



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.

Patricia McCaffery / Robert Seitz
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.

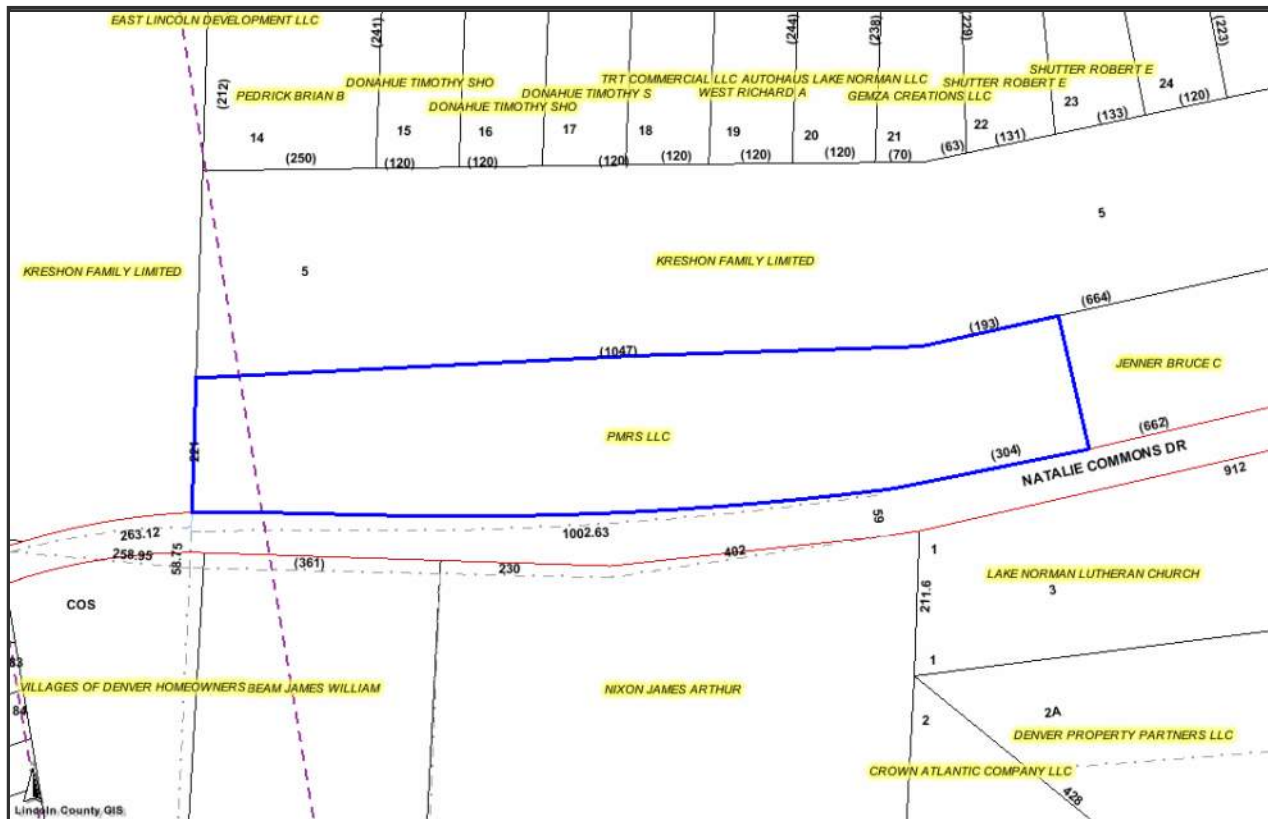
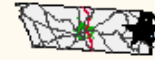
4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question.

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

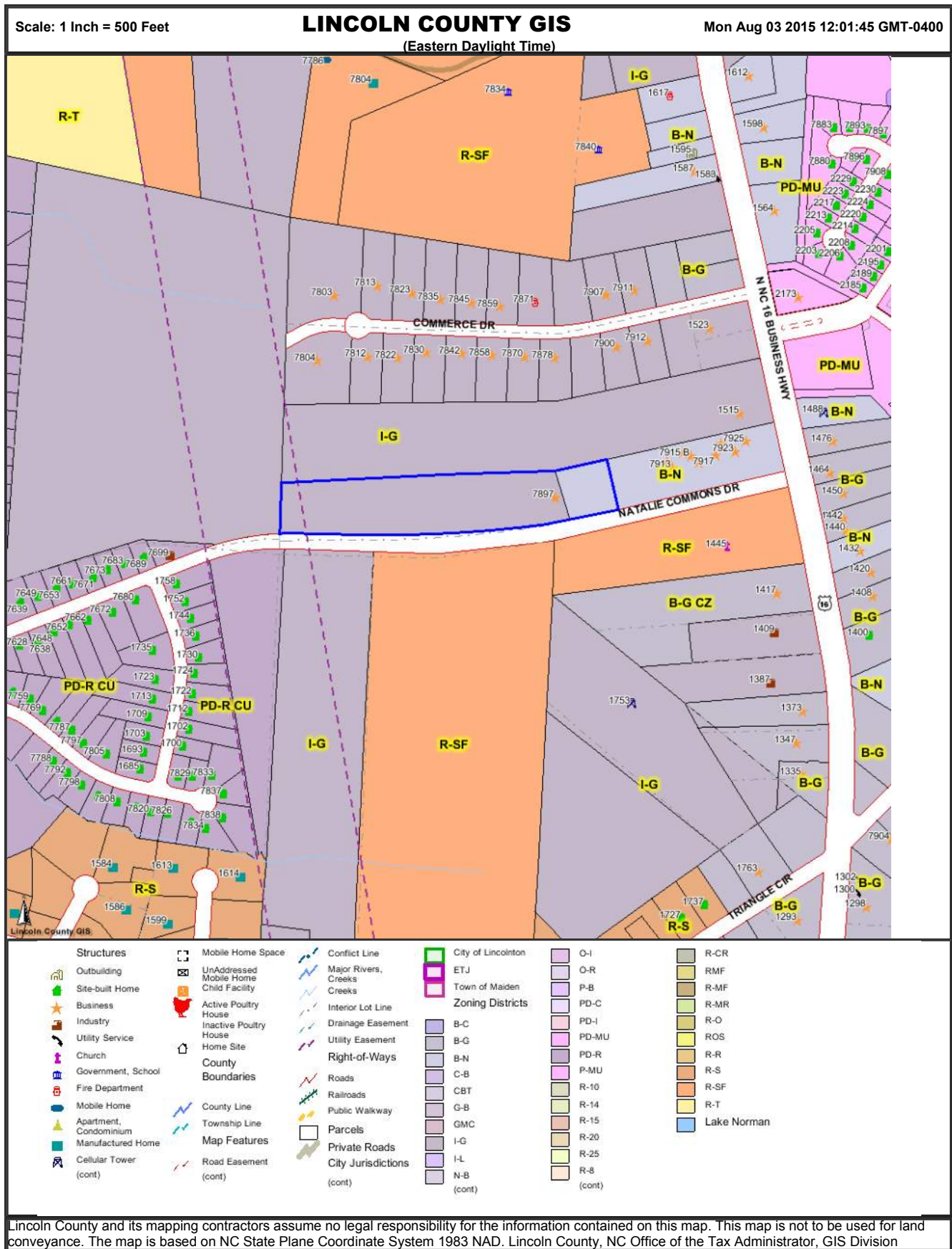


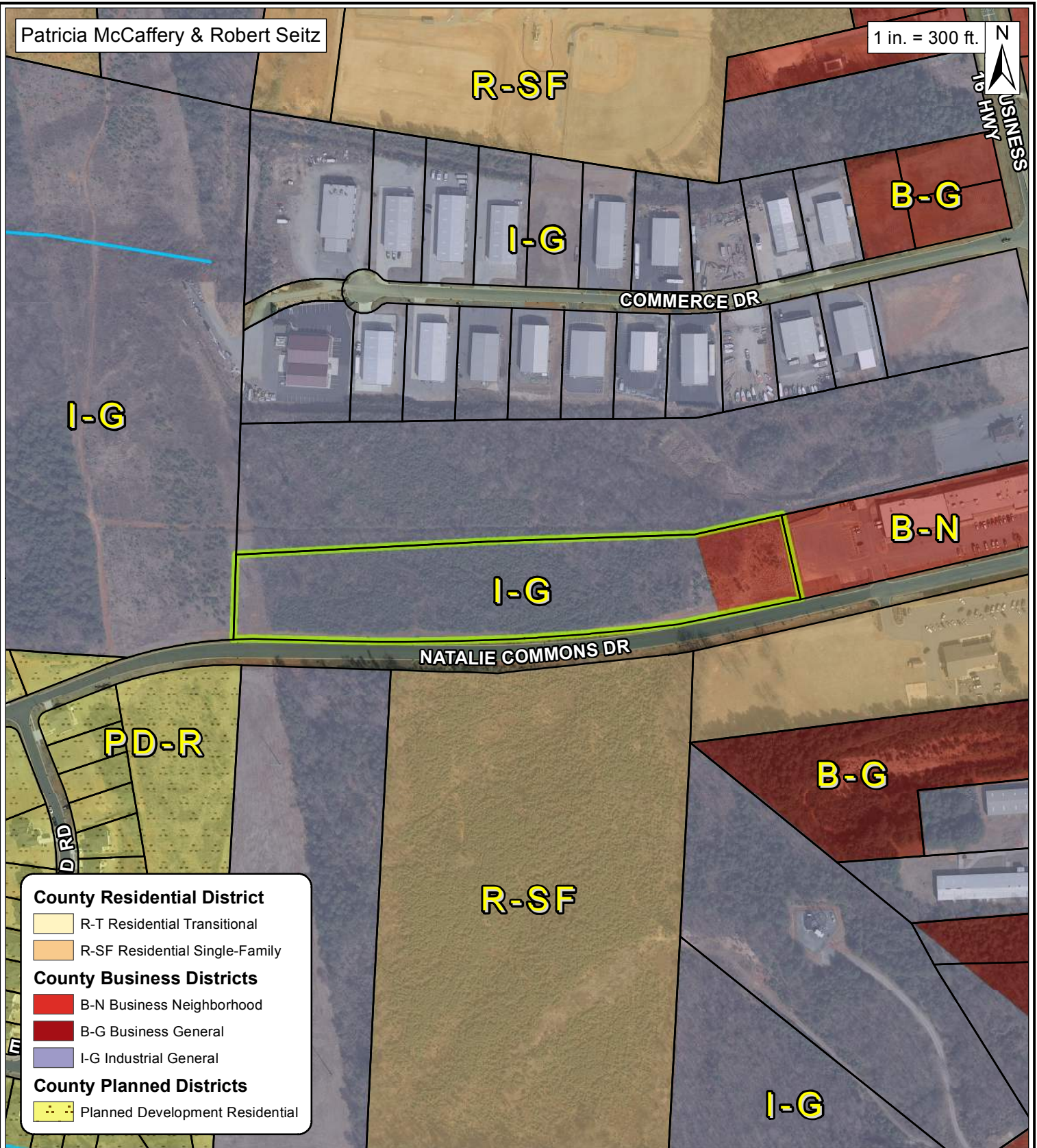
PHOTOS



PARCEL INFORMATION FOR 4603-46-9494

Parcel ID	60294	Owner	PMRS LLC	Sale Price	\$318,000
Map	4603-02	Mailing	8217 TRANQUIL HARBOR LANE	Previous Parcel	60277
Account	0251916	Address	DENVER NC 28037		
Deed	2460-177	Recorded	6/6/2014		
Land Value	\$200,992	Total Value	\$200,992		
----- All values are for tax year 2015. -----					
Subdivision	Lot PT TR 4 SO PROCTOR EST	Plat	B-100		
Description	PT TRACT 4 PROCTOR ESTATE	Deed Acres	0		
Address	7897 NATALIE COMMONS DR	Tax Acres	5.88		
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN		
Main Improvement	CLEARING LAND	Value	Not Determined		
Main Sq Feet	1	Stories	0	Year Built	2015
Parcel ID	87619	Owner	PMRS LLC	Sale Price	\$318,000
Map	4603-02	Mailing	8217 TRANQUIL HARBOR LANE	Previous Parcel	29958
Account	0251916	Address	DENVER NC 28037		
Deed	2460-177	Recorded	6/6/2014		
Land Value	\$32,875	Total Value	\$32,875		
----- All values are for tax year 2015. -----					
Subdivision	Lot PT TR 4 SO PROCTOR EST	Plat	B-100		
Description	PT TRACT 4 PROCTOR ESTATE	Deed Acres	0		
Address	7897 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





CONDITIONAL USE PERMIT AMENDMENT



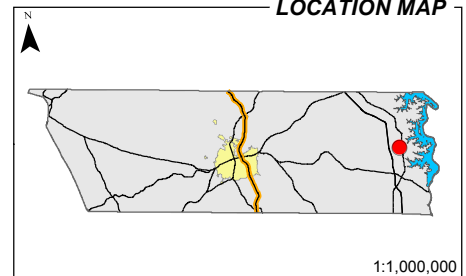
Lincoln County
Planning & Inspections
302 N. Academy St.
Suite A
Lincolnton, NC 28092

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



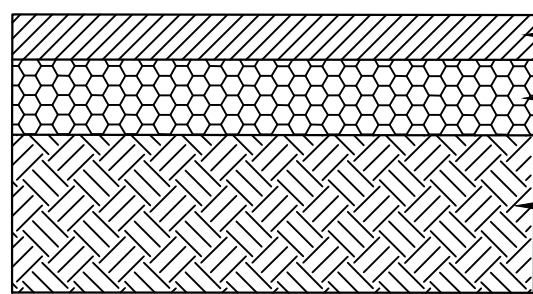
● Location of Properties



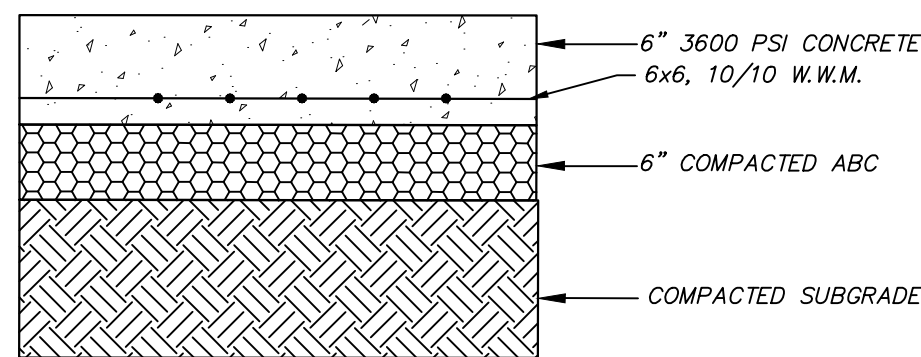
Know what's below.
Call before you dig.

- 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 PAVEMENT 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.

JAMES ARTHUR NIXON
PARCEL: 85285
ZONED: R-SF
EXISTING USE: VACANT

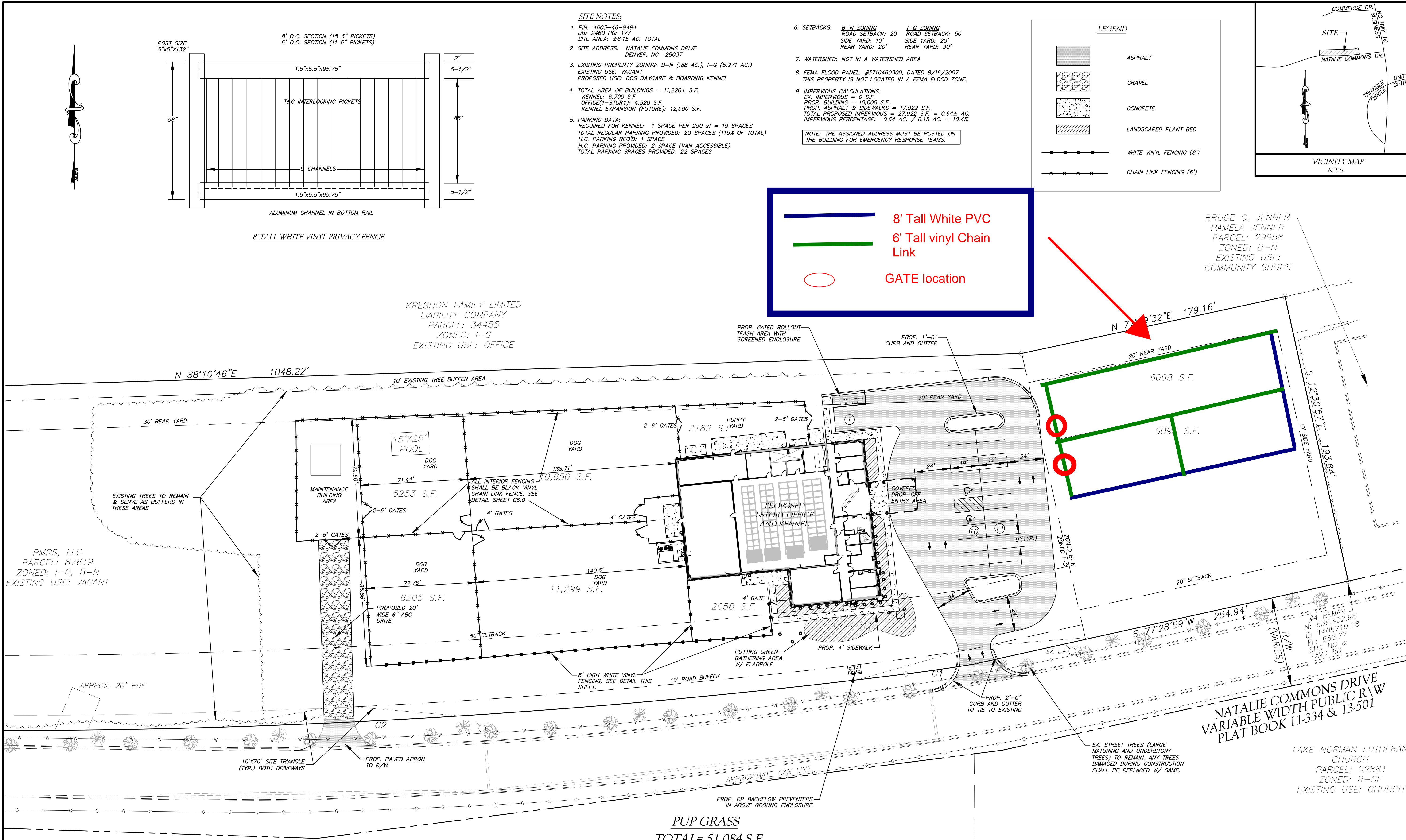
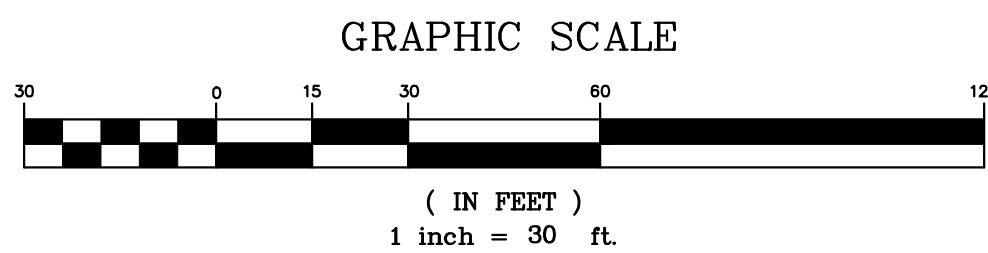


STANDARD
ASPHALT PAVING DETAIL
N.T.S.



CONCRETE PAD FOR DUMPSTER
N.T.S.

Curve	Radius	Length	Chord	Chord Bear.
C1	1196.41'	45.94'	45.94'	S 81°46'17" W
C2	4871.80'	720.17'	719.51'	S 87°06'22" W
C3	992.90'	49.59'	49.58'	S 89°43'15" W

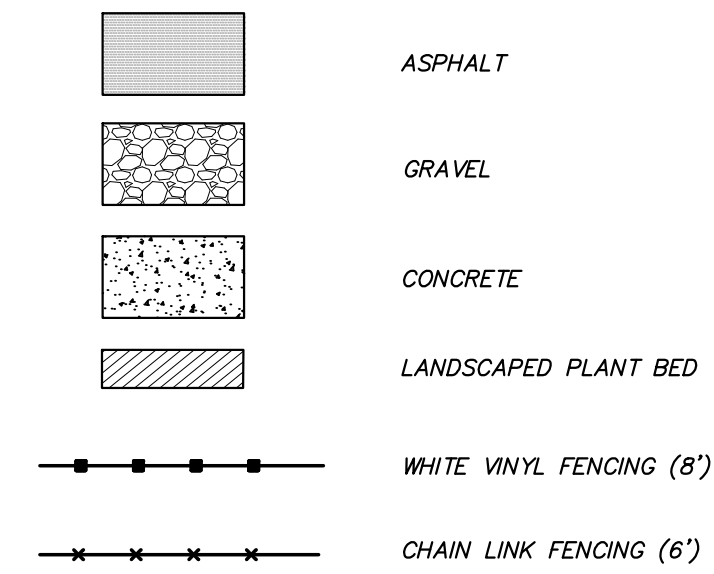


SITE NOTES:

1. PIN: 4603-46-9494
DB: 2460 PG: 177
SITE AREA: ±6.15 AC. TOTAL
2. SITE ADDRESS: NATALIE COMMONS DRIVE
DENVER, NC 28037
3. EXISTING PROPERTY ZONING: B-N (.88 AC.), I-G (5.271 AC.)
EXISTING USE: VACANT
PROPOSED USE: DOG DAYCARE & BOARDING KENNEL
4. TOTAL AREA OF BUILDINGS = 11,220± S.F.
KENNEL: 6,700 S.F.
OFFICE(1-STORY): 4,520 S.F.
KENNEL EXPANSION (FUTURE): 12,500 S.F.
5. PARKING DATA:
REQUIRED FOR KENNEL: 1 SPACE PER 250 sf = 19 SPACES
TOTAL REGULAR PARKING PROVIDED: 20 SPACES (115% OF TOTAL)
H.C. PARKING REQ'D: 1 SPACE
H.C. PARKING PROVIDED: 2 SPACE (VAN ACCESSIBLE)
TOTAL PARKING SPACES PROVIDED: 22 SPACES
6. SETBACKS:
B-N ZONING
ROAD SETBACK: 20'
SIDE YARD: 10'
REAR YARD: 20'
I-G ZONING
ROAD SETBACK: 50'
SIDE YARD: 20'
REAR YARD: 30'
7. WATERSHED: NOT IN A WATERSHED AREA
8. FEMA FLOOD PANEL: #3710460300, DATED 8/16/2007
THIS PROPERTY IS NOT LOCATED IN A FEMA FLOOD ZONE.
9. 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.

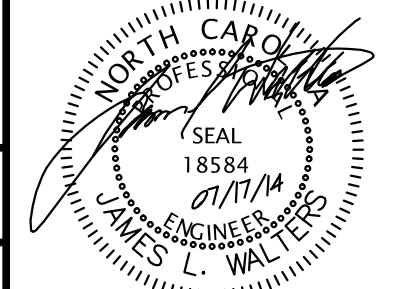
LEGEND



8' Tall White PVC
6' Tall vinyl Chain Link
GATE location

BRUCE C. JENNER
PAMELA JENNER
PARCEL: 29958
ZONED: B-N
EXISTING USE:
COMMUNITY SHOPS

LWE
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



July 17, 2014
DATE



PMRS, LLC
8217 TRANQUIL HARBOR LAKE
DENVER, NC 28037
PHONE: (704) 641-4660
bob.seitz@att.net

DENVER CANINE CLUB
NATALIE COMMONS DRIVE
LINCOLN COUNTY, DENVER, NC 28037

SITE PLAN

REVISIONS

REV. NO. 1: DATE:10-29-14
CHANGED ASPHALT TO SF 9.5B

PROJECT NO.: 2014.06

SCALE: 1" = 30'

DRAWN BY: MRH

CHECKED BY: JLW

SHEET NO:

C1.1