



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT
302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092
704-736-8440 OFFICE 704-736-8434 INSPECTION REQUEST LINE 704-732-9010 FAX

To: Board of Commissioners
Planning Board

From: Randy Hawkins, Zoning Administrator

Date: November 20, 2015

Re: WSCUP #20
Tenowo, Inc., applicant
Parcel ID# 53348

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on December 7, 2015.

Request

The applicant is requesting a conditional use permit to exceed 36% impervious surface area in the South Fork/Catawba River WS-IV Protected Area as a special nonresidential intensity allocation under the 10/70 option. The applicant is proposing a three-phase expansion to an manufacturing facility that would result in a 53.2% impervious surface area. (Under the watershed regulations section of the Unified Development Ordinance, the impervious surface area that existed prior to January 1, 1994, when the regulations went into effect, is excluded from the calculations.)

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 approval of a conditional 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.

The South Fork/Catawba River watershed district in which this property is located covers 12,281 acres. Of the 1,228 acres available for allocation under the 10/70 option, a total of 4.1 acres has previously been allotted. If Tenowo's permit request is approved, 1,207 acres would be available for future projects.

Unlike the high-density option, which is available only in the Catawba/Lake Norman watershed district, the 10/70 option doesn't require that projects meet standards for treating stormwater runoff (a minimum of 85 percent average annual removal for total suspended solids). Those standards are typically met by means of a wet pond with a permanent pool of water.

In this case, the site plan submitted as part of the application calls for a dry pond to detain and release water to manage runoff from storm events.

Site Area and Description

The 16.65-acre site is located at 1968 Kawai Road in the Indian Creek Industrial Park in Lincolnton Township. The property is zoned I-G (General Industrial) and adjoined by property zoned I-G and R-T (Transitional Residential). Public water and sewer are available at this location. Land uses in this area included industrial, agricultural and residential. This property is part of area designated by the Lincoln County Land Use Plan as industrial.



County Of Lincoln, North Carolina

Planning Board

Applicant **Tenowo, Inc.**

Application No. **WSCUP #20**

Property Location **1968 Kawai Road**

Zoning District **I-G**

Proposed Conditional Use **expansion of manufacturing facility under 10/70 option**

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 _____ NO _____

FACTUAL REASONS CITED: _____

2. The use meets all required conditions and specifications. YES _____ NO _____

FACTUAL REASONS CITED: _____

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity. YES _____ NO _____

FACTUAL REASONS CITED: _____

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 _____ NO _____

FACTUAL REASONS CITED: _____

5. The proposed development will substantially increase the ad valorem tax base of the County or otherwise significantly promote or expand economic development and/or job opportunities available to Lincoln County residents. YES _____ NO _____

FACTUAL REASONS CITED: _____

After having held a Public Hearing on _____ and in light of the Findings of Facts listed herein, the following action was taken by the Lincoln County Planning Board:

In recommending such Conditional Use, the following conditions were recommended by the Lincoln County Planning Board:



Watershed Conditional Use Permit

Application

Lincoln County Planning and Inspections Department
Zoning Administrator
302 N. Academy St., Suite A, Lincolnton, NC 28092

PART I

Applicant Name TENOWO, INC

Applicant Address 1968 Kawii Road, Lincolnton, NC 28092

Applicant Phone Number 704-732-3525

Property Owner Name TENOWO, INC (HOF TEXTILES, INC)

Property Owner Address 1968 Kawii Road, Lincolnton

Property Owner Phone Number 704-732-3525

PART II

Property Location 1968 Kawii Road, Lincolnton

Property ID (10 digits) 3621195109 Property size 16.65 ACRES

Parcel # (5 digits) 53348 Deed Book(s) 776 Page(s) 192

PART III

Watershed District WS-IV

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

PROPERTY IS EXISTING 121,222 SF MANUFACTURING FACILITY

Briefly describe the proposed project and the why it would require a Watershed Conditional Use Permit.

THE PROJECT IS A 3 PHASE EXPANSION TO ADD UP TO 196,996 SF OF ADDITIONAL BUILDING AREA & RELATED DRIVE SURFACE. PHASE I WILL ADD APPROXIMATELY 75,333 SF AND EXCEED ALLOWABLE AMOUNTS WITHOUT THE 10/70 OPTION. \$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.

D.L.E.V. AIA (AGENT FOR OWNER) 10-23-15
Applicant's Signature Date

APPLICANT'S PROPOSED FINDINGS OF FACT
FOR A CONDITIONAL USE PERMIT

Application No. **WSCUP #20**

Applicant **Tenowo, Inc.**

Property Location **1968 Kawii Road, Lincolnton** Zoning District **I-G**

Proposed Conditional Use **10/70 option in WS-IV Protected Area for expansion of the existing Tenowo industrial building**

PROPOSED FINDINGS

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

The industrial building expansion is in an existing industrial park and will be constructed to all land use and building codes. The building will have fire sprinklers and alarms.

2. The use meets all required conditions and specifications.

The site plans have been reviewed by county staff and found to comply with all requirements.

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

Some wooded landscape buffers will remain along the west side of the site. The north and east sides of the site are zoned industrial and the east side is currently developed as industrial. Across the street to the south is zoned industrial and is developed as an industrial plant.

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.

Other industrial uses are located in this area. This property is part of an industrial park intended for this use as designated by the Lincoln County Land Use Plan.

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.

This project represents an investment of more than 4 million dollars in building construction for the first phase alone, with equipment values anticipated to exceed that amount. Current employment at the plant is approximately 98. The proposed phase one expansion is the first of several anticipated projects, which are included within this application, and is projected to employ an additional ten (10) people initially, and more in subsequent phases.

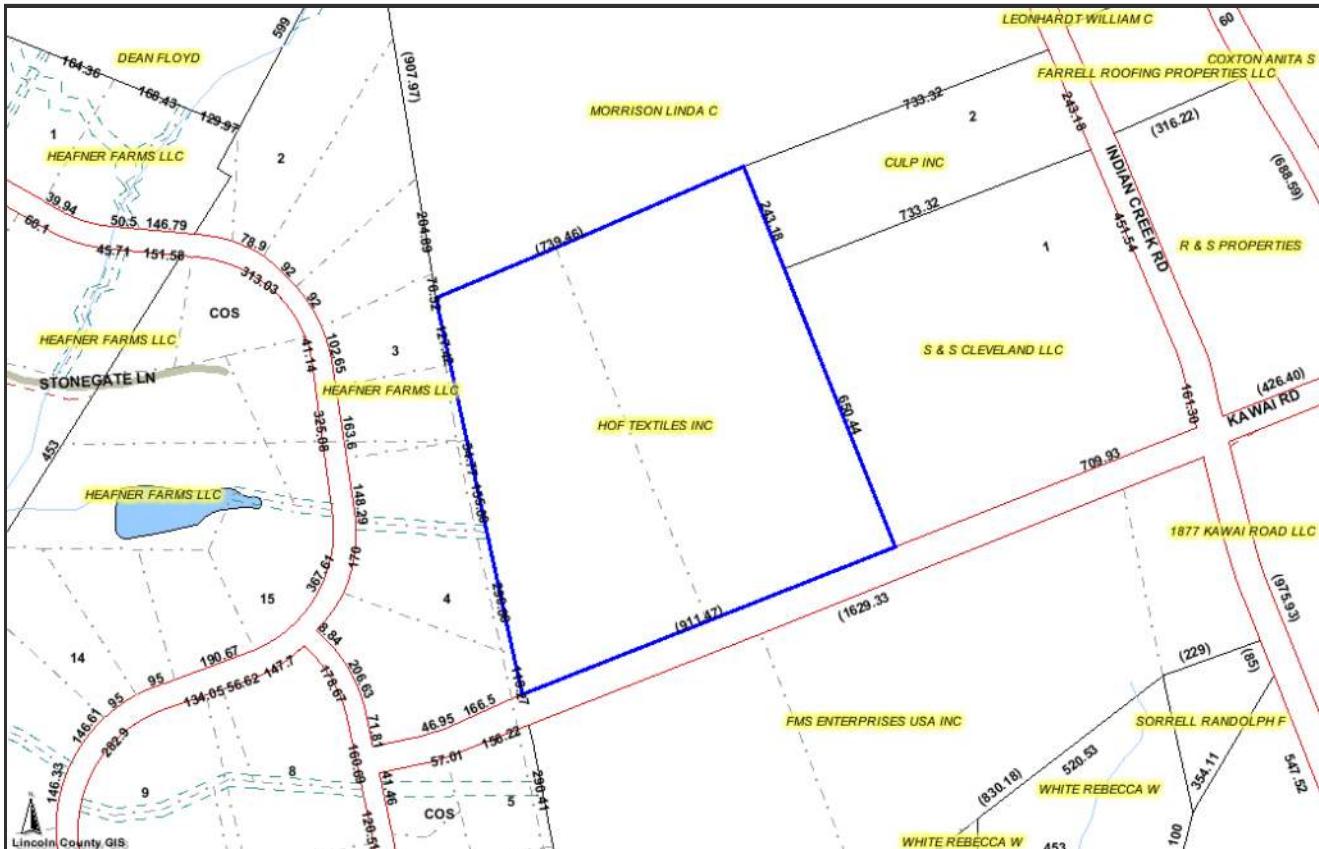


Lincoln County, NC

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: 10/27/2015 Scale: 1 Inch = 400 Feet



PHOTOS



PARCEL INFORMATION FOR 3621-19-5109

Parcel ID	53348	Owner	HOF TEXTILES INC
Map	3621-00	Mailing Address	ATTN DAVID NIELSON 1968 KAWAI RD LINCOLNTON NC 28092
Account	49202	Deed Recorded	10/2/1991
Deed Land Value	776-192 \$297,352	Total Value	\$2,912,495
----- All values are for tax year 2015. -----			
Description	H KNIGHT LD/ PLANT SITE	Deed Acres	17
Address	1968 KAWAI RD	Tax Acres	16.64
Township	LINCOLNTON	Tax/Fire District	SOUTH FORK
Main Improvement	MANUFACTURING	Value	\$2,574,114
Main Sq Feet	121160	Stories	1
Built	1991		
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres
I-G	16.65	LOVE MEMORIAL (LM16)	16.65
Watershed Class		Sewer District	
WS-IVP	16.65	Not in the sewer district	16.65
2000 Census County		Tract	
37109		070400	3008
Flood	Zone Description	Block	16.65
X	NO FLOOD HAZARD	Panel	3710362100

