



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: August 20, 2014

Re: CUP #339
Melissa Lefler, applicant
Parcel ID# 58764

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on September 8, 2014.

REQUEST

The applicant is requesting a conditional use permit to operate a boarding kennel in the I-G (General Industrial) district. A kennel is a conditional use in the I-G district. The proposed kennel would be operated in conjunction with a dog grooming service (a permitted use by right in the I-G district), utilizing an existing commercial building.

SITE AREA AND DESCRIPTION

The 0.7-acre parcel is located at 896 Cove Court, on the east side of Dove Court about 300 feet north of Townsend Drive. This property is part of Triangle Business Park. It is adjoined by property zoned I-G and B-N (Neighborhood Business). Land uses in this area include industrial, business and residential. This property is part of an area designated by the Land Use Plan as industrial.



County Of Lincoln, North Carolina

Planning Board

Applicant **Melissa Lefler**

Application No. **CUP #339**

Property Location **896 Dove Ct.**

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 Melissa Letter
Applicant Address 104 Johnson St, Mt Holly NC 28120
Applicant Phone Number 704 618 2124 office 704 903 3589
Property Owner Name John Richard Ayers
Property Owner Address 896 Dove Ct
Property Owner Phone Number 704 617 0642

PART II

Property Location 896 Dove Ct.
Property ID (10 digits) 4602-68-2159 Property size 0.7 Acres
Parcel # (5 digits) 58764 Deed Book(s) 1076-200 Page(s) 200

PART III

Existing Zoning District I-G

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

7700 SF vacant building with outside shelter

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

Dog Boarding Kennel

\$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.

Melissa Letter
Applicant's Signature

7/25/14
Date

August 20, 2014

From: Melissa Lefler

To: Lincoln County Commissioners

Subject: Permission to Relocate Facility

Lake Norman Puppy Planet is a dog boarding, daycare and grooming facility located on Commerce Drive, Triangle Industrial Park, Denver, North Carolina 28037. The current space includes a 1,296 sq. ft. indoor area and a 1,575 sq. ft. outdoor play area. I first opened Puppy Planet on November 11, 2011 and have since owned and operated the facility.

I am a certified master groomer with 15 years of experience and a total of 18 years in the canine care, training and rehabilitation field. I am certified in K-9 search and rescue operations and have over 10 years of hands-on experience in multi-purpose police K-9 training in obedience, search/rescue and detection of human remains.

During its first three years, Puppy Planet has established a reputation as a safe and reliable boarding and grooming facility. It is staffed by individuals who are genuinely committed to delivering on the key elements of our mission statement:

- “Utilize our extensive knowledge and experience to maintain a clean, safe and caring environment for your precious companion.”
- “Provide a positive grooming experience by treating each and every “guest” with love, respect and compassion, always placing the animal’s health, welfare and comfort as the highest priority.”
- “Establish a reputation for superior service which reinforces and nurtures the trust, confidence and loyalty of all our customers.”
- “Become the area’s leading provider of professional grooming, daycare and boarding by consistently delivering exceptional services at competitive prices.”

My experience, combined with Puppy Planet’s excellent track record, has resulted in a very loyal following and a steady increase in business. Before the current facility reaches capacity, I have decided to relocate to a more spacious location. A larger space will not only create a more comfortable environment for the animals but also provide the opportunity for future growth.

I am therefore requesting approval to relocate Puppy Planet to a larger site situated at 896 Dove Court, Denver, N.C.. The new facility will provide 6,078 sq. ft. of indoor grooming/boarding space, 9,600 sq. ft. of open outdoor play area and 2,025 sq. ft. of covered outside area. The relocation to the new facility is tentatively scheduled to be completed by November 1, 2014.

Our primary objective is to continue delivering the exceptional service that has become synonymous with Puppy Planet. A larger facility will allow us to further increase our clientele without sacrificing the quality and timeliness of the care that we provide to all our guests.

I respectfully request your approval,

Melissa Lefler
Owner, Puppy Planet

APPLICANT'S PROPOSED FINDINGS OF FACT

Application No. **CUP #339**

Applicant **Melissa Lefler**

Property Location **896 Dove Ct.**

Parcel ID# **58764**

Existing 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 located in an existing commercial building. An outdoor exercise area 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 kennel will 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 surrounded by property zoned business and industrial.

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.

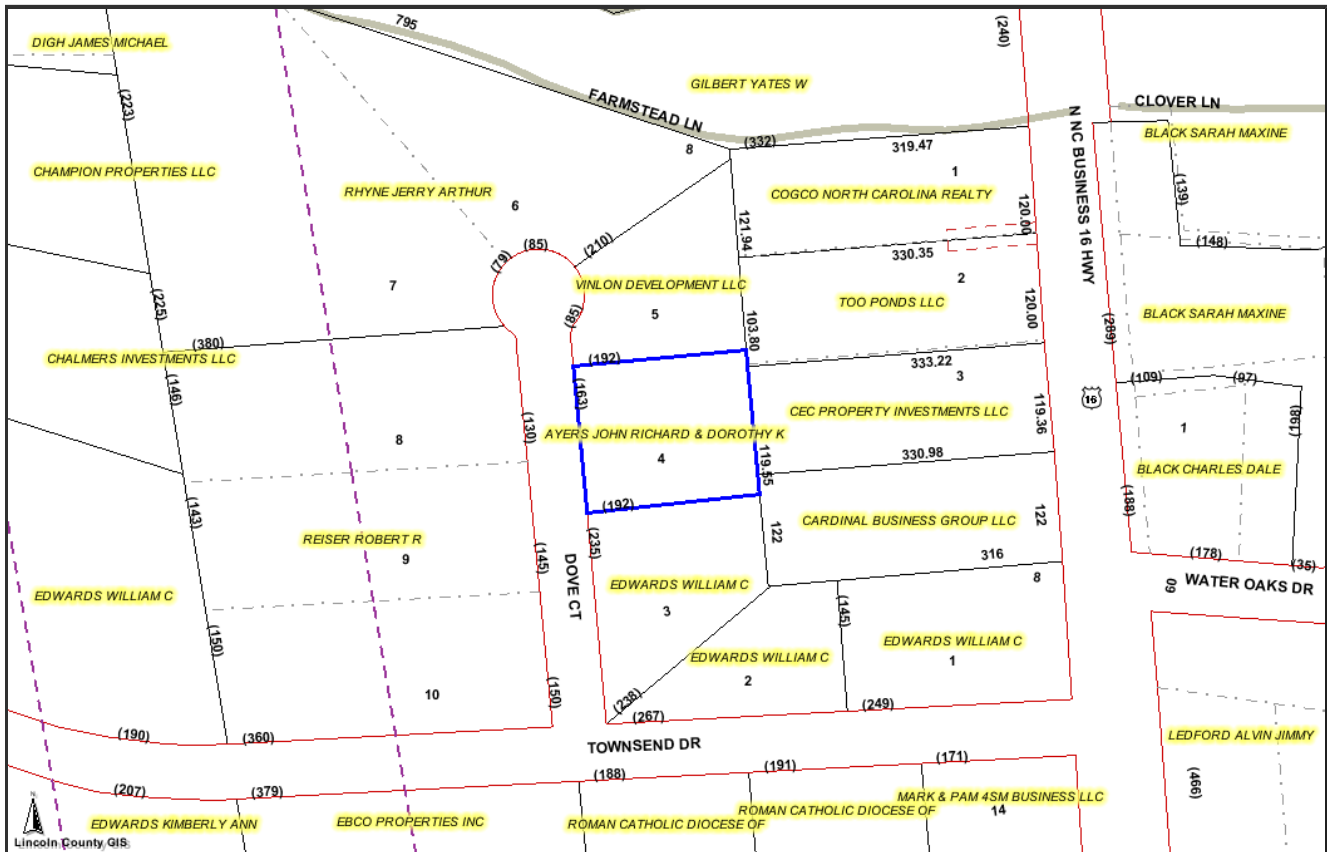
The location is in an industrial park that is home to companies that provide various services. The Land Use Plan designates this area as industrial.



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: 7/28/2014 Scale: 1 Inch = 200 Feet



PHOTOS



58764



58764

PARCEL INFORMATION FOR 4602-68-2159

Parcel ID	58764	Owner	AYERS JOHN RICHARD & DOROTHY K BASINGER TONY R & SHEILA W	
Map	4602-02	Mailing Address	896 DOVE CT DENVER NC 28037-0000	
Account	0132394	Deed	1076-200	Recorded 10/28/1998
Land Value	\$71,300	Total Value	\$347,444	Sale Price \$185,000
----- All values are for tax year 2014. -----				
Subdivision	Lot 4 TRIANGLE BUSINESS PARK			Plat G-48
Description	#4 TRIANGLE BUS. PARK			Deed Acres 0.76
Address	896 DOVE CT			Tax Acres 0.71
Township	CATAWBA SPRINGS			Tax/Fire District EAST LINCOLN / EL SEWER
Main Improvement	SHOP/OFFICES			Value \$264,331
Main Sq Feet	7700	Stories	1	Year Built 1994
Zoning District	I-G	Calculated Acres	0.71	
Watershed Class	Not in a watershed	Calculated Acres	0.54	
WS-IVC		Calculated Acres	0.18	
2000 Census County	37109	Tract	071100	Block 2016
Flood	X	Zone Description	NO FLOOD HAZARD	
		Panel	3710460200	0.71

