



PO Box 2430
 Indian Trail, NC 28079
 Telephone (704) 821-5401
 Fax (704) 821-9045
 Planning and Neighborhood Services Department

Special Use Permit Staff Report

Case: SUP 2016-002 Special Use Permit			
Reference Name	STAY – A Pet Resort		
	Proposed Use	Animal Boarding Kennel	
Existing Site Characteristics	Existing Zoning	RBD	
	Existing Use	Vacant office/service	
	Site Acreage	2.64 combined	
Applicant	John Kirk		
Submittal Date	June 21, 2016		
Location	101 Post Office Drive		
Tax Map Number	07084594 & 07084595		
Plan Consistency	Town of Indian Trail Land Use Map	Designation	US-74 Corridor West
		Consistent with Request	Yes

Project Summary

The applicant proposes to operate an animal boarding kennel within an existing vacant office/service building at 101 Post Office Drive. The property is zoning Regional Business District (RBD). The use requires a Special Use Permit (SUP) within the RBD district. The business would include 12,000 square feet comprised of 50 indoor kennels and two indoor exercise spaces, as well as three exterior exercise yards.

Analysis

Proposed Land Use

The proposed use would be for an indoor animal kennel/boarding facility for dogs, also including daycare, training and grooming services. Daytime business hours are 6am until 9pm. The applicant intends install K-9 grass in the exterior exercise yards, which will be surrounded by 6 foot PVC fencing. The applicant included in their application future potential plans to install a swimming pool for dogs and an agility training area.

The underlying zoning for the subject property is Regional Business District, which allows for animal kennels by SUP. This parcel is not located within a village overlay. The building is currently vacant but was previously used as a daycare and preschool facility. Therefore, the proposed use of the property for an animal kennel would replace a permitted use with a special use that may be allowed if reviewed and approved in accordance with the special use procedures of UDO Chapter 360.

Site

Existing Conditions/Location: The 2.64 acre site is comprised of two parcels and was developed in 2002. The current owner has owned the property where the proposed use will be located for over six years. The property contains an existing commercial building of 12,000 square feet, of which the applicant proposes to use the entire square footage.

Site Photos



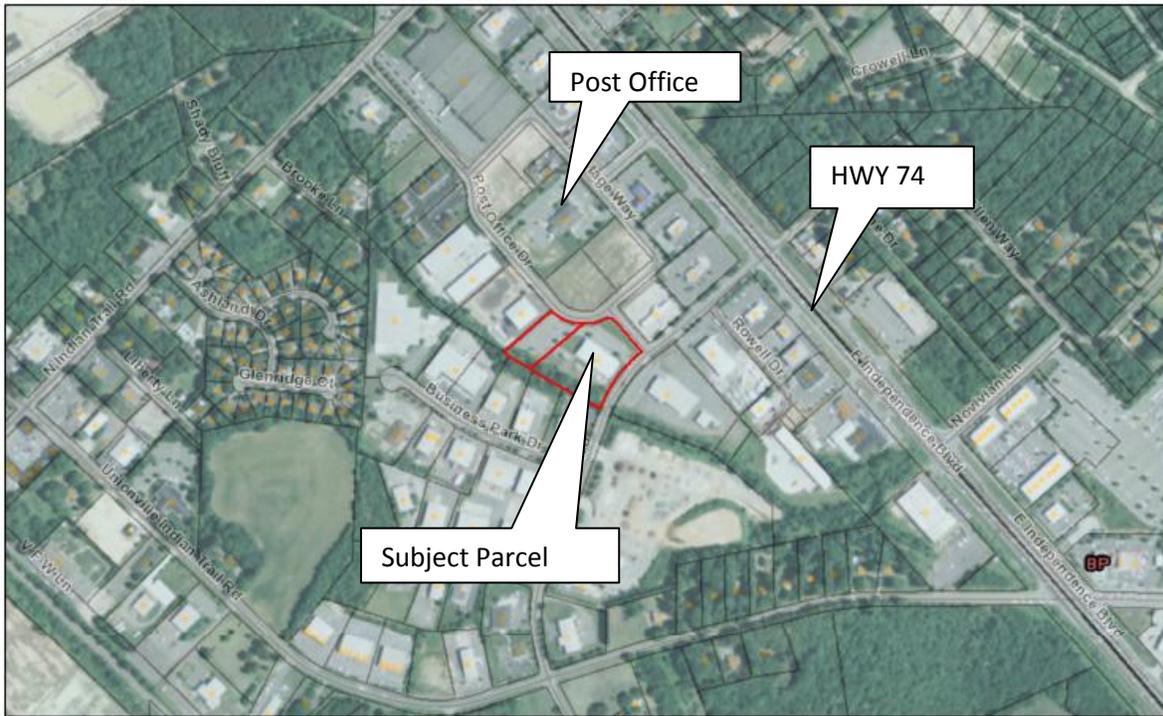
Street frontage



Primary Entrance to Building.

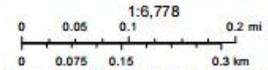
Vicinity Map

GoMaps



July 19, 2016

- Address Points
- Parcels
- Parcel Hooks
- Highways
- - Parcel Easements
- Roads



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroX, GeoEye, IGN, IKON, satellite, and the GIS User Community
 Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap

This property is zoned Regional Business District and the properties to the north, east, and west are zoned RBD as well. Properties to the south are zoned General Business District.. The nearest residential home is approximately 1,000 feet away from the subject property and is separated from the subject property by multiple commercial uses. The table below describes the existing uses surrounding the subject property.

Area	Existing Use
North	Two vacant undeveloped 0.94 acre lots
South	ClearWater Inc.: Water & Wastewater Equipment
East	Fleet Pride: Truck and Trailer Parts
West	Ewing Irrigation Products Inc.

Layout/Improvements:

The applicant is proposing to make improvements to the premises as follows:

- Install six foot PVC privacy fence
- Install K-9 grass in the rear exterior exercise yards
- Upfit the building’s exterior to make entry way presentable
- Upfit the building’s interior for the new use

Appraisal Report

To satisfy the SUP application submittal requirements, an Impact Study was performed on June 16, 2016 by Morrison Appraisal, Inc (Appraiser certification #A400). The report concludes that the use of the property for a dog kennel is not deemed to injure the value of adjoining or abutting properties

Outside Agency Comment

There were no comments received from outside agencies.

Plan Consistency

The Board must consider whether the proposed use, located within the US-74 Corridor West Village, is consistent with *Goal 1.3.2 Land Use* of the Comprehensive Plan:

A mix of different types of land uses and the avoidance of potential land use conflicts between neighboring properties and surrounding municipalities.

Staff is of the opinion that the use of this property for an animal kennel is in harmony with the Comprehensive Plan because it will be a less intensive use than the surrounding industrial and commercial/retail uses. The proposed conditions of approval will also help minimize any impacts to surrounding property owners by managing the outdoor animal activities. The animal kennel use will provide convenient access to pet-boarding services for residents and business owners within the US HWY 74 Corridor and to surrounding neighborhoods.

Required Findings

Pursuant to **UDO Chapter 360.080**, the Board of Adjustment, when considering whether to approve an application for a special use permit, review and evaluate the following:

1. Whether the application is complete.

Staff is of the opinion that the application for SUP2016-002 is complete.

2. The Board will consider whether the application complies with all of the applicable requirements of this ordinance.

If conditioned properly, staff is of the opinion that the application for SUP2016-002 complies with applicable requirements of the ordinance and meets the UDO provisions.

3. If the Board of Adjustment concludes that all such requirements are met, it will issue the permit unless it adopts a motion to deny the application for one or more of the reasons set forth in UDO Chapter 360.030. Such a motion will propose specific findings, based upon the evidence submitted, justifying such a conclusion.

Pursuant to UDO Chapter 360.030, the Board of Adjustment must make the required considerations of public health, safety, and welfare. The Board of Adjustment's authority in the review of this SUP application is broad and the Board may deny or approve with conditions if it concludes, based upon the information submitted at the hearing, that the proposed development will:

- 1. Not materially endanger the public health or safety; and**
- 2. Not substantially injure the value of adjoining or abutting property; and**
- 3. Be in harmony with the area in which it is to be located; and**
- 4. Be in general conformity with the Town of Indian Trail Comprehensive Plan and other adopted plans.**

Recommendation

If the Board is of the opinion that the above required findings can be made to approve the project, staff recommends the site be subject to the following conditions:

1. All animal boarding/sleeping facilities shall be within the enclosed building; and
2. Open use of the outdoor area by boarded animals shall be limited to daytime hours only; and
3. Outdoor animal activities are limited to the fence enclosure area; and
4. Bicycle parking meeting UDO requirements shall be provided; and
5. The dumpster shall be screened meeting UDO requirements; and
6. Fence enclosure that fronts the street shall be screened with shrubbery; and
7. Parking lot shall be striped and ADA compliant; and
8. Comply with relevant Federal, State, and/or County animal welfare/safety regulations.

Attachment 1 – Application with Letter of Intent

Attachment 2 – Real Estate Appraisal Report

Staff Contact

Julia Zweifel

Planner

jzweifel@admin.indiantrail.org

704-821-5401

SPECIAL USE PERMIT APPLICATION



**Planning & Neighborhood Services
PO Box 2430
Indian Trail, NC 28079
Telephone (704) 821-5401
Fax (704) 821-9045**

ONLY COMPLETE APPLICATIONS ACCEPTED

Processing Fee \$300.00 for Major Home Occupation, \$400 for Non-Residential Use
+ \$100 for Engineering Review for Commercial Plans
Notification Fee \$2.50 per notice
Notices sent to all property owners within 400 feet of subject property

Date Received _____

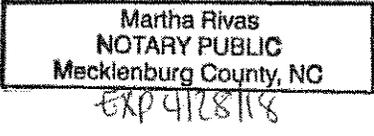
05-21-16 11:59 JW

Applicant's Certification

Signature *John Kirk* Date 6/20/16

Printed Name/Title John Kirk

Signature of Notary Public *Martha Rivas* Date 6-20-16

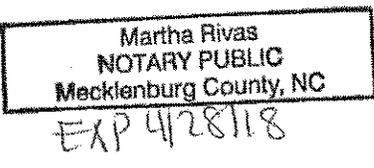
Notary Seal


Property Owner's Certification

Signature *John Kirk* Date 6/20/16

Printed Name/Title John Kirk

Signature of Notary Public *Martha Rivas* Date 6/20/16

Notary Seal


TOWN OF INDIAN TRAIL OFFICE USE ONLY

CASE NUMBER: SUP 2016-008

DATE RECEIVED: 6.21.16

AMOUNT OF FEE: 459.25

RECEIVED BY: *Julianne [Signature]*

RECEIPT #: 28333

Special Use Permit Application

Submittal Requirements

- Completed Application
- Notorized signatures of applicant and property owner
- Letter of Intent
- Articles of Incorporation, Certificate of Incorporation, Articles of Organization, Corporate Charter, or similar (unless applicant is an individual)
- 8 copies of Concept Plan (including a digital copy)
- Statement of Justification (used to determine if Findings of Fact can be made at public hearing)
- Statement of Appraisal (8 hard copies and 1 digital)
- Fees associated with review
- **A TECHNOLOGY FEE, 10% OF ALL APPLICABLE FEES, WILL BE APPLIED TO TOTAL FEE.**

General Information

Project Address: 101 Post Office Drive

City: Indian Trail State: NC Zip 28079

Tax Parcel ID: 07-084-594 & 07-084-595 Zoning Designation: RBD

Total Acres: 2.64 combined 2 parcels Impervious Area

Project Description: Dog Boarding and Dog Day Care and Grooming

Contact Information - Applicant

Name: John Kirk

Address: 2868 Beulah Church Rd

City: Matthews State: NC Zip: 28104

Phone: 704-617-1935 cell 704-846-7946 office

Email: johnkirk@littletoterswim.com

Contact Information - Property Owner

We will be purchasing property contingent on Special Use Permit outcome. We have contract to buy and have arranged financing through Blue Harbor Bank.

Special Use Permit Application

Statement of Justification

Please fill out this form or provide attached documentation as needed

For each item, please specify as to how each required finding can be met and satisfied:

1. That the use will not endanger the public health and safety

All dogs will be kept clean and contained in their kennels. There will be play yards to the back of the building which will be enclosed by 6 ft fences. When dogs not inside building, they will be supervised in play yards. The NC department of Agriculture has jurisdiction to ensure health of animals and cleanliness of facility

2. That the use will not injure the value of adjoining or abutting property.(a statement from a certified appraiser may be required to show this)

Statement from appraiser is provided. Area is made up of Service and Light Industrial businesses. Dogs will be supervised when outside building in the play yards. The rest of the time they will be inside the building. Noise should not be a factor

3. That the use will be in harmony with the area in which it is located

Building is vacant currently. We intend to improve the look of the building and surrounding property. The area is principally service businesses. We have creek that runs behind the property and no other building abuts our property. So even if there is barking, other businesses are some distance from us.

4. That the use will be in conformity with the Comprehensive Plan, Thoroughfare Plan or other plan officially adopted by the Town Council

We will abide with any laws and regulations.

Letter of Intent
Proposed Kennel
101 Post Office Drive
Indian Trail, NC 28079

Hello

The perspective name for the kennel is Stay, a pet resort, We intend to offer boarding, day care, training and grooming for dogs. We are upfitting an existing space of a currently vacant building. The overall size is 12,000 sq ft. We intend to do minimal renovation inside the building and on the outside add K-9 grass in the back playgrounds and 6 ft fencing. This will give the dogs a supervised area to play without impacting neighbors. We will have around 50 kennels in which to house dogs. There will be 2 spaces inside the building in which compatible dogs can play as a group. We would also have 3 yards in the back for dogs to be outside. We intend to offer grooming and training as well.

We would minimally alter outside of building except to make entrance way more presentable, within current building codes. We also would propose to build a swimming pool for dogs on the side of the building. This would be permitted and fenced so that it would be safe for dogs and anyone passing by. We may turn the large side parking lot into an agility training area which would further reduce the impervious area. This would be in a later phase of the business.

The business hours will be from 6am to 9pm. The later evening hours would be for dog training. The staff would be at building around the clock. We would envision that most of the interaction with the public would be during the morning drop off as people go to work and in the evening as they pick their dogs back up. We feel the impact would be less than the previous occupant which had fairly high number of children that attend preschool in the building.

We will be creating a real estate holding company and an operating company as we move forward with process of approvals.

If you have any questions please feel free to contact me at 704-617-1935. I will be on vacation from June 21 to July 6th.

John Kirk



IMPACT STUDY OF A
KENNEL

JOHN KIRK
101 Post Office Drive
Indian Trail, NC 28079

As of:
June 16, 2016

Date of Report:
June 17, 2016

For:
Town of Indian Trail

By:
Rob Morrison, Appraiser
613 Euclid Street
Monroe, North Carolina 28110



Morrison Appraisal, Inc.

613 Euclid St
Monroe, NC 28110
704-283-2286
704-283-8989 fax
morrisonappraisal@carolina.rr.com

June 17, 2016

Planning Dept.
Town of Indian Trail
P.O. Box 2430
Indian Trail, NC 28079

Dear Sir or Madam:

As requested, I have studied the property located at 101 Post Office Drive in Indian Trail, NC. The property was inspected on June 16, 2016. The property consists of 2.63 acres of land and a former child care building. The property is owned by Metropolitan Housing. John Kirk wants to use the building for a dog kennel which requires a special use permit.

Based on the information gathered, it is my opinion that the use of the property for a dog kennel will not substantially injure the value of the abutting or adjoining properties.

If you have any questions please let me know.

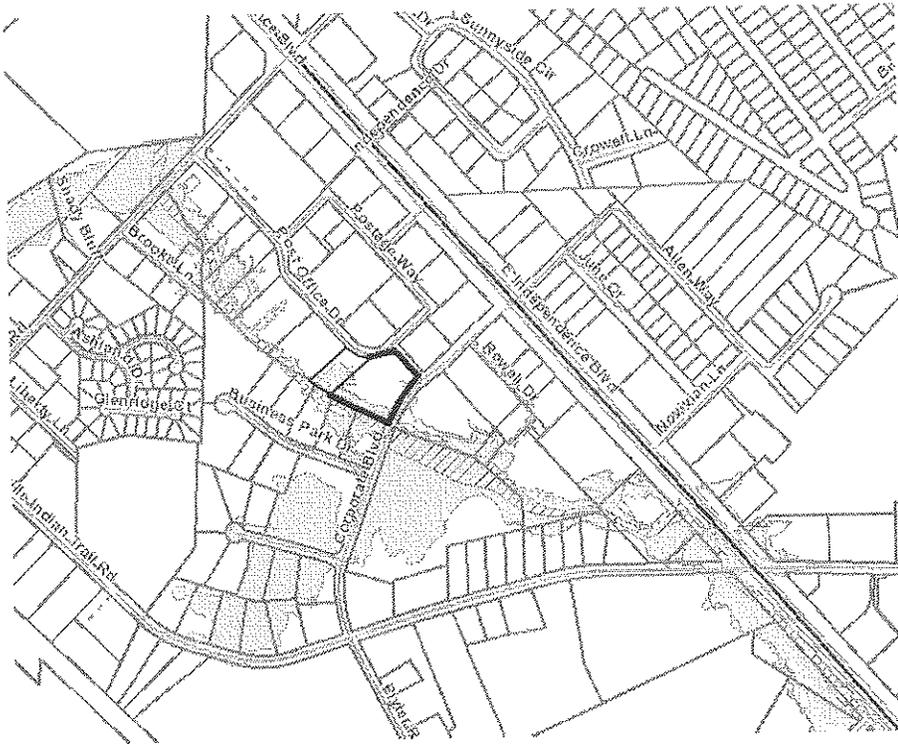
Sincerely,

Rob Morrison



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IMPORTANT FACTS AND CONCLUSIONS



Property Location	101 Post Office Drive Indian Trail, NC
Owner	Metropolitan Housing
Person Requesting Study	John Kirk
Date of Study	June 16, 2016
Property Rights	Fee simple
Zoning	RBD
Map reference	07-084-594 & 595
Legal Description	Book 5319 Page 165
Land area	2.63 acres
Description of Improvements	Former Child Care Building
<u>Morrison Appraisal, Inc.</u>	4

INTRODUCTION

The property being studied consists of a 2.63 acre parcel that is located on Post Office Drive in Indian Trail, NC. Metropolitan Housing owns the property and the property can be identified as tax parcels 07-084-594 & 595. John Kirk plans to use the site for a dog kennel. The use of the site for a kennel requires a special use permit from the Town of Indian Trail.

PURPOSE OF THE LAND UTILIZATION STUDY

The purpose of this study is to meet the requirements of the Town of Indian Trail for a dog kennel on Post Office Drive in Indian Trail. The report will address: "The use will not substantially injure the value of the adjoining or abutting property."

EFFECTIVE DATE OF THE STUDY

The effective date of this study is June 16, 2016, which is the date of the inspection. The date of the report is June 17, 2016.

SCOPE OF THE APPRAISAL

The scope of the study includes an inspection of the subject property and observation of the surrounding area.

The scope of the study also includes gathering local and regional information on the subject property. Information such as property values, growth rates, supply & demand, etc. is gathered. Sales adjoining properties where kennels are located are compared to sales in the area that are not

influenced by the presence of similar facilities. The analysis will help determine the impact of the planned project on the surrounding area. The search area was expanded in order to find similar facilities.

The impact study is provided in a report.

TAXES AND ASSESSMENTS

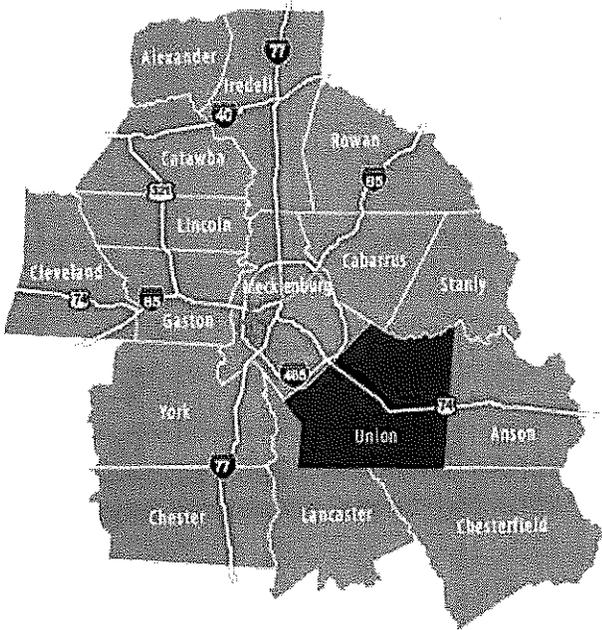
The subject is currently valued for tax purposes by the Union County Tax Assessor's Office. Parcel 07-084-594 has a tax value of \$439,000 and parcel 595 has a tax value of \$2,672,000. The tax rate is \$.7614 per hundred for the county and \$.185 for the Town of Indian Trail.

HISTORY OF PROPERTY

The current owner has owned the property where the use will be located for over 6 years.

UNION COUNTY DATA

Union County is a county of approximately 207,572 people that was established in 1842. Union County is the fastest growing county in North Carolina. The county's population has increased by 66 percent in the past 10 years, compared to 18 percent for the state as a whole. Nationwide, the county ranks as the 7th fastest growing Monroe is the county seat and has an estimated 123,677 people. Union County is governed by a County Manager-County Commissioner type government. Union County is located southeast of Charlotte, North Carolina and the main highways are U. S. 74, Highway 601 and Highway 200.



UNION COUNTY EDUCATION

Union County has one public school system consisting of ten senior highs, nine middle and twenty-nine elementary schools.

Wingate University is located in Wingate, North Carolina, southeast of Monroe. This is a four-year private university that provides many Union County students with access to a four-year institution.



HOUSING

The county is progressive and values are recovery from the economic downturn. The western part of the county is the fastest growing area with new residential subdivisions being developed. The other areas of the county are growing but not at the rate of the western side.

EMPLOYMENT

The county has a diversified industry with new industries being recruited by Union County.

The economy in Union County is stable with a diversified industry. The unemployment rate is below the state average. Most of the present industries are holding their position with few companies leaving the area. New companies are continually looking at the Union County area.

The close proximity to Charlotte, which is the state's largest city, is a strong influence on Union County. The location of Charlotte is responsible for the tremendous growth in western Union County. Many Union County residents work in Mecklenburg County. The average commute time is 29 minutes.

CONCLUSION

The outlook for Union County should be continued growth as economic conditions improve. There is still developable land throughout the county and the low taxes/proximity to Charlotte will continue to bring growth to the area.

NEIGHBORHOOD

The subject property is located on the corner of Post Office Drive and Corporate Boulevard in Indian Trail. The subject's area is made up of a variety of commercial and residential uses. Uses in the immediate area include retail uses, banks, several office-warehouses, shops, offices, restaurants with residential housing surrounding these uses.

The maintenance in the area seems to be adequate and the property compatibility seems to be average. The appeal and the appearance of the properties is also average with the rental demand and development being typical for competing neighborhoods. Access is adequate and police and fire protection are typical for the area.

The area is suburban and the potential for development, the property values, the vacancy rate, the population trend and employment all seem to be stable. A change in land use seems to be unlikely.

The neighborhood has electricity, water, sewer, gas and telephone service available. All are public utilities. The utilities appear to be adequate for the site.

In general, the neighborhood is similar to other commercial/residential areas in Indian Trail that are located in the Hwy 74 corridor. There are not any negative neighborhood factors that would affect the values or the marketability of the neighborhood.

SITE

The site contains approximately 2.63 acres that has frontage on Post Office Drive and Corporate Boulevard. The site is irregular in shape.

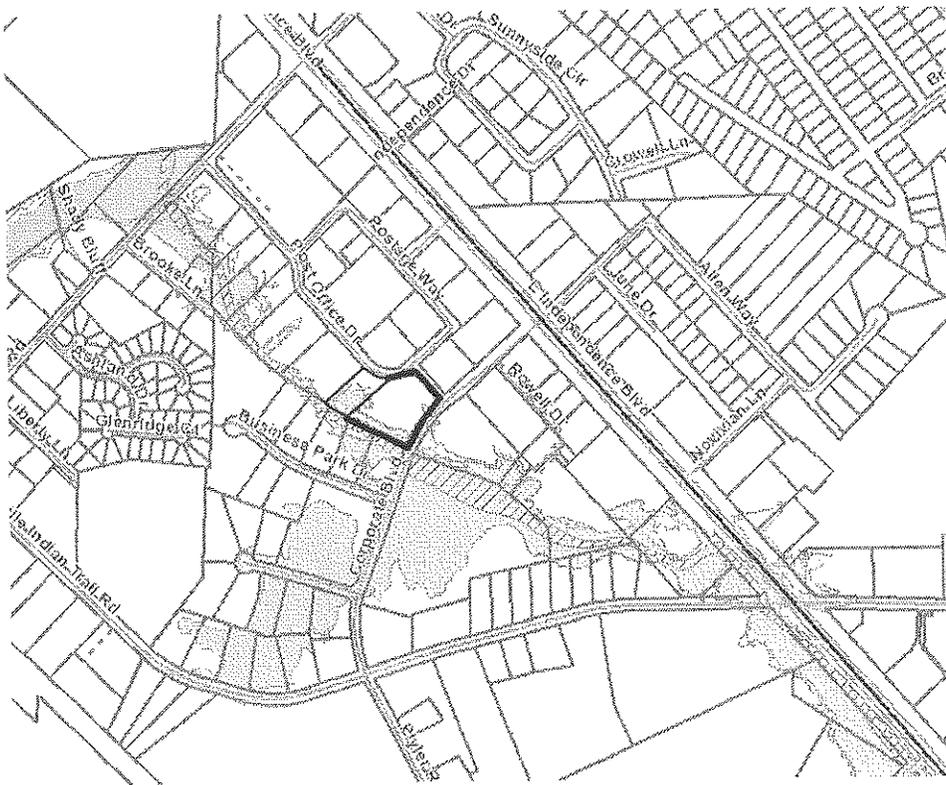
Access is provided by Post Office Drive and Corporate Boulevard, which are state maintained paved roads. Corporate Boulevard intersects Hwy 74 approx. .25 of an mile north of the site. Hwy 74 is the main road in Union County. Access and exposure for the site are average.

Utilities that are available to the site include electricity, water, sewer and gas. The utilities are provided by the county and they appear to be adequate for the site.

According to flood map number 371055200J, the site is has some flood area and floodway. The flood area covers approximately .8 of an acre. There is adequate room outside the flood area for a building. A soil analysis was not provided and it is assumed that there are not any adverse soil conditions that would affect the marketability of the site.

A survey was not provided and it is assumed that there are not any adverse easements, encroachments or other adverse conditions affecting the site.

The tax map is shown below:



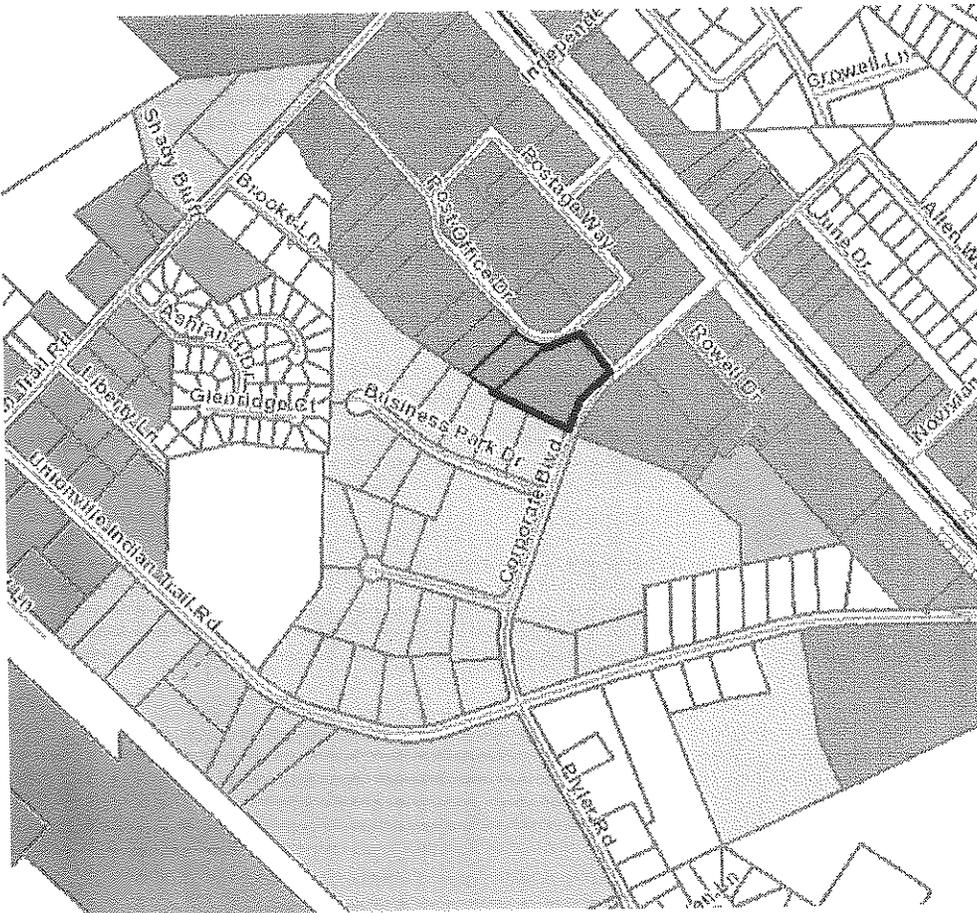
ZONING

The property is currently zoned RBD District.

RBD, Regional Business District

The RBD, Regional Business District is intended to establish suitable development standards for the provision of convenience goods, groceries, and services at locations along major transportation routes to the motoring public, both local and transient. The RBD District should always be located with access directly from major or minor thoroughfares, never local residential streets.

The zoning is controlled by the Town of Indian Trail and the proposed use as a kennel requires a special use permit.



IMPROVEMENTS

The subject is currently improved with a former child care building that contains approximately 12,000 sq. ft. There is paved parking on both of the tax parcels. The building is brick veneer with a metal roof. The whole building is heated and cooled. The building was built in 2002 and the building appears to be in average condition.

HIGHEST AND BEST USE

Highest and best use is defined as the reasonable, probable and legal use of land or sites as though vacant, found to be physically possible, appropriately supported, financially feasible, and that results in the highest present land value.⁴

The highest and best use of the property will be estimated as vacant and as improved. The four main factors to be considered are:

- 1) Is the use legally permissible?
- 2) Is the use physically possible?
- 3) Is the use financially feasible?
- 4) Is the use maximally productive?

The highest and best use of the site will be first estimated as if vacant.

LEGALLY PERMISSIBLE

The legally permitted use includes a variety of commercial uses.

PHYSICALLY POSSIBLE

The subject site has approx. 2.63 acres. The size of the site even with the flood area is adequate for a variety of uses. The subject has average visibility and access. These physical features would allow a variety of uses to be physically possible.

FINANCIALLY FEASIBLE

The subject is surrounded by commercial uses and the demand for these uses is strong in the area. Either commercial use is financially feasible for the site due to the demand in the area.

MAXIMALLY PRODUCTIVE

The final question in the highest and best use analysis is what use is maximally productive for the land. It has been determined that the demand is good for commercial uses and the subject is currently zoned for commercial use. Due to the zoning and demand in the area the maximally productive use is commercial use.

The highest and best use is commercial use.

HIGHEST AND BEST USE AS IMPROVED

The subject is currently improved with a brick building that was last used as a child care building. The proposed use is a dog kennel. This use is a commercial use that could be the highest and best use of the site as improved.

SURROUNDING PROPERITES

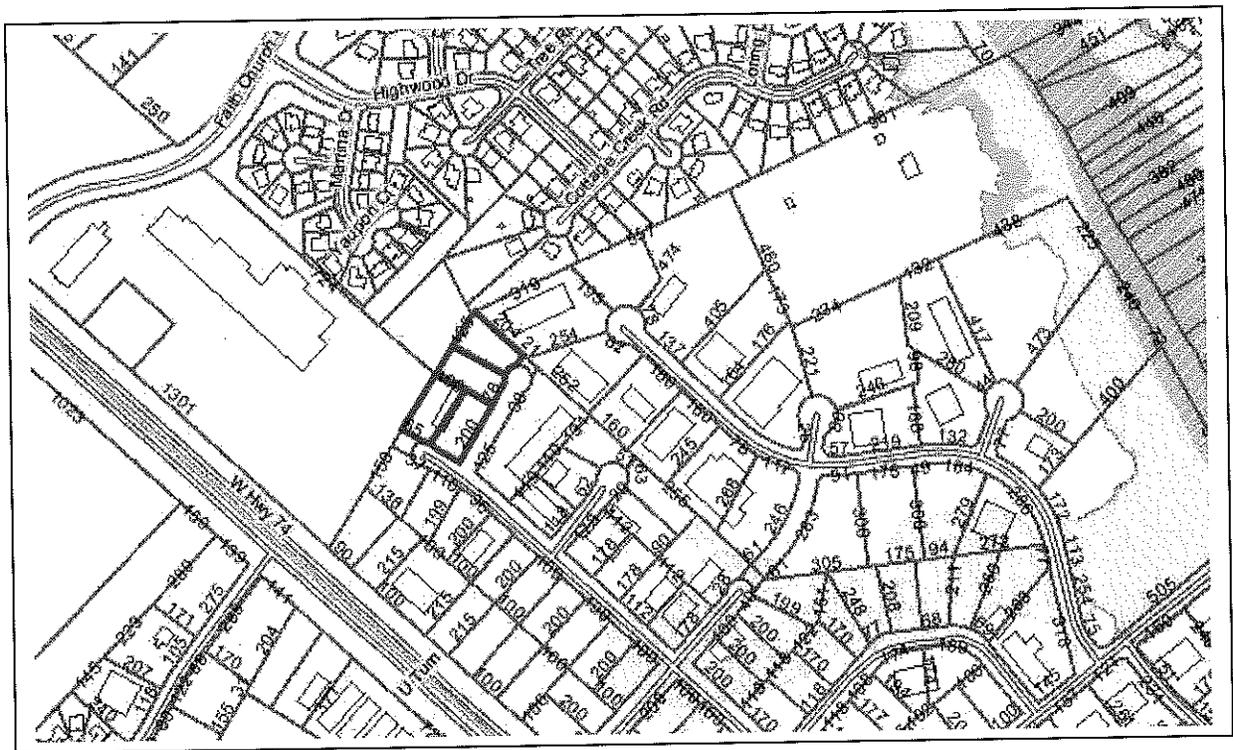
The subject property joins the following properties:

Parcel #	Owner	Acreage	Zoning	Improvements
07-084-593	Ewing Irrigation Products	1.68	RBD	Office Warehouse
07-084-345V	LR & FR LLC	.984	RBD	Vacant lot
07-084-345I	TRSTE III Kannapolis LLC	.918	RBD	Car Wash
07-084-064	Fletcher Riggbee	3	RBD	Office Warehouse
07-084-400	Roger Lyman	1.07	RBD	Office Warehouse
07-084-407	Susannah Knight	.916	RBD	Office Warehouse
07-084-408	3 Star Enterprises	.92	RBD	Office Warehouse

The planned use is a dog kennel. The following locations are used for kennels.

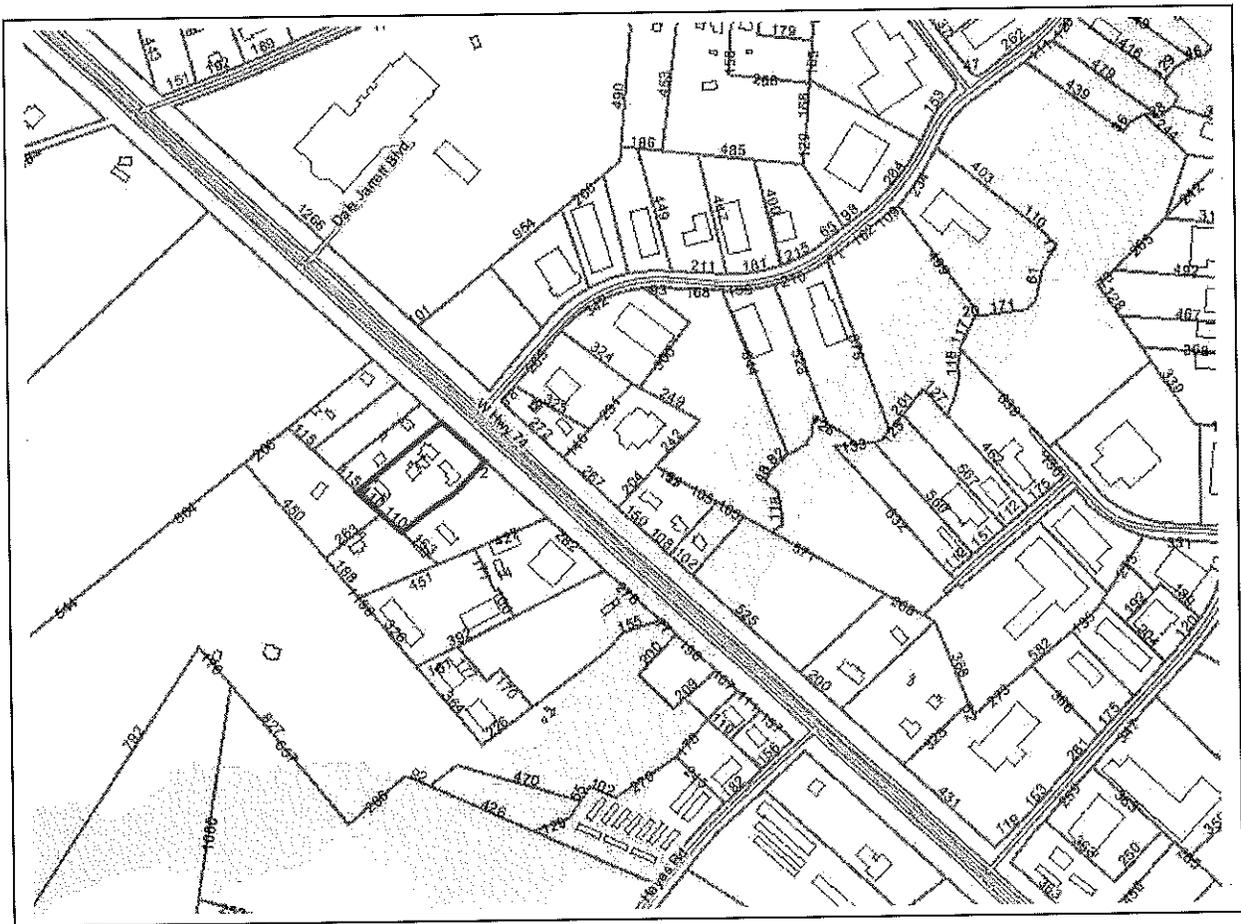
- 1) 5000 Sardis Road, Indian Trail, NC – Parcel 07-069-080, 081, 082, 083 Regional Business

This kennel is located on Sardis Road in Sun Valley Industrial Park. The site is surrounded by industrial and commercial uses. There have not been any recent sales that joined the site but there have been sales in the area since the kennel was built that are similar to other commercial and industrial sales in the area.



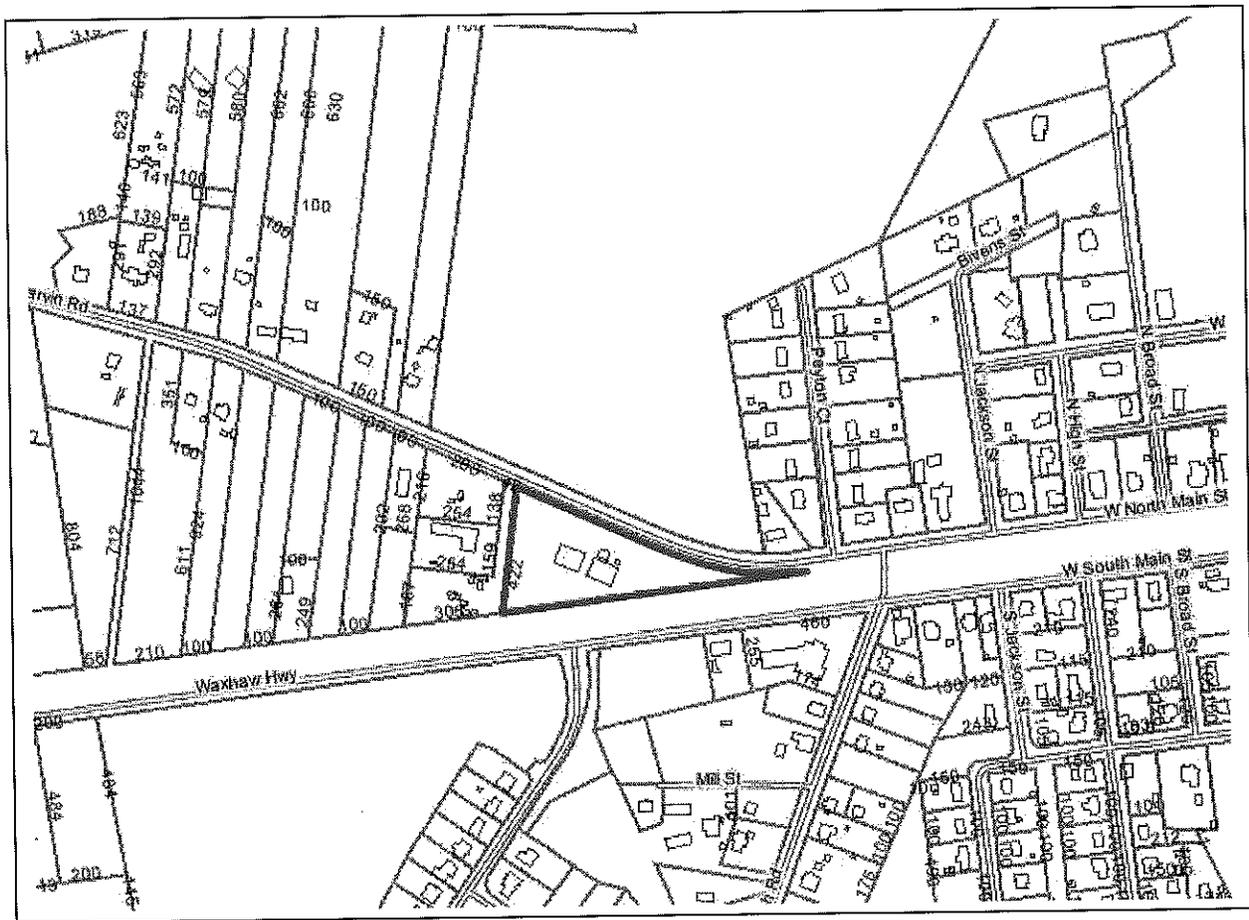
2) 5201 Hwy 74 West, Indian Trail, NC – Parcel 07-069-030 Regional Business District

This kennel is one of the oldest kennels in Union County. There have been multiple sales over the years that are close to the kennel. These sales include Crossroads Ford and Suzuki, two car dealerships across Hwy 74 from the subject, multiple sales in Industrial Ventures II, etc. The area has been growth all around the kennel with no affect on the sales.



3) 5420 Waxhaw-Marvin Road, NC – Parcel 06-141-003B

This kennel is located on Waxhaw-Marvin Road in Waxhaw. The property surrounding the stand is made up of commercial buildings and single family houses. The site has 3.85 acres. The adjoining commercial building sold for \$380,000 in 2007. The location of the kennel next to this commercial property did not adversely affect the sale as the sale price was similar to other commercial buildings in this area of Waxhaw that were not located next to a kennel.



Final Conclusion

The subject property is located in a commercial area of Indian Trail that is made up of commercial uses. After examining locations of kennels in Indian Trail and Waxhaw it appears that the location of a kennel does not adversely affect the values of properties in the area.

In conclusion, it is the appraiser's opinion that using the site for a kennel will not substantially injure the value of the abutting or adjoining property.

FOOTNOTES

1. Byrl N. Boyce, Ph.D. SRPA, Real Estate Appraisal Terminology (Massachusetts, 1984), p. 160-161.
2. Boyce, p. 102
3. Zoning Ordinance, Indian Trail, North Carolina
4. Highest and Best Use, American Institute of Real Estate Appraisers. (Illinois, 1984) p. 5
5. Boyce, p.63
6. Boyce, p. 160
7. Boyce, p. 132
8. Boyce, p. 87

BIBLIOGRAPHY

Boyce, Byrd H. Ph.D., SRPA Real Estate Appraisal Terminology Massachusetts: Ballinger Publishing Company, 1984.

Boyce, Byrd H. Ph.D., SRPA Real Estate Appraisal Terminology Massachusetts: Ballinger Publishing Company, 1984.

Boyce, Byrd H. Ph.D., SRPA Real Estate Appraisal Terminology Massachusetts: Ballinger Publishing Company, 1984.

Boyce, Byrd H. Ph.D., SRPA Real Estate Appraisal Terminology Massachusetts: Ballinger Publishing Company, 1984.

Highest and Best Use, Illinois: American Institute of Real Estate Appraisers, 1984.

Zoning Ordinance Indian Trail, North Carolina

Rob Morrison, Appraiser

Office – 613 Euclid Street
Monroe, N. C. 28110

NC State Certified General Appraiser #A-400
SC State Certified #CG-2637

EDUCATION

BA Degree – University of North Carolina Monroe – 1974

APPRAISAL COURSES ATTENDED AND PASSED WITH EXAM

Course 101 – Introduction to Appraising Real Property
Society of Real Estate Appraisers – May 1992

Course 201 – Principals of Income Property Appraising – May 1985
Society of Real Estate Appraisers – May 1985

Course 202
Society of Real Estate Appraisers – January 1991

North Carolina State Certification
General Certification – 1990

Course Part A Standards of Professional Practice
Appraisal Institute – 1992

USPAP – 2003

NC Rules and Appraisal Guidelines
2004

USPAP Update/Appraising Small Subdivisions
2005

APPRAISAL COURSES PASSED BY CHALLENGING EXAMS

Course 8 – Appraising the Single Family Residence
American Institute of Real Estate Appraisers – 1980

Course 102 – Applied Residential Property Valuation
Society of Real Estate Appraisers – November 1986

Course 1-A1 – Real Estate Principals
American Institute of Real Estate Appraisers – 1987

Course 1-A2 – Basic Valuation Procedures
American Institute of Real Estate Appraisers - 1987

Introduction to Review Appraisal
McKissock Data Systems – June 1997

Fourteen hours of continuing education per year 1998-2002

Trouble Appraisals – Eric Little – June 2002

WORK HISTORY

1985 to Present – Morrison Appraisal, Inc. – President
Real Estate Appraiser – Residential and Non-Residential
Fee Panel – FHA

1983 – 1985 Self-Employed as Real Estate Appraisal

1977 – 1985 Real Estate Broker
Received Broker License in 1977

1975 – 1977 Real Estate Appraiser for Union County Tax Office

APPRAISAL SEMINARS

Highest and Best Use	AIREA
Demonstration Report Writing	SREA
Standards of Professional Practices	SREA
R-41 C Seminar	League of Savings and Loan

CONTINUING EDUCATION

NC Department of Transportation
Appraisals of Highway Right of Ways – 1993

Revised URAR Form
Appraisal Institute – May 1994

Fair Lending
Appraisal Institute – July 1994

Real Estate Update
Union County Board of Realtors – February 1995

Residential Applications
Mingle Institute – May 1996

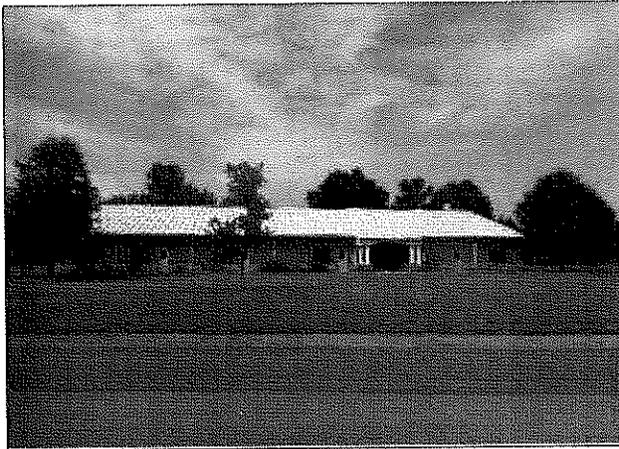
PROFESSIONAL ORGANIZATIONS

National Associations of Realtors
Union County Board of Realtors

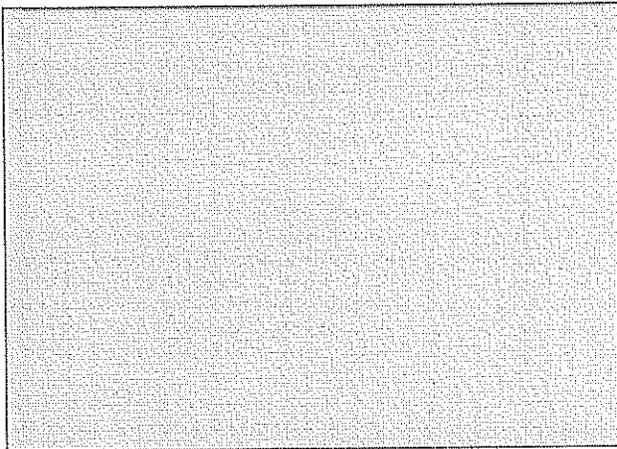
PARTIAL LIST OF APPRAISAL CLIENTS

First Citizens
Branch Banking & Trust
Whitley Mortgage
State Employees Credit Union
First National Bank
American Community Bank
FHA Approved Appraiser

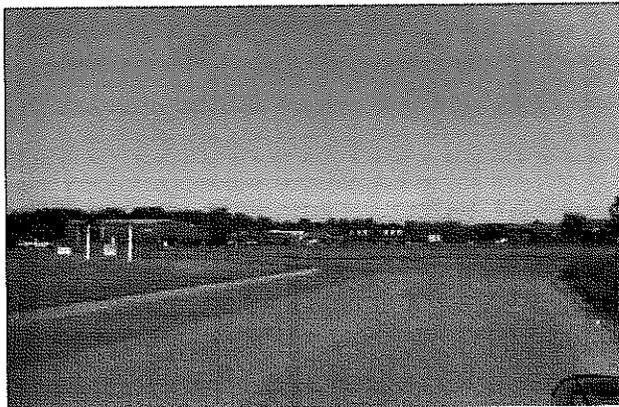
NORTH CAROLINA APPRAISAL BOARD		
APPRAISER QUALIFICATION CARD		
<i>Expires June 30, 2016</i>		
REGISTRATION / LICENSE / CERTIFICATE HOLDER		
ROBERT M MORRISON		
15	G	16
A400	G	Y
APPRAISER NUMBER	TYPE	NATIONAL REGISTRY
		
APPRAISER'S SIGNATURE		EXECUTIVE DIRECTOR



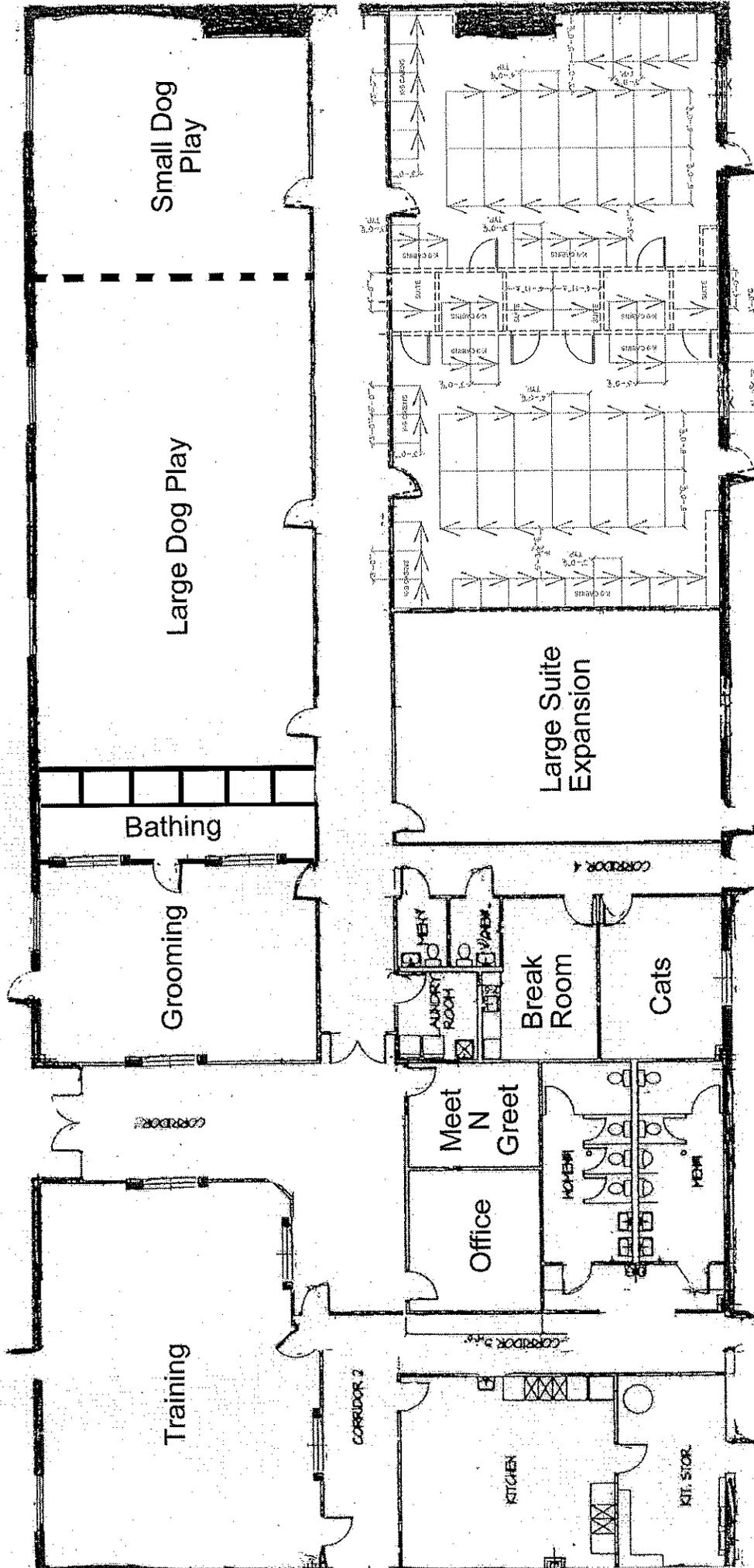
FRONT VIEW OF
SUBJECT PROPERTY



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE OF
SUBJECT PROPERTY



Small Dog Play

Large Dog Play

Bathing

Grooming

Training

Meet N Greet

Office

Break Room

Cats

Large Suite Expansion

KITCHEN

KIT. STOR.

LAUNDRY ROOM

MEN

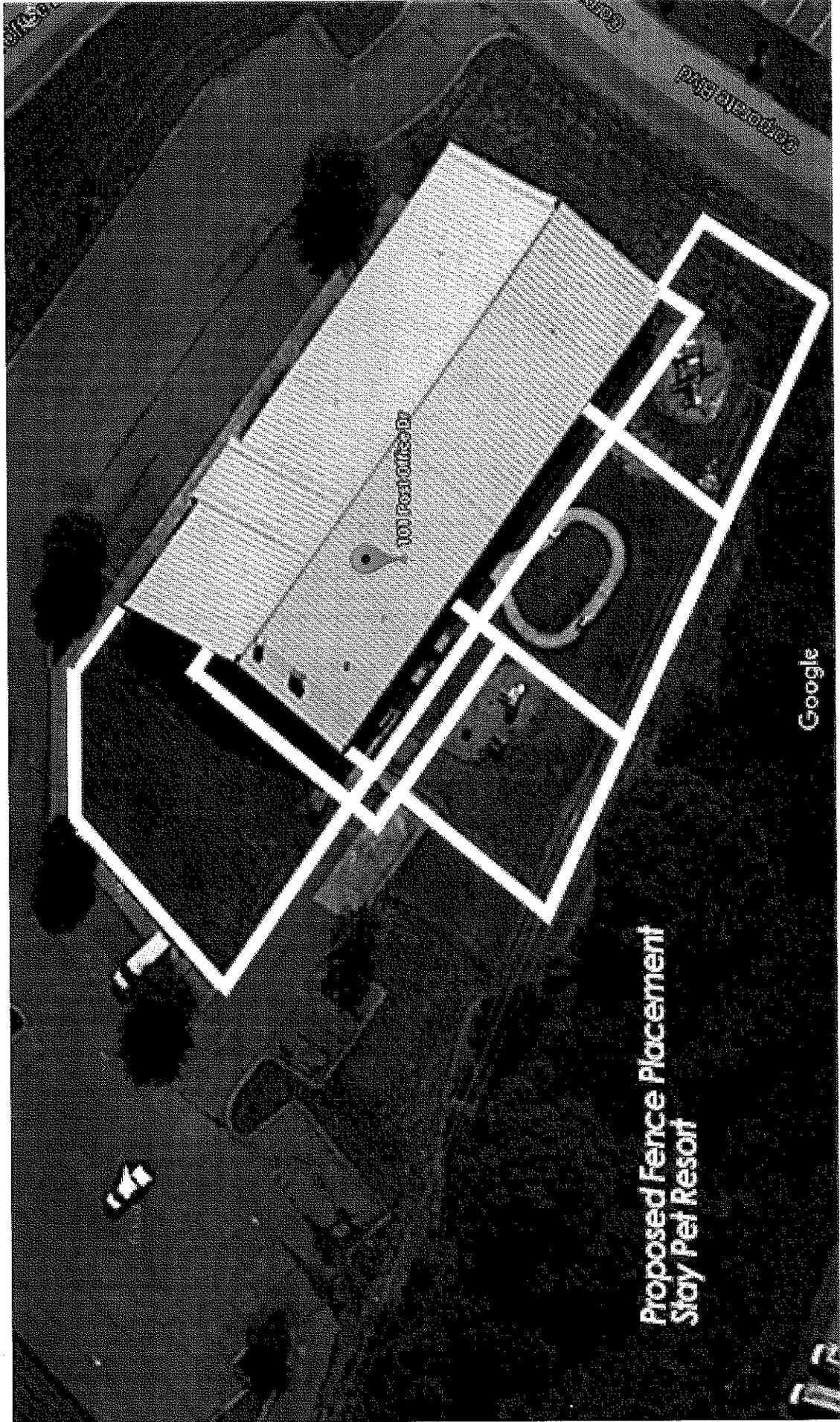
WOMEN

CORRIDOR 1

CORRIDOR 2

CORRIDOR 3

CORRIDOR 4



Proposed Fence Placement
Stay Pet Resort

Google

