



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: July 15, 2019

Re: CUP #407
D Block Metals, LLC, applicant
Parcel ID# 00464

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on August 5, 2019.

REQUEST

The applicant is requesting a conditional use permit to process metals in the I-G (General Industrial) district. An existing industrial building would be used for the processing operations, which under the North American Industry Classification System (NAICS) is grouped under Code 331492, Secondary Smelting, Refining and Alloying of Nonferrous Metal (except Copper and Aluminum). Under the Unified Development Ordinance, these types of operations are a conditional use in the I-G district. See addendum to application for description of proposed operations.

SITE AREA AND DESCRIPTION

The proposed site is an 11-acre parcel located at 1808 Indian Creek Road, on the northwest corner of Indian Creek Road and Kawai Road about 500 feet west of Riverview Road, in Lincoln Township. The subject property is part of the Indian Creek Industrial Park. It is adjoined on all sides by properties zoned I-G. Land uses in this area include industrial, residential and agricultural. This property is part of an area designated by the Lincoln County Land Use Plan as an Industrial Center.



County Of Lincoln, North Carolina

Planning Board

Applicant **D Block Metals, LLC**

Application No. **CUP #407**

Parcel ID# **00464**

Zoning District **I-G**

Proposed Conditional Use **processing of metals**

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: _____

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:



Conditional Use Permit Application

Lincoln County Planning and Inspections Department
Zoning Administrator
302 N. Academy St., Suite A, Lincolnton, NC 28092
Phone: (704)736-8440 FAX: (704)732-9010

PART I

Applicant Name D Block Metals, LLC

Applicant Address 1111 Jenkins Road, Gastonia NC 28052

Applicant Phone Number 980-238-2600

Property Owner Name CHafner Realty, Craig and Cheryl Hafner

Property Owner Address 1111 Jenkins Road, Gastonia NC 28052

Property Owner Phone Number 704-705-5895

PART II

Property Location 1808 Indian Creek Road, Lincolnton NC 28092

Property ID (10 digits) 3621297414 Property size 11.053 acres

Parcel # (5 digits) 00464 Deed Book(s) 1968-231 Page(s) 14-244

PART III

Existing Zoning District I-G

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

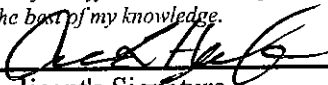
The property has been used for textile spinning and weaving from the late 1970's to 2008.
From 2008 to present the building has been vacant. There is one building, 81,500 sq ft.

Briefly explain the proposed use and/or structure which would require a Conditional Use Permit.

D Block's proposed use secondary metal processing. We would be moving our current production from Gastonia to Lincolnton. D Block processes industrial scrap metals, Tantalum, Niobium, Hafnium, Cobalt, and Silver, for use in aerospace, energy production, electronics and Lithium batteries. (See attachment)

APPLICATION FEE (less than 2 acres \$250, 2+ acres \$500)
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.


Applicant's Signature

6/3/2019

Date

D Block Metals, LLC

June 4, 2019

Regards: D Block Metals Company History and Description

D Block Metals, LLC was formed in 2011 and began operations in Gastonia on Jan 2nd, 2012. The company is owned by four principles, Craig Hafner, Cheryl Hafner, Eric Baksh and Lawrence Stryker. Craig Hafner has a degree in Chemistry and over 25 years' experience in metals processing. Cheryl Hafner is a Finance and HR Executive. Eric Baksh has been a production manager in the metals industry for over 25 years. Lawrence Stryker has been in international metal sales for nearly 50 years.

D Block was formed to process secondary tantalum capacitor scrap directly for the four major manufacturers using processing equipment we designed and built. We process materials using various methods including mechanical, gravity, and magnetic separation, some basic chemical leaching, drying and oxidizing ovens to convert incoming materials to several products including Tantalum and Niobium oxides, concentrates, manganese sulfate, cobalt sulfate and silver bars. All material we process is shipped from manufacturers in drums or wooden crates. All of the processing and storage would be performed inside the building. We do not produce any noticeable noise, fumes or smells outside the building. All of our metal waste is recycled. Any process water we use is not discharged to the sewer. We have it transported off-site by a licensed waste water hauler

D Block's finished goods are shipped to customers internationally and include all of the major tantalum producers, superalloy jet engine and gas turbine producers and carbide manufacturers. We are expanding into the growing lithium battery materials with our manganese sulfate and cobalt sulfate.

D Block is audited for compliance for use of non-conflict materials. We have been inspected recently by OSHA and have a very good safety record. We invited NC DEQ to inspect our processes and have had no non-conformities.

D Block currently has 17 employees, but with this expansion we project employing 30 people by the end of 2020.

I am available for any further questions at 704-705-5895.

Best regards,



Craig Hafner

President, D Block Metals, LLC

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

Application No. CUP #407

Applicant D Block Metals, LLC

Property location 1808 Indian Creek Road Parcel# 00464

Zoning District I-G

Proposed Conditional Use processing of metals

PROPOSED FINDINGS

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

The materials processed do not produce any significant air emissions or hazardous waste. There is no hazardous waste water produced and there are no process water discharges to the sewer system. The current facility in Gastonia has been in operation over 5 years and has not had any fire safety related issues. There are detailed safety plans in place managed by a full time Health and Safety Manager.

2. The use meets all required conditions and specifications.

Processing of metals is a conditional use in the I-G district. An existing industrial building will be used for the operations.

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

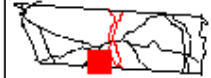
This property is surrounded by property zoned industrial. All of the processing and storage will take place inside the building. No noise, fumes or smells will be noticeable outside the building.

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.

This property is located in an industrial park and is part of an area designated by the Land Use Plan as an Industrial Center.



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: 6/7/2019 Scale: 1 Inch = 300 Feet



Parcel ID	00464	Owner	S & S CLEVELAND LLC	
Map	3621	Mailing	ATTN: TIM SCHARZ 2201 N FAYETTEVILLE ST	
Account	0205944	Address	ASHEBORO, NC 27203	
Deed	1968 231	Last Transaction Date	09/21/2007	Sale Price \$700,000
Plat	14 244	Subdivision	CULP INC	Lot 1
Land Value	\$204,212	Improvement Value	\$647,201	Total Value \$851,413

Previous Parcel

-----All values for Tax Year 2019 -----

Description	#1 LT CULP INC	Deed Acres	10.89
Address	1808 INDIAN CREEK RD	Tax Acres	11.053
Township	LINCOLNTON	Tax/Fire District	SOUTH FORK
Main Improvement	INDUSTRIAL	Value	\$625,212
Main Sq Feet	81264	Stories	1
		Year Built	1971

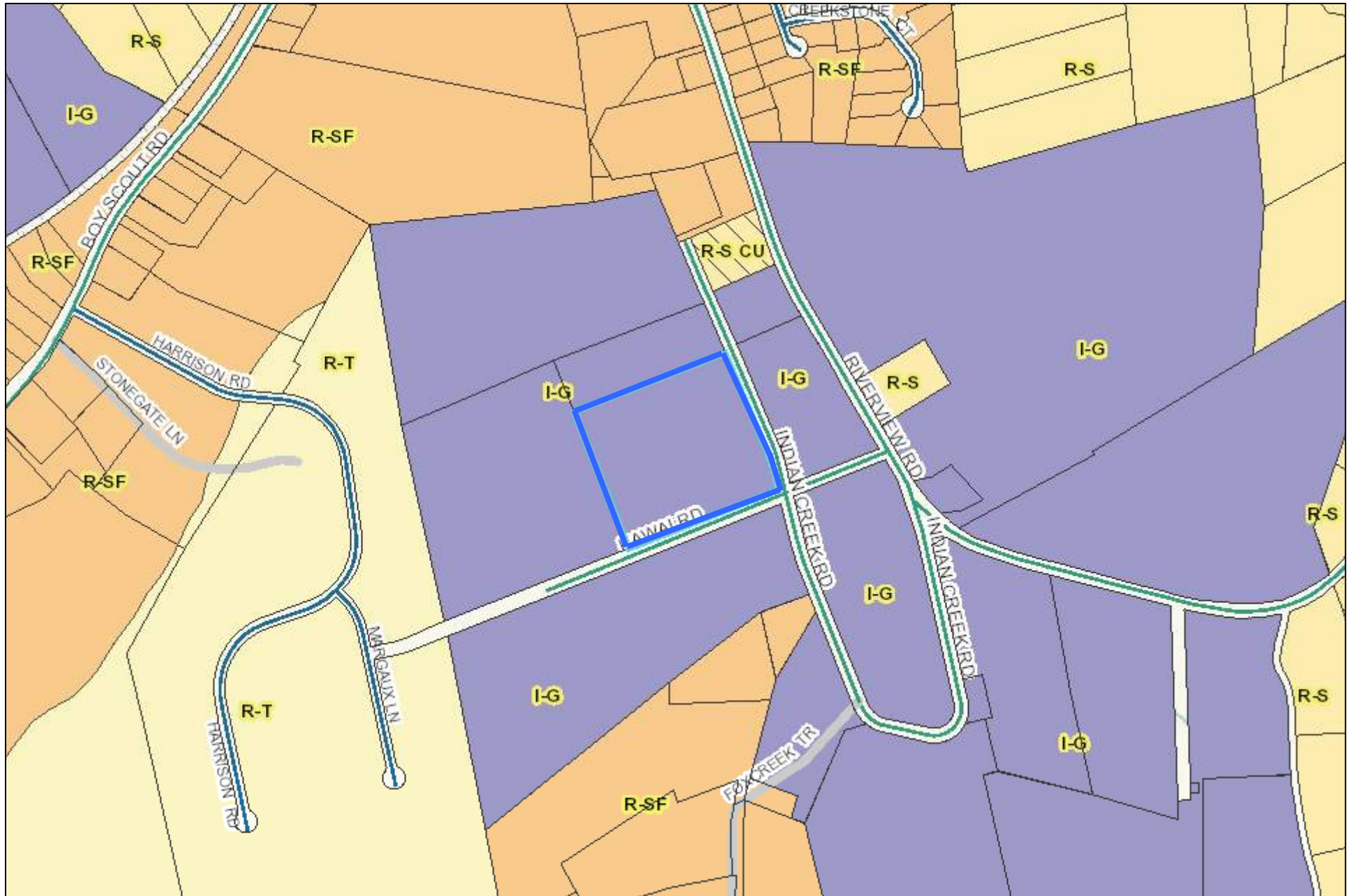
Zoning District	Calc Acres	Voting Precinct	Calc Acres
I-G	11.05	LB34	11.05

Watershed	Sewer District
11.05	11.05

Census County	Tract	Block	
109	070400	3006	11.05

Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710362100	11.05

Conditional Use Permit #407
subject property is outlined in blue



June 7, 2019

Esri, Inc., Lincoln County, NC

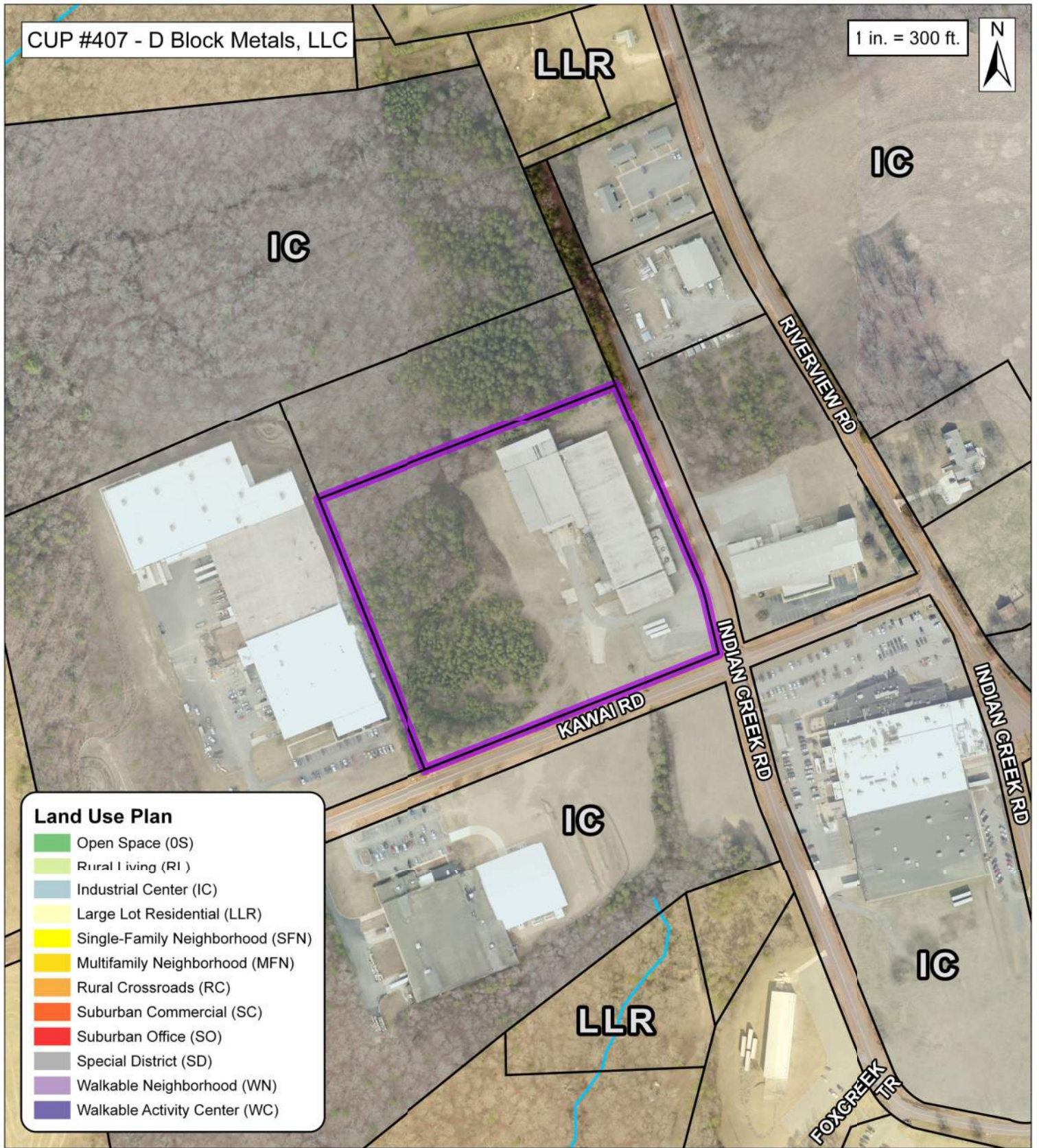
0 100 200 Feet



1 inch = 600 feet

CUP #407 - D Block Metals, LLC

1 in. = 300 ft.



Land Use Plan

- Open Space (OS)
- Rural Living (RI)
- Industrial Center (IC)
- Large Lot Residential (LLR)
- Single-Family Neighborhood (SFN)
- Multifamily Neighborhood (MFN)
- Rural Crossroads (RC)
- Suburban Commercial (SC)
- Suburban Office (SO)
- Special District (SD)
- Walkable Neighborhood (WN)
- Walkable Activity Center (WC)

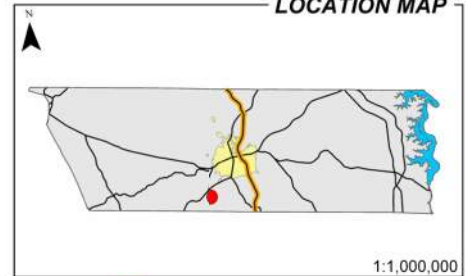
Parcel ID# 00464

- Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Purple

LOCATION MAP



● Property Location(s)



Lincoln County
Planning & Inspections
302 N. Academy St.
Suite A
Lincolnton, NC 28092