



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners
Planning Board

From: Jeremiah Combs, Planner

Date: July 7, 2025

Re: ZMA #755
BLBJC Properties, LLC, applicant
Parcel ID# 00248

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

Request

The applicant is requesting the rezoning of a 6.12-acre parcel from CZ I-L (Conditional Zoning Industrial Light) to I-L (Industrial Light).

Site Area and Description

The subject property is located at 3089 W. Old N.C. 150 Hwy., at the southeast corner of the intersection of W. N.C. 150, Crouse Road, and W. Old N.C. 150, in Howards Creek Township. The property is adjoined by property zoned B-N (Neighborhood Business) and R-T (Transitional Residential). Land uses in this area include business, residential, and civic uses.

Plan Conformance

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.



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Additional Information

This parcel is located within the WS-IV Protected Area of the Catawba/South Fork Catawba River Watershed, which limits the density of developments with single-family and two-family homes to 3.0 units per acre (or 2.0 units per acre if curb and gutter are installed). All other permitted residential and nonresidential developments are limited to a maximum impervious coverage of 36% of the project area (or 24% if curb and gutter are installed). 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. The applicant has submitted a request (WSSUP #28-A) for a special use permit for the use of the 10/70 Option for this site.

The following pages identify the permitted uses under the current zoning and the permitted uses under the proposed zoning.

The Planning staff recommends approval of this request; please see the proposed Statement of Consistency and Reasonableness included in this packet.



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CZ - IL (CURRENT PLAN EXPIRED)

Commercial Uses

Contractor's office
Contractor's yard

Permitted Uses in I-L

Civic Uses

Bus terminal, public
County facility
Child care center (6+)
Child care center (6+) as accessory use
State or federal facility not listed as S use
Public safety facility
Solar farm Special Use Permit required
Technical, trade, business school
Utility, minor
Utility, major Special Use Permit required
Wireless facility and tower (up to 60 ft)
Wireless facility and tower (61-100 ft)
Wireless facility and tower (101-325 ft.) Special Use Permit required

Recreational Uses

Riding Stables

Commercial Uses

Bank or financial institution Special Use Permit required
Cabinet shop Special Use Permit required
Catering, food
Contractor's office
Contractor's yard
Convenience store without fuel sales
Electronic gaming operation Special Use Permit required
Farm stand
Flea market Special Use Permit required
Florist, wholesale Special Use Permit required
Funeral home Special Use Permit required
Gas station with convenience retail Special Use Permit required
Newspaper publisher
Office, general
Office, professional



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Office, medical
Photo finishing laboratory
Post office
Postal/parcel processing
Radio or television studio

Restaurant, general

Special Use Permit required

Restaurant, fast food

Special Use Permit required

Self-storage facility

Special Use Permit required

Service, neighborhood

Service, general

Vehicle sales

Special Use Permit required

Vehicle service

Veterinarian, animal hospital

Special Use Permit required

Industrial Uses

2022 NAICS Classifications

3118 Bakeries and tortilla

3131 Fiber, yarn and thread

3132 Fabric

3141 Textile furnishings

3149 Other textile product

3151 Apparel knitting

3152 Cut and sew apparel

3159 Apparel accessories, other
apparel

3222 Converted paper product

Special Use Permit required

3231 Printing, related support
activities

3254 Pharmaceutical and medicine

3271 Clay product and refractory

Special Use Permit required

3322 Cutlery and handtool

3325 Hardware manufacturing

3326 Spring and wire product

3327 Machine shops; turned product

3328 Coating, engraving, heat
treating

Special Use Permit required

3333 Commercial and service machinery

3334 HVAC and commercial refrigeration

3335 Metalworking machinery

3341 Computer and peripheral
equipment



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3342 Communications equipment	
3343 Audio and video equipment	
3344 Semiconductor, other component	Special Use Permit required
3345 Measuring and control instruments	
3346 Magnetic and optical media	
3351 Electric lighting equipment	
3352 Household appliances	
3362 Motor vehicle body and trailer	Special Use Permit required
3363 Motor vehicle parts	Special Use Permit required
3364 Aerospace product and parts	Special Use Permit required
3391 Medical equipment and supplies	
3399 Other miscellaneous manufacturing	Special Use Permit required
Wholesale trade	
4232 Furniture and home furnishing	Special Use Permit required
furnfurnishingstruction materials	
construction materials	
4233 Lumber, construction materials	Special Use Permit required
4234 Profession, commercial equipment	Special Use Permit required
4235 Metal and mineral	Special Use Permit required
4236 Electrical and electronic goods	Special Use Permit required
4237 Hardware, plumbing and heating	Special Use Permit required
4238 Machinery, equipment and supplies	Special Use Permit required
4239 Miscellaneous durable goods	Special Use Permit required
4241 Paper and paper product	Special Use Permit required
4242 Drugs and druggists sundries	Special Use Permit required
4243 Apparel, piece goods and notions	Special Use Permit required
4244 Grocery and related product	Special Use Permit required
4245 Farm product raw material	Special Use Permit required
4246 Chemical and allied products	Special Use Permit required
4247 Petroleum, petroleum products beverage	Special Use Permit required
4248 Alcoholic beverage	Special Use Permit required
4249 Miscellaneous nondurable goods	Special Use Permit required
4251 Wholesale electronic markets	Special Use Permit required



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Other uses

Building material sales, lumberyards

Crematorium

Data center

Process of Dry cleaning and laundry plants Special Use Permit required

Laboratories

Motor sports/team racing Special Use Permit required

Product distributing plant Special Use Permit required

Recycling facility, indoor Special Use Permit required

Repair and servicing of machinery, equipment or products

Retail sales as an accessory use

to a manufacturing or distribution plant

Research and development

Sawmill Only (no wood preservation)

Supply houses



**Zoning Amendment
Staff's Proposed Statement of Consistency and Reasonableness**

Case No.	ZMA #755
Applicant	BLBJC Properties, LLC
Parcel ID#	00248
Location	3089 W. Old N.C. 150 Hwy
Proposed amendment	Rezone a 6.12-acre parcel from CZ I-L (Conditional Zoning Industrial Light) to I-L (Industrial Light)

This proposed amendment **is not 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 Suburban Commercial, which is suitable for a variety of commercial uses near high volume roads and key intersections to serve some of the daily needs of the surrounding residential neighborhoods. The proposed district is industrial.

This proposed amendment **is reasonable** in that:

The property in question is separated from other land uses by a major highway at an oddly configured intersection with large Right-of-Way widths which are prohibitive for additional competing development ultimately lowering the likelihood for residential or commercial uses that would conflict with the uses allowed in the proposed district.



Zoning Map Amendment Application

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

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's Name BLBJC Properties, LLC

Property Owner's Address same

Property Owner's Phone Number same

Part II

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

Property ID # (10 digits) 3611-04-1863 Property Size 7.18 AC - 6.12 AC out

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

Part III

Existing Zoning District CZ-IL expired Proposed Zoning District IL

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

property currently used as construction office and operation based on previous

zoning to CZ-IL There is a 2800 +/- SF office building in use

Briefly explain the proposed use and/or structure which would require a rezoning.

CONTRACTOR OFFICE & YARD - EXISTING BUILDING WILL BE
INCORPORATED INTO NEW OFFICE BUILDING EXPANSION & NEW
LARGE MAINTENANCE SHOP & PARTIALLY ENCLOSED STORAGE
SHED WILL BE CONSTRUCTED & LAY DOWN YARD WILL BECOME OPERATIONAL

APPLICATION FEE (less than 2 acres \$200, 2-5 acres \$400, 5+ acre \$800)
MUST BE RECEIVED BEFORE PROCESSING.

I hereby certify that all of the information provided for this application and attachments is true and correct to the best of my knowledge.

Lucinda M. Fuller
Applicant

6-2-25
Date

Lucinda M. Fuller

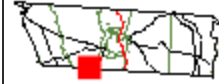


Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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Date: 7/10/2025

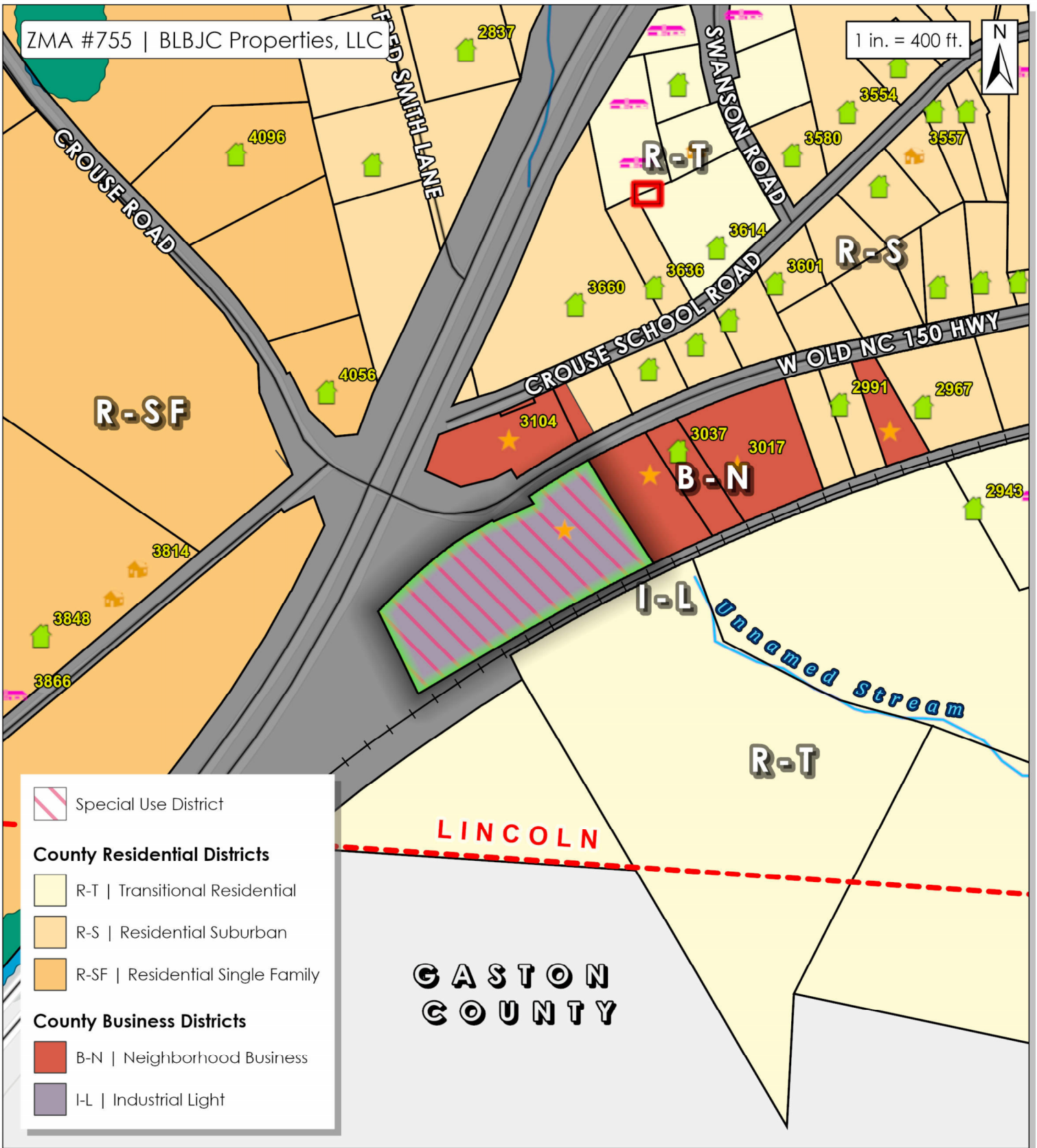


00248

Parcel ID	00248	Owner	BLBJC PROPERTIES LLC	
Map	3611	Mailing	697 SAINT MARKS CHURCH RD	
Account	0289112	Address	BESSEMER CITY, NC 28016	
Deed	3124 784	Last Transaction Date	01/06/2022	Sale Price \$249,000
Plat		Subdivision		Lot
Land Value	\$88,250	Improvement Value	\$186,245	Total Value \$274,495
Previous Parcel				

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

Description	LAND AND BLDG		Deed Acres	0
Address	3089 W OLD NC 150 HWY		Tax Acres	6.12
Township	HOWARDS CREEK		Tax/Fire District	CROUSE
Main Improvement	OFFICE		Value	\$175,102
Main Sq Feet	2800	Stories	1	Year Built 1968
Zoning District	Conditional Use	Calc Acres	Voting Precinct	Calc Acres
I-L	CZ	6.12	HC33	6.12
Watershed		6.12	Sewer District	
		6.12		
Census County	109		Tract	Block
			070400	3025
				6.12
Flood	Zone Description	Panel		
X	NO FLOOD HAZARD	3710361100		
X	NO FLOOD HAZARD	3710360100		



Special Use District

County Residential Districts

- R-T | Transitional Residential
- R-S | Residential Suburban
- R-SF | Residential Single Family

County Business Districts

- B-N | Neighborhood Business
- I-L | Industrial Light

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

