



## COUNTY OF LINCOLN, NORTH CAROLINA

302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092

PLANNING AND INSPECTIONS DEPARTMENT  
704-736-8440 OFFICE  
704-732-9010 FAX

To: Alex Patton, Board of Commissioners Chairman  
George Wood, County Manager  
Jeff Frushtick, Planning Board Chairman

From: Randy Hawkins, Zoning Administrator

Date: January 18, 2012

Re: CUP #306  
Melissa Lefler  
Parcel ID# 76557

*The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on February 6, 2012.*

### REQUEST

The applicant is requesting a conditional use permit to operate a kennel in the I-G (General Industrial) district. A kennel is a conditional use in the I-G district. The kennel would be operated in conjunction with a dog grooming service (a permitted use by right in the I-G district), utilizing two units of a multi-tenant building. The kennel would include a 40 x 40-foot, fenced area on the west side of the building.

### SITE AREA AND DESCRIPTION

The 1.5-acre parcel is located at 7804 Commerce Drive, on the south side of Commerce Drive at the end of the cul-de-sac, in Catawba Springs Township. This property is part of Triangle Industrial Park. It is surrounded by property zoned I-G. The Land Use Plan designates this area as industrial.

## ADDITIONAL INFORMATION

### **Adjoining zoning and uses**

East: Zoned I-G, auto racing shop.

South: Zoned I-G, undeveloped property

West: Zoned I-G, undeveloped property, including Duke Energy transmission right-of-way.

North: Zoned I-G, truck repair.



**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 2311 Buffalo Shoals Rd. Statesville NC 28677  
Applicant Phone Number 704 903 3589  
Property Owner Name Brian Pedrick  
Property Owner Address 7773 Deer Track Dr. Denver NC 28037  
Property Owner Phone Number 704 483-1817

**PART II**

Property Location 7804 B-C Commerce Dr.  
Property ID (10 digits) 4603465986 Property size 1.325 Acres  
Parcel # (5 digits) 76557 Deed Book(s) 1685 Page(s) 757

**PART III**

Existing Zoning District I-G

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

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

I would like to open a small dog daycare and boarding facility. The facility will be able to hold 50 animals. And it have included a 40' x 40' outside area.

**\$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 12/23/11  
Applicant's Signature Date

## Lake Norman Puppy Planet

A Full Grooming and Small Dog Daycare and Boarding Facility

Owners Melissa Lefler and Steve Carter

7804 Suite B-C and 40'x 40' Outside Fenced Area.

To The Commissioners of Lincoln County,

My name is Melissa Lefler and I am asking for the allowance of a small dog daycare and boarding facility at the end of Commerce Drive, Denver NC 28037 in the Triangle Industrial Park. Our facility is not very large like some kennels but it is offering a great service to the citizens of Lincoln County.

I have been a groomer in the Denver area for 10 years and have built a substantial clientele. My clients approached me and had asked me to open my own business that included grooming, daycare and boarding, but specializing in small dogs only. Many of the surrounding kennels will mix big dogs with the small dogs, or their small dogs are in view of the big dogs and they feel their dogs are scared, and that makes them feel uncomfortable. So after serious consideration and believing their concerns were warranted I decided it was time to open my own facility. My clients and their companions mean very much to me and I want to be able to give them the best, cleanest, safest and fun home away from home that I can.

I would like to tell you about my background in the care of dogs and all animals. I have worked in the pet industry for 18 years. I started off becoming a state licensed wildlife rehabilitator in NC and SC. I then became a vet tech in '95 working for 2 years for Carolinas Animal Hospital. I then became a dog groomer and became certified through Charlotte Academy of Pet Grooming and worked there for 3 years grooming and teaching before moving on to a better position at a Charlotte boarding facility named Caine Manor, which had 250 runs and sold German Shepherds through the Rob Report. I helped manage and did reception work along with grooming. I took care of several famous people's companions along with grooming them. This included Deion Sander's poodles, Joe Montana's shepherd and our local hero Tony Cloninger. I then moved to Iredell County and started training K9s at Sentry K9 in Lincolnton and was trained by Gene Poovey, where I helped to train police K9s and learned to train obedience, search and rescue and cadaver detection. During that time I also became a groomer at Intelligent Pet in Denver leading up to grooming manager. In 2002 I became one of Iredell County's Search and Rescue K9 handlers, which has led to me being the officer over the Search and Rescue and Cadaver K9s for Iredell County. I am also used by 10 different counties in mutual aid. In 2003 I went to work sub-contracting at East Lincoln Animal Hospital as their groomer. But in January 2011 they had decided to stop grooming. So I went to work sub-contracting at another kennel in the area up until I decided that I needed to open my own place for my clients. I have a great knowledge of animal care and feel I can share my expertise with the citizens of Lincoln County giving them a great option in all-around care for their companion. I have asked Dr. Redden of East Lincoln Animal Hospital to be the vet over

the facility and she is much respected in our area. Dr. Redden has gladly accepted. And we are very thrilled to have her.

My partner Steve Carter has a great love for dogs and has had experience with working at a kennel. He also helps with the training of my Search and Rescue K9's. Steve has always wanted to have a kennel of his own making sure the dogs are treated as if they were with their owners. After working for another kennel he felt that he could make his better and safer for the dogs. We make a great team together to make sure that the companions of Lincoln County residents have a great place to take them when they are away.

I hope the Commissioners will allow this facility because it will be a great asset to Lincoln County. It also will be able to bring employment in time.

Thank you very much for your time and consideration.

Sincerely,

Melissa Lefler

## **APPLICANT'S PROPOSED FINDINGS OF FACT**

Applicant **Melissa Lefler**

Applicant's Address **2311 Buffalo Shoals Rd., Statesville, NC 28037**

Property Location **7804-B and 7808-C Commerce Drive** Existing Zoning **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 use involves an existing building that was constructed in compliance with the state building code. This use will not add significant traffic.**

2. The use meets all required conditions and specifications.

**A kennel is a conditional use in the I-G district. The applicant 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 that is zoned industrial. The nearest home is more than 750 feet away.**

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 businesses that provide various services. The Land Use Plan designates this area as industrial.**

**LINCOLN COUNTY PLANNING BOARD'S**  
**RECOMMENDATIONS ON FINDINGS OF**  
**FACT FOR A CONDITIONAL USE PERMIT**

Application # CUP #306 Date February 6, 2012

Applicant Name Melissa Lefler

Applicant 2311 Buffalo Shoals Rd., Statesville, NC 28677

Property Location 7804-B and 7804-C Commerce Dr. Existing Zoning 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 REASON CITED: \_\_\_\_\_  
\_\_\_\_\_

2. The use meets all required conditions and specifications. YES \_\_\_\_\_ NO \_\_\_\_\_

FACTUAL REASON 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 REASON 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 REASON 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:

\_\_\_\_\_

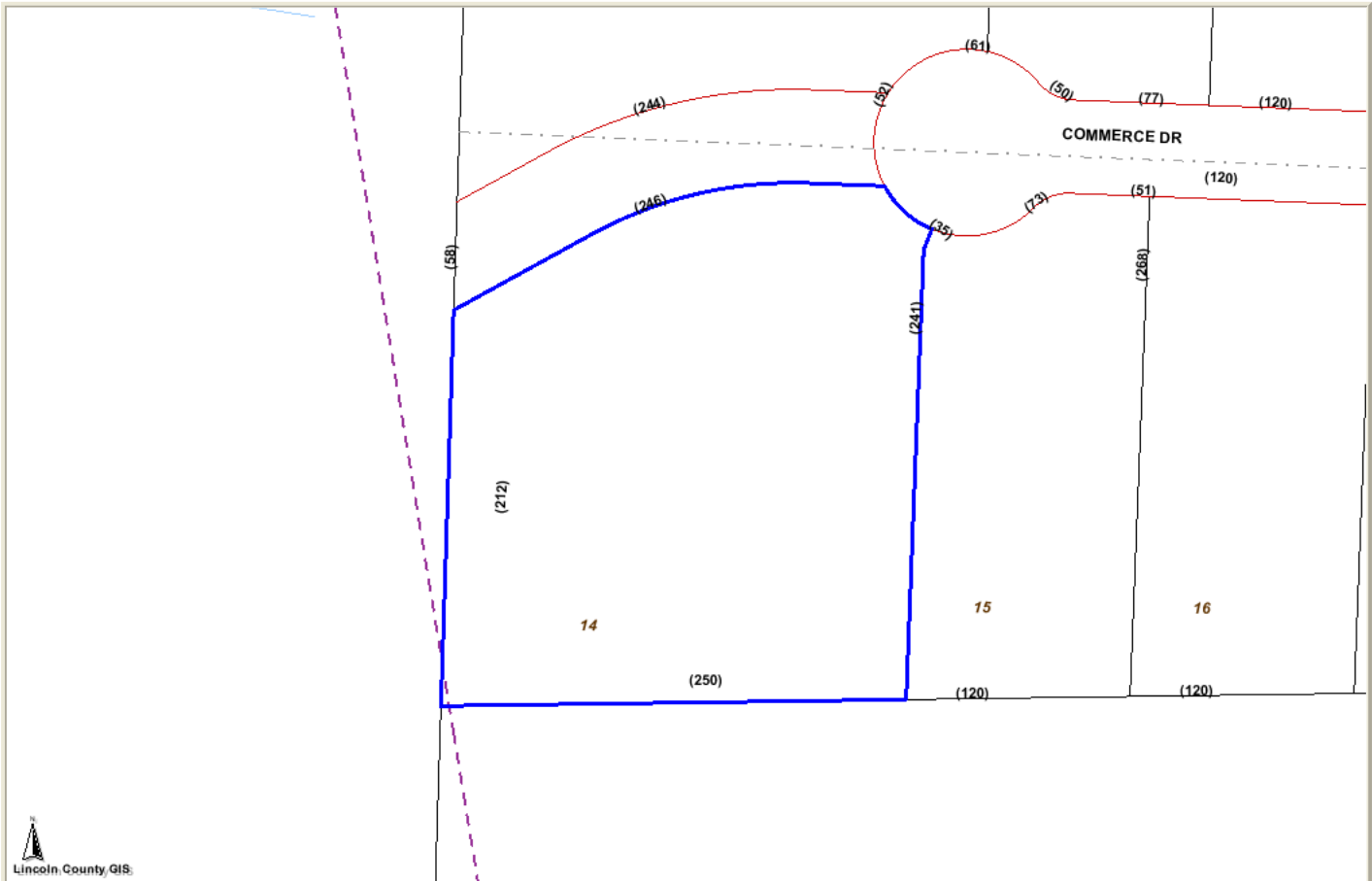
In recommending such Conditional Use Permit, the following conditions were recommended by the Lincoln County Planning Board:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# 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: 1/3/2012 Scale: 1 Inch = 100 Feet**



Lincoln County, GIS

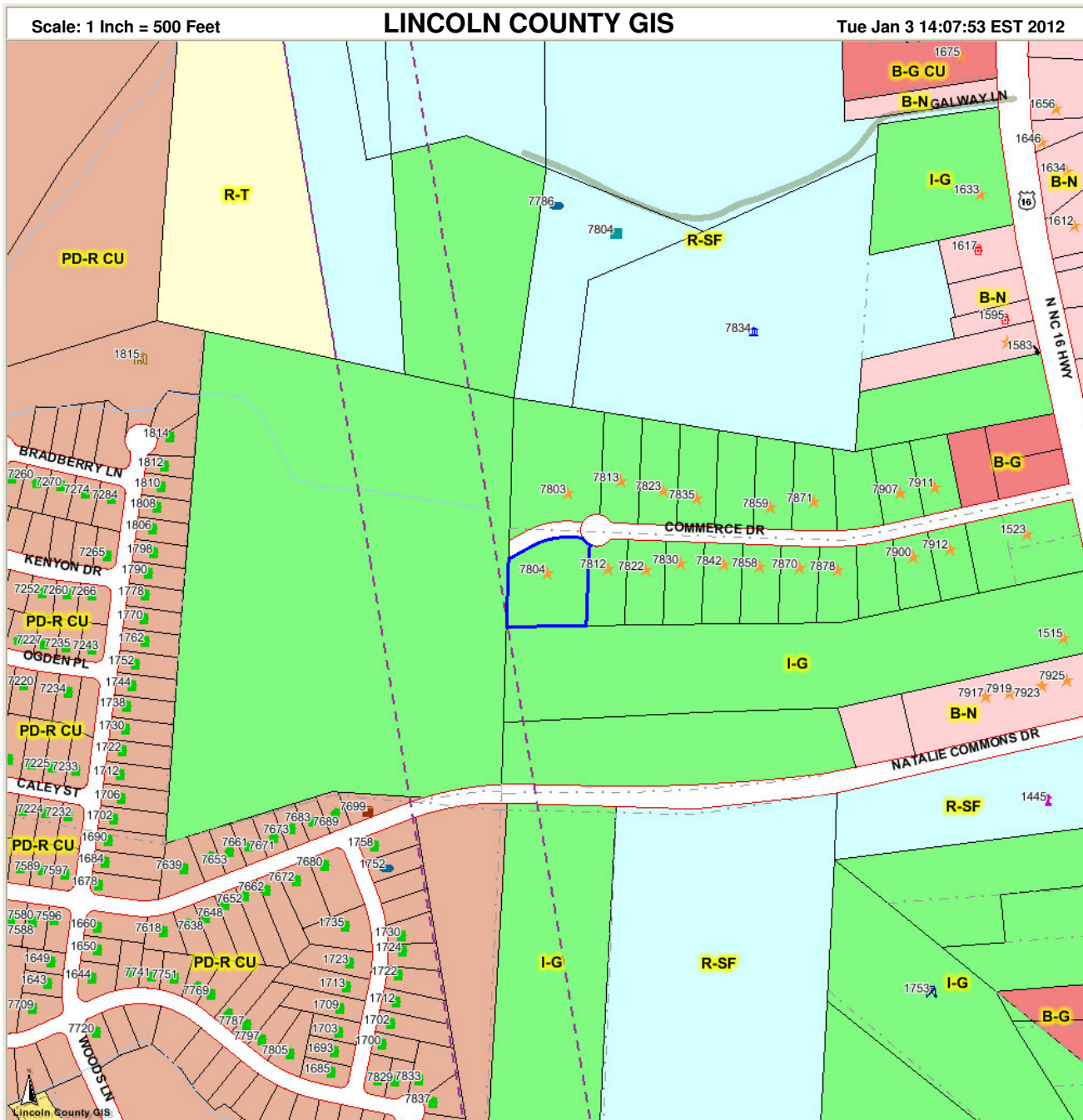
**PHOTOS**



**PARCEL INFORMATION FOR 4603-46-5986**

<b>Parcel ID</b>	<b>76557</b>	<b>Owner</b>	PEDRICK BRIAN B PEDRICK KATHERINE A	
<b>Map</b>	<b>4603-00</b>	<b>Mailing</b>	7773 DEER TRACK DR	
<b>Account</b>	0131260	<b>Address</b>	DENVER NC 28037-8938	
<b>Deed</b>	1685-757	<b>Recorded</b>	4/1/2005	<b>Sale Price</b> \$104,000
<b>Land Value</b>	\$112,275	<b>Total Value</b>	\$588,255	<b>Previous Parcel</b>
----- All values are for tax year 2011. -----				
<b>Subdivision</b>	Lot 14 TRIANGLE INDUSTRIAL PARK		<b>Plat</b>	10-93
<b>Description</b>	LOT#14 TRIANGLE IND PARK		<b>Deed Acres</b>	1.37
<b>Address</b>	7804 COMMERCE DR		<b>Tax Acres</b>	1.49
<b>Township</b>	CATAWBA SPRINGS	<b>Tax/Fire District</b>	EAST LINCOLN / EL SEWER	
<b>Main Improvement</b>	SERVICE SHOPS (5)		<b>Value</b>	\$457,755
<b>Main Sq Feet</b>	9900	<b>Stories</b>	<b>1 Year Built</b>	2005
<b>Zoning District</b>	<b>Calculated Acres</b>	<b>Voting Precinct</b>	<b>Calculated Acres</b>	
I-G	1.49	WESTPORT (WP32)	1.49	
<b>Watershed Class</b>		<b>Sewer District</b>		
Not in a watershed	1.49	In the sewer District	1.49	
<b>2000 Census County</b>		<b>Tract</b>	<b>Block</b>	
37109		071100	2007	1.49
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>		
X	NO FLOOD HAZARD	3710460300	1.49	





Structures		Mobile Home Space		Creeks		Town of Maiden		Zoning Districts		Other Districts	
	Outbuilding		UnAddressed Mobile Home		Creeks		Town of Maiden		R-CR		O-I
	Site-built Home		Child Facility		Interior Lot Line		ELDD		R-14		P-B
	Business		Home Site		Drainage Easement		B-G		R-20		R-10
	Industry		County Boundaries		Utility Easement		B-N		R-MF		R-15
	Utility Service		County Line		Right-of-Ways		I-G		R-MR		R-25
	Church		Township Line		Roads		I-L		R-R		R-8
	Government, School		Map Features		Railroads		I-MU		R-S		RMF
	Fire Department		Road Easement		Public Walkway		P-MU		R-SF		R-O
	Mobile Home		Conflict Line		Private Roads		PD-C		R-T		O-R
	Apartment, Condominium		Major Rivers, Creeks (cont)		City Jurisdictions		PD-I		C-B		ROS
	Manufactured Home				City of Lincoln		PD-MU		CBT		B-C
	Cellular Tower (cont)				ETJ (cont)		PD-R		G-B		Lake Norman
					P-R (cont)		P-R (cont)		GMC		
							N-B (cont)		N-B (cont)		

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Scale: 1 Inch = 50 Feet

# LINCOLN COUNTY GIS

Tue Jan 3 14:26:30 EST 2012



Lincoln County GIS

County Boundaries	Map Features	Interior Lot Line	Railroads	City of Lincolnton
County Line	Road Easement	Drainage Easement	Public Walkway	ETJ
Township Line	Conflict Line	Utility Easement	Parcels	Town of Maiden
	Major Rivers, Creeks	Right-of-Ways	Private Roads	Lake Norman
	Creeks (cont)	Roads (cont)	City Jurisdictions (cont)	2009 Aerial Photography

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