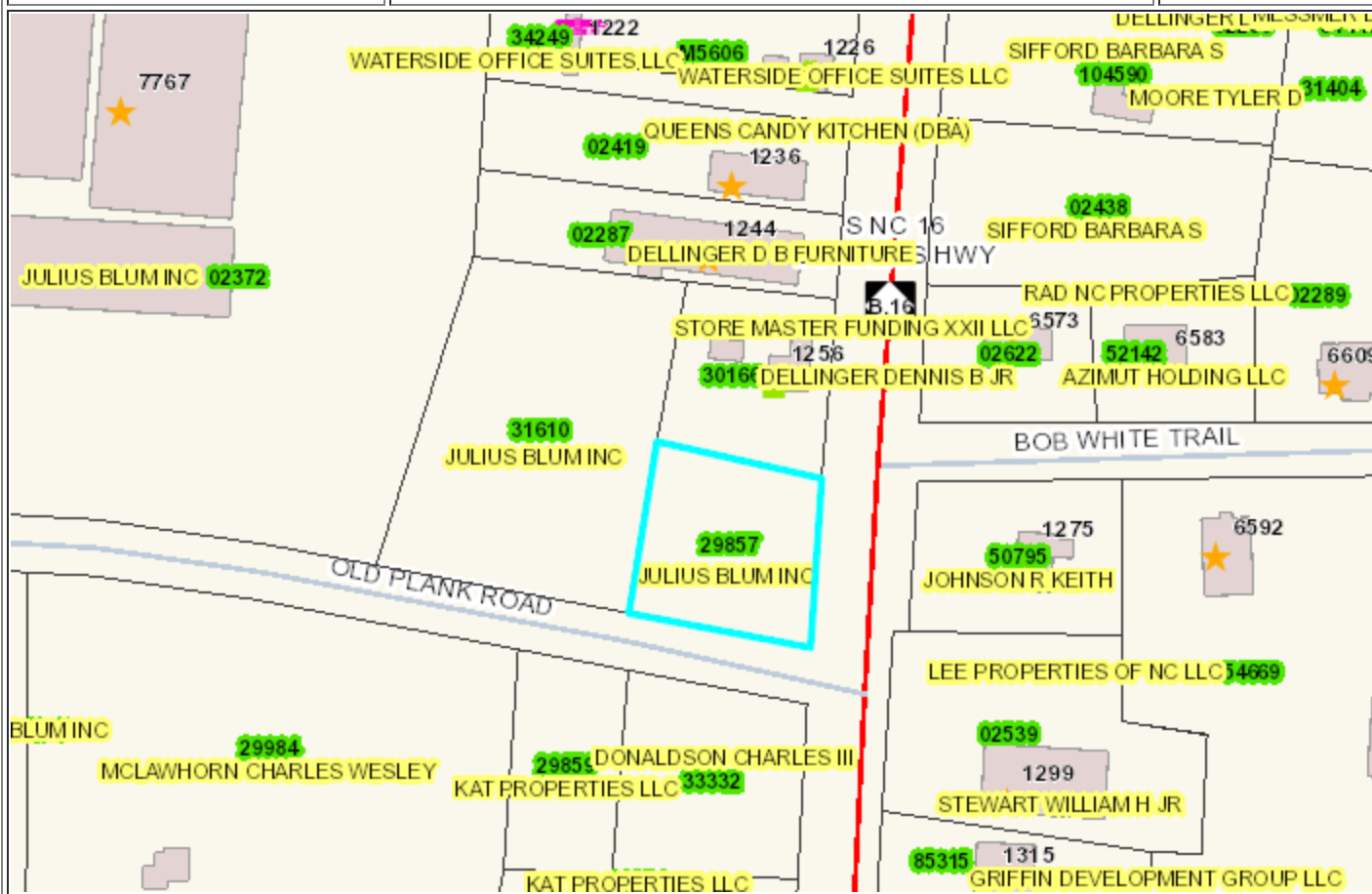
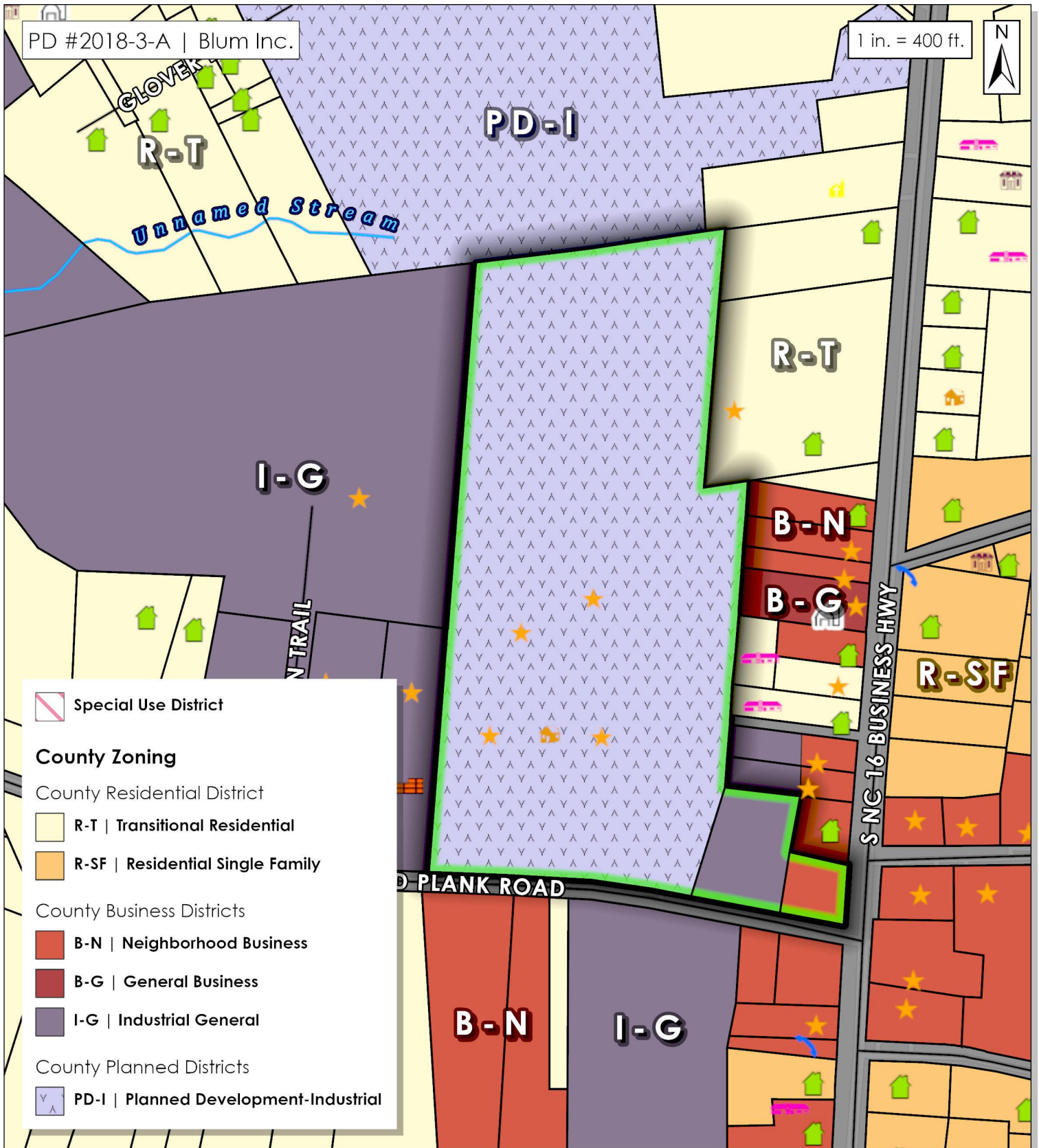


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Parcel ID	29857	Owner	JULIUS BLUM INC		
Map	4601	Mailing	BLUM INDUSTRIAL PRK-LOWESVILLE 7733 OLD PLANK RD		
Account	25296	Address	STANLEY, NC 28164-7774		
Deed	1094 853	Last Transaction Date	02/05/1999	Sale Price	\$0
Plat	Subdivision		LOWESVILLE NO 1	Lot	
Land Value	\$197,869	Improvement Value	\$0	Total Value	\$197,869
Previous Parcel					
-----All values for Tax Year 2023 -----					
Description	HMSTE - HWY 16 R1511			Deed Acres	1.15
Address	OLD PLANK RD			Tax Acres	0.79
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
B-N		0.79	LW31		0.79
Watershed		Sewer District			
0.79		0.79			
Census County		Tract	Block		
109		071102	1070		0.79
Flood	Zone Description		Panel		
X	NO FLOOD HAZARD		3710460100 0.79		

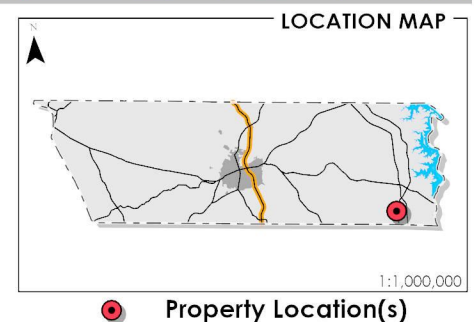


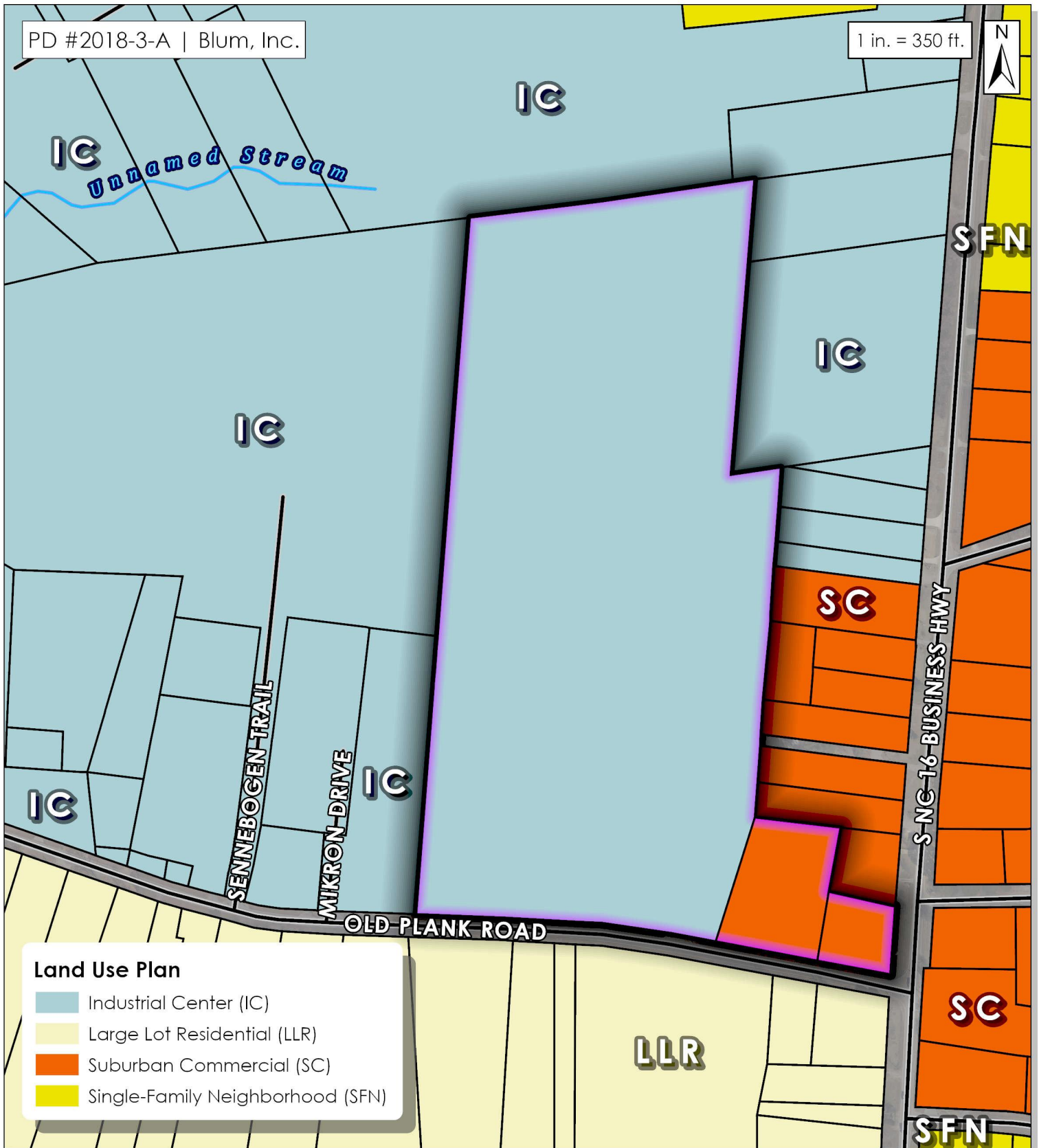
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID # 02372, 31610, 29857

 - Property Location(s)

See Attached Application for Parcel Information





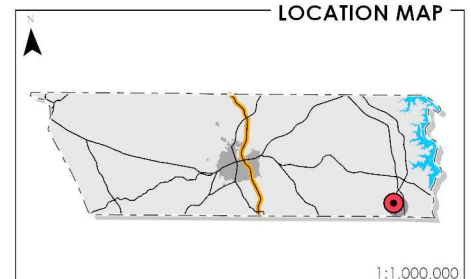
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115 W. Main St
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& 29857

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See Attached Application for Parcel Information

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	DUE 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	
<p>Notes:</p> <p>General Comment:</p> <p>1)No new water or sewer services requested or shown.</p> <p>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.</p> <p>Stormwater Comments:</p> <p>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.</p> <p>2) Provide a 10 wide unobstructed access drive around all BMPs.</p>						



