



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 704-489-9939

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 1-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 10,000 SF OFFICE WITH UP TO 20,000 SF 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

Date

3-11-2014

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.

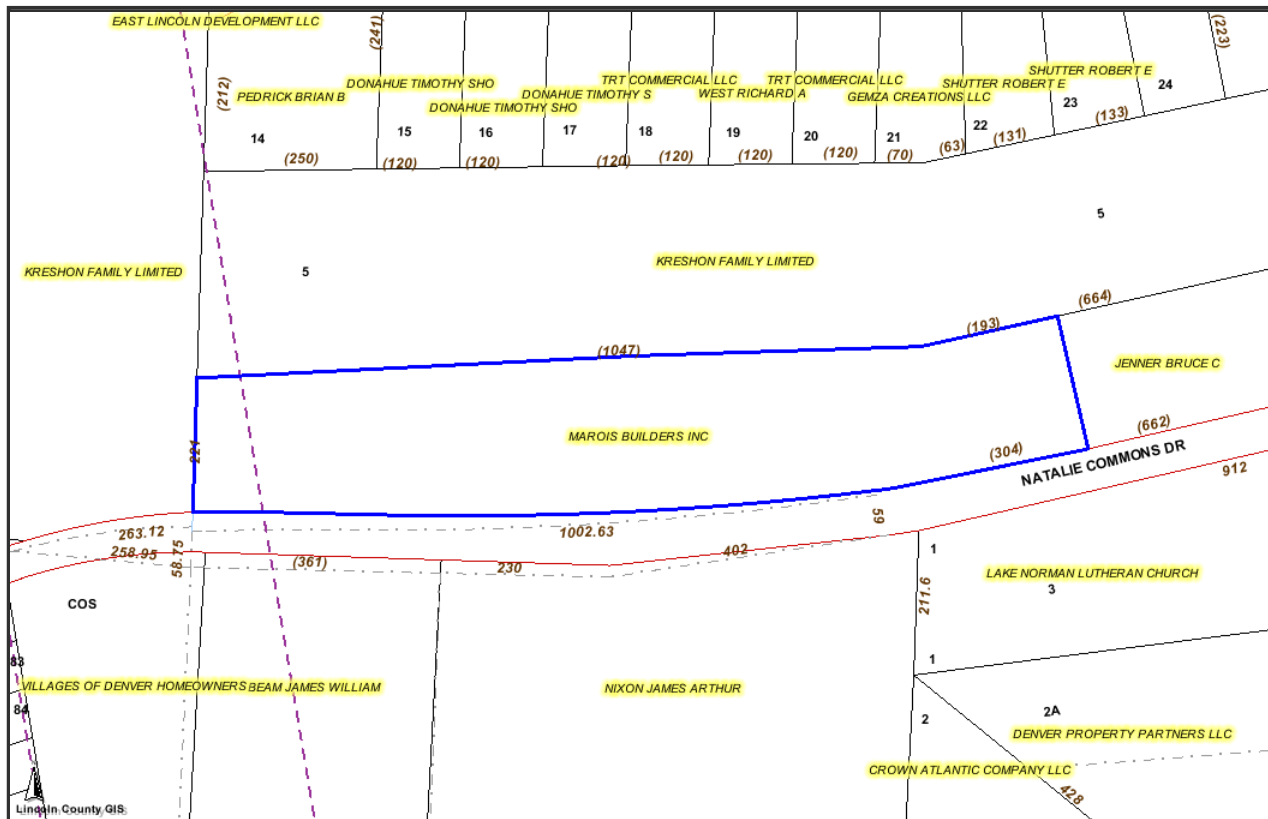
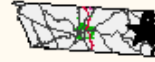
4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question.

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



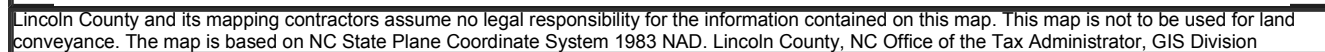
PHOTOS




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	Sale Price	0
Land Value	\$251,240	Total Value	\$251,240	Previous Parcel	60277
----- 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	Sale Price	0
Land Value	\$32,875	Total Value	\$32,875	Previous Parcel	29958
----- 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		Sewer District			
Not in a watershed	6.15	Not in the sewer district	5.89		
		In the sewer District	0.26		
2000 Census County		Tract	Block		
37109		071100	2007	6.15	
Flood	Zone Description	Panel			
X	NO FLOOD HAZARD	3710460300		6.15	





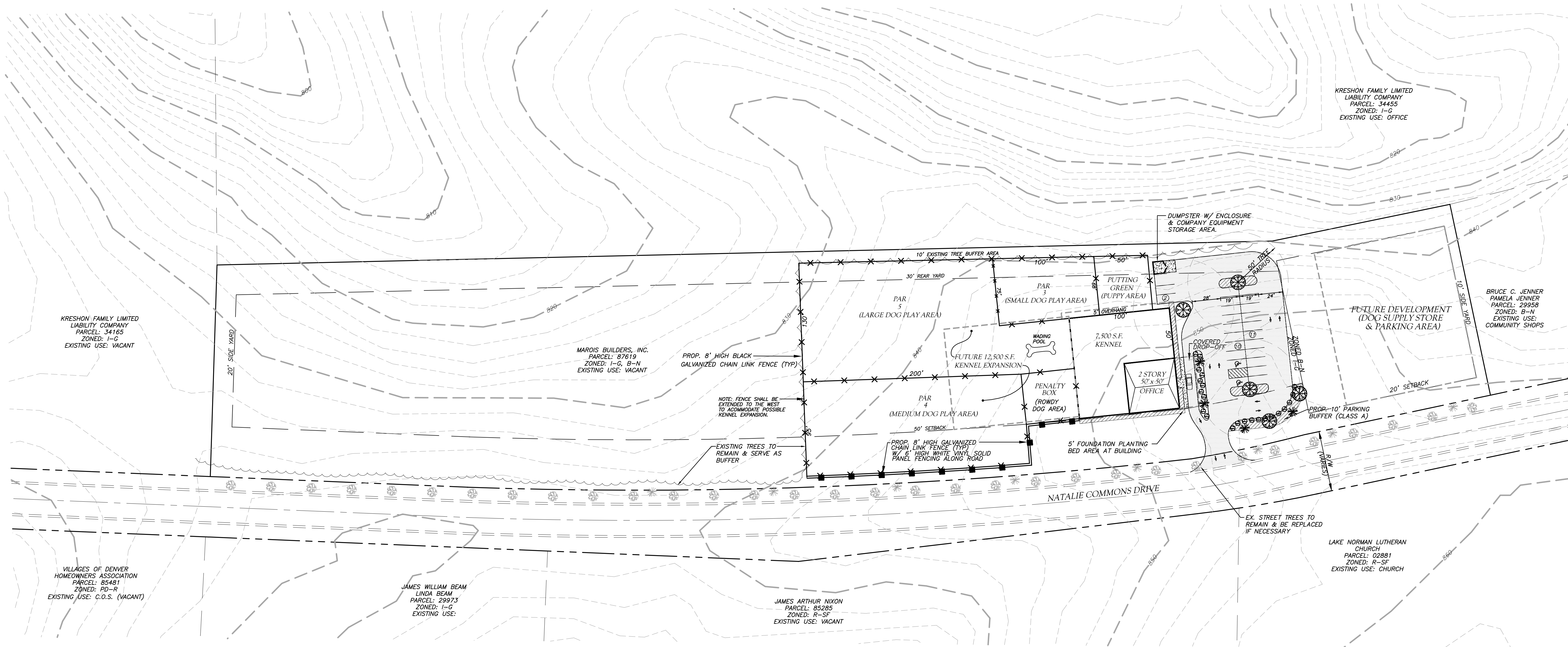
Know what's below.
Call before you dig.

1). CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.

2). CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.

3). ALL PAYMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

4). SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.



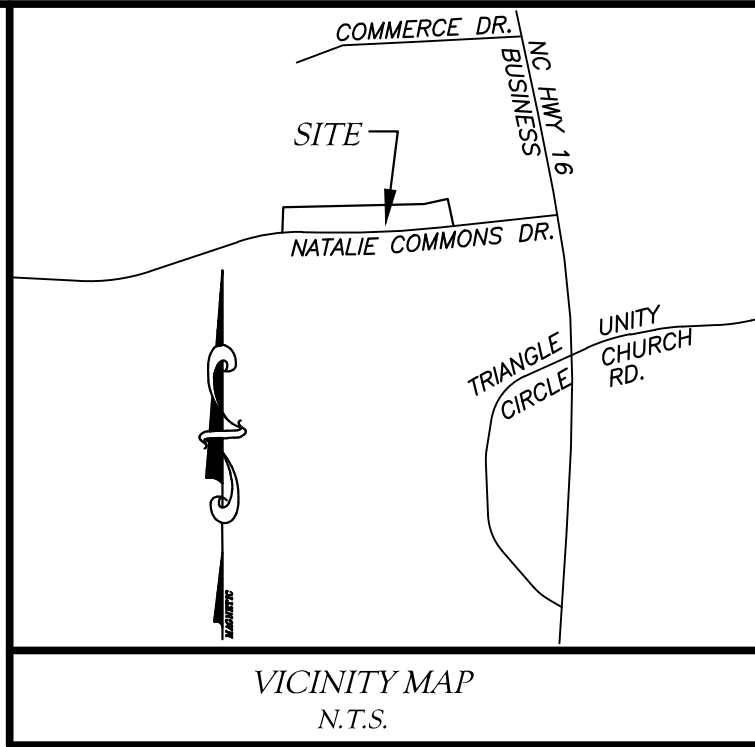
- SITE NOTES:**
- PIN: 4603-46-9494
DB: 1967 PG: 482
SITE AREA: ±6.15 AC. TOTAL
 - SITE ADDRESS: NATALIE COMMONS DRIVE
DENVER, NC 28037
 - EXISTING PROPERTY ZONING: B-N (.88 AC.), I-G (5.271 AC.)
EXISTING USE: VACANT
PROPOSED USE: DOG DAYCARE & BOARDING KENNEL
 - TOTAL AREA OF BUILDINGS = 12,500± S.F.
KENNEL: 7,500 S.F.
KENNEL EXPANSION (FUTURE): 12,500 S.F.
OFFICE(2 STORY): 5,000 S.F.
 - PARKING DATA:
REQUIRED FOR KENNEL: 1 SPACE PER 250 sf = 20 SPACES
TOTAL REGULAR PARKING PROVIDED: 21 SPACES (105% OF TOTAL)
H.C. PARKING REQ'D: 1 SPACE
H.C. PARKING PROVIDED: 2 SPACE (VAN ACCESSIBLE)
TOTAL PARKING SPACES PROVIDED: 23 SPACES
 - SETBACKS:

B-N ZONING		I-G ZONING	
ROAD SETBACK: 20	ROAD SETBACK: 20	ROAD SETBACK: 50	ROAD SETBACK: 50
SIDE YARD: 10'	SIDE YARD: 20'	SIDE YARD: 20'	SIDE YARD: 20'
REAR YARD: 20'	REAR YARD: 30'	REAR YARD: 30'	REAR YARD: 30'
 - WATERSHED: NOT IN A WATERSHED AREA
 - FEMA FLOOD PANEL: #3710460300, DATED 8/16/2007
THIS PROPERTY IS NOT LOCATED IN A FEMA FLOOD ZONE.
 - SURVEY TOPO INFORMATION PROVIDED BY:
 - IMPERVIOUS CALCULATIONS:
EX. IMPERVIOUS = 0 S.F.
PROP. BUILDING = 10,000 S.F.
PROP. ASPHALT & SIDEWALKS = 17,922 S.F.
TOTAL PROPOSED IMPERVIOUS = 27,922 S.F. = 0.64± AC.
IMPERVIOUS PERCENTAGE: 0.64 AC. / 6.15 AC. = 10.4%

NOTE: THE ASSIGNED ADDRESS MUST BE POSTED ON THE BUILDING FOR EMERGENCY RESPONSE TEAMS.

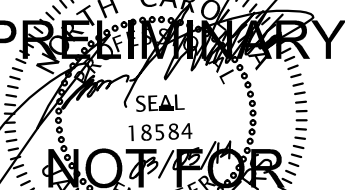
LEGEND

- LARGE MATURING TREE
- UNDERSTORY TREE
- EVERGREEN SHRUB
- EX. LARGE STREET TREE
- EX. UNDERSTORY TREE





**LATHAM-WALTERS
ENGINEERING, INC.**
N.C. CORP. LIC. C-1815
16507-A NORTHCROSS DRIVE
HUNTERSVILLE, N.C. 28078
PHONE: (704) 895-8484
FAX: (704) 237-4362



**PRELIMINARY
NOT FOR
CONSTRUCTION**

March 5, 2014
DATE

DEVELOPER'S NAME
OR LOGO

DEVELOPER'S ADDRESS,
ADDRESS LINE 2
ADDRESS LINE 3
PHONE: (XXX) XXX-XXXX
FAX: (XXX)XXX-XXXX
EMAIL ADDRESS

DENVER CANINE CLUB
NATALIE COMMONS DRIVE
LINCOLN COUNTY DENVER, NC 28037
**CONDITIONAL USE SITE
PLAN**

REVISIONS

PROJECT NO.: 2014.06
SCALE: 1" = 50'
DRAWN BY: MRH
CHECKED BY: JLW

SHEET NO:

C1.0

