



**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: April 11, 2014

Re: CUP #336  
PMRS, LLC, applicant  
Parcel ID# 87619

*The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on May 5, 2014.*

**REQUEST**

The applicant is requesting a conditional use permit to operate a kennel in the I-G (General Industrial) district. The applicant is proposing to build a 12,500-square-foot facility, with a possible future expansion that would double the size (see site plan). Under the Unified Development Ordinance, a kennel is a conditional use in the I-G district, with no special standards that must be met.

**SITE AREA AND DESCRIPTION**

The 6.15-acre parcel is located on the north side of Natalie Commons Drive about 800 feet west of N.C. 16 Business. A portion of this parcel is zoned B-N (Neighborhood Business), but it is not proposed for development at this time. This property is adjoined by property zoned I-G, B-N and R-SF (Residential Single Family). Land uses in this area include business, institutional, industrial and residential. A commercial area that's clustered around the intersection of N.C. 16 Business and the northern end of Triangle Circle extends to this property. The NC 16 Corridor Vision Plan recommends that commercial activity be concentrated in nodes.



# County Of Lincoln, North Carolina

## Planning Board

Applicant **PMRS, LLC**

Application No. **CUP #336**

Property Location **Natalie Commons Drive**

Zoning District **I-G**

Proposed Conditional Use  **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:

\_\_\_\_\_



### Conditional Use Permit Application

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 I

Applicant Name PMRS, LLC

Applicant Address 8217 TRANQUIL HARBOR LANE, DENVER NC 28037

Applicant Phone Number 704-489-9933

Property Owner Name MAROIS BUILDERS, INC

Property Owner Address P.O. Box 2665, CORNELIUS, NC 28031

Property Owner Phone Number 704-895-8111

#### PART II

Property Location NATALIE COMMONS DRIVE, DENVER NC

Property ID (10 digits) 4603-46-9494 Property size 6.15 AC.

Parcel # (5 digits) 87619 Deed Book(s) 1967 Page(s) 482

#### PART III

Existing Zoning District I-G & B-N

Briefly describe how the property is being used and any existing structures.

PROPERTY IS CURRENTLY VACANT

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

A 10,000SF OFFICE WITH UP TO 20,000SF KENNEL/INDOOR PLAY FACILITY  
& FENCED IN OUTDOOR PLAY AREAS FOR DIFFERENT SIZED DOGS.  
A 23 SPACE PARKING LOT WITH A COVERED DROP-OFF DRIVE

**\$750 APPLICATION FEE 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

3-11-2014

Date

**APPLICANT'S PROPOSED FINDINGS OF FACT**  
**FOR A CONDITIONAL USE PERMIT**

Application No. **CUP #336**

Applicant **PMRS, LLC**

Property location **north side of Natalie Commons Drive**

Parcel ID# **87619**

Zoning District **I-G**

Proposed Conditional Use **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 kennel will be constructed to meet the State Building Code. The outdoor play areas will be secured by fencing.**

2. The use meets all required conditions and specifications.

**A kennel is a conditional use in the I-G district. The proposed plan meets the setback, parking and landscaping requirements of the Unified Development Ordinance. The kennel must meet the requirements of the N.C. Department of Agriculture, which regulates and inspects kennels.**

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

**This property is located adjacent to a multi-tenant commercial development. It is adjoined by property zoned industrial. The nearest home is more than 400 feet from this property.**

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 property is located in an existing business area. The NC 16 Corridor Vision Plan recommends that commercial activities be concentrated in nodes.**



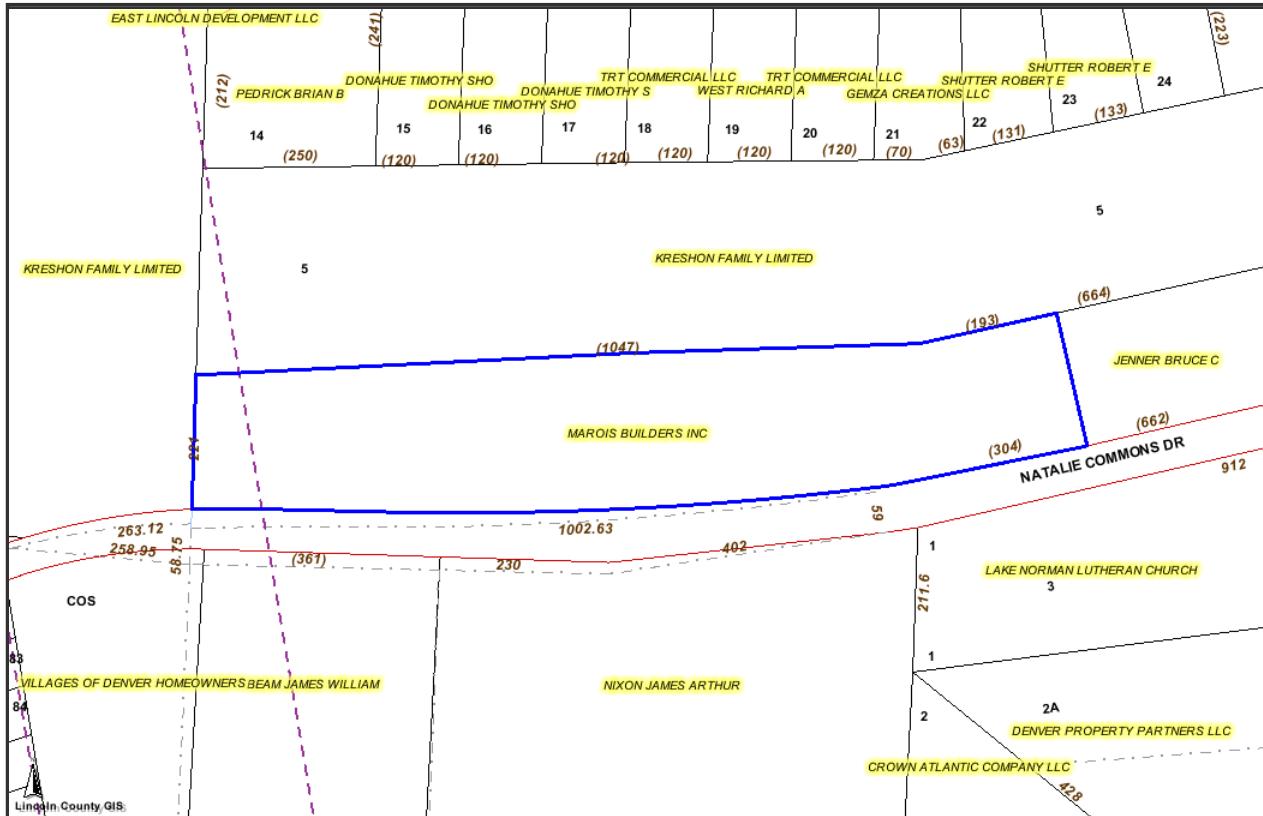
## Lincoln County, NC

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: 3/13/2014 Scale: 1 Inch = 250 Feet



### PHOTOS



Photo Not Available

### PARCEL INFORMATION FOR 4603-46-9494

Parcel ID	60294	Owner	MAROIS BUILDERS INC
Map	4603-02	Mailing	PO BOX 2665
Account	0143919	Address	CORNELIUS NC 28031
Deed	1967-482	Recorded	9/19/2007
Land Value	\$251,240	Total Value	\$251,240
----- All values are for tax year 2014. -----			
Subdivision	Lot PT TR 4 SO PROCTOR EST	Plat	B-100
Description	PT TRACT 4 PROCTOR ESTATE	Deed Acres	0
Address	NATALIE COMMONS DR	Tax Acres	5.88
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN
Improvement	No Improvements		
Parcel ID	87619	Owner	MAROIS BUILDERS INC
Map	4603-02	Mailing	PO BOX 2665
Account	0143919	Address	CORNELIUS NC 28031
Deed	1967-482	Recorded	9/19/2007
Land Value	\$32,875	Total Value	\$32,875
----- All values are for tax year 2014. -----			
Subdivision	Lot PT TR 4 SO PROCTOR EST	Plat	B-100
Description	PT TRACT 4 PROCTOR ESTATE	Deed Acres	0
Address	NATALIE COMMONS DR	Tax Acres	0.26
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN / EL SEWER
Improvement	No Improvements		
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres
I-G	5.27	WESTPORT (WP32)	6.15
B-N	0.88		
Watershed Class		<b>Sewer District</b>	
Not in a watershed	6.15	Not in the sewer district	5.89
		In the sewer District	0.26
<b>2000 Census County</b>		<b>Tract</b>	
37109		071100	2007
<b>Flood</b>	<b>Zone Description</b>	<b>Block</b>	
X	NO FLOOD HAZARD	Panel	
		3710460300	6.15

