



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners  
Planning Board

From: Jeremiah Combs, Planner

Date: May 9, 2025

Re: PD #2018-3-A2  
Blum, Inc., applicant  
Parcel ID# 02372, 29857, 31610, 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 June 2, 2025.*

Request

The applicant is requesting to amend the master plan for a PD-I (Planned Development-Industrial) district for a 40,000-square foot office and showroom expansion, the reconfiguration of the existing parking lot, and the addition of another driveway access. A concept plan for these 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 applicant has provided a summary of the Community Involvement Meeting that was held on April 29, 2025.

Site Area and Description

The subject property is located at 7733 Old Plank Road 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.

In 2018, Parcel ID# 02372 and 34251 were rezoned to PD-I, subject to the approved site plan for expansions of manufacturing, warehousing and office facilities. In 2023, an amendment to



## PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

the master plan was approved for another building expansion, which also included the rezoning of Parcel ID# 29857 and 31610 for a parking lot expansion.

### 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

A portion of this property is located within the WS-IV Protected Area of the Catawba/Mountain Island Lake Watershed, which limits nonresidential developments to a maximum impervious coverage of 24% of the project area. However, under the 10/70 option, 10 percent of the acreage in the watershed district may be developed with new nonresidential projects having up to 70% impervious surface area. Approval is on a project-by-project basis, subject to the issuance of a special use permit by the Board of Commissioners.

### 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

<b>Case</b>	PD #2018-3-A2
<b>Applicant</b>	Blum, Inc.
<b>Parcel ID#</b>	02372, 29857, 31610, and 34251
<b>Location</b>	7733 Old Plank Road
<b>Proposed amendment</b>	Amend the master plan for a PD-I (Planned Development-Industrial) district for a 40,000-square foot office and showroom expansion, the reconfiguration of the existing parking lot, and the addition of another driveway access

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.**



## Planned Development Rezoning Application

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

### PART I

Applicant Name Blum Inc

Applicant Address 7733 Old Plank Rd Stanley, NC 28164

Applicant Phone Number 704.827.1345

Property Owner Name JULIUS BLUM INC

Property Owner Address 7733 Old Plank Rd Stanley, NC 28164

Property Owner Phone Number 704.827.1345

### PART II

Property Location 7733 Old Plank Rd Stanley, NC 28164

Property ID (10 digits) 4601031941, 4601025959, 4601027848 Property size 39.1 ac

Parcel # (5 digits) 02372, 31610, 29857 Deed Book(s) 553 Page(s) 801

1094

851

### PART III

1094

853

Existing Zoning District ELDD PD-I Proposed Zoning District ELDD PD-I

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

Existing industrial site with associated parking, drives, truck docks

Briefly described the proposed planned development.

Expansion of the existing facility with a new 40,000 SF Building addition (BE13) consisting of a new office space and show room. In addition, renovation of an existing 40,000 SF of the building and reconfiguring the site parking and truck access.

### \*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

Date

2025 March 3<sup>rd</sup>

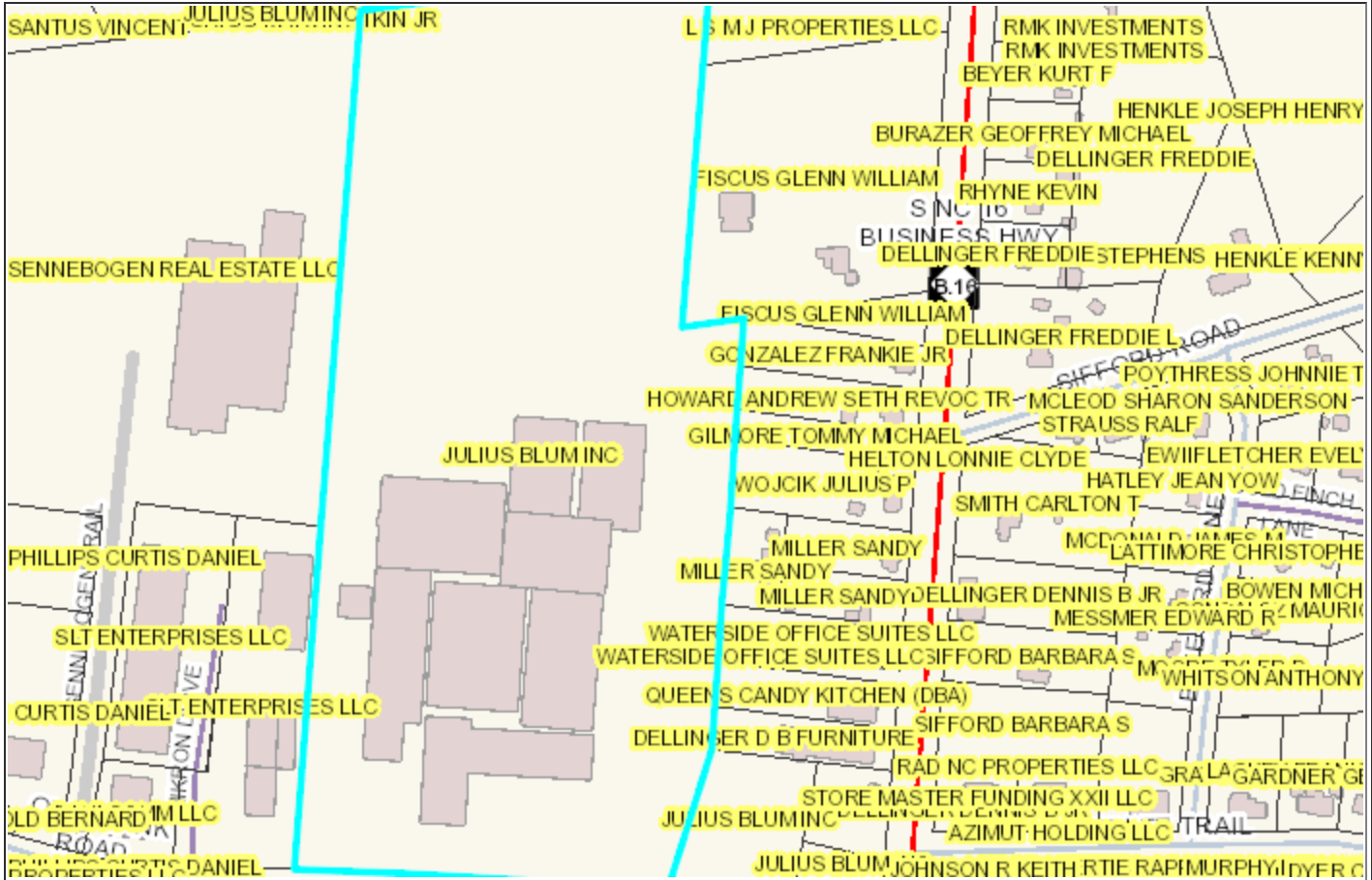


## Lincoln County, NC

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Date: 5/9/2025 Scale: 1 Inch = 400 Feet



02372

<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

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

<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>	PD-I	<b>Conditional Use</b>	
		<b>Calc Acres</b>	36.31
		<b>Voting Precinct</b>	LW31
		<b>Calc Acres</b>	36.31
<b>Watershed</b>	0.48	<b>Sewer District</b>	
	35.83		36.31
<b>Census County</b>	109	<b>Tract</b>	071102
		<b>Block</b>	1070
			36.31
<b>Flood</b>	X	<b>Zone Description</b>	NO FLOOD HAZARD
		<b>Panel</b>	3710369100
			14.94



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Date: 5/9/2025 Scale: 1 Inch = 200 Feet

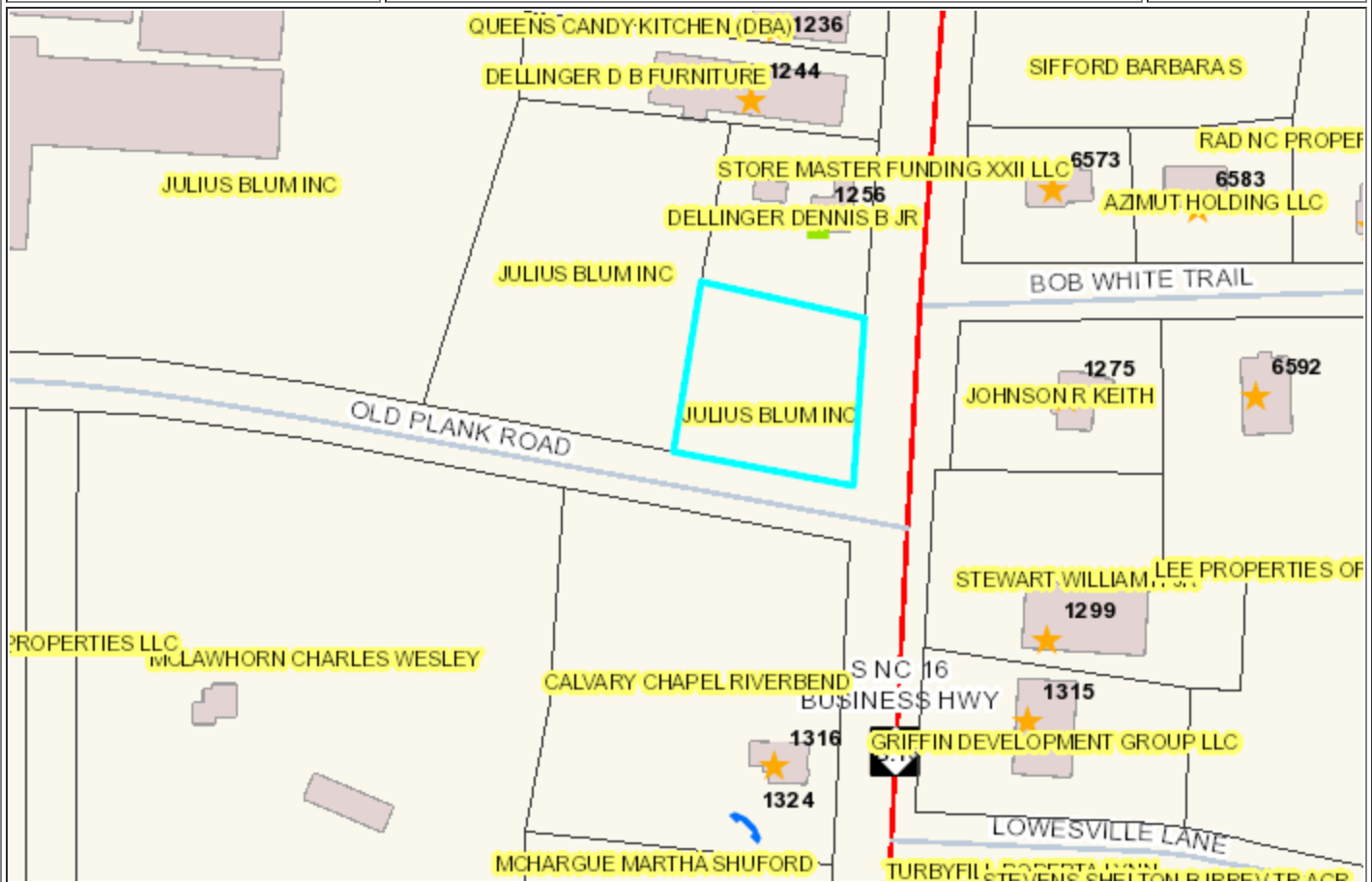


Photo Not  
Available

<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>	\$61,225	<b>Improvement Value</b>	\$0
<b>Previous Parcel</b>		<b>Total Value</b>	\$61,225

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

<b>Description</b>	HMSTE - HWY 16 R1511	<b>Deed Acres</b>	1.15
<b>Address</b>	OLD PLANK RD	<b>Tax Acres</b>	0.79
<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>Year Built</b>	

<b>Zoning District</b>	<b>Conditional Use</b>	<b>Calc Acres</b>	<b>Voting Precinct</b>	<b>Calc Acres</b>
PD-I		0.79	LW31	0.79

<b>Watershed</b>	<b>Sewer District</b>
0.79	0.79

<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



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Date: 5/9/2025 Scale: 1 Inch = 200 Feet

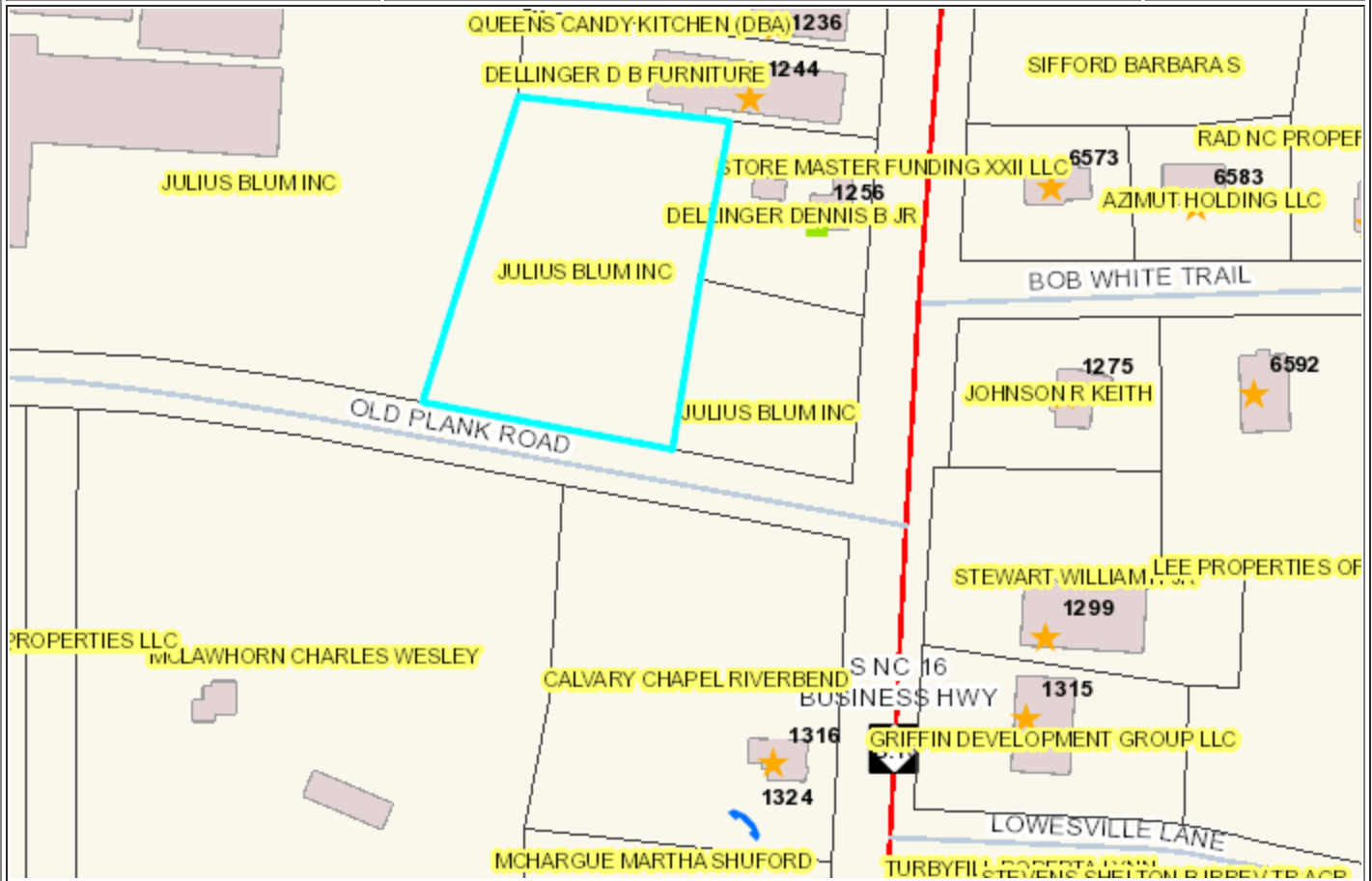


Photo Not Available

<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 Lot
<b>Land Value</b>	\$124,992	<b>Improvement Value</b>	\$0
<b>Previous Parcel</b>		<b>Total Value</b>	\$124,992
-----All values for Tax Year 2025 -----			
<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>Conditional Use</b>	<b>Calc Acres</b>	<b>Voting Precinct Calc Acres</b>
PD-I		2.02	LW31 2.02
<b>Watershed</b>	1.19	<b>Sewer District</b>	
	0.82	2.02	
<b>Census County</b>	109	<b>Tract</b>	<b>Block</b>
		071102	1070 2.02
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>	
X	NO FLOOD HAZARD	3710460100	2.02



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Date: 5/9/2025 Scale: 1 Inch = 400 Feet

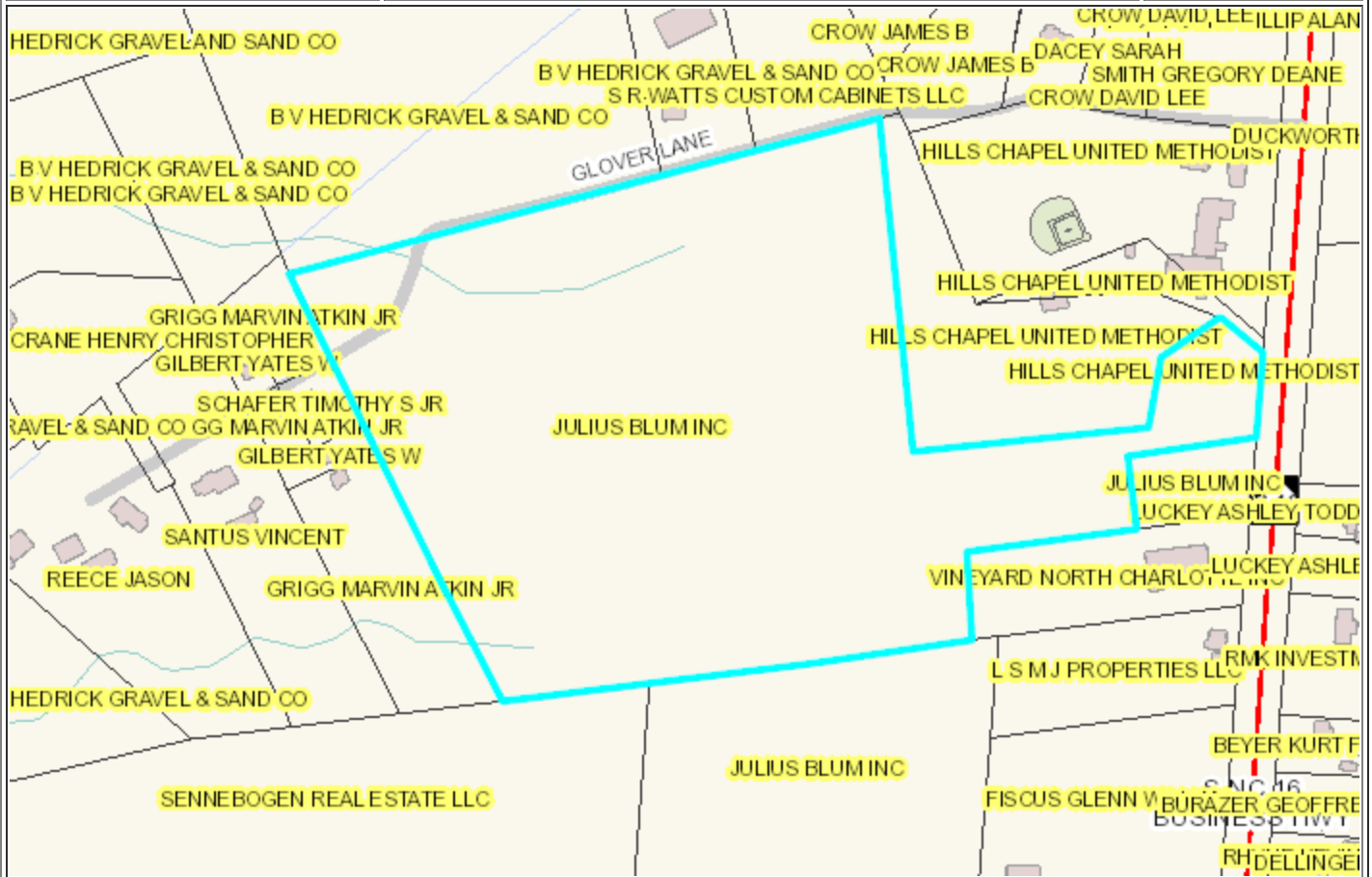


Photo Not Available

<b>Parcel ID</b>	34251	<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>	959 617	<b>Last Transaction Date</b>	09/30/1996
<b>Plat</b>		<b>Subdivision</b>	
<b>Land Value</b>	\$513,178	<b>Improvement Value</b>	\$0
<b>Previous Parcel</b>	34251	<b>Total Value</b>	\$513,178

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

<b>Description</b>	KINCAID LD HMST HW16	<b>Deed Acres</b>	0
<b>Address</b>	S NC 16 BUSINESS HWY	<b>Tax Acres</b>	31.787
<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>Year Built</b>	

<b>Zoning District</b>	<b>Conditional Use</b>	<b>Calc Acres</b>	<b>Voting Precinct</b>	<b>Calc Acres</b>
PD-I		31.79	LW31	31.79

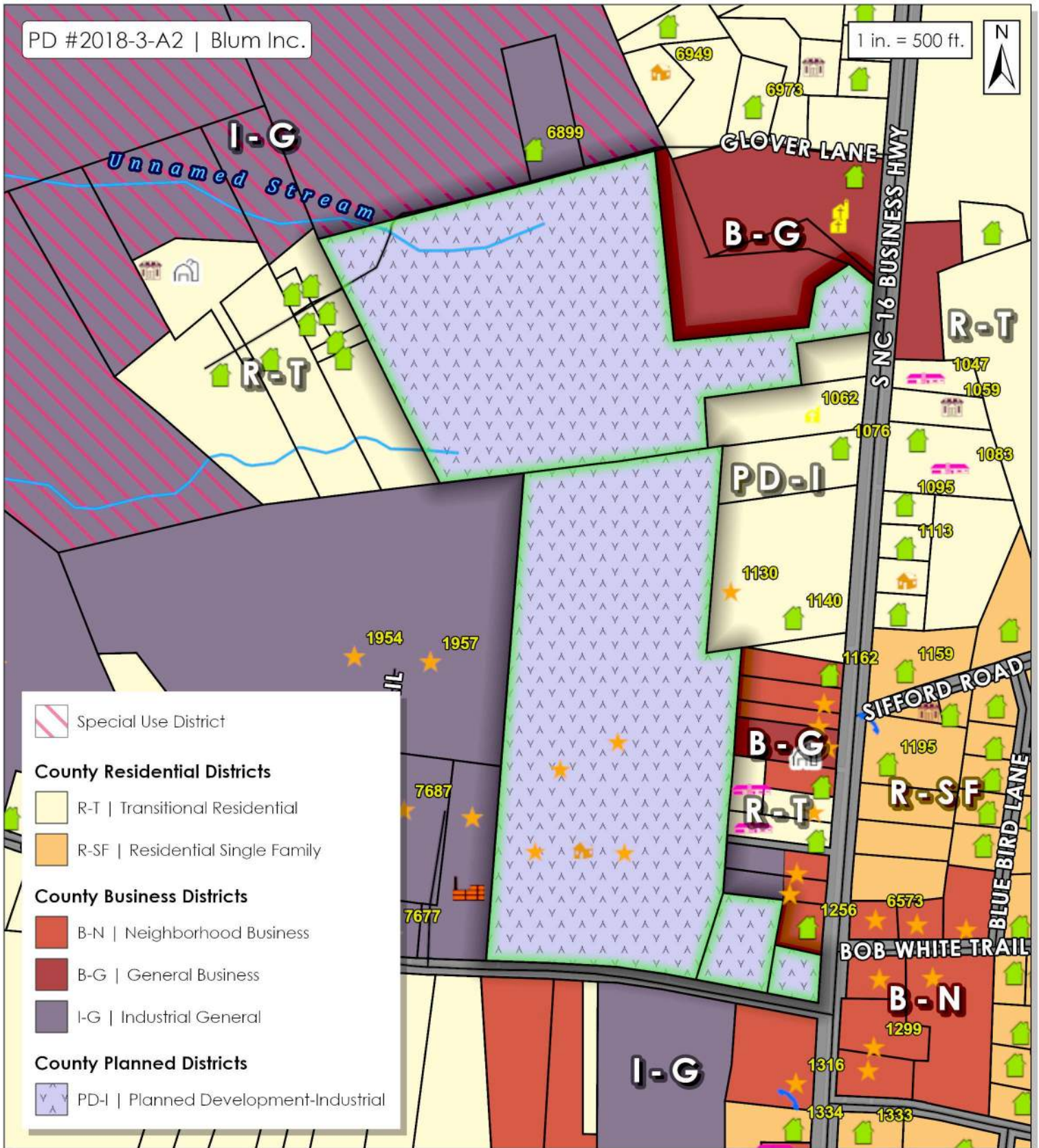
<b>Watershed</b>	31.79	<b>Sewer District</b>	31.78
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<b>Census County</b>	<b>Tract</b>	<b>Block</b>	
109	071102	1070	31.79

<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>	
X	NO FLOOD HAZARD	3710460100	11.37
X	NO FLOOD HAZARD	3710369100	20.42

PD #2018-3-A2 | Blum Inc.

1 in. = 500 ft.



Special Use District

**County Residential Districts**

R-T | Transitional Residential

R-SF | Residential Single Family

**County Business Districts**

B-N | Neighborhood Business

B-G | General Business

I-G | Industrial General

**County Planned Districts**

PD-I | Planned Development-Industrial

**Parcel ID # 02372, 29857,  
31610, & 34251**

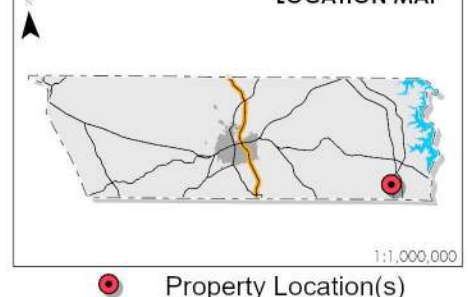
- Property Location(s)

See Attached Application for Parcel Information

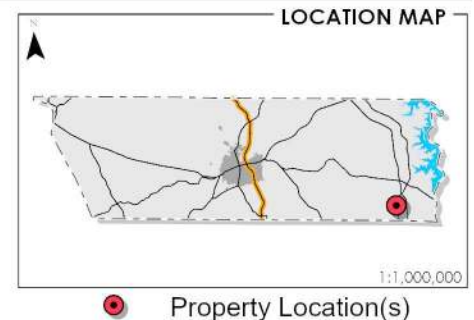


Lincoln County  
Planning & Inspections  
115 W. Main St  
3rd Floor  
Lincolnton, NC 28092

**LOCATION MAP**



Property Location(s)



# Summary of Community Involvement Meeting (CIM)

## **Community Involvement Meeting for PD #2018-3-A2**

**April 29, 2025**

We had a productive Community Outreach meeting on 4/29 with some attendance from the neighboring property. Below is a brief summary of the meeting:

- Jeremiah Combs from the county opened up the virtual meeting a little after 6pm and presented the reason for the meeting and its association to the proposed PD.
- Jake Modestow from CES and Peter Cucci from MPS presented the overall PD as well as the proposed improvements that the team will be making as part of BE13.
- The Mclawhorns requested some clarification on the project improvements associated with stormwater runoff. They mentioned that they had been experiencing soil erosion from the pipes that traverse Old Plank Road. CES explained the proposed improvements associated with the project that would be implemented to reduce runoff from the new improvements. This included the 3 bioswales around the site to improve water quality and quantity leaving the site. CES mentioned that DOT will also be reviewing the flows from the site to ensure post development flows do not exceed predevelopment flows to the Old Plank Roadway. Blum team agreed to discuss this more and evaluate potential solutions.
- The Mclawhorns had questions about the amount of impervious coverage being added and systems being implemented to mitigate that. They also had questions on the watershed permit itself as it relates to the stormwater. Jeremiah made note that the proposed improvements are voluntary that the applicant is proposing.
- Several council members were also on the meeting generally listening into the commentary of the meeting. They did ask the reasoning of why the application was not being held all at once during the PD meeting on June 2<sup>nd</sup>. Guidance from CES and MPS made efforts to submit permits as soon as ready, to stay on track with the project scheduling.



# Lincoln County Project Reviews

**Project Number:** ZONE25-00059      **Description:** PD #2018-3-A2 Blum, Inc.

**Project Type:** ZONING CASE      **Parcel ID:** 02372

**Sub Type:** PLANNED DEVELOPMENT - INDUSTRIAL      **Applicant:** Blum, Inc.

**Applied:** 2/12/2025      **Approved:**      **Owner:** JULIUS BLUM INC

**Status:** UNDER REVIEW      **Balance:** \$ 0.00      **Surveyor:** <NONE>

**Details:**

**Proposed amendment to the approved PD-I master plan for a 40,000-square foot office and showroom expansion, the reconfiguration of the existing parking lot, and the addition of another driveway access**

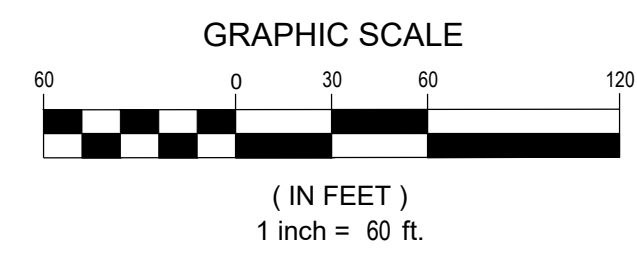
LIST OF REVIEWS						
SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
2/27/2025	2/27/2025	3/18/2025	ZONING - COUNTY	Maegan Rhoades	COMPLETE	
Notes: Planned development will need to be amended. 10' buffer requires a masonry wall. 1070 option for impervious coverage.						
Review Group: TRC PRE-APPLICATION						
2/27/2025	3/20/2025	3/9/2025	ENVIRONMENTAL HEALTH ON-SITE PRE-APPLICATION	Jonathan Harris	COMPLETE	NA Public water and sewer
Notes: Please contact Environmental Health for comments jonathan.harris@lincolncountync.gov						
2/27/2025	2/27/2025	3/9/2025	FIRE MARSHAL - COUNTY PRE-APPLICATION	Burl Shrum	COMPLETE	
Notes: I would need a resubmittal and add in location of existing hydrants in this area along with new hydrants also add knox entry to the vehicle gates and is there access all of the way around the building. electric vehicle parking will need a hydrant nearby.						
2/27/2025		3/9/2025	NATURAL RESOURCES PRE-APPLICATION	Danielle Rudisill		
Notes: Please contact Natural Resources for comments danielle.rudisill@lincolncountync.gov						
2/27/2025		3/9/2025	NCDOT PRE-APPLICATION	Michael Watson		
Notes: please contact NCDOT for comments mrwatson@ncdot.gov						



# Lincoln County Project Reviews

2/27/2025	2/27/2025	3/9/2025	PUBLIC WORKS - COUNTY PRE- APPLICATION	Jonathan Drazenovich	COMPLETE	
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Notes:  
Existing County water and sewer. No new services are requested. No permanent structures shall be placed in any Lincoln County Public Utilities Easements.



## SITE DATA TABLE

**TAX PARCEL ID : 02372, 31610 AND 29857**

7733 OLD PLANK RD, STANLEY, NC

**ZONING: PD-I ( PLANNED DEVELOPMENT-INDUSTRIAL )**  
**OVERLAY: ELDD (EAST LINCOLN DEVELOPMENT DISTRICT)**

EXISTING USE OFFICE, MANUFACTURING AND WAREHOUSING		PROPOSED USE OFFICE, MANUFACTURING AND WAREHOUSING		
ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED	
MINIMUM PARCEL AREA	N/A	39.70 Ac	39.70 Ac	
MINIMUM PARCEL WIDTH	N/A	1316.05 Ft	1316.05 Ft	
MINIMUM FRONT YARD SETBACK	50 FT	89.17 Ft	89.17 Ft	
MINIMUM SIDE YARD SETBACK	20 FT	118.21 Ft	118.21 Ft	
MINIMUM REAR YARD SETBACK	30 FT	764.28 Ft	764.28 Ft	
MAXIMUM BUILDING HEIGHT	100 FT	100 FT	100 FT	
PERIMETER BUFFER	CLASS C	CLASS C	CLASS C	

## OFF STREET PARKING REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
	<p><b><u>REQUIRED PARKING:</u></b></p> <p><b>- OFFICE (GENERAL):</b> 1 PER 400 SQ. FT. OF GFA 78,072 SF/ 400 = 196 SPACES</p> <p><b>- MANUFACTURING:</b> 1 PER EMPLOYEE ON SHIFT OF GREATEST EMPLOYMENT 171 EMPLOYEES X 1 SPACE = 171 SPACES</p> <p><b>- TRANSPORTATION &amp; WAREHOUSING:</b> 1 PER EMPLOYEE ON SHIFT OF GREATEST EMPLOYMENT IN ADDITION TO SPACES USED FOR VEHICLES IN OPERATION 26 EMPLOYEE X 1 = 26 SPACES</p> <p><b>TOTAL REQUIRED SPACES: 393 SPACES (INCLUDING 8 ADA SPACES)</b></p>	<p><b>PROPOSED BE 13</b> TOTAL PARKING = 291 SPACES 250 - STANDARD SPACES 11 - ADA SPACES (1 VAN) 30 - EV SPACES</p> <p><b>ENTIRE SITE (EXISTING TO REMAIN + PROPOSED BE 13 SPACES)</b> TOTAL PARKING = 513 SPACES 468 - STANDARD SPACES 15 - ADA SPACES (3 VAN) ADA IS 3.0% OF TOTAL SPACES 30 - EV SPACES</p>
	<p><b><u>PARKING SPACE DIMENSIONS:</u></b> MINIMUM WIDTH: 9 FT MINIMUM LENGTH: 19 FT</p>	9 FT X 19 FT
	<p><b><u>MINIMUM DRIVE AISLE WIDTH:</u></b> TWO-WAY: 24 FT</p>	24 FT

(EN): EXISTING NON-CONFORMITY

**SITE NOTES:**

1. DIMENSIONS AND COORDINATE POINTS ARE TO THE FACE OF CURB, EDGE OF PAVEMENT, OR CORNER OF BUILDING UNLESS OTHERWISE NOTED.
2. ALL IMPROVEMENTS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL STANDARDS.
3. ANY DISCREPANCIES FOUND IN THE FIELD SHALL BE CALLED TO THE ATTENTION OF THE OWNER OR ENGINEER PRIOR TO PROCEEDING WITH WORK.
4. PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND APPROVALS FROM ALL REGULATORY AUTHORITIES.
5. THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHT-OF-WAYS, PUBLIC AND PRIVATE, PRIOR TO WORKING IN THESE AREAS.
6. THE GENERAL CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMAN AND THE PUBLIC SHALL BE PROTECTED FROM INJURY.
7. MAINTENANCE OF TRAFFIC DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH NCDOT STANDARDS AND SPECIFICATIONS.
8. DO NOT SCALE DRAWINGS FOR ACTUAL DIMENSIONS, AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
9. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
10. ALL PAVEMENT MARKERS SHALL BE FOUR (4) INCHES WIDE UNLESS INDICATED OTHERWISE ON DRAWINGS.
11. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS.
12. CONTRACTOR SHALL SAW-CUT EXISTING ASPHALT PAVEMENT AREAS TO TIE IN SMOOTHLY TO PROPOSED PAVEMENT AT DRIVEWAY ENTRANCE.
13. REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS, TRASH ENCLOSURE DETAILS, FENCING DETAILS, AND OTHER DETAILS.
14. CONTRACTOR SHALL COORDINATE CONSTRUCTION AND LOCATION OF SIDEWALKS, STOODS, STEPS, HANDRAIL, AND ACCESS DOORS WITH ARCHITECTURAL PLANS.
15. COORDINATE SIDEWALK AND SCORING PATTERNS ADJACENT TO THE BUILDING WITH THE ARCHITECTURAL PLANS.
16. CONTRACTOR SHALL PROVIDE NECESSARY TRASH COLLECTION AND DISPOSE TO A LEGALLY APPROVED LANDFILL.
17. STOP BEFORE YOU DIG, CALL NO ONE-CALL CENTER AT 811 OR 1-800-632-4949.
18. LANDSCAPING BUFFER TYPES ALONG BOUNDARIES MAY CHANGE IN WIDTH AND CLASS BUT WILL COMPLY WITH ALL LINCOLN COUNTY UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS.

### LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	PROPOSED CURB AND GUTTER
	PROPOSED SETBACK LINE
	PROPOSED BUFFER LINE
	PROPOSED CONCRETE
	PROPOSED STANDARD DUTY ASPHALT
	PROPOSED HEAVY DUTY ASPHALT

CONSULTANT LOGO



1422 south tryon street, suite 700  
charlotte, nc 28203

FOR REVIEW ONLY  
NOT FOR CONSTRUCTION

**blum**<sup>®</sup>


NO.	DATE	DESCRIPTION	BY
1	3/4/2025	PD AMENDMENT	SMC

DRAWN BY:	SC
REVISED BY:	-
CHECKED BY:	JM

SHEET TITLE:  
**OVERALL SITE PLAN**

SHEET NO. CES PROJ  
8522.1024

## C2.0

  
**Know what's below.**  
**Call before you dig.**  
**NORTH CAROLINA**  
**ONE-CALL CENTER INC.**  
*DIAL 811 or 1-800-632-4949*  
**2 BUSINESS DAYS BEFORE DIGGING**  
*www.ncocc.org*

