

Staff Report: TRC 3/5/13  
Home Sweet Home Dog Training & Care, LLC

**REQUEST FOR COMMITTEE ACTION**  
**HENDERSON COUNTY**  
Technical Review Committee

**MEETING DATE:** March 5, 2013

**SUBJECT:** Special Use Permit Application (SUP-13-02) for a Dog Kennel-134 Princess Place (off Hwy. 176)

**PRESENTER:** Toby Linville, Code Enforcement Services Director

**ATTACHMENTS:**

1. Staff Report
2. Photographs
3. Site Plan

**SUMMARY OF REQUEST:**

The applicants are requesting a Special Use Permit to allow them to use this property as a Dog Kennel.

Staff requests that the TRC review the application and provide a recommendation to the Board of Adjustment. The TRC should also review the site plan.

**Suggested Motion:**

**I move to approve the site plan for SUP-13-02 because it meets the requirements of the Land Development Code.**

**I move that TRC give a favorable recommendation for SUP-13-02.**



## Henderson County, North Carolina Code Enforcement Services

### 1. **1. Board Request**

- 1.1. **Applicant:** John Murias
- 1.2. **Request:** Special Use Permit to allow a Dog Kennel-SR 6.7
- 1.3. **PIN:** 9587-02-2642
- 1.4. **Size:** .94 acres +/-
- 1.5. **Location:** The subject area has access from Princess Place off Highway 176.
- 1.6. **Supplemental Requirements:**

(1) Site Plan. Major Site Plan required in accordance with §200A-331 (Major Site Plan Review).

(2) Lighting. Adequate lighting shall be placed in areas used for vehicular/pedestrian access including, but not limited to: stairs, sidewalks, crosswalks, intersections, or changes in grade. Lighting mitigation required.

(3) Separation. A Kennel shall not be constructed or newly located within 200 feet of an existing dwelling unit (Located in a residential zoning district and not located on the same property as the use).

(4) Structure. The Kennel shall provide pens which are enclosed and adequately ventilated.

(5) Operations. Limited outdoor exercise runs/facilities shall be permitted, however, hours of use shall be restricted to from 8:00 am to 8:00 pm. Food and animal refuse shall be kept in airtight containers.

(6) Screening. Screen Class three (3) shall be provided consistent with the requirements of §200A-182 (Screen Classification)).

(7) Solid Waste Collection. The facility shall provide a suitable method of solid waste disposal and collection consisting of either private collection from individual uses or the use of dumpsters (installed and/or operated to meet all local and state states, ordinances and regulations (including Chapter 165 of the Henderson County Code, Solid Waste) and thereafter certified by the Department of Public Health). Where dumpsters are used, screen class One (1), two (2), or three (3) shall be provided consistent with the requirements of §200A-182 (Screen Classification)).



Map A: Aerial Photo/Pictometry





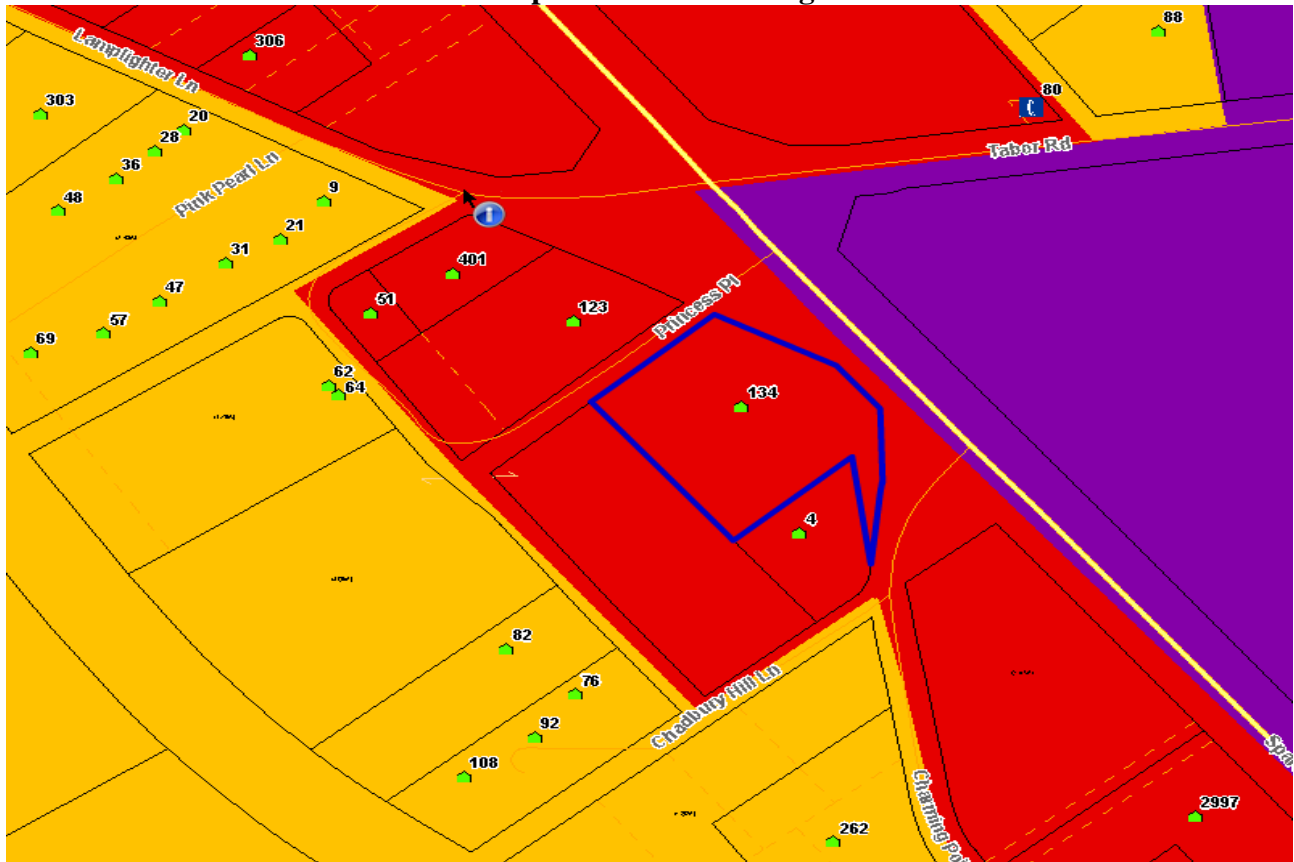
2. **Current Conditions**

**2.1 Current Use:** This parcel is currently being used as a dog training & care facility.

**2.2 Adjacent Area Uses:** The surrounding properties primarily consist of commercial and residential property.

**2.3 Zoning:** The surrounding property to the north and east is Community Commercial and Industrial. The surrounding property to the south and west is Community Commercial and Residential 1.

**Map B: Current Zoning**

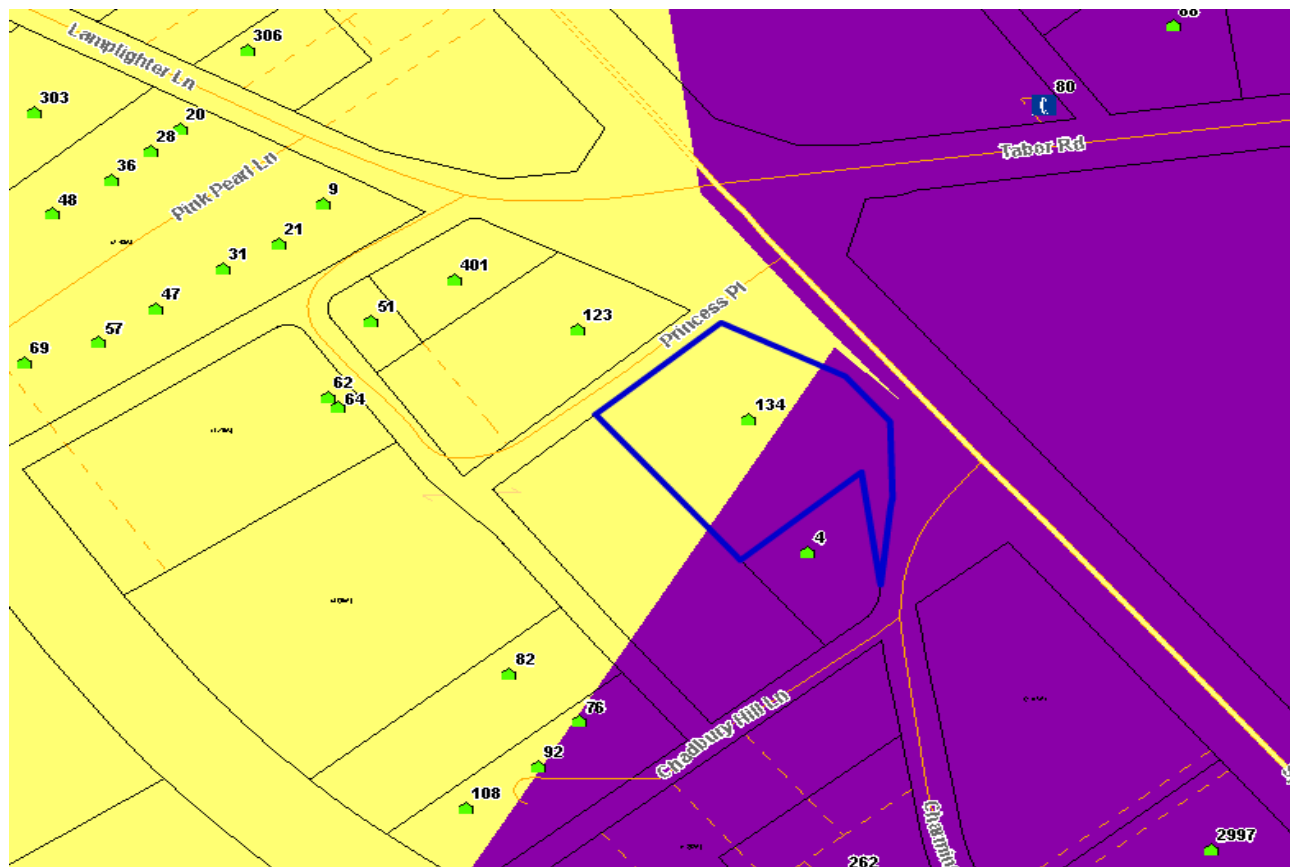


3. **Floodplain /Watershed Protection** The property is not located in a Special Flood Hazard Area. The property is not in a Water Supply Watershed district.

4. **Water and Sewer** City of Hendersonville water and private septic system serve this property.

4.1. **Public Sewer:** Public sewer is not available.

**Map C: CCP Future Land Use Map**



**5. Staff Comments**

**The 2020 CCP:** The CCP Future Land Use Map places the Subject Area in the Urban Services Area and Industrial classification. The text and map of the 2020 CCP suggest that the Subject Area would be more suitable for the following:

**Urban Service Area:**

1. The Urban Services Area is that area within which most urban services and urban scale development is currently concentrated, and within which such development should generally be concentrated through the year 2020.
2. Growth and development will be proactively managed through extensive planning. Much of the USA falls within municipal planning jurisdictions and will be managed by those jurisdictions. Land use planning for areas falling within the County’s jurisdiction should be comparable and compatible in its approach and intensity with planning conducted within the various municipal jurisdictions.

**Industrial:**

1. The purpose of the Industrial District (I) is to foster orderly growth where the principal use of land is a mixture of industrial and heavy commercial. The intent of this district is to allow for industrial and heavy commercial development consistent with the recommendations of the Comprehensive Plan. In accordance with the Comprehensive Plan, the district will allow for and provide industrial and heavy commercial development that: (1) is compatible with adjacent development and the surrounding community; (2) will minimize conflict between land uses; and

(3) is sensitive to its impact on surrounding land uses and the environment (natural and man-made).

**6. Staff Recommendations**

Staff's Position at this time, under the guidelines of current plans, policies and studies, is to approve the Major Site Plan because it is consistent with the current surrounding land uses and future land use recommendations.

**7. Photographs**

**Looking Northwest along Hwy 176**





**Looking East**



**Looking Southwest into Parking Turnaround**





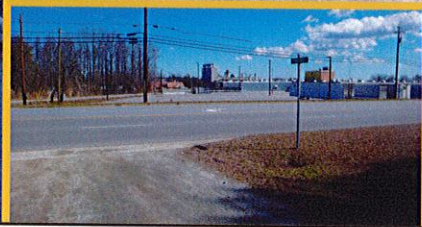
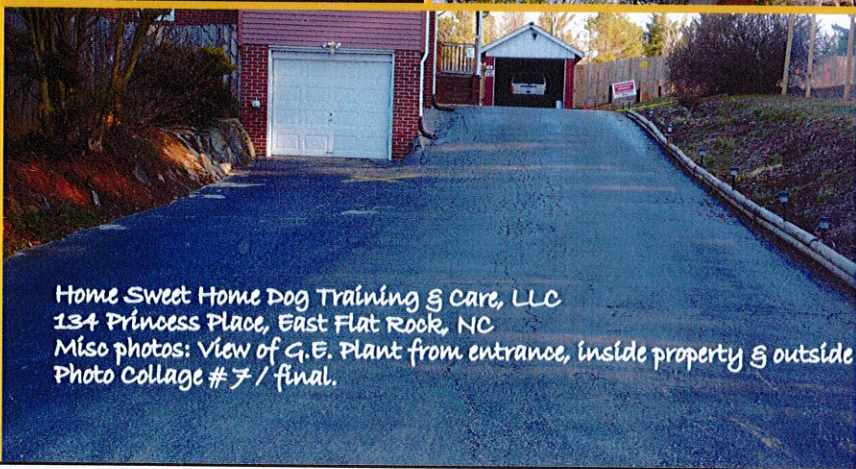
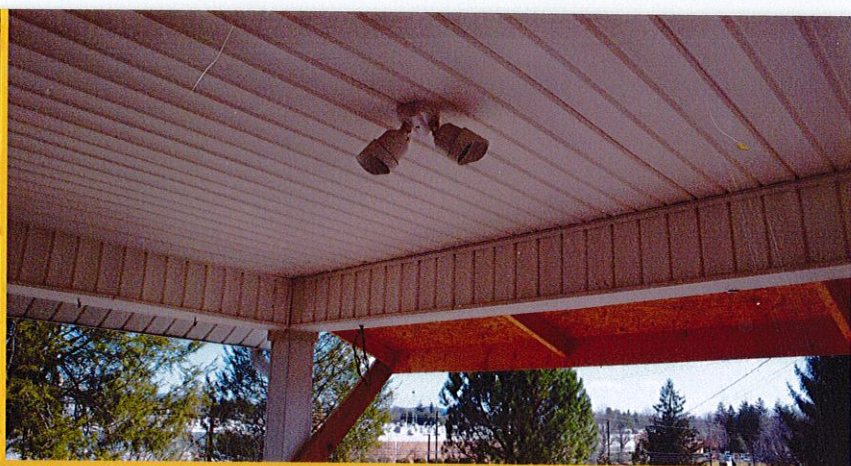
**Looking Northwest**



**Looking Southeast**





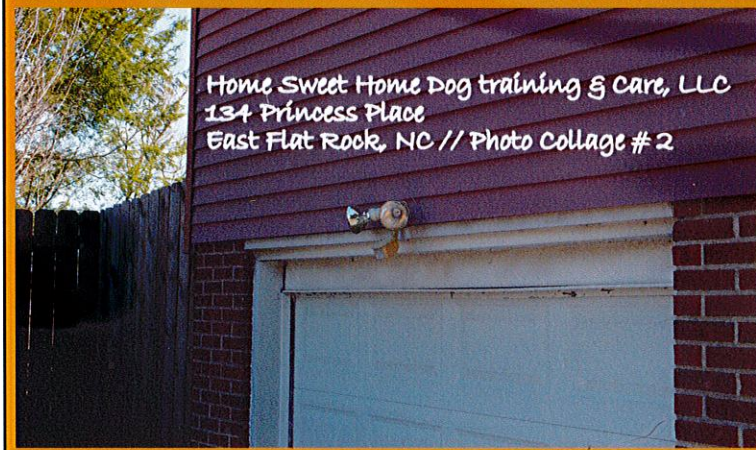
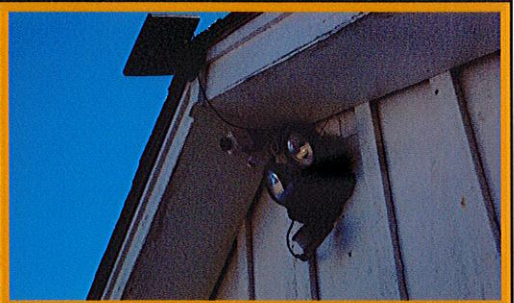


Home Sweet Home Dog Training & Care, LLC  
134 Princess Place, East Flat Rock, NC  
Misc photos: View of G.E. Plant from entrance, inside property & outside  
Photo Collage # 7 / final.





Home Sweet Home Dog Training & Care, LLC  
134 Princess Place  
East Flat Rock, NC // Photo Collage # 1



Home Sweet Home Dog training & Care, LLC  
134 Princess Place  
East Flat Rock, NC // Photo Collage # 2

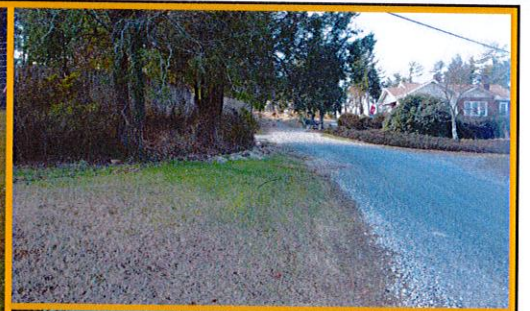


Outdoor Lighting





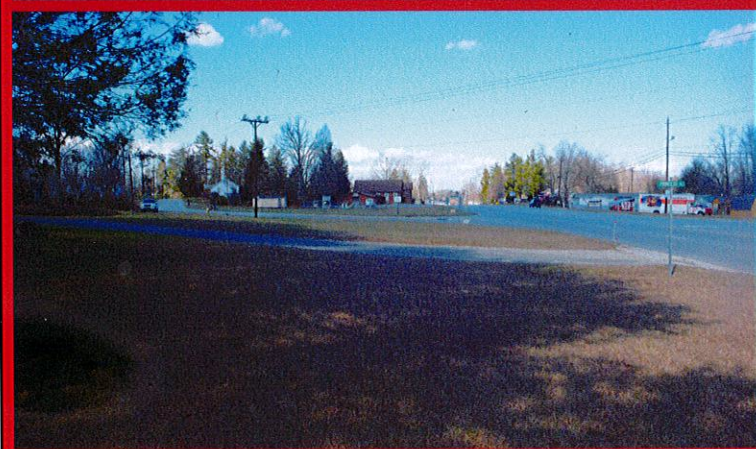
Home Sweet Home Dog training & care, LLC  
134 Princess Place  
East Flat Rock, NC Photo Collage # 3



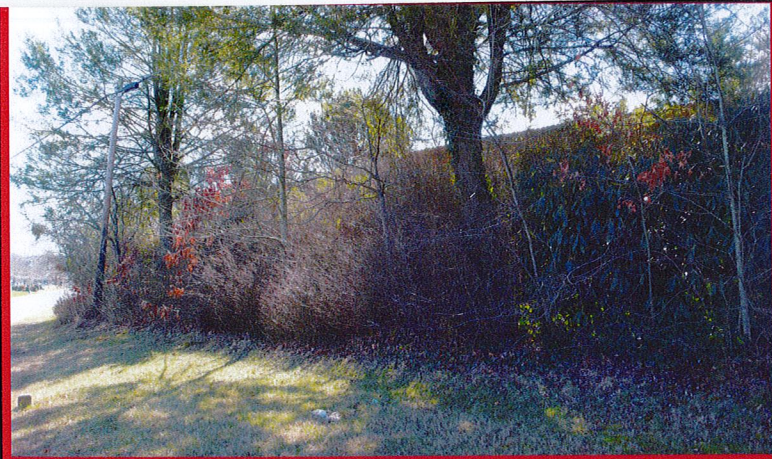
Paved driveway & parking turnaround >>>>>>>



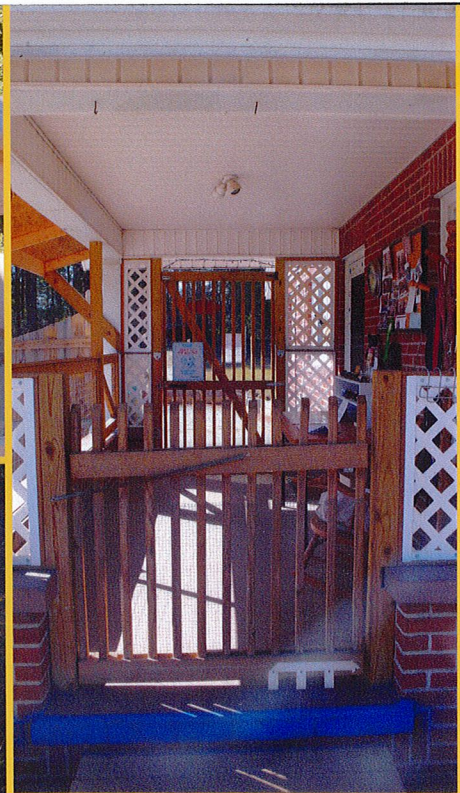
Home Sweet Home Dog Training & Care, LLC  
134 Princess Place  
East Flat Rock, NC // Photo Collage # 4 ( Outside of property view)







Home Sweet Home Dog training & Care, LLC  
134 princess place  
East Flat Rock, NC // Photo Collage # 5 ( Existing natural buffer)



Home Sweet Home Dog Training & Care, LLC  
134 Princess Place, East Flat Rock, NC  
Entrance gates and entrance driveway  
Photo Collage # 6



# PRELIMINARY

## PLAT OF MAJOR SITE PLAN FOR HOME SWEET HOME DOG TRAINING AND CARE

BEING THE PROPERTY  
DESCRIBED IN  
DEED BOOK 1409, PAGE 260

HENDERSONVILLE TOWNSHIP  
HENDERSON COUNTY  
NORTH CAROLINA

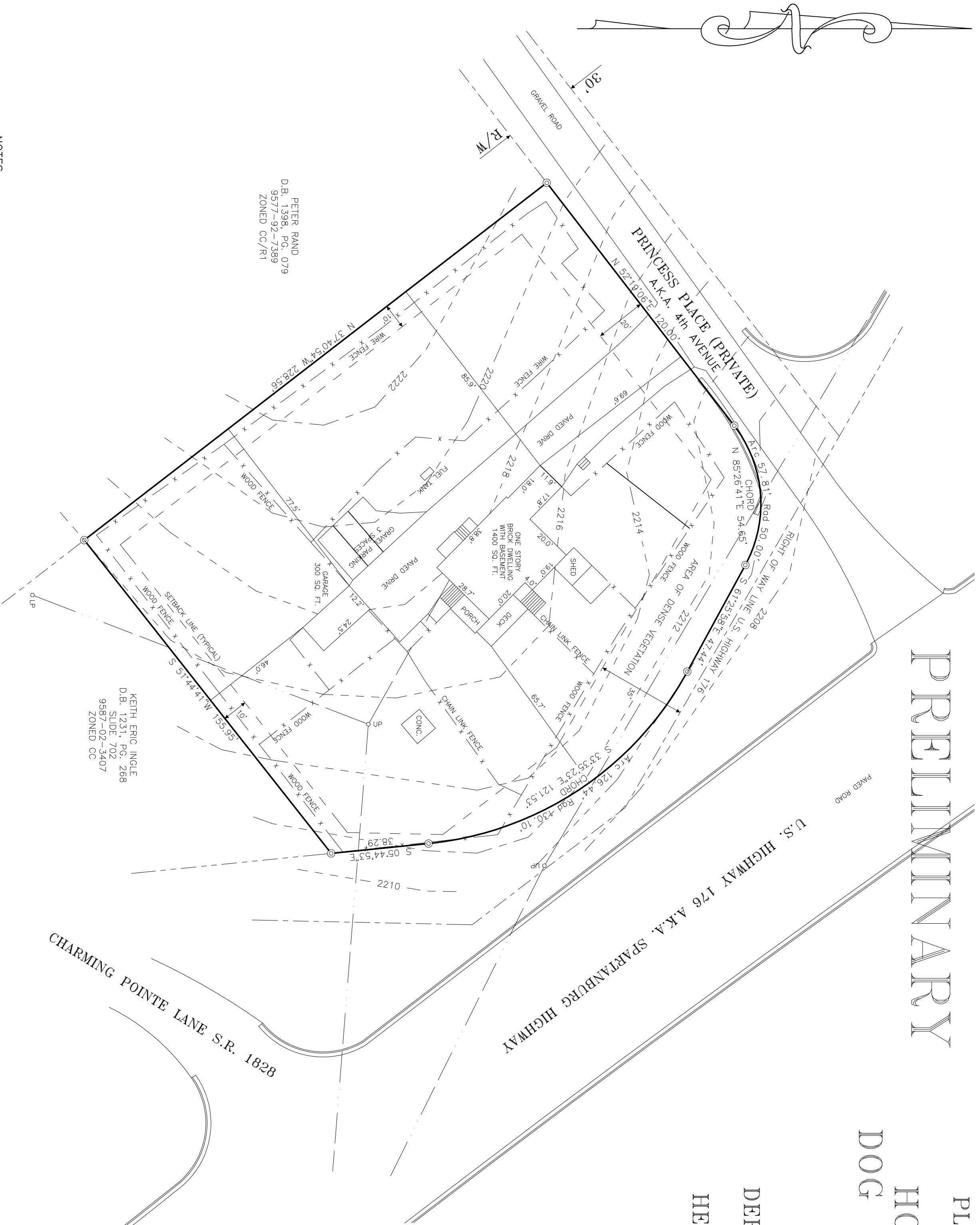
SCALE: 1" = 30'  
FEBRUARY 22nd, 2013

### PROJECT DATA

**OWNER:**  
ANA MARIE CATTANZARO  
8818 LISTER STREET  
PHILADELPHIA, PA 19152

**DEVELOPER:**  
JOHN MURIAS  
134 PRINCESS PLACE  
EAST FLAT ROCK, NC 28726  
(828) 697-0327

**PROPERTY DATA:**  
-ZONED: COMMUNITY COMMERCIAL  
-NO SUBDIVISION OF PROPERTY PROPOSED  
-ACREAGE: 0.94 ACRE  
-BLUE RIDGE FIRE DISTRICT  
-EAST HIGH SCHOOL DISTRICT  
-NO FLOOD HAZARD ZONE PER FIRM 3700958700J,  
DATED OCTOBER 2, 2008  
-WATER: CITY OF HENDERSONVILLE  
-SEPTIC: PRIVATE  
-GARBAGE: PRIVATE

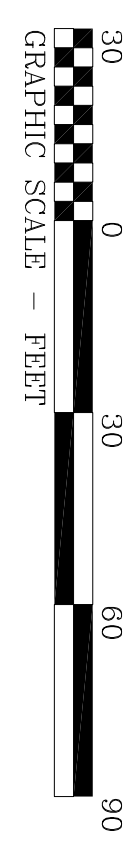
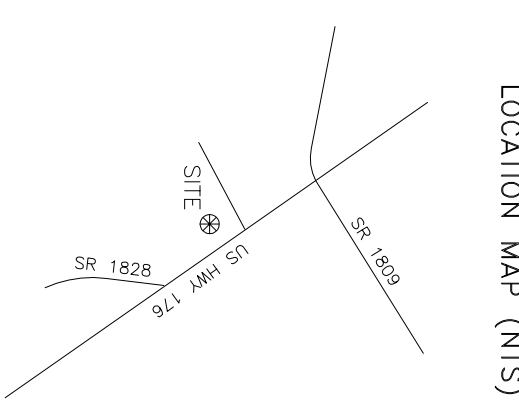


PETER RAND  
D.B. 1398, PG. 079  
9577-92-7389  
ZONED CC/R1

KEITH ERIC INGLE  
D.B. 1231, PG. 268  
SLIDE 702  
9587-02-3407  
ZONED CC

**NOTES:**  
1- AREAS BY COORDINATE COMPUTATION  
2- ALL AREAS SHOWN ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD OR UNRECORDED THAT MAY DIRECTLY AFFECT ALL AREAS SHOWN.  
3- NOT FOR RECORRATION.

- LEGEND**
- ⊕ MONUMENT FOUND AS NOTED
  - ⊙ POINT NOT STAKED
  - P-PED - PHONE PEDESTAL
  - UP - UTILITY POLE
  - TRANS - TRANSFORMER
  - WM - WATER METER
  - WV - WATER VALVE



<b>LOCATION MAP (NTS)</b>		<b>DEED REFERENCES:</b> D.B. 1409, PG. 260 SLIDE 702	
<b>TAX REFERENCES:</b> 9587-02-4542		<b>PRELIMINARY</b>	
<b>PARTY CHIEF:</b> DHH			
<b>REVISIONS:</b>		<b>REVISIONS:</b>	
<b>DATE:</b> FEBRUARY 22nd, 2013		<b>CHECKED BY:</b> DHH	
<b>DRAWN BY:</b> DHH		<b>FILE:</b> 29058	
<b>SURVEY BY:</b> HILL AND ASSOCIATES SURVEYORS, P.A. LICENSE NUMBER: C-11991		<b>DRAWING:</b> 29058SP	
<b>DAVID H. HILL</b> N.C.P.S. 3863			
405 WEST BLUE RIDGE ROAD EAST FLAT ROCK, NORTH CAROLINA 28726 (828) 693-1409			