Caldwell County
NORTH CAROLINA
Economic Development

Ashley Bolick, Director

June 18th, 2025
Chris Barlowe, Chairman
Caldwell County Planning Board
2345 Morganton Boulevard
Lenoir, NC 28645

CC: Kim McGee
Assistant Planning Director, Caldwell County

Dear Chairman Barlowe,

I am writing on behalf of Caldwell County Economic Development to express support for the rezoning of the property located at 2881 Connelly Springs Road, Granite Falls, NC 28630 (Parcel-id: 11 57 1 1S). I would first like to acknowledge that planning staff have the expertise in rezoning matters and that all recommendations ultimately come from them. My aim is to provide general support for the applicant, without making a formal recommendation.

The rezoning of this property, from (RA-20) Residential-Agriculture District to (IND) Industrial District will enable economic growth in Caldwell County. Development of this parcel will expand the County's tax base, generating additional funding for public services. Furthermore, industrial use of this site will provide jobs for Caldwell County residents – jobs that are expected to offer wages above the County's annual average median wage (according to the North Carolina Department of Commerce), supporting future wage growth and broader economic contributions. As Caldwell County has shifted from its traditional textile and furniture manufacturing economy it has become important to diversify our economy into other fields of manufacturing. Such diversification provides a variety of career paths for our citizens and creates a resilient economy that can better withstand future adverse impacts.

With industrial rezoning Dynastar Aerospace Machining will bring much to Caldwell County, utilizing state-of-the-art equipment to perform high-precision manufacturing – milling, shaping, laser cladding welding, water jet cutting, grinding, and complex aerospace assembly – delivering materials for sectors related to aerospace and defense, medical devices, professional motorsports and automotives, and energy. Dynastar will bring $2-$3 million in capital investment, in their first year, to Caldwell County. Throughout the first three years we can expect 12-14 full-time jobs to contribute to our workforce. Beyond three years, as the business continues to

grow, Dynastar has a full target workforce of 30-40 employees. They will offer jobs with an average annual salary of $65,000 per year, as compared to our median of $53,586 per year.

Caldwell County Economic Development has conducted strategic planning related to economic growth, through our Economic Development Advisory Committee. This project meets those goals in a variety of ways. First, the industrial sector involved – aerospace – is one of our identified target sectors for future growth. Second, this project supports a few goals in our strategic plan including identification of potential industry in the County; achieving population growth over time, achieved through having well-paying job opportunities to retain residents; and decreasing the workforce that commutes outside Caldwell County for jobs, which is a significant challenge for our community.

We conducted a cursory review of the zoning requirements prior to extending our support for this project. Since this parcel is zoned for residential use, we understand that its proximity to other residential areas is of note; however, it is also located near to a parcel currently zoned Industrial and used by the County as a convenience site. Furthermore, in relation to existing residential structures, there is some distance separating the properties. The properties are further separated by significant foliage, mitigating many of the questions that may arise from industrial development. Although it will be the owner's responsibility, it is my understanding that all the regulations present, for the watershed (class WS-IV), industrial district, and for general land use, can be met for both the structure and intended use of the property.

This potential rezoning touches on a few areas of the County's Comprehensive Plan. Regarding transportation, the property is located along a roadway which is likely to be expanded according to current North Carolina Department of Transportation plans, which mitigates potential impacts for transportation along Connelly Springs Road. This project also supports the recommendations in the Plan related to economic development.

Thank you for your consideration. I hope this project continues to advance and delivers meaningful benefits to the citizens of Caldwell County. The Economic Development Department stands ready to support the Board and this project in any way.

Sincerely,



Ashley Bolick, Director
Caldwell County Economic Development