



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners

From: Joshua Grant, Division Manager

Date: July 11, 2025

Re: WSSUP #28-A  
BLBJC Properties, LLC, applicant  
Parcel ID# 00248

*The following information is for use by the Lincoln County Board of Commissioners at their meeting/public hearing on August 4, 2025.*

Request

The applicant is requesting a special use permit to exceed 36% impervious surface area (or 24% with curb and gutter) for a project in the WS-IV Protected Area of the Catawba/South Fork Catawba River water supply watershed as a special nonresidential intensity allocation under the 10/70 option.

The applicant is proposing to develop a 6.12-acre site for a contractors office and yard, with 55% impervious surface area.

Under the 10/70 option, 10 percent of the acreage in a 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. One of the findings of fact that must be made in approving a permit for a special nonresidential intensity allocation is that the project will substantially increase the county's tax base or otherwise significantly promote or expand economic development and/or job opportunities, or serve a community purpose such as a place of worship, school, or other community facility.

The, WS-IV Protected Area of the Catawba/South Fork Catawba River, watershed covers 12,280 acres. To date, a total of 24.1 acres has been allocated under the 10/70 option. If this request is approved, 1,203.9 acres would be available for future allocation.



**PLANNING & INSPECTIONS DEPARTMENT**

Joshua L. Grant, Manager

Site Area and Description

The request involves a 6.12-acre parcel located at 3089 W Old NC 150 Hwy., at the southeast corner of the intersection of W NC 150 Hwy., Crouse Road, and W Old NC 150 Hwy. in Howard's Creek Township. The subject property is located in the CZ-IG (Conditional Zoning Industrial General) zoning district. The subject property is adjoined by property zoned B-N (Neighborhood Business). Land uses in this area include industrial, business, residential, and agricultural. This property is located within an area that is designated by the Lincoln County Land Use Plan as

Suburban Commercial Center, suitable for a variety of commercial uses to serve the daily needs of surrounding residential neighborhoods.



## **Watershed Special Use Permit Application**

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

### **PART I**

Applicant Name BLBJC Properties, LLC

Applicant Address 697 Saint Marks Church Road, Bessemer City, NC 28016

Applicant Phone Number 704-913-4109

Property Owner Name BLBJC Properties, LLC

Property Owner Address same

Property Owner Phone Number same

### **PART II**

Property Location 3089 W. Old NC Hwy 150, Crouse, NC

Property ID (10 digits) 3611-04-1863 Property size 7.18ac/6.12 out RW

Parcel # (5 digits) 00248 Deed Book(s) 477 Page(s) 639

### **PART III**

Watershed District WS-IV-P

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

PROPERTY WAS ORIGINALLY FUEL OIL DISTRIBUTOR, AND CURRENTLY HAS 2813 SF OFFICE OCCUPIED BY CONTRACTOR OFFICE

Briefly describe the proposed project and the why it would require a Watershed Special Use Permit. PROJECT CONTINUES THE RELOCATION OF 65+ EMPLOYEE OPERATION FROM GASTON TO LINCOLN COUNTY  
PROJECT WILL EXPAND EXISTING OFFICE, CONSTRUCT 10,000+ SF MAINTENANCE BUILDING, APPX 8,000SF OPEN STORAGE SHED, FUELING STATION w/ CONTAINMENT, GRAVEL & PAVED AREAS FOR UTILITY CONTRACTOR OPERATION -  
CREATES ABOUT 173,005 SF IMPERVIOUS (55%)

**\$1,000.00 APPLICATION FEE MUST BE RECEIVED BEFORE PROCESSING.**

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.

Lucinda M. Fuller  
Applicant's Signature

Lucinda M. Fuller

6-2-25

Date

Application #. \_\_\_\_\_ Date \_\_\_\_\_

Applicant's Name BLBJC Properties, LLC

Applicant's Address 697 Saint Marks Church Road, Bessemer City, NC 28016

Property Location 3089 W. Old NC 150 Hwy Parcel # 00248 Existing Zoning CZ-IL  
Crouse, NC

Proposed Special Use **special nonresidential intensity allocation under 10/70 option  
in South Fork WS-IV Protected Area for a Contractor Office  
and Storage Yard**

### **PROPOSED FINDINGS OF FACT**

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan. YES

**The proposed Contractor Office and Storage Yard will have all buildings constructed to code. The existing site was an abandoned fuel oil and propane distribution yard and office, and has been used for the past several years as the Contractor's office. The Contractor currently owns the property for their business use, and has substantially cleaned up the property since occupancy. The proposed use spent approximately 2 years in discussion with NCDOT to release right of ways (which have been agreed) to allow all facilities to meet UDO setback requirements to allow proper screening and safe ingress and egress. Stormwater runoff will be directed and managed with on site stormwater controls.**

2. The use meets all required conditions and specifications. YES

**The subject property is requested to be rezoned from CZ-IL to IL to allow the existing office occupancy to construct the additional facilities shown on the proposed site plan for the company operations and yard. The CZ-IL has expired, and the current IL allows the proposed uses. The site plan meets the requirements of the Lincoln County Unified Development Ordinance in terms of use and building setbacks and parking.**

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity. YES

**The subject property is surrounded by Hwy 150 By-Pass and DOT property to the west and north west, General Dollar across Old 150 to the north, the railroad then farm land to the south, and a commercial use to the east.**

4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question. YES

**The existing office is a permitted contractor office. The rezoning would allow the additional support facilities and yard area per the Zoning Ordinance. The Land Use Plan would reflect the modification of the zoning.**

5. The proposed development will substantially increase the ad valorem tax base of Lincoln County or otherwise significantly promote or expand economic development and/or job opportunities available to Lincoln County residents, or serve a community purpose such as a place of worship, school, or other community facility. YES

**Fuller & Company has a current taxable property value of approximately \$3.55 million, not including real estate. The structures shown on the plan represent approximately \$3.5 million to be invested in buildings on this site. Current business volume is on track to exceed \$20 million for 2025. The company currently has 65+ employees and is on track for additional growth. The company is locally based and contributes to the Crouse community activities and Lincoln County. The family also operates additional businesses in Lincoln County which contribute to the community.**



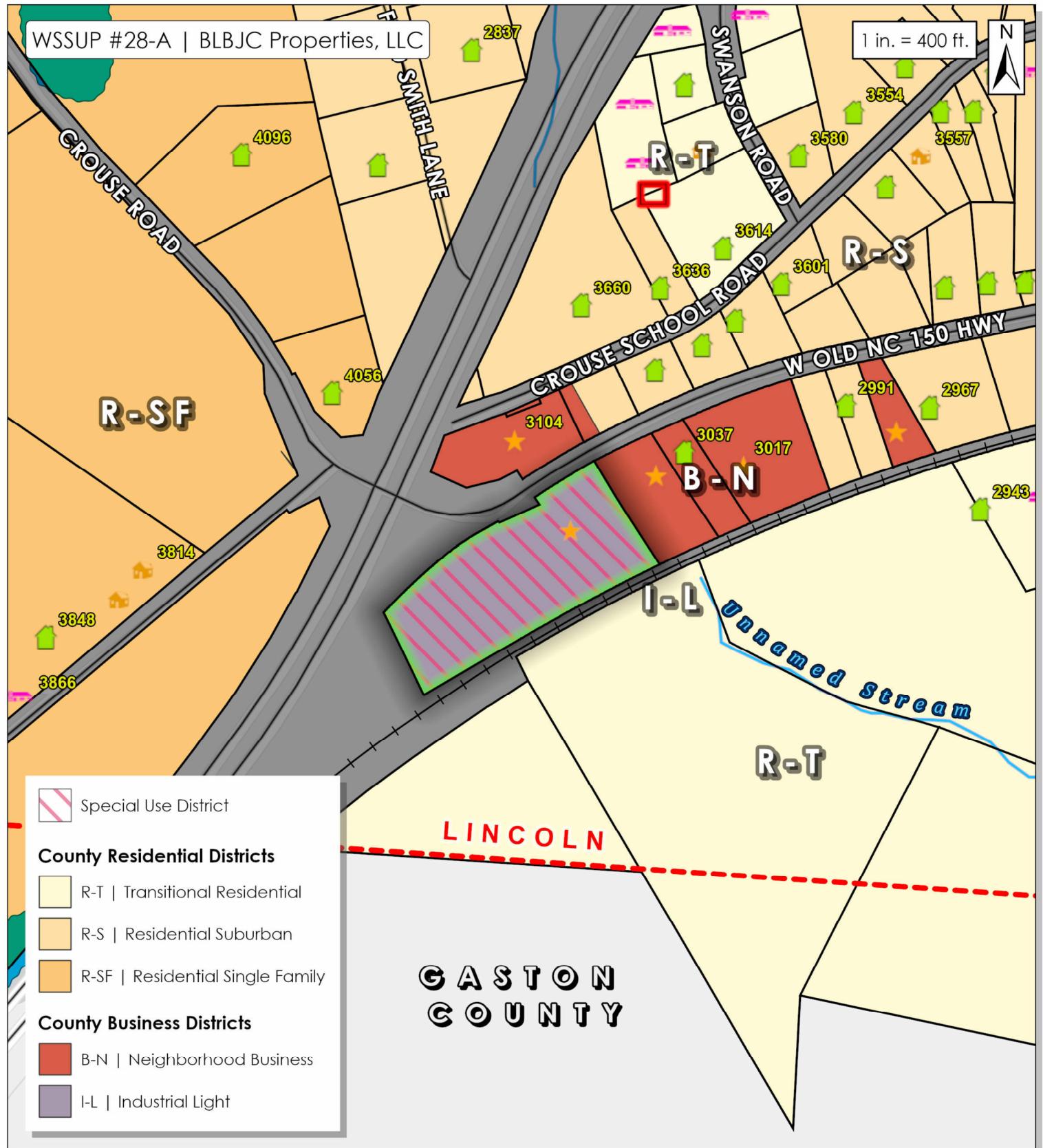
**Lincoln County, NC**  
**Office of the Tax Administrator, GIS Mapping Division**  
Neither Lincoln County nor its employees, elected officials, agents, or contractors assume any legal responsibility for the information contained herein, which is provided "as is" with no warranties of any kind. Lincoln County disclaims all liability of any kind arising out of the use of, or misuse of, this information and disclaims all express or implied warranties, including warranties of merchantability, fitness for a particular purpose, and non-infringement of proprietary rights.  
Date: 7/11/2025



 00248	<b>Parcel ID</b> 00248 <b>Owner</b> BLBJC PROPERTIES LLC <b>Map</b> 3611 <b>Mailing</b> 697 SAINT MARKS CHURCH RD <b>Account</b> 0289112 <b>Address</b> BESSEMER CITY, NC 28016 <b>Deed</b> 3124 784 <b>Last Transaction Date</b> 01/06/2022 <b>Sale Price</b> \$249,000 <b>Plat</b> <b>Subdivision</b> <b>Land Value</b> \$88,250 <b>Improvement Value</b> \$186,245 <b>Total Value</b> \$274,495 <b>Previous Parcel</b>			
<b>-----All values for Tax Year 2025 -----</b>				
<b>Description</b> LAND AND BLDG	<b>Deed Acres</b> 0			
<b>Address</b> 3089 W OLD NC 150 HWY	<b>Tax Acres</b> 6.12			
<b>Township</b> HOWARDS CREEK	<b>Tax/Fire District</b> CROUSE			
<b>Main Improvement</b> OFFICE	<b>Value</b> \$175,102			
<b>Main Sq Feet</b> 2800 <b>Stories</b> 1	<b>Year Built</b> 1968			
<b>Zoning District</b> I-L	<b>Conditional Use</b> CZ	<b>Calc Acres</b> 6.12	<b>Voting Precinct</b> HC33	<b>Calc Acres</b> 6.12
<b>Watershed</b>		<b>Sewer District</b>		
6.12		6.12		
<b>Census County</b>		<b>Tract</b>	<b>Block</b>	
109		070400	3025	6.12
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>		
X	NO FLOOD HAZARD	3710360100	2.34	
X	NO FLOOD HAZARD	3710361100	3.78	

2837

1 in. = 400 ft.



Parcel ID # 00248

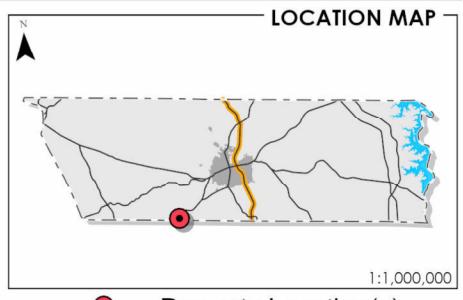
- Property Location(s)

See Attached Application for Parcel Information



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

LOCATION MAP



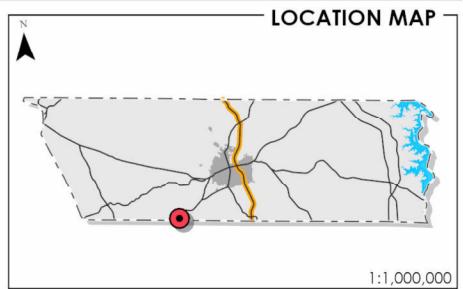


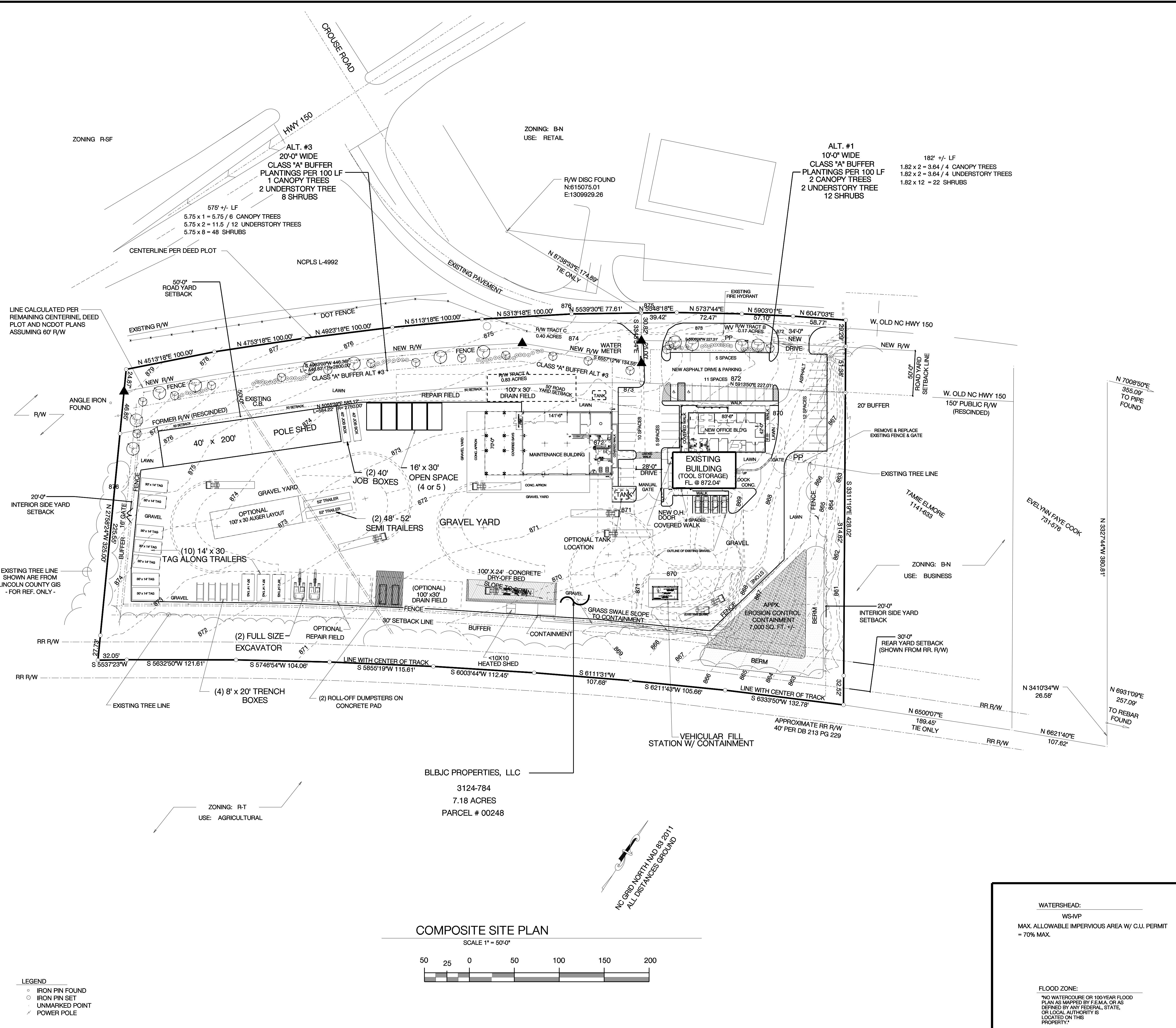
Lincoln County  
Planning & Inspections  
115 W. Main St  
3rd Floor  
Lincolnton, NC 28092

**Parcel ID # 00248**

- Property Location(s)

See Attached Application for Parcel Information





<p>OLD CROUSE RD. TO CHERRYVILLE HWY 150 TO LINCOLNTON</p>	
<p><b>VICINITY MAP</b></p>	
<p><b>SITE DATA:</b></p>	
<p>OWNERS: BLBJC PROPERTIES, LLC MAILING ADDRESS: 697 SAINT MARKS CHURCH RD. SITE ADDRESS: BESSEMER CITY, NC 28016</p>	
<p>DATE: 03/27/2025 COMM. NO.: 180321R DRAWN BY: STONE CHECKED BY: WILLIAMS</p>	
<p>NOTE: THESE DRAWINGS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS. COPYRIGHT © 2025 BLBJC PROPERTIES, LLC. ALL RIGHTS RESERVED.</p>	
<p><b>WILLIAMS DESIGN, PA.</b> ARCHITECTS • PLANNERS P.O. DRAWING 159 LINCOLNTON, N.C. 28092 126 E. SYCAMORE LINCOLNTON, N.C. 28092</p>	
<p><b>FULLER CONSTRUCTION</b> A NEW FACILITY FOR: BLBJC PROPERTIES, LLC BESSEMER CITY, NC 3089 W. OLD NC 150 HWY, CROUSE, NC 28033 LINCOLN COUNTY, NC</p>	
<p><b>PROPOSED COMPOSITE SITE PLAN</b> SHEET NO. SP-1.0 180321RSP1 CU</p>	