



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 #238-A2
James Pirog, applicant
Parcel ID# 33038

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 to amend a conditional use permit for a kennel to allow the addition of a 2,400-square-foot building. A site plan has been submitted as part of the application. The proposed building, which would serve as an indoor play area, would be located behind the existing facility, The Woof Den, formerly known as Barkin' Buddies. A conditional use permit for the kennel was approved in 2004, and an amendment was approved in 2006 to allow the facility to be expanded. A kennel is a condition use under the site's zoning, B-N (Neighborhood Business) and ELDD (Eastern Lincoln Development District). An increase of 5% or more in the approved floor area is subject to approval through the same process under which the original permit was issued.

SITE AREA AND DESCRIPTION

The 1.3-acre parcel is located at 1587 N. NC 16 Business Hwy., on the west side of N.C. 16 Business about 450 feet north of Commerce Drive. It is adjoined by property zoned B-N, I-G (General Industrial) and R-SF (Residential-Single Family). Land uses in this area include business, industrial, institutional (school) and residential. This property is part of an area designated by the Lincoln County Land Use Plan as a Suburban Commercial Center, suitable for general commercial services.



County Of Lincoln, North Carolina

Planning Board

Applicant **James Pirog**

Application No. **CUP #238-A2**

Parcel ID# **33038**

Zoning District **B-N, ELDD**

Proposed CUP amendment **addition of 2,400-square-foot building under permit for a kennel**

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:

**Application to Amend Conditional Use Permit**

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 IApplicant Name James PirogApplicant Address 1433 Adlain Dr, Iron Station, NC 28080Applicant Phone Number 704-742-0689Property Owner Name Same

Property Owner Address _____

Property Owner Phone Number _____

PART IIProperty Location 1587 N. NC 16 Business HwyProperty ID (10 digits) 4603578750 Property size 1.298 acresParcel # (5 digits) 33038 Deed Book(s) 2669 Page(s) 401**PART III**Zoning District ELDD

Briefly explain the proposed change(s) in the conditional use permit.

Need more indoor play area for the
dogs. Adding a 30'x80' metal building
as shown on attached drawing.

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 [Signature]Date 6/18/19

APPLICANT'S PROPOSED FINDINGS OF FACT

Application No. **CUP #238-A2**

Applicant **James Pirog**

Property Location **1587 N. NC 16 Business Hwy.**

Parcel ID# **33038**

Existing District **B-N, ELDD**

Proposed Amendment **addition of 2,400-square-foot building under permit for kennel**

PROPOSED FINDINGS

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

The building will be constructed to meet the State Building Code.

2. The use meets all required conditions and specifications.

This property is zoned B-N and ELDD. A kennel is a conditional use in the B-N and ELDD districts. The size of the proposed building and the proposed location are in compliance with the B-N standards.

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

This property is adjoined by properties zoned business and industrial and by a charter school. The building will be located behind the existing kennel and will be used as an indoor play area.

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 is an existing business area. This property is part of an area designated by the Land Use Plan as a Suburban Commercial Center, suitable for general commercial services.



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: 6/21/2019 Scale: 1 Inch = 120 Feet



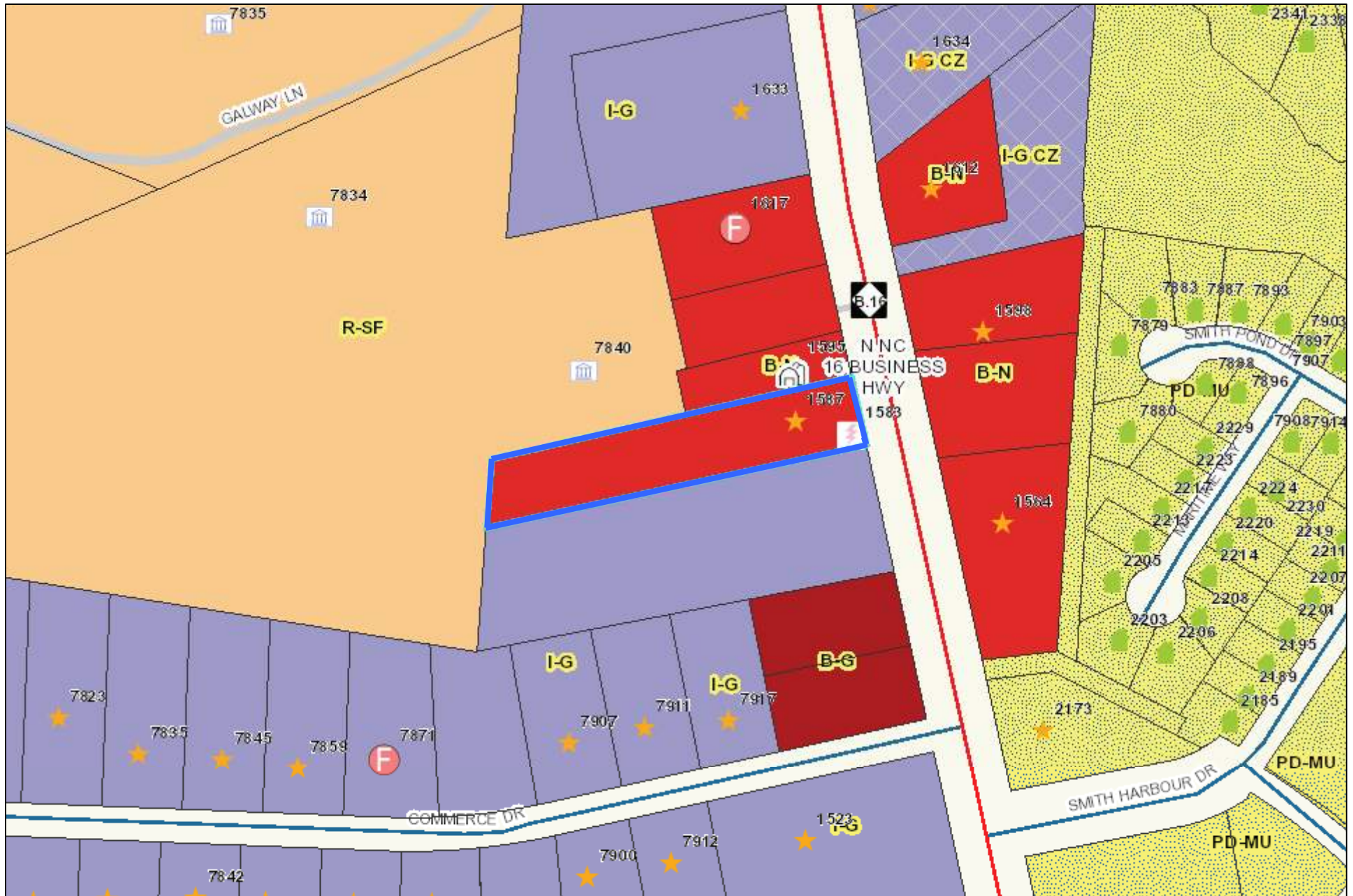
Parcel ID	33038	Owner	KIMBA LLC
Map	4603	Mailing	1433 ADKIN DRIVE
Account	0262789	Address	IRON STATION, NC 28080
Deed	2669 401	Last Transaction Date	06/01/2017
Plat		Subdivision	S O PROCTOR EST
Land Value	\$164,900	Improvement Value	\$298,956
		Total Value	\$463,856

Previous Parcel

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

Description	HECHT LD HWY 16	Deed Acres	0
Address	1587 N NC 16 BUSINESS HWY	Tax Acres	1.298
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN
Main Improvement	OFFICE	Value	\$167,353
Main Sq Feet	1920	Stories	1
		Year Built	2003
Zoning District	B-N	Calc Acres	1.3
		Voting Precinct	WP32
Watershed	1.3	Calc Acres	1.3
		Sewer District	SEWER
Census County	109	Block	3007
		Tract	071101
Flood	X	Panel	3710460300
Zone Description	NO FLOOD HAZARD		1.3

Conditional Use Permit #238-A2
subject property is outlined in blue



June 21, 2019

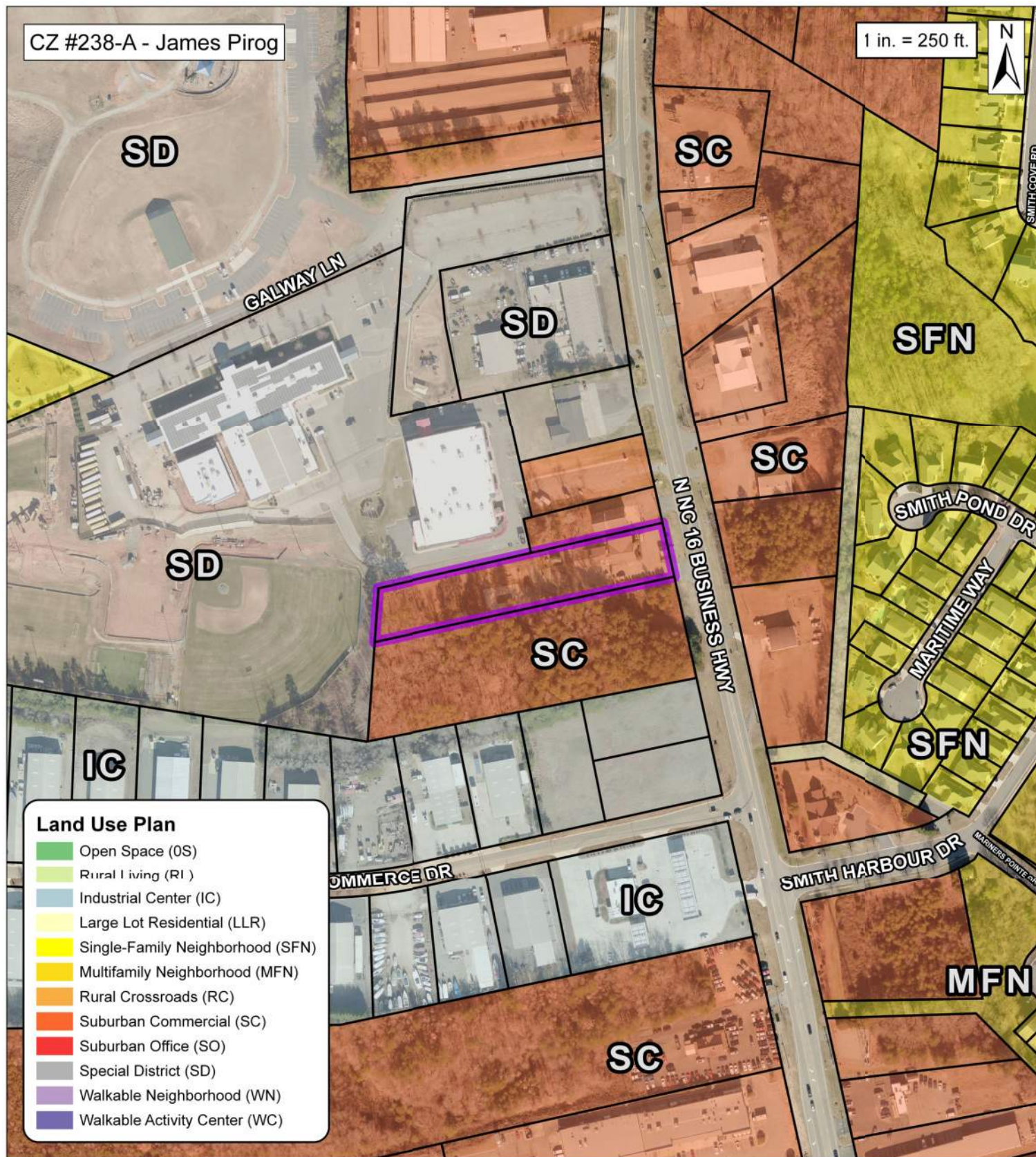
Esri, Inc., Lincoln County, NC

0 100 200 Feet

1 inch = 200 feet

CZ #238-A - James Pirog

1 in. = 250 ft.



Land Use Plan

- Open Space (OS)
- Rural Living (RL)
- 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)



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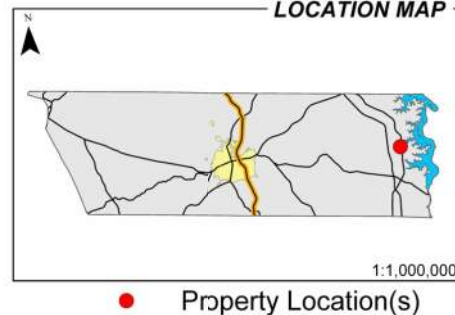
Parcel ID# 33038

 - Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Purple

LOCATION MAP



1 in. = 100 ft.

CUP #238-A2 - Proposed Site Plan



N NC 16 BUSINESS HWY

Proposed 30' x 80' Building

