



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners

From: Jeremiah Combs, Planner

Date: May 10, 2024

Re: SUP #506

Shepherds K9 Services, LLC, applicant

Parcel ID# 84266

The following information is for use by the Lincoln County Board of Commissioners at their meeting/public hearing on June 3, 2024.

Request

The applicant is requesting a special use permit for a kennel in the R-T (Transitional Residential) district.

Site Area and Description

The request involves a 20.87-acre parcel located at 2584 Mariposa Rd in Catawba Springs Township. The subject property is adjoined by property zoned R-T (Transitional Residential) and R-R (Rural Residential). Land uses in this area are primarily residential uses. This property is located in an area that is designated by the Lincoln County Land Use Plan as Rural Living, suitable for residential uses on large lots with small nodes of commercial activity concentrated at rural crossroads. The development pattern is characterized by large lots, abundant open space and a high degree of separation between buildings.

Additional Information

To comply with the specific use standards in the Lincoln County Unified Development Ordinance for kennels (see following page), the applicant has indicated as conditions on the proposed plan that no more than 15 dogs will be kept at the kennel at any given time and that certain areas of the property where existing dog runs are located will be used only by the property owner for personal use.



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

§4.4.11. Kennel

In residential districts, the following standards shall apply:

- A. For any animal kennel designed to accommodate 15 or fewer animals, the minimum lot area shall be 3 acres; and no structure housing the animals, nor any outdoor animal runs or pens may be located closer than 100 feet from any lot line.
- B. For any animal kennel designed to accommodate greater than 15 animals, the minimum lot area shall be ten acres; and no structure housing the animals, nor any outdoor animal runs or pens may be located closer than 200 feet from any lot line.
- C. Manure piles in association with the animal kennel may be located no closer than 200 feet from any lot line and shall be disposed of on a daily basis.
- D. The minimum area for any lot containing an animal kennel shall be three acres.
- E. Notwithstanding any other provision of this UDO, an animal kennel may be located on a lot which also contains a principal detached single-family use.
- F. A Class C buffer (see §3.4) shall be established along any side of the property where the kennel abuts a residential use, provided such buffer shall not restrict clear sight at any intersection or driveway.



Special Use Permit Application

Lincoln County Planning and Inspections Department
 Zoning Administrator
 115 W. Main St., Lincolnton, NC 28092
 Phone: (704) 736-8440 Fax: (704) 732-9010

PART I

Applicant Name Shepherds K9 Services, LLC (Stephanie Shepherd)

Applicant Address 2584 Maripoşa Road, Stanley, NC 28164

Applicant Phone Number (330) 714-0369

Property Owner Name Scott & Judy Bartlett

Property Owner Address 2584 Mariposa Road, Stanley, NC 28164

Property Owner Phone Number (843) 267-9239

PART II

Property Location 2584 Mariposa Road, Syanley, NC 28164

Property ID (10 digits) 3680197560 Property size 20.869 AC.

Parcel # (5 digits) 84266 Deed Book(s) 2771 Page(s) 35

PART III

Existing Zoning District R-T

Briefly describe how the property is being used and any existing structures.
 The parcel is currently a single family residential property with the house, detached garage, storage building and pool. The home and buildings are centrally located in the 20+ AC parcel.

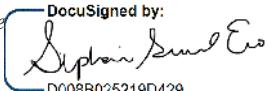
Briefly explain the proposed use and/or structure which would require a Special Use Permit.

The applicant is proposing the rear portion of the parcel to be used for a Private K-9 Training and Development Facility. The facility would provide training services for K-9's and their owners or handlers in a variety of fields such as service, therapy, protection and detection. The specially designed operations building will require the SUP Permit which houses the business operations along with over-night care of a max. of 15 K-9's.

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

MUST BE RECEIVED BEFORE PROCESSING.

I hereby certify that all knowledge to the best of my knowledge.

DocuSigned by:

 D008B025219D429...

for this application and attachments is true and correct

4/22/2024

Applicant's Signature

Date

Application # _____ Date _____

Applicant's Name _____ Shepherds K9 Services, LLC (Stephanie Shepherd)

Applicant's Address _____ 2584 Mariposa Road, Stanley, NC 28164

Property Location _____ 2584 Mariposa Road, Stanley, NC 28164 Existing Zoning _____ R-T

Proposed Special Use _____ Private K-9 Training and Development Facility

PROPOSED 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: The K-9 Training Facility will follow all State and Local guidelines for public health and safety including but not limited to animal waste, sanitation and cleaning procedures and including K-9 handling and containment.

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

FACTUAL REASONS CITED: The K-9 Training Facility use will meet all required conditions and specifications for the Lincoln County UDO, Building Inspections and NC State Dept. Ag. guidelines. This includes but not limited to setbacks, fencing, overnight housing facilities, and along with even additional sound-deadening facility building construction.

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: The K-9 Training Facility will not substantially injure the value of adjoining or abutting properties. The specially designed facility construction virtually eliminates noise and all K-9's are never left unattended or unsupervised. In addition, all K-9's will be contained at all times and the site will only be accessible by employees with limited staff-accompanied client access.

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: The K-9 Training Facility location on the 20+ AC. parcel and specialized use will be in harmony within area per the submitted plan and the SUP in the R-T District. The special use will be in general conformity with the Land Use Plan and large lot residential activities and uses.

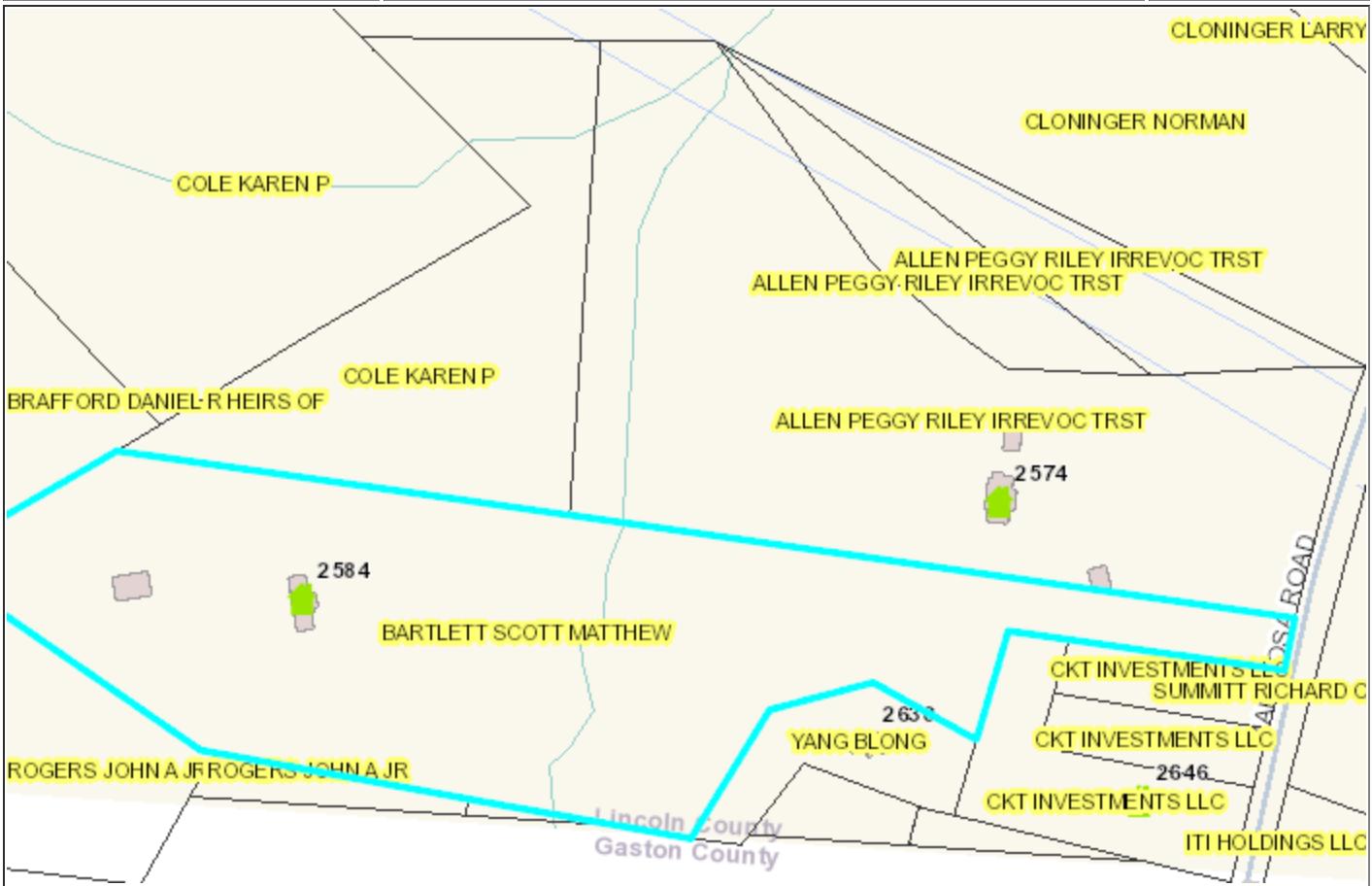
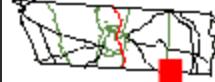


Lincoln County, NC

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: 5/10/2024 Scale: 1 Inch = 350 Feet



- \$ ATM
- Active Poultry House
- Apartment, Condominium
- Business
- Cell Tower
- Child Facility
- Church
- Fire Department
- Public Building
- Home Site
- Inactive Poultry House
- Industry
- Manufactured Home
- Mobile Home
- Mobile Home Space
- Outbuilding
- Site-built Home
- Modular Home
- UnAddressed Mobile Home
- Utility

Parcel ID	84266	Owner	BARTLETT SCOTT MATTHEW BARTLETT JUDITH ANN
Map	3680	Mailing	2584 MARIPOSA ROAD
Account	0269535	Address	STANLEY, NC 28164
Deed	2771 35	Last Transaction Date	09/20/2018
Plat		Subdivision	
Land Value	\$287,785	Improvement Value	\$1,954,437
Previous Parcel			Total Value \$2,242,222
-----All values for Tax Year 2024-----			
Description	VACANT REAR LAND	Deed Acres	20.8
Address	2584 MARIPOSA RD	Tax Acres	20.869
Township	CATAWBA SPRINGS	Tax/Fire District	ALEXIS
Main Improvement	COLONIAL	Value	\$799,393
Main Sq Feet	4264.25	Year Built	2005
Zoning District	Calc Acres	Voting Precinct	Calc Acres
R-T	20.87	LW18	20.87
Watershed		Sewer District	
	20.87		20.87
Census County		Tract	
109		071002	2030
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710368000	20.87

SUP #506 | Shepherds K9 Services, LLC

1 in. = 400 ft.



3237

R-R *unnamed stream*

R-T

2574

132

**GASTON
COUNTY**

R-T

MARIPOSA ROAD

County Residential District

 R-R | Rural Residential

 R-T | Transitional Residential



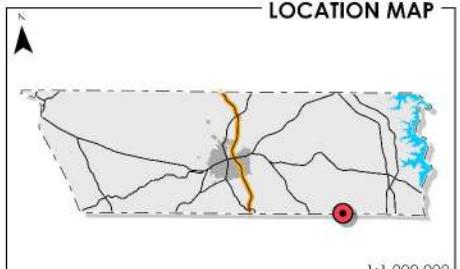
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID # 84266

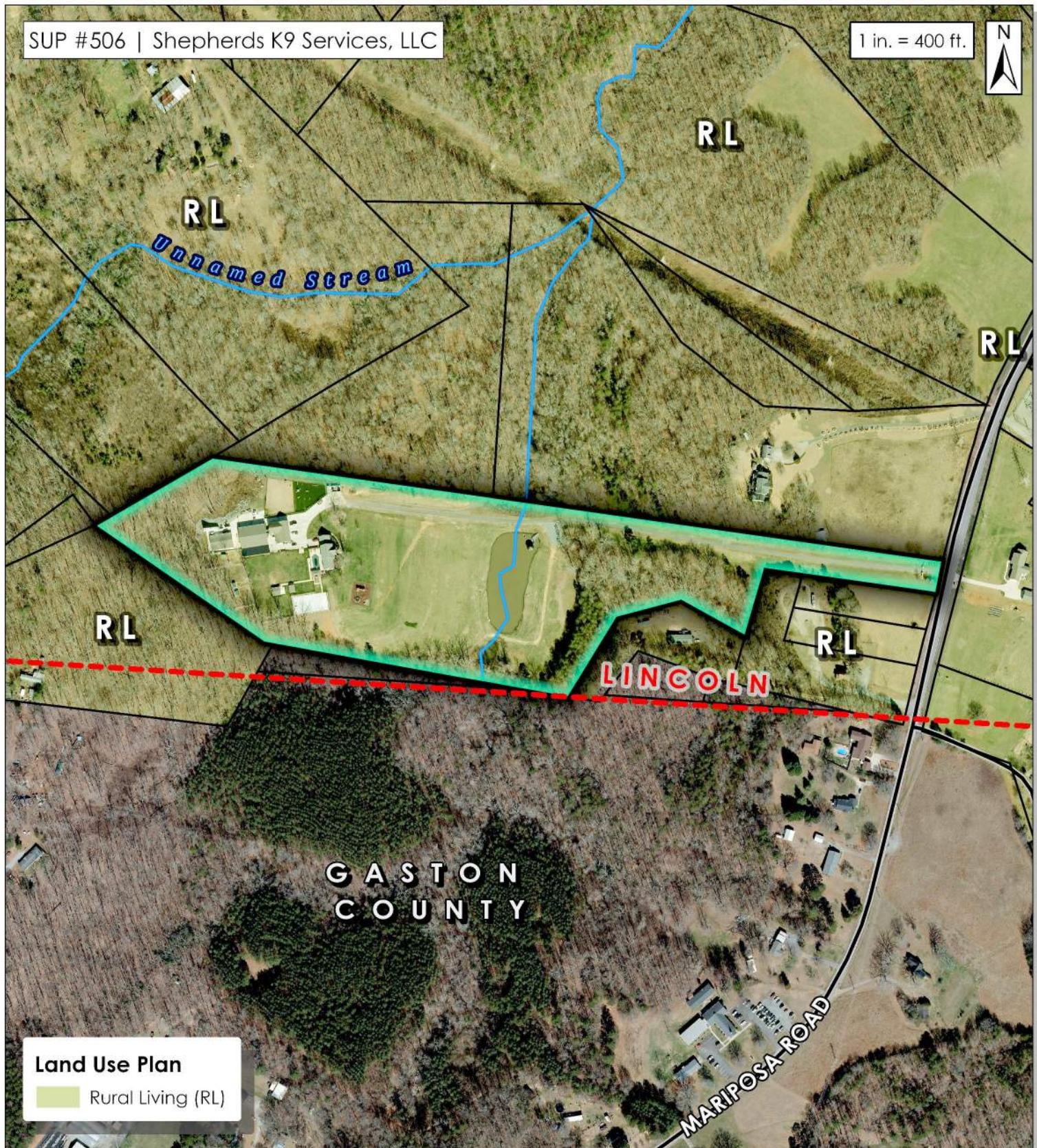
 - Property Location(s)

See Attached Application for Parcel Information

LOCATION MAP



● Property Location(s)

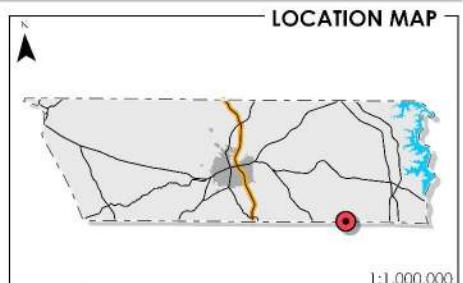


Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID # 84266

- Property Location(s)

See Attached Application for Parcel Information



Property Location(s)



Lincoln County Project Reviews

Project Number: **ZONE24-00081**

Description: **SUP #506 Shepherds K9 Services**

Project Type: **ZONING CASE**

Parcel ID: **84266**

Sub Type: **SPECIAL USE PERMIT**

Applicant: **Shepherds K9 Services (Stephanie Shepherd)**

Applied: **4/9/2024**

Approved:

Owner: **BARTLETT SCOTT MATTHEW**

Status: **UNDER REVIEW**

Balance: **\$ 500.00**

Surveyor: **<NONE>**

Details:

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
4/9/2024		4/12/2024	ENVIRONMENTAL HEALTH ON-SITE PRE- APPLICATION	Jonathan Harris		
Notes:						
4/9/2024	4/15/2024	4/12/2024	FIRE MARSHAL - COUNTY PRE-APPLICATION	Burl Shrum	COMPLETE	
Notes: All vehicle traffic gates shall have knox entry Drive shall be maintained free of tree limbs for access of emergency vehicles						
4/9/2024	4/12/2024	4/12/2024	INSPECTIONS PRE- APPLICATION	Jeff Wesdyk	COMPLETE	
Notes: 1) Floor drains are not currently installed in compliance with building code; they must be tied into an approved disposal system (i.e. on-site septic system). 2) ADA-compliant restrooms must be provided in the commercial structure.						
4/9/2024	4/11/2024	4/12/2024	NATURAL RESOURCES PRE-APPLICATION	Danielle Rudisill	COMPLETE	
Notes:						
4/9/2024	4/11/2024	4/12/2024	NCDOT PRE- APPLICATION	Michael Watson	COMPLETE	
Notes:						
4/9/2024	4/9/2024	4/12/2024	PUBLIC WORKS - COUNTY PRE- APPLICATION	Jonathan Drazenovich	COMPLETE	See notes
Notes: No County water or sewer in the area.						

