



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.



§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 Mariposa 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, Stanley, 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:

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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 _____

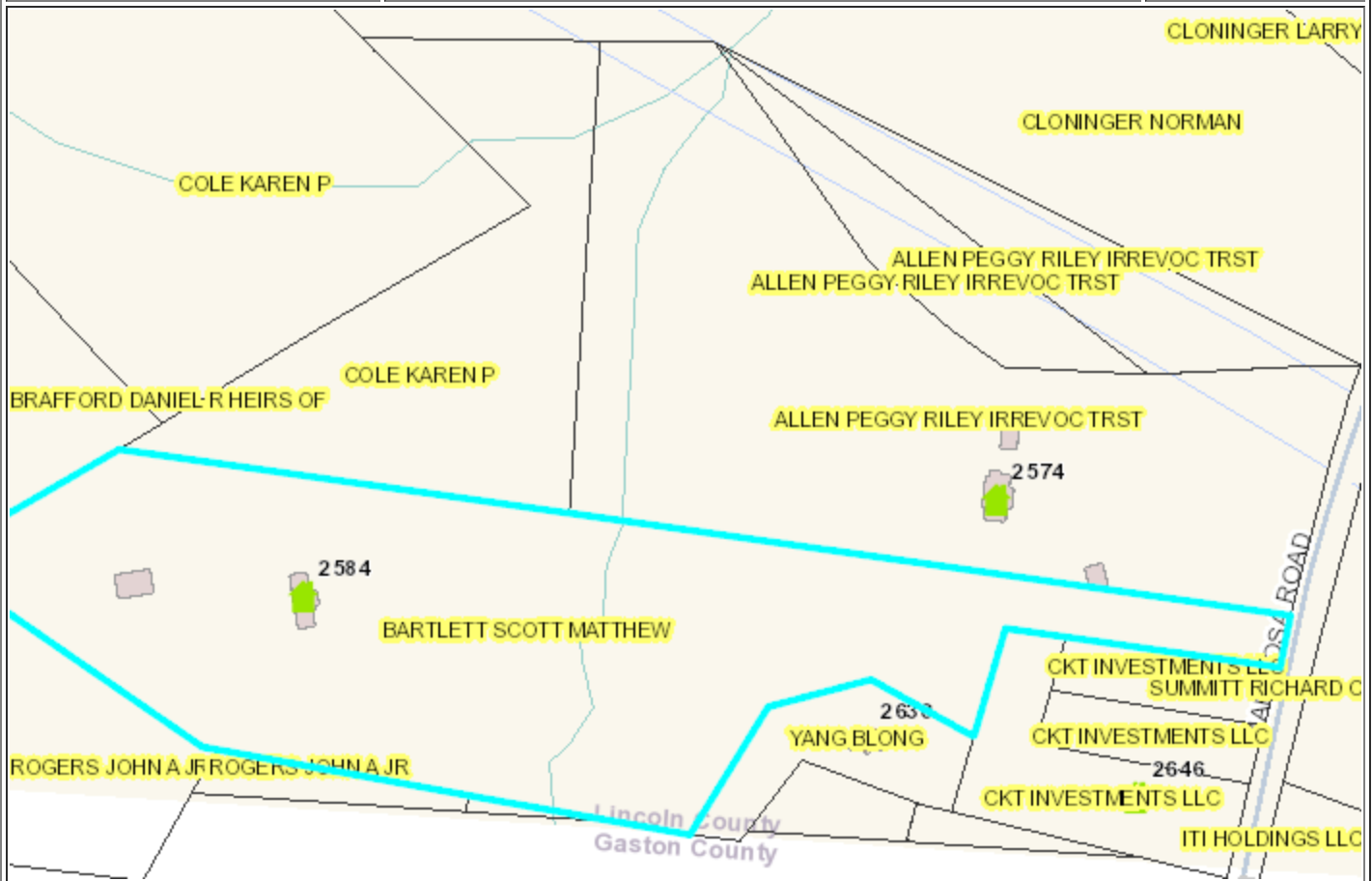
FACTUAL REASONS CITED: The K-9 Training Facility will not substantially injure the value of adjoining or abutting properties. The specially designed facility construction virtually eliminates noise and all K-9's are never left unattended or unsupervised. In addition, all K-9's will be contained at all 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.

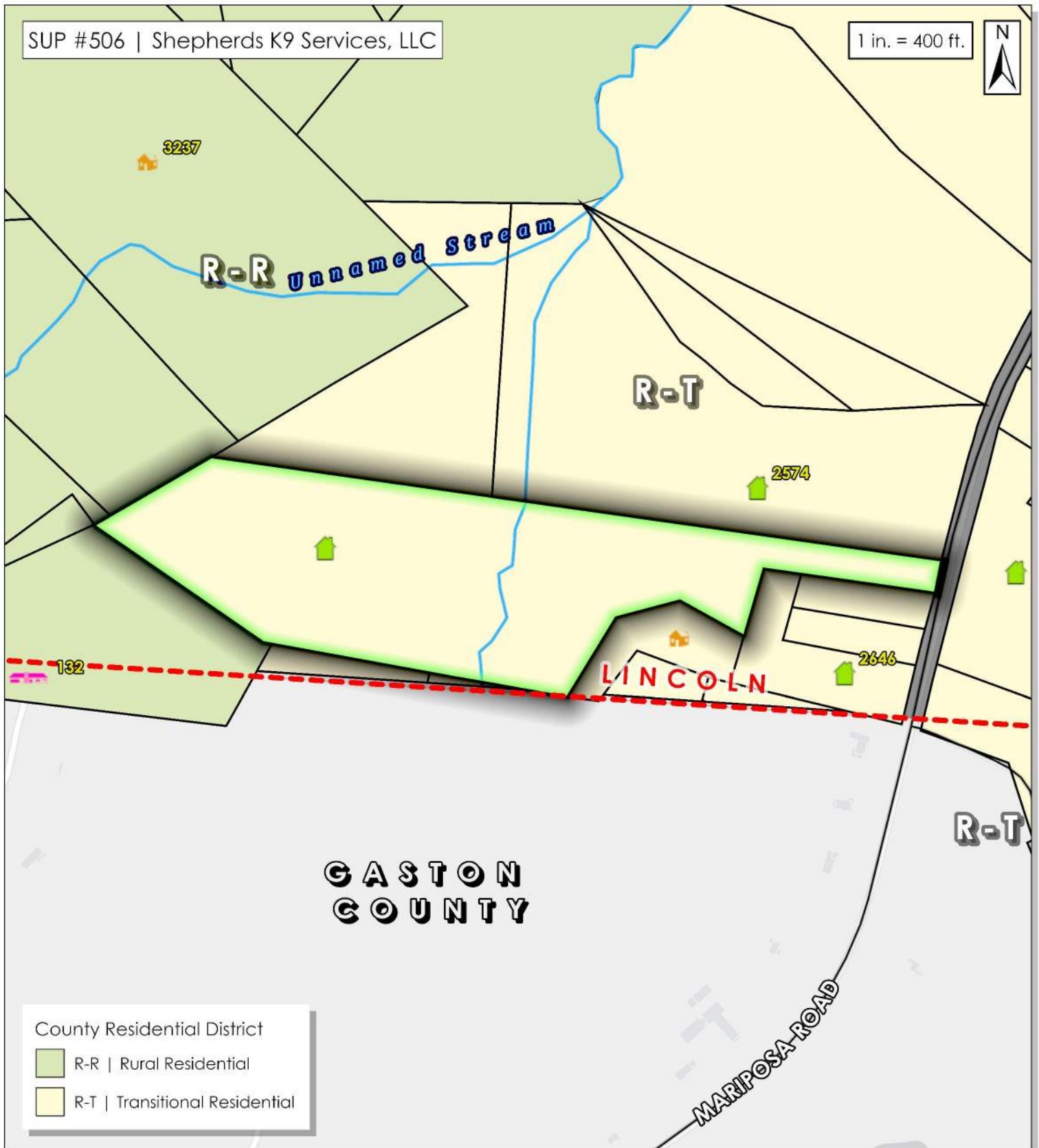


Lincoln County, NC
Office of the Tax Administrator, GIS Mapping Division
 Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.
 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 | Sale Price \$0 |
| Plat | | Subdivision | | Lot |
| Land Value | \$287,785 | Improvement Value | \$1,954,437 | Total Value \$2,242,222 |
| Previous Parcel | | | | |
| -----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 | Stories | 1.9 | Year Built 2005 |
| Zoning District | Calc Acres | Voting Precinct Calc Acres | | |
| R-T | 20.87 | LW18 | 20.87 | |
| Watershed | 20.87 | Sewer District | 20.87 | |
| Census County | 109 | Tract | 071002 | Block 2030 |
| | | | | 20.87 |
| Flood | X | Zone Description | NO FLOOD HAZARD | |
| | | Panel | 3710368000 | 20.87 |



County Residential District

-  R-R | Rural Residential
-  R-T | Transitional Residential

Parcel ID # 84266

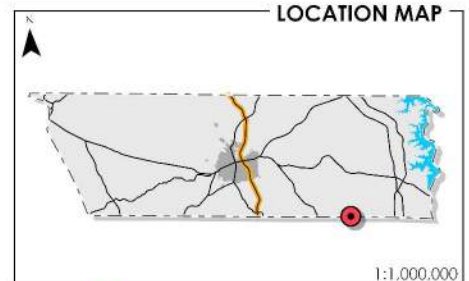
 - Property Location(s)

See Attached Application for Parcel Information



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

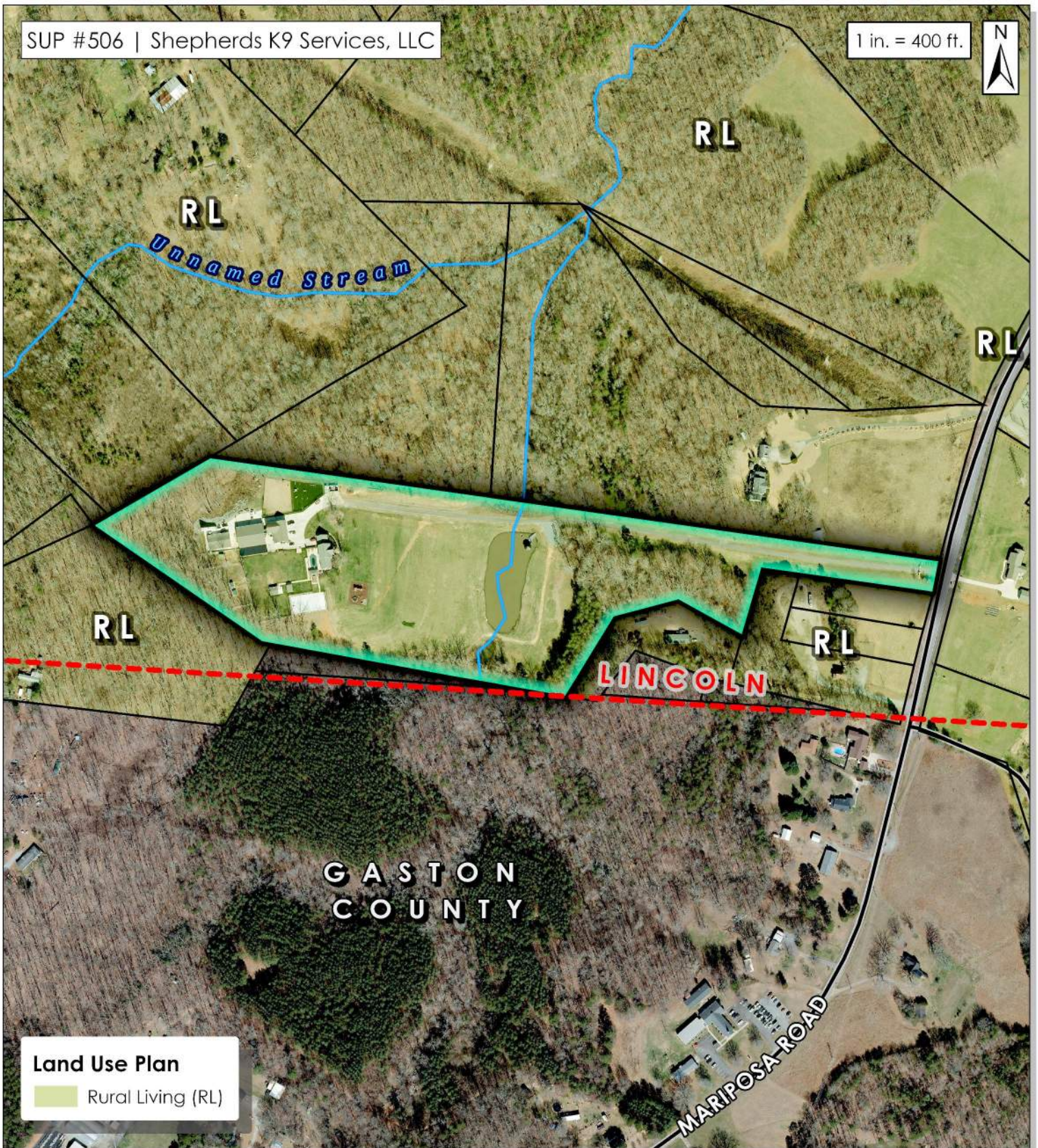
LOCATION MAP



 Property Location(s)

SUP #506 | Shepherds K9 Services, LLC

1 in. = 400 ft.



Land Use Plan

 Rural Living (RL)



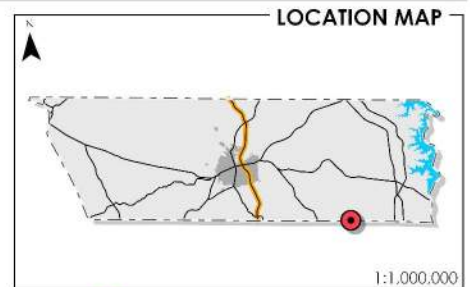
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID # 84266

 - Property Location(s)

See Attached Application for Parcel Information

LOCATION MAP



 **Property Location(s)**



Lincoln County 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**

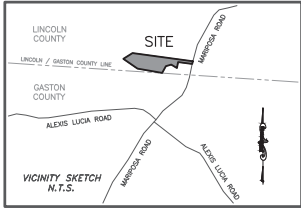
Status: **UNDER REVIEW**

Balance: **\$ 500.00**

Surveyor: **<NONE>**

Details:

| LIST OF REVIEWS | | | | | | |
|--|---------------|-----------|--|----------------------|----------|-----------|
| SENT DATE | RETURNED DATE | DUE 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. | | | | | | |



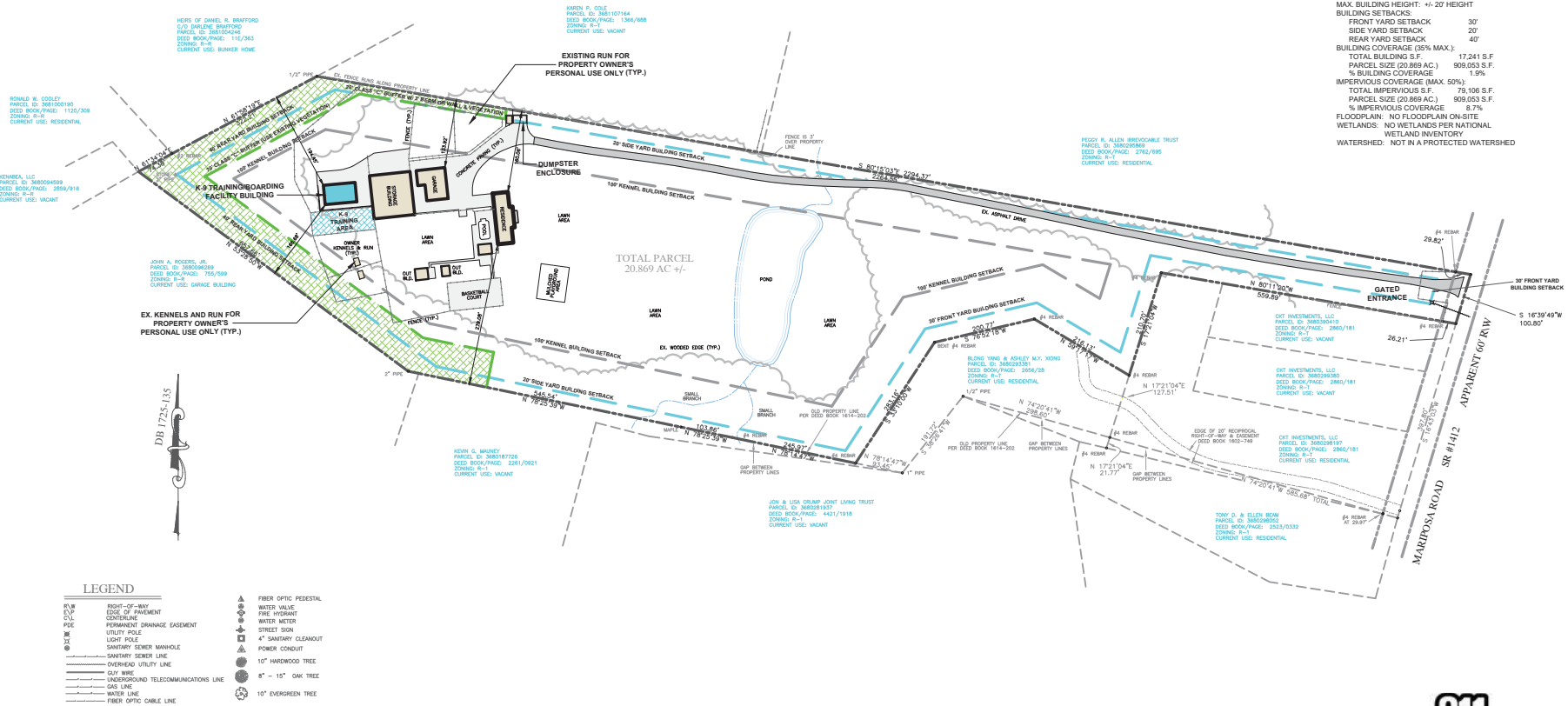
PROPOSED ADDITIONAL CONDITIONS:
NO MORE THAN 15 DOGS WILL BE ACCOMMODATED
AT THE KENNEL AT ANY GIVEN TIME.

APPLICANT'S CONSENT:
APPLICANT'S CONSENT TO THE PROPOSED CONDITIONS AS STATED
AND SHOWN ON THIS SITE PLAN SUBMITTED AS PART OF THIS
SPECIAL USE PERMIT

APPLICANT SIGNATURE *Stephanie Shepherd* DATE 5/10/2024
SHEPHERDS K9 SERVICES, LLC

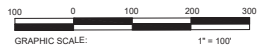
APPLICANT INFORMATION:
SHEPHERDS K9 SERVICES, LLC
STEPHANIE SHEPHERD
2584 MARIPOSA ROAD
STANLEY, NC 28164
CONTACT: STEPHANIE SHEPHERD
(336) 714-0369

PARCEL INFORMATION:
PARCEL ID #: #3680197500
OWNER: SCOTT & JUDY BARTLETT
2584 MARIPOSA ROAD
STANLEY, NC 28164
ADDRESS: 2584 MARIPOSA ROAD
STANLEY, NC
LINCOLN COUNTY
TOTAL ACREAGE: 20.869 AC.
DEED BOOK: 2771 DEED PAGE: 25
EXISTING ZONING: R-1
EXISTING USE: SINGLE FAMILY RESIDENCE &
PRIVATE K-9 TRAINING FACILITY
EXISTING BUILDING TYPES:
MASONRY & STICK BUILT CONSTRUCTION
MAX. BUILDING HEIGHT: 4'-30" HEIGHT
BUILDING SETBACKS:
FRONT YARD SETBACK 30'
SIDE YARD SETBACK 20'
REAR YARD SETBACK 40'
BUILDING COVERAGE (85% MAX.):
TOTAL BUILDING S.F. 17,241 S.F.
PARCEL SIZE (20.869 AC.) 909,053 S.F.
% BUILDING COVERAGE 1.9%
IMPERVIOUS COVERAGE (MAX. 50%):
TOTAL IMPERVIOUS S.F. 79,108 S.F.
PARCEL SIZE (20.869 AC.) 909,053 S.F.
% IMPERVIOUS COVERAGE 8.7%
FLOODPLAIN: NO FLOODPLAIN ON-SITE
WETLANDS: NO WETLANDS PER NATIONAL
WATERSHED: NOT IN A PROTECTED WATERSHED



LEGEND

- 8\"/>



J. DAVIDLED FORD, P.L.A.

LANDSCAPE ARCHITECTURE LAND PLANNING SEEDBED EROSION CONTROL STORMWATER PLANNING
2730 Maiden Highway
Lincolnton, NC 28092
jdaavidledford@yahoo.com
CELL (704) 930-7880

| | |
|-------------|--------------|
| PLAN DATE: | 03/28/24 |
| DRAWN BY: | JDL |
| CHECKED BY: | JDL |
| REVISIONS: | |
| #1 | 04/22/24 LCP |
| #2 | 04/23/24 LCP |
| #3 | 05/10/24 LCP |

PROPOSED SITE PLAN
SHEPHERDS K-9 SERVICES
2584 MARIPOSA ROAD, STANLEY, NC



DRAWING NUMBER:
S2