



CITY OF BELMONT

PLANNING & ZONING

Special Use Permit Application

Date: 12/13/2023

Site Address / Owner

Site Address: 408 BROOK ST
City, State, Zip: BELMONT, NC 28012
Parcel ID#: 126071
Subdivision:
Lot:

Owner Name: AC 408 BROOK OWNER LLC
Address: 408 BROOK ST
City, State, Zip: BELMONT, NC 28012
Phone:
Email:

Applicant / Alternative Owner

Applicant Name: AC Brook Owner, LLC
Applicant Role: .Property Owner
Applicant Address: 1200 E. Morehead Street, Suite 280
City, State, Zip: Charlotte
Phone: 7044017101
Email: bbryant@abacuscapitalusa.com

Owner Name:
Address:
City, State, Zip:
Phone:
Email:

Project

Site Address:
Project Name: Project Server
Use Type: Non-Residential
Previous Project #:
Plan Type: SUP-Special Use Permit
Total Site Area: 6
of Lots: 1

Grading/Demo Yes
Lot Disturbance Area:.0
Parcel ID#s: 126071
Floodway Review:
Watershed Protection
Review:

Project Description: Vacant industrial building, with light a manufacturer looking to occupy with an outside storage component. The existing building is 54,600 SF, with a footprint of 50,0617 SF. The previous light manufacturer vacated in December 2022, and we would like to backfill with a tenant with a similar impact.

Consultant

Consultant Firm:
Consultant Type: Applicant
Consultant Mailing:

Point of Contact:
Consultant Email:
Consultant Phone:

By checking the "I agree" box below, you agree and acknowledge that 1) your application will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.

Brick Bryant

Name

12/13/2023

Date

THE USE MEETS ALL REQUIRED PRINCIPLES AND SPECIFICATIONS OF THE CODE AND ANY ADOPTED LAND USE PLANS.

The Site is currently developed with an existing approximate 50,617 square foot office/warehouse building facing Brook Street and approximate 29,340 square foot parking area along the eastern side of the building with access to Brook Street. The Site is currently zoned BC-D and existing and proposed land use meets all required principles and specifications of the Code. The adopted Land Use Map recommends Industrial land use that is consistent with the existing and proposed land use of the Site.

THE PROPOSED USE, IF DEVELOPED ACCORDING TO THE PLAN SUBMITTED AND APPROVED, WILL BE VISUALLY AND FUNCTIONALLY COMPATIBLE TO THE SURROUNDING AREA.

The ultimate proposed land use of the Site is planned in 3 phases and outlined below:

1. Phase I – Expand the existing parking area, along the eastern side of the building, for an approximate 12,650 square foot fenced outdoor storage area. The existing curb cut, along Brook Street, will be utilized and limits of Phase I will not expand beyond the existing building façade.
2. Phase II – Develop a vehicular parking area, along the western side of the building to meet current parking requirements for the proposed use (minimum 27 parking spaces per current LDC based on size of the office and warehouse spaces). Phase II will require a new curb cut along Brook Street and proposed vehicular parking area will not expand beyond the existing building façade.
3. Phase III – Utilize the existing parking area, along the eastern side of the building and expand the area, for an additional approximate 39,500 square foot fenced outdoor storage area. The existing curb cut, along Brook Street, will be utilized, and limits of Phase III will not expand beyond the existing building façade.

Screening for Phases I and III will consist of a 10' wide type B buffer of large evergreen screen plantings with a minimum planting height of 6 feet and spacing of 8 feet on center. A 5' fence will be provided along the Brook Street frontage, parallel with the building façade and behind the type B buffer. Additionally, a 10' wide type A buffer will be provided, per 11.4.3 of the LDC, along Chief Henson Drive, utilizing existing vegetation to the extent practical. A minimum 5' fence will be provided along the Chief Henson Drive frontage, and will be located between the proposed outdoor storage area and the type A buffer. A fence taller than 5' would provide for better security of the outdoor storage area and would be considered by the applicant if it is agreeable to City Council and Staff.

Screening for Phase II will consist of a 10' wide Type B buffer, per 11.4.3 of the LDC, utilizing existing vegetation to the extent practical.

Small maturing street trees will be planted along Brook Street due to the existing overhead utility line. Existing trees and vegetation will be preserved along the western and southern sides of the Site. This tree save area consists of approximately 1.54 acres.

The ultimate build out of the Site will be visually and functionally compatible to the surrounding area based on the screening identified above and existing land uses consisting of industrial and commercial to the north of the Site across Brook Street, Ebb Gantt Park to the east of the Site across Chief Henson Drive, Harry H Robinson Jr. AA Building to the west of the Site, and Southern Railroad to the south of the Site.

THE USE WILL NOT MATERIALLY ENDANGER THE PUBLIC HEALTH OR SAFETY AND WILL NOT SUBSTANTIALLY INJURE THE VALUE OF ADJOINING PROPERTY IF LOCATED WHERE PROPOSED.

The land use for the Site consists of manufacturing pipe solutions (conduits or microducts) for fiber optic installations (e.g., broadband access/high speed internet). The land use is considered “light manufacturing” and is not harmful to public health or safety of employees. All machinery and equipment is electric, housed and operated inside the existing building, and do not exhaust any gasses or noxious odors. Water usage is limited as the majority of water is recycled to cool the extrusion lines. The main component for manufacturing is plastic granules that are melted and converted into pipes. No hazardous materials are used in production. Outdoor storage will consist of manufactured conduits or microducts and plastic granules.

The Company intends to set up operations in Q1 2024 with an initial hire of 8 local Full Time Employees (FTEs). This figure, depending on the Company’s traction in the American market, could increase to 50-100 FTEs in the first 5 years of operations. The staff would predominantly be hired locally. The Company estimates that the average annual wage per employee would be \$59,143 (as of December 2023).

Establishing production at the Site may create more traffic. However, this may represent a modest increase as the primary routes for delivery and pick up of materials consist of Keener Boulevard/Park Street to Wilkinson Boulevard or Interstate 85. The Company estimates that in the first year of operations, there will be 3-5 trucks weekly to deliver materials or be loaded. Year 2, this increases to 5-7 a week and 7-10 a week in year 3.

The Special Use Permit is intended to enhance safety on the Site for employees and business partners by creating a safer work space where private parking (Phase II) is separated from the storage and loading area (Phases I and III). That is, trucks will be operating in one area while vehicular parking lot will be in another. Only authorized personal will have access to the storage and loading area (Phases I and III).

Finally, the Company is open to engage with the local community and businesses to identify potential sub-suppliers to the company or explore the possibility to deploy fiber optics installations in Belmont or Gaston County.