



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 28, 2015

Re: CUP #336A
Patricia McCaffery and Bob Seitz, applicants
Parcel ID# 60294

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on September 14, 2015.

REQUEST

The applicants are requesting an amendment to a conditional use permit for a kennel to allow an area on the east side of the site to be used by customers as a dog park. The request involves a parcel that is largely zoned I-G (General Industrial) with a 0.9-acre portion zoned B-N (Neighborhood Business). The dog park would be located in the area zoned B-N. Under the Unified Development Ordinance, a kennel is a conditional use in the I-G and B-N districts.

SITE AREA AND DESCRIPTION

The 6.15-acre parcel is located at 7897 Natalie Commons Drive, on the north side of Natalie Commons Drive about 800 feet west of N.C. 16 Business. 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. The NC 16 Corridor Vision Plan recommends that commercial activity be concentrated in nodes. A commercial area that's clustered around the intersection of N.C. 16 Business and Triangle Circle/Unity Church Road extends to this property.



County Of Lincoln, North Carolina

Planning Board

Applicant **Patricia McCaffery and Robert Seitz** Application No. **CUP #336A**

Parcel ID# **60294**

Zoning District **B-N**

Proposed CUP Amendment

**allow area on the east side of the kennel site to be used by
customers as a dog park**

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 amendment, the following conditions were recommended by the Lincoln County Planning Board:



Application to Amend Conditional Use Permit

Lincoln County Planning and Inspections Department
Zoning Administrator
302 N. Academy St., Suit A, Lincolnton, NC 28092
Phone: (704) 736-8440 Fax (704) 732-9010

PART I

Applicant Name Patricia McCaffery & Robert Seitz

Applicant Address 8217 Tranquil Harbor Lane; Denver, NC 28037

Applicant Phone Number 704-489-9938

Property Owner Name Same as above

Property Owner Address Same as above

Property Owner Phone Number Same as above

PART II

Property Location 7897 Natalie Commons drive; Denver, NC 28037

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

Parcel # (5 digits) 60294 Deed Book(s) 2460-177 Page(s)

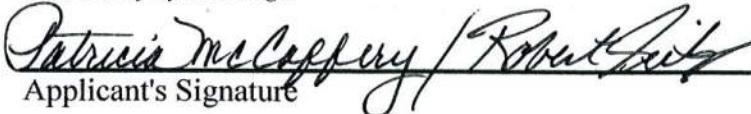
PART III

Zoning District B-N & I-G

Briefly explain the proposed change(s) in the conditional use permit. Permission to use a 12,000 sq ft Dog Park which has been developed on property designated for future development. This dog park will be used by our paying customers during working hours (6:30 am – 6:30 pm) free of charge. The dog park will have 100% artificial Pup Grass, waste disposal stations, picnic tables and some dog park equipment for the dogs to play on. The entire dog park will be surrounded by an 8 foot fence with a 6 foot internal fence separating the small dog area from the large dog area. The street facing and strip mall side of the dog park will be fenced with 8 foot white privacy fencing. This is not an extension of the main facility but rather a free service made available to our customers.. Supervised children will be allowed and all customers will be required to attend a dog park orientation seminar prior to obtaining access to the dog park. This orientation will educate our customers on dog body language and rules for children and dogs.

\$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

7/24/15

Date

APPLICANT'S PROPOSED FINDINGS OF FACT

Application No. **CUP #336A** Applicants **Patricia McCaffery and Robert Seitz**

Property Location **7897 Natalie Commons Drive** Parcel ID# **60294**

Proposed Amendment **allow an area on east side of the kennel site to be used by customers as a dog park**

PROPOSED FINDINGS

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan.

The park will be surrounded by a fence and will include waste disposal stations. Customers will be required to attend an educational session on dog body language and rules for children and dogs.

2. The use meets all required conditions and specifications.

A kennel is a conditional use in the B-N district. This is an associated facility. The dog park meets the setback requirements for buildings.

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

The site for the dog park is adjoined by properties zoned business and industrial. The dog park will be screened from the road and from the adjoining commercial center by privacy fencing.

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.



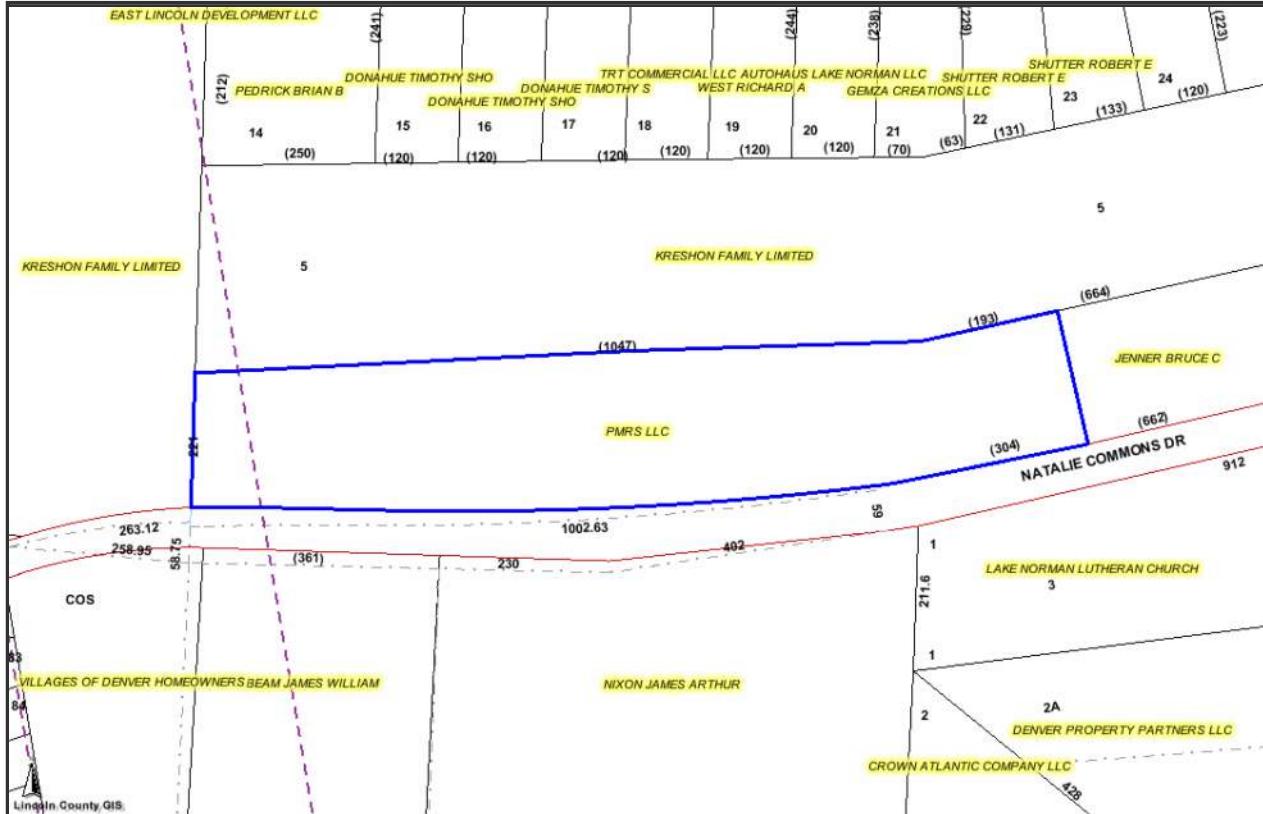
Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

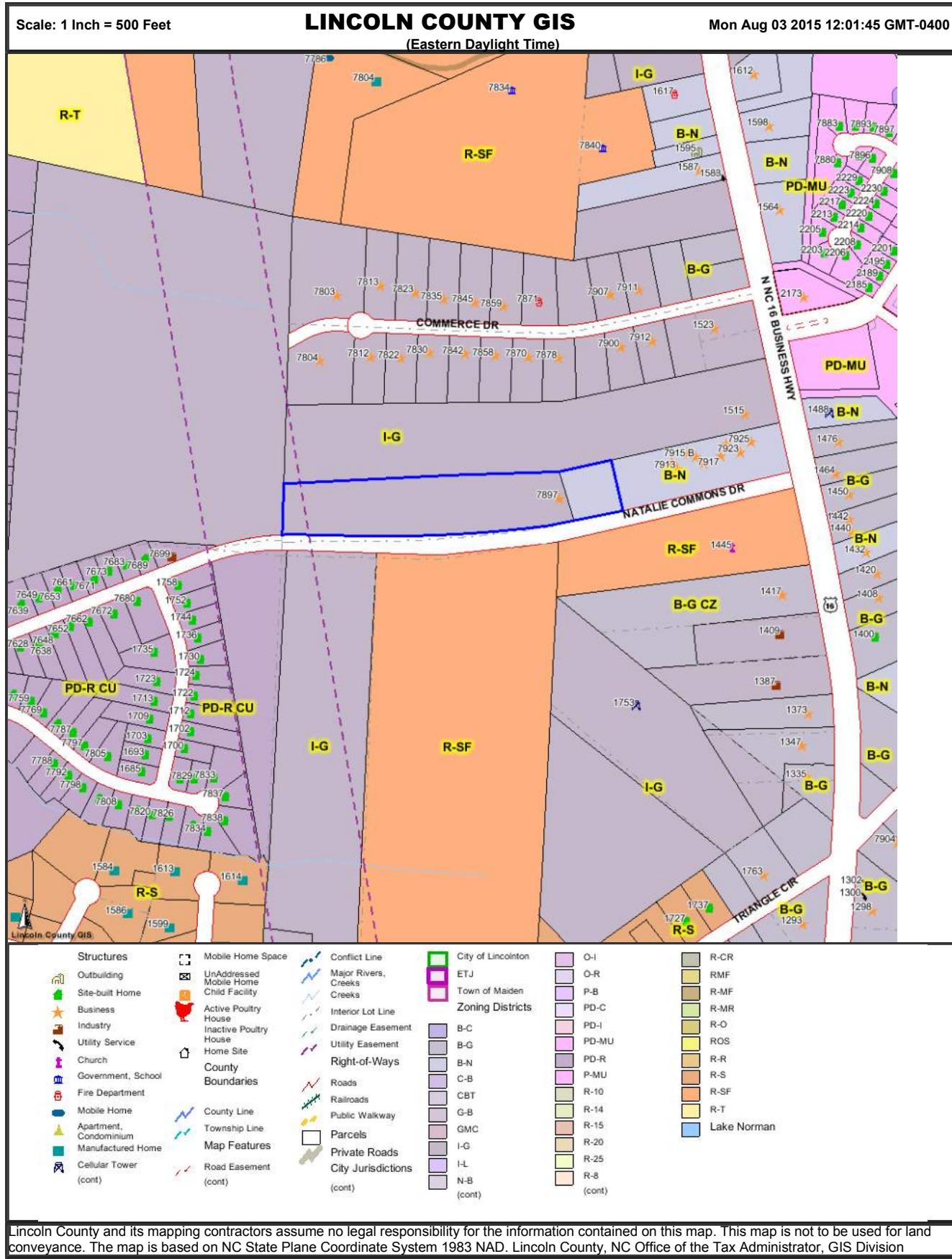
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Date: 8/3/2015 Scale: 1 Inch = 250 Feet



PHOTOS		PARCEL INFORMATION FOR 4603-46-9494						
 87619		Parcel ID 60294 Owner PMRS LLC Map 4603-02 Mailing 8217 TRANQUIL HARBOR LANE Account 0251916 Address DENVER NC 28037 Deed 2460-177 Recorded 6/6/2014 Land Value \$200,992 Total Value \$200,992 <p style="text-align: center;">----- All values are for tax year 2015. -----</p> Subdivision Lot PT TR 4 SO PROCTOR EST Description PT TRACT 4 PROCTOR ESTATE Address 7897 NATALIE COMMONS DR Township CATAWBA SPRINGS Tax/Fire District EAST LINCOLN Main Improvement CLEARING LAND Main Sq Feet 1 Stories 0 Year Built 2015 Value Not Determined						
 87619		Parcel ID 87619 Owner PMRS LLC Map 4603-02 Mailing 8217 TRANQUIL HARBOR LANE Account 0251916 Address DENVER NC 28037 Deed 2460-177 Recorded 6/6/2014 Land Value \$32,875 Total Value \$32,875 <p style="text-align: center;">----- All values are for tax year 2015. -----</p> Subdivision Lot PT TR 4 SO PROCTOR EST Description PT TRACT 4 PROCTOR ESTATE Address 7897 NATALIE COMMONS DR Township CATAWBA SPRINGS Tax/Fire District EAST LINCOLN / EL SEWER Improvement No Improvements						
 87619		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 Not in the sewer district 5.89 In the sewer District 0.26						
 87619		2000 Census County Tract Block 37109 071100 2007 6.15						
 87619		Flood Zone Description Panel X NO FLOOD HAZARD 3710460300 6.15						



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Patricia McCaffery & Robert Seitz

1 in. = 300 ft.



R-SF

I-G

B-G

COMMERCE DR

I-G

B-N

I-G

NATALIE COMMONS DR

PD-R

B-G

R-SF

County Residential District

- R-T Residential Transitional
- R-SF Residential Single-Family

County Business Districts

- B-N Business Neighborhood
- B-G Business General
- I-G Industrial General

County Planned Districts

- PD-R Planned Development Residential



Lincoln County
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302 N. Academy St.
Suite A
Lincolnton, NC 28092

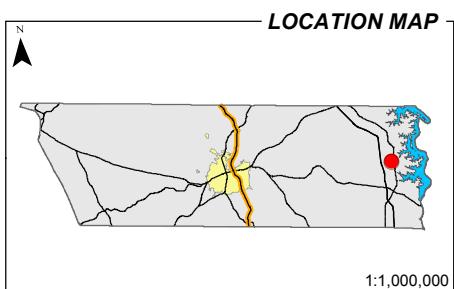
CONDITIONAL USE PERMIT AMENDMENT

Application	CUP #336A
NCPIN#	4603-46-9494
PID#	33266

- Property Location(s)

See Attached Application for Parcel Information
Property Location(s) Outlined in Green.

LOCATION MAP



Location of Properties

