

Staff Report: ZBA 3/27/13  
Home Sweet Home Dog Training & Care, LLC

**REQUEST FOR COMMITTEE ACTION**  
**HENDERSON COUNTY**  
Zoning Board of Adjustment

**MEETING DATE:** March 27, 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 ZBA review the application and make a decision based on evidence presented for this project.

**Suggested Motion:**

**I move to approve SUP-13-02 Home Sweet Home Dog Training & Care, LLC with the following conditions:**

- **Meet requirements of SR 6.7**

**because the use will**

- a) **Not materially endanger the public health, safety or welfare;**
- b) **Not substantially injure the value of the property or improvements in the area: and**
- c) **Be in harmony with the surrounding area.**



## 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:**

**SR 6.7. Kennel** (A kennel shall adhere to the standards outlined for such in Chapter 66A of the Henderson County Code, *Animal Control Ordinance*.)

- (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





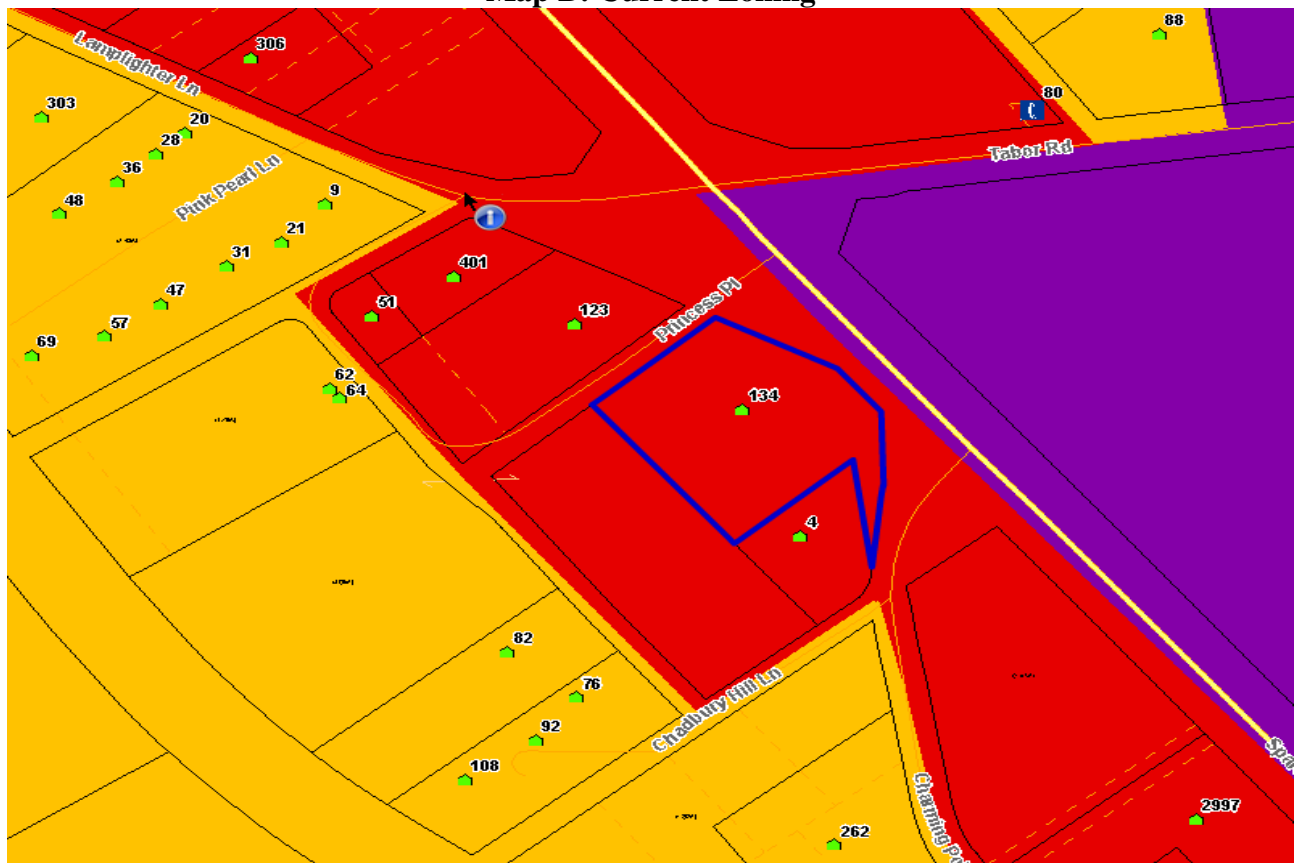
2. **Current Conditions**

**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**



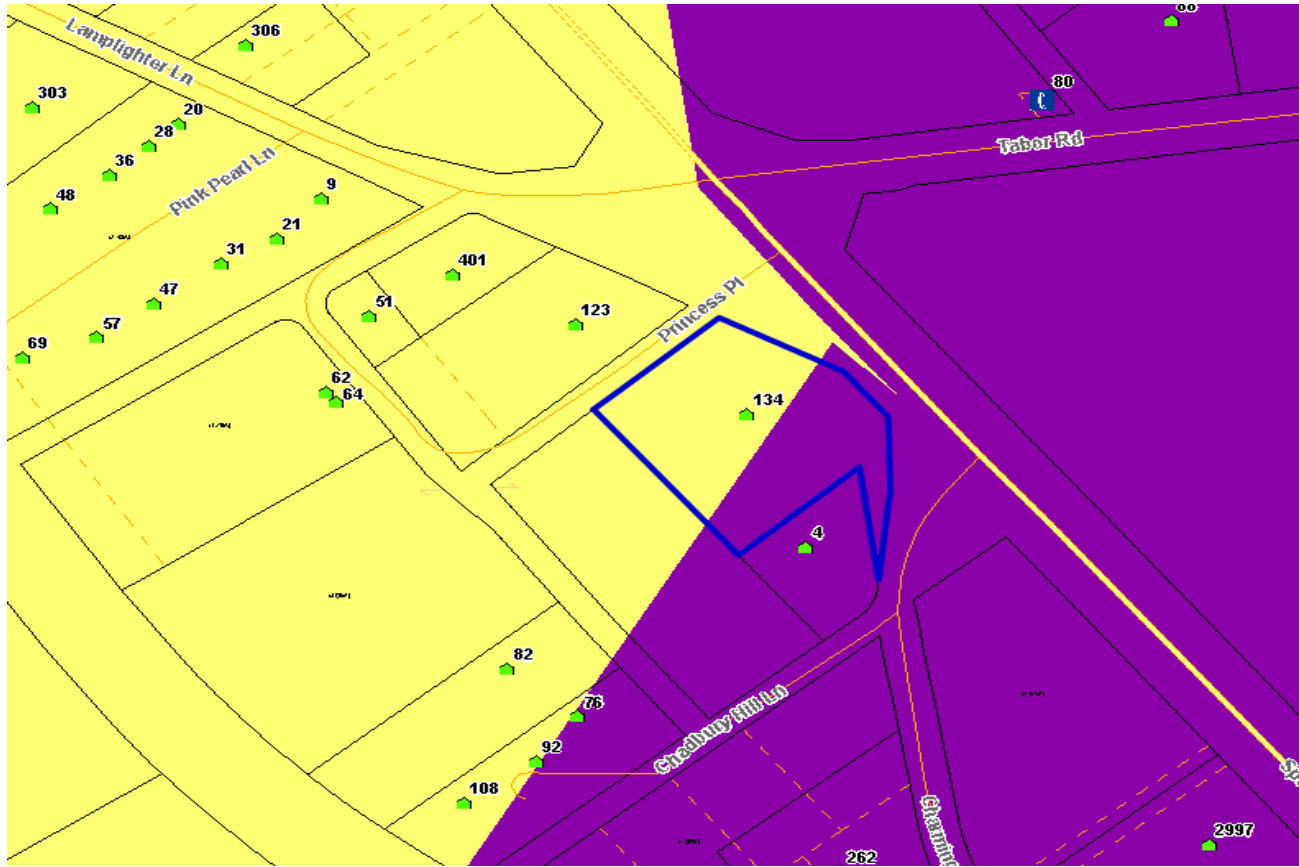
3. **Floodplain /Watershed Protection** The property is not located in a Special Flood Hazard Area. The property is not in a Water Supply Watershed district.

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**





**HENDERSON COUNTY  
SPECIAL USE PERMIT APPLICATION FORM**

**GENERAL INFORMATION**

Date of Application: FEB. 18, 2013

Previously Submitted (Circle One): Yes  No

Date of Pre-Application Conference: \_\_\_\_\_

Site Plan Attached (Circle One): Yes  No  will follow by Hill & Associates Surveyors

Traffic Impact Study Required (Circle One): Yes  No

**SPECIAL USE PERMIT INFORMATION**

Type of use to be permitted: BOARDING KENNEL (DAYCARE) SR #: 6.7

Existing Structures or Uses on property: BRICK HOME AND COVERED OUTSIDE GARAGE

Road System (Circle): Public  Private

Water System (Circle): Individual  Community  Public (Municipal or County)

Sewer System (Circle): Individual  Community  Public (Municipal or County)

**SITE PLAN REQUIREMENTS**

If a minor or major site plan is not specifically required, the applicant shall submit a site plan with the following items:

- Dimensions of property.
- Location of existing and proposed structures (including accessory structures), and general use thereof.
- Setbacks of existing and proposed structures from property lines and edge of right-of-way for roads (from centerline of roads for uses located in the R-40, WR, or SW districts).
- Separation of existing and proposed structures from one another.
- Parking and off/on loading areas
- Location of signs (including sign dimensions, height, type of material, lighting).
- Location and dimensions of existing and proposed roads / driveways and their entrance/exits.
- Location of dumpsters.
- Location and general description of any fences, landscaping or other buffering (proposed or existing).

Site plan not to exceed 11 X 17 size. Anything submitted larger than 11 X 17, the applicant must provide 12 copies with the application form.

**PARCEL INFORMATION \* COPY OF TRACT LAND SURVEYED BY PREVIOUS OWNERS ENCLOSED \***

PIN: \_\_\_\_\_ Deed Book/Page: \_\_\_\_\_ Tract Size (Acres): \_\_\_\_\_

Zoning District: \_\_\_\_\_ Fire District: \_\_\_\_\_ Watershed: \_\_\_\_\_ Floodplain: \_\_\_\_\_

Location of property to be developed: EXISTING PROPERTY: 134 PRINCESS PLACE  
\* DOES NOT REQUIRED DEVELOPMENT / EAST FLAT ROCK, NC 28726

**CONTACT INFORMATION**

**Property Owner:**

Name: ANA CATANZARO Phone: (215) 586-0551 / (267)-341-3374 OFFICE  
Address: 4411 ARENDELL AVE City, State, and Zip: PHILADELPHIA, PA 19114

**Applicant:**

Name: JOHN MURIAS Phone: (828) 697-0327  
(BROTHER OF OWNER)



Application No. \_\_\_\_\_

Address: 134 PRINCESS PLACE City, State, and Zip: E. FLAT ROCK, NC 28726

**Agent:**

Name: N/A Phone: \_\_\_\_\_

Address: \_\_\_\_\_ City, State, and Zip: \_\_\_\_\_

Agent Form (Circle One): Yes No

**Plan Preparer:**

Name: JOHN MURIAS Phone: (828) 697-0327

Address: 134 PRINCESS PLACE City, State, and Zip: E. FLAT ROCK, NC 28726

**STANDARDS FOR REVIEW**

The Land Development Code imposes the following GENERAL REQUIREMENTS on the use requested by the applicant. Under each requirement, the applicant should explain, where applicable, how the proposed use satisfies these requirements:

A. General Requirement #1: The use will not materially endanger the public health, safety or welfare:

PLEASE REFER TO ADDITIONAL ATTACHED INFORMATION EXPLAINING IN FURTHER DETAIL INFORMATION.

B. General Requirement #2. The use will not substantially injure the value of property or improvements in the area.

PLEASE REFER TO ADDITIONAL ATTACHED INFORMATION EXPLAINING FURTHER DETAIL INFORMATION.

C. General Requirement #3. The use will be in harmony with the surrounding area.

PLEASE REFER TO ADDITIONAL ATTACHED INFORMATION EXPLAINING FURTHER DETAIL INFORMATION.

The Land Development Code also imposes the following SPECIFIC REQUIREMENTS on the use requested by the applicant. The applicant should be prepared to demonstrate that satisfactory provisions have been made for the following, where applicable.

The proposed use shall be located and developed in such a manner as to:

a. Comply with all applicable local, state and federal statutes, ordinance and regulations.

PLEASE REFER TO ADDITIONAL ATTACHED INFORMATION EXPLAINING FURTHER DETAIL INFORMATION.

b. Be in accordance with the Comprehensive Plan, Long Range Transportation Plans and Comprehensive Transportation Plans of the county and/or Long Range Transportation Plans and comprehensive Transportation Plans of nay municipality of the County.

PLEASE REFER ADDITIONAL ATTACHED INFORMATION EXPLAINING FURTHER DETAIL INFORMATION.



- c. Minimize the effects of noise, glare, dust, solar access and odor on those persons residing or working in the neighborhood of the proposed use.

PLEASE REFER TO ADDITIONAL ATTACHED INFORMATION EXPLAINING FURTHER DETAIL INFORMATION.

- d. Minimize the environmental impacts on the neighborhood including the following groundwater, surface water, wetlands, endangered/threatened species, archeological sites, historic preservation sites and unique natural areas.

PLEASE REFER TO FURTHER DETAIL/ ADDITIONAL ATTACHED INFORMATION

Show that satisfactory provision/arrangement has been made (where applicable or required) concerning:

- a. Ingress and egress to property and proposed structures thereon (with particular reference to automotive/pedestrian safety/convenience and traffic flow/control).

PLEASE REFER TO FURTHER DETAIL ADDITIONAL ATTACHED INFORMATION.

- b. Off-street parking and loading areas.

FURTHER DETAIL ADDITIONAL ATTACHED INFORMATION

- c. Utilities (with particular reference to locations, availability and compatibility).

FURTHER DETAIL ADDITIONAL ATTACHED INFORMATION.

- d. Buffering and landscaping (with particular reference to type, location and dimensions).


FURTHER DETAIL ADDITIONAL ATTACHED INFORMATION

- e. Structures (with particular reference to location, size and use).

FURTHER DETAIL ADDITIONAL ATTACHED INFORMATION.

I certify that the information shown above is true and accurate and is in conformance with the Land Development regulations of Henderson County.

JOHN S. MURIAS  
Print Applicant (Owner or Agent)

  
Signature Applicant (Owner or Agent)

FEB. 18, 2013  
Date

County Use Only

Fee: \$ \_\_\_\_\_ Paid: \_\_\_\_\_ Method: \_\_\_\_\_ Received by: \_\_\_\_\_

Authority to grant the requested permit is contained in the Land Development Code, Sections: \_\_\_\_\_

Community Planning Area: \_\_\_\_\_

Henderson County Special Use Permit Application Form  
Existing property  
134 Princess Place, East Flat Rock, NC 28726 /

Application No. \_\_\_\_\_

Standards For Review: **\*\*Additional attached detailed information\*\***

- A. General Requirements # 1:** The use will not materially endanger the public health, safety or welfare. The general public is not allowed beyond the entrance walkway and deck overlooking the dog yards. Signs are posted “ No one is allowed beyond this point. This is to assure for the safety of the dogs and yourself.”

Staff members bring the dog(s) into the dog yards during drop-off and bring the dog(s) to their owner on a leash at time of pick-up. All new dogs that have not been here before are properly evaluated and introduced to the others dogs, before they are allowed to mingle and play with the others.

All new clients must bring with them proof of official Veterinary papers that show their dog(s) have the proper and required vaccinations. These must be the following: rabies (1yr or 3 yr), parvo / distemper, lepto (if applicable) and bordatella (kennel cough); along with proof that the dog is taking heart worm medication, and is currently using flea & tick treatments. Dogs older than 8 months of age must be spayed / neutered.

All dog yards, gravel and grassy areas are regularly cleaned daily of any / all feces are disposed in a closed container designated for this use only. This is contained in heavy use plastic bags that are use solely for this purpose and are picked up weekly by C & J Waste Removal. All dog feces are promptly picked up by owner and / or staff and equipment used for this task is cleaned and sanitized each time of use.

Hours of operation are as follow: **Monday – Friday:** 8am to 11:30 am / 3:00 pm to 6:00 pm  
**Saturdays :** 8am to 11:00 am / 4:00 pm to 6:00 pm  
**Sundays:** 9:00 am to 11:00 am / 5:00 pm to 6:00 pm

- B. General Use # 2:** The use will not substantially injure the value of property or improvements in the area.

When the property was purchased, there were no fencing, no gates, no railings, no flowering, no extra parking, and no trees in the yard. Only a brick house and a grassy area and several invasive shrubs.

The shrubs were promptly removed. Five separate trees, young trees were added to different areas of the property. The Azaleas along the private road , along the buffer wooded area facing Hwy 176, and along the main paved driveway leading into the entrance were all left and in the spring they all bloom beautifully, enhancing the beauty of the area.

Along the main paved driveway and entrance and along the added parking turn around, perennials and annuals grow and bloom throughout the growing season, further enhancing the beauty and aesthetic value to the property.

All grassy area, including a grassy area that borders the property along Hwy 176 belonging to the county, is weekly mowed and maintained by Hill Landscaping.



The entire area is maintained, clean all the time, including regularly picking up discarded trash left by motorist traveling along Hwy 176. Additional grading and gravel was done / added to the private gravel access road to eliminate the eroding of the driveway and culvert.

**C. General Use # 3: The use will be in harmony with the surrounding area**

The property is zone commercially. It is across the street from the General Electric Plant and truck parking lot. About 90% of the property facing Hwy 176 is buffered by existing shrubs and hemlock trees, with an added 6 foot high wooden fence, with the smooth side (pretty side) facing out towards the Hwy. There have been no added structures and none are planned in the future. The whole property and surrounding area are in perfect harmony with the area.

**Land Development Code .....**

**The applicant should be prepared to demonstrate that satisfactory provisions have been made for the following, where applicable.**

**The Proposed use shall be located & developed in such a manner as to:**

**a. Comply with all applicable local, state and federal statutes, ordinance & regulations.**

This area is zone community commercial. This property has not added or change any other provisions. It is a small business within the same property / home where the business owner resides. Business owner lives year round in the property and in the home. The business is inspected by NC Dept of Agriculture / Animal Welfare Section.

Included here is a copy of the last inspection, dated January 31, 2013.

**b. Be in accordance with the Comprehensive Plan, Long Range Transportation Plan.....**

Once again, the property and surrounding area have not changed. The adjacent Highway, Spartanburg Hwy # 176 is already a four lane divided highway. Princess Place is a private gravel road. The section of Princess Place that is within the boundaries of the property all the way to Hwy 176 is maintained and extensive expenses have been made to grade and prevent road erosion and improper water runoffs.

**c. Minimize the effects of noise, glare, dust, solar access and odor on those persons residing or working in the neighborhood of the proposed (existing) site use.**

The property is maintained clean at all times, inside and all outside areas, included areas just outside the property boundaries. The business owner lives year round on site

When the dogs are playing and interacting with each other, there is some dog barking.

However, the majority of the day time when the dogs are outside the barking is not noticeable, and most of the time they are all quite. Except during pick up and / or drop off times when individual dog owners arrive to pick up their dogs. However, even during this time the noise level is kept at a minimum. A strong conscience effort by staff and owner is made to minimized noise level during the short periods when clients arrive and depart. Most families come and go within a 5 to 10 minutes time span

The two main dog yards primarily face the highway and are enclosed by a six foot fences.



The property is directly across the G.E. Plant and Hwy 176. The noise level from the plant, highway and traffic and truck use is always present in the area. The outside traffic and G. E. Plant noise level is usually higher than the sometimes intermittent dog barking.

The private gravel road is not heavily used, thus it does not create dust when vehicles drive or pass through. Part of the road is located in a shady area, preventing dryness and dust from being present.

There are no odors inside or outside coming from this business property. The G.E. plant does emit some odors that are very noticeable during the warmer months.

Owner of the property and business lives on the property all year.

d. **Minimize the environmental impacts on the neighborhood including the following:**

**Groundwater, surface water, wetlands, endangered / threatened species, archeological sites, historic site and unique natural areas.**

There are no impact on the neighborhood. There are no wetlands, endangered species, archeological sites. The wooded parcel that lines the southwest section of the property belongs to an out of state land owner and further prevent any excess noise form that direction. There is no environmental impact on this area.

There are no creeks, rivers, lakes, ponds or streams anywhere near the property. All of the grounds in the property are covered by grass and gravel - preventing any impact on ground water or surface water.

**Show that satisfactory provision/ arrangement has been made (where applicable or required) concerning:**

a. **Ingress & egress from property and proposed structures thereon (references to automotive / pedestrian safety/ convenience & traffic flow/ control)**

There are no proposed structures. All structures have been here for many years prior. This includes a brick home and outside garage. These are the only structures in the property. Minimal automotive traffic is present. This only occurs when clients drive up the paved driveway to drop off or pick up their dogs, and only at designated times of the day.

There is no pedestrian traffic. A parking turnaround accommodating a maximum of 5 vehicles was added. This is located within the property. The driveway is not a drive through lane. It goes from the private gravel entrance to the end where the outside garage is located ( approx. distance of 75 feet in length).

There is minimal pedestrian use along Princess Place, Hwy 176 and /or the surrounding area.

b. **Off-street parking and loading areas.**

There is no off-street parking needed. Clients come onto the property for a short time, and only for the time it takes to pick up or drop off their pets.

Usually 5 to 10 minutes, and at designated hours only. There is a parking turnaround on the property that accommodates five vehicles. There is no loading area needed. Since this is a dog boarding business, no trucks travel the private road. There is no daily delivery, other than regular mail delivery.

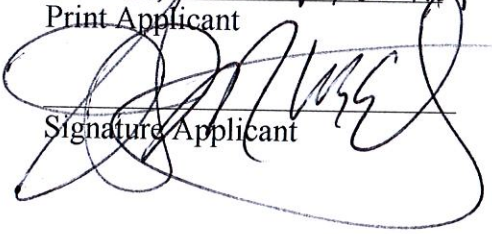
c. **Utilities ( with particular references to locations, availability & compatibility).**  
All existing utilities have been operating for several years and are sufficient for the needs of the business. No additional service is planned.

d. **Buffering and landscaping (with particular references to type, location & dimensions).**  
The property has been in existing for many years. Existing trees and shrubbery offer a buffer zone from Hwy 176 (Spartanburg Hwy ). Any landscaping added to the property has been minimal and in the nature of flowers gardens and a small vegetable garden, and 5 young trees, planted throughout the property.

e. **Structures ( with particular references to location, size and use).**  
No added structures have been added or are planned for the future. There are two existing structures; main home and outside garage.

I certify that the information shown above is true and accurate and in conformance with the Land Development regulations of Henderson County.

JOHN S. MURIAS  
Print Applicant

  
Signature Applicant

Date: FEB. 18, 2013



**Animal Welfare Section**  
**NC Department of Agriculture and Consumer Services**  
**1030 Mail Service Center**  
**Raleigh, NC 27699-1030**  
 phone: (919) 715-7111 FAX: (919) 733-6431  
 e-mail: aws.agr@ncagr.gov  
 URL: www.ncaws.com

<b>Inspection Results</b>		Date of inspection	
Approved		Jan 31, 2013	
Type of inspection	Annual inspection	Type of runs	Indoor + Outdoor runs
license type	41 - Boarding kennel	License #	10,991
# dogs present	9	# cats present	0
Number of prim. enclosures		15	

35.27511	82.41739
Latitude	Longitude

Home Sweet Home Training & Care, LLC		John Murias	
Name of business		Name of owner	
134 Princess Place		East Flat Rock	NC 28726 Henderson
Street address		City	ZIP code County
+1 (828) 697-0327			
Phone Number			

### Facilities

Inspection Category	Result	Inspection Category	Result	Inspection Category	Result
0201 Housing in sound repair	Acceptable	0201 Daily waste removal	Acceptable	0201 Perimeter Fence	Acceptable
0201 Meets electrical code	Acceptable	0201 Hot and cold water present	Acceptable	0201 Adequate drainage	Acceptable
0201 Safe electrical power	Acceptable	0201 Washroom basin and sink	Accept.	0201 Access to AWS employees	Acceptable
Food and bedding protected 0201	Acceptable	0201 Thermometer present	Acceptable	0201 Compliance with welfare	Acceptable
		0201 Animals in windows	Not applicable		

### Records, shelter

Inspection Category	Result	Inspection Category	Result	Inspection Category	Result
Origin of animals 0101	Not Applicable	Location off-site 0101	Not Applicable	Disposition of animals 0101	Not Applicable
0101 Descript. of animals, shelter	Not Applicable			Veterinary treatment, shelter 0101	Not Applicable

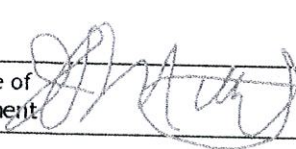
### Records, kennel

Inspection Category	Result	Inspection Category	Result	Inspection Category	Result
0102 Owner information & signature	Acceptable	0102 Description of animals, kennel	Acceptable	0102 Veterinary treatment, kennel	Acceptable

### Records, inspection

Inspection Category	Result	Inspection Category	Result	Inspection Category	Result
0103 Records made available	Acceptable	0103 Records match animals	Acceptable	0103 Records kept 1+ year	Acceptable

Signature of Management





Animal Welfare Section, NCDA&CS  
Inspection Report, continued

Inspection Results

Approved

Date of inspection

Jan 31, 2013

Home Sweet Home Training & C

John Murias

East Flat Rock

NC

Indoor facilities

Inspection Category	Result	Inspection Category	Result	Inspection Category	Result
0202 Ambient temperature, indoor	Acceptable	0202 Ventilation, indoor	Acceptable	0202 Lighting, indoor	Acceptable
0202 Imperv./Sanitary surf., indoor	Acceptable	0202 Drainage, indoor	Not Applicable		

Outdoor facilities

Inspection Category	Result	Inspection Category	Result	Inspection Category	Result
0203 Impervious surfaces, outdoor	Acceptable	0203 Housing, 1 per animal	Not Applicable	0203 Protection from elements	Acceptable
0203 Owner advised, outdoor	Acceptable	0203 Drainage, outdoor	Acceptable		

Primary enclosures

Inspection Category	Result	Inspection Category	Result	Inspection Category	Result
0204 Drainage prev. cross contam.	Acceptable	0204 Fence height >= 5 feet	Acceptable	0204 1:10 ratio, person: human	Acceptable
0204 Surf. impervious to moisture	Acceptable	0204 Enclosure is escape proof	Acceptable	0204 Cats, >= 4 sq. ft. / adult	Not Applicable
0204 Prevent contact with wood	Not Acceptable	0204 Solid resting surface	Acceptable	0204 Cats, <= 12 / enclosure	Not Applicable
0204 Enclosures in sound repair	Acceptable	0204 Cats, raised resting surface	Not Applicable	0204 Cats, 1 litter pan / 3 adults	Not Applicable
0204 Size of enclosure	Acceptable	0204 Dogs, supervision if > 4	Acceptable		

Feeding

Inspection Category	Result	Inspection Category	Result	Inspection Category	Result
0205 Feeding, 1x / day, adult	Acceptable	0205 Feeding, 1 bowl / adult	Acceptable	0205 Feeding, commercial food	Acceptable
0205 Feeding, bowl in good repair	Acceptable	0205 Feeding, quality food	Acceptable	0205 Feeding, bowl is protected	Acceptable
0205 Feeding, 2x / day, young	Not Applicable				

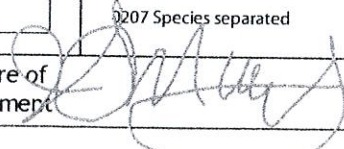
Watering

Inspection Category	Result	Inspection Category	Result
0206 Watering, continuous access	Acceptable	0206 Watering, bowl in good repair	Acceptable

Sanitation/Employees/Classification & Separation

Inspection Category	Result	Inspection Category	Result	Inspection Category	Result
0207 Waste removal 2x / day	Acceptable	0207 Grounds overgrown	Acceptable	0207 Young given social interact.	Not Applicable
0207 Animals removed while clean	Acceptable	0207 Pest Control	Acceptable	0207 Species separated	Not Applicable

Signature of Management





Approved

Jan 31, 2013

Home Sweet Home Training & C

John Murias

East Flat Rock

NC

**Sanitation/Employees/Classification & Separation (continued)**

0207 Enclosure sanitized 2x / day	Acceptable	0207 Number of employees	Acceptable	0207 Isolation area & signage	Acceptable
0207 Method of sanitation	Acceptable	0207 Females in estrus, separated	Not Applicable	0207 Long term care program	Not Applicable
0207 Build./grnds., clean & repair	Acceptable	0207 Owner perm, commingling	Acceptable	0207 Animals confined	Acceptable
		0207 Young with dam	Not Applicable		

**Veterinary Care**

Inspection Category	Result	Inspection Category	Result	Inspection Category	Result
0210 Program of veterinary care	Acceptable	0210 Daily observation of animals	Acceptable	0210 Rabies vaccination	Acceptable
0210 Veterinary care when needed	Acceptable				

**Vehicles**

0301 Vehicles mechanically sound	Not Applicable	0301 Fresh air and ventilation	Not Applicable	0301 Cargo area clean	Not Applicable
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**Primary Enclosure Used in Transportation**

Inspection Category	Result	Inspection Category	Result	Inspection Category	Result
0302 Construction of enclosure	Not Applicable	0302 Age and species separated	Not Applicable	0302 Size of transport enclosure	Not Applicable
0302 Enclosure clean & sanitized	Not Applicable				

**Transportation: Food and Water**

**Transportation: Care**

Inspection Category	Result	Inspection Category	Result
0303 Food & water during transport	Not Applicable	0304 Observation of animals	Not Applicable

**Narrative Explanation, if needed**

Boarding area as well as day-care yards were very clean, records on all animals were in order. Items noted in last inspection have been addressed- carpet has been removed from front of facility, impervious material has been completely installed in boarding area, more gravel has been added in yards as well as all posts covered with material impervious to moisture. Sign in and sign out sheets were in order, with total numbers of animals for each day, drop off times and pick up times and hours of operation for each day, and employees working for each given day. 204- need to add additional fencing to keep dogs away from wood. noted in last inspection.

check here if additional pages of narrative are attached

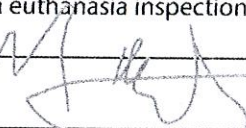
check here if a euthanasia inspection form is attached

Signature of inspector

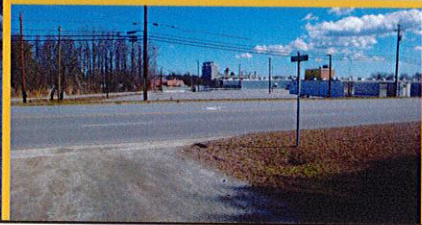
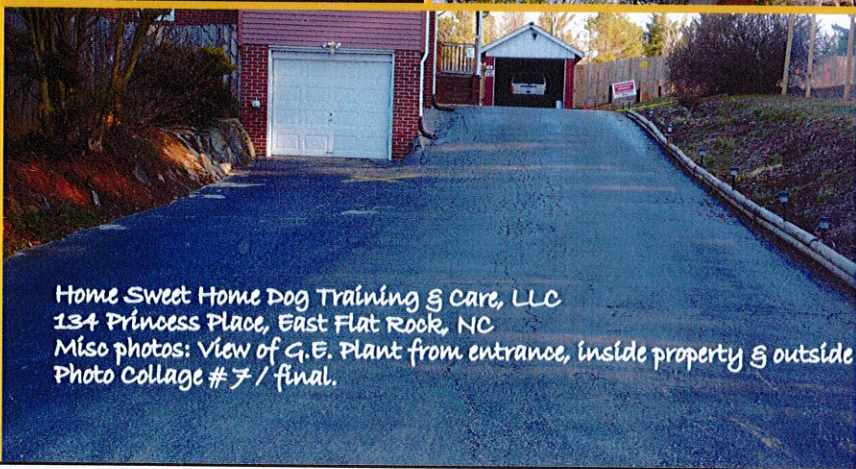
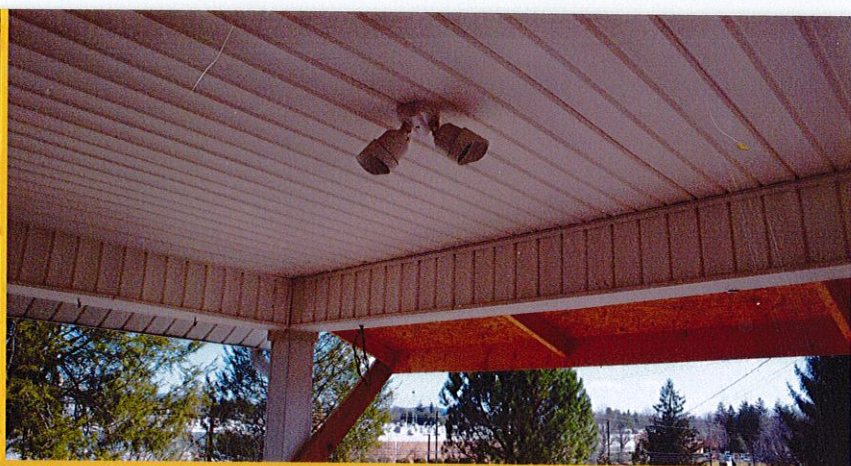
Gary Stamey

Digitally signed by Gary Stamey  
DN: cn=Gary Stamey, ou=NCDA&CS, ou=Animal  
Welfare Section, email=gstamey@ncda.gov, c=US  
Date: 2013.01.31 13:28:54 -0500

Signature of  
Management





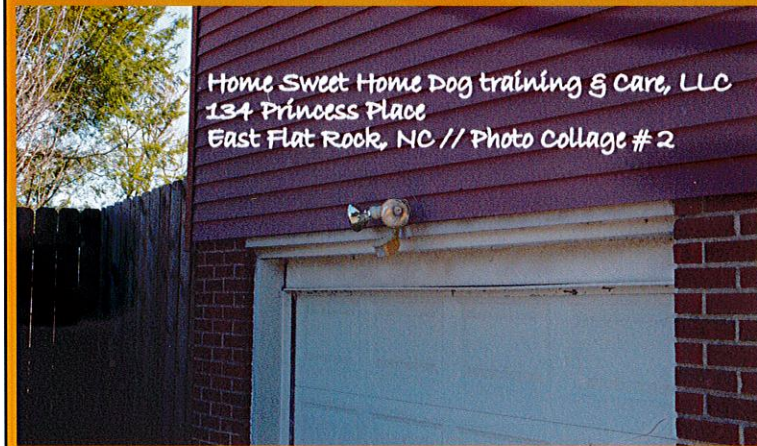
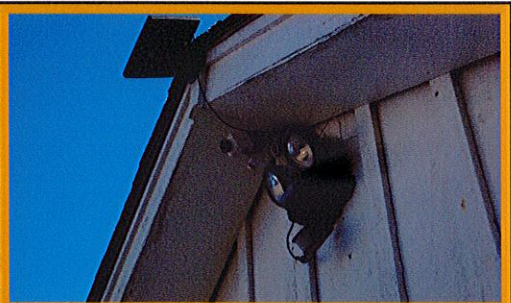
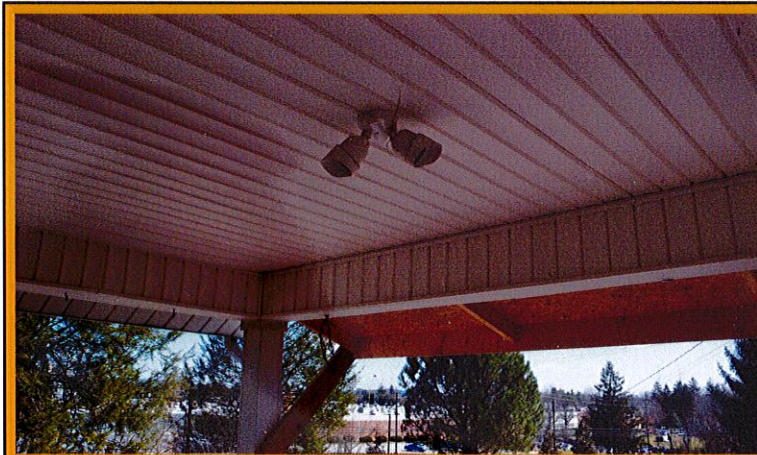


Home Sweet Home Dog Training & Care, LLC  
134 Princess Place, East Flat Rock, NC  
Misc photos: View of G.E. Plant from entrance, inside property & outside  
Photo Collage # 7 / final.

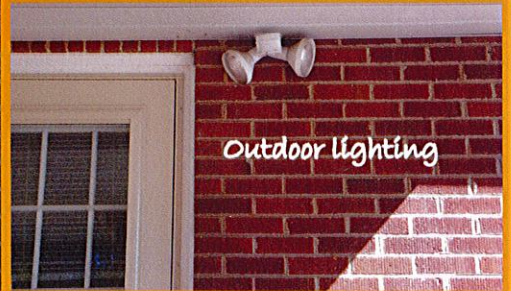




Home Sweet Home Dog Training & Care, LLC  
134 Princess Place  
East Flat Rock, NC // Photo Collage # 1



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

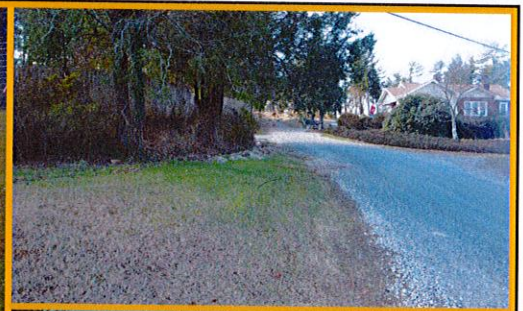


Outdoor Lighting





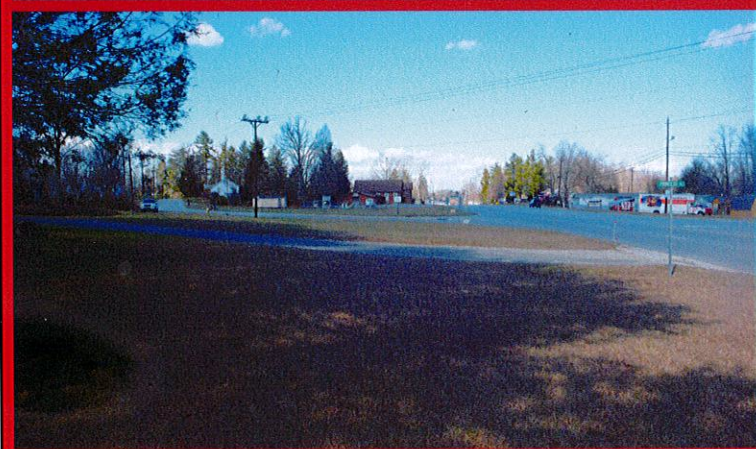
Home Sweet Home Dog training & care, LLC  
134 Princess Place  
East Flat Rock, NC Photo Collage # 3



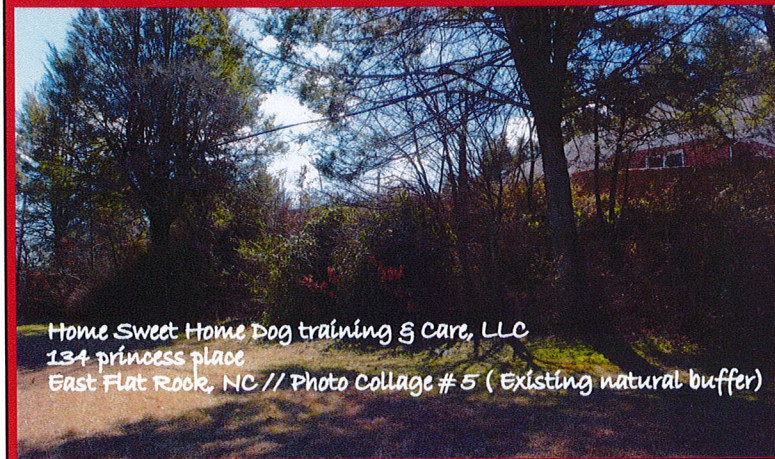
Paved driveway & parking turnaround >>>>>>>



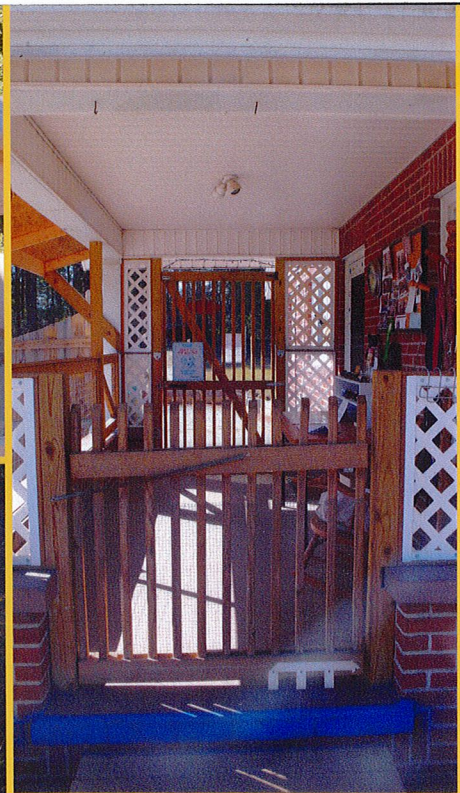
Home Sweet Home Dog Training & Care, LLC  
134 Princess Place  
East Flat Rock, NC // Photo Collage # 4 ( Outside of property view)







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

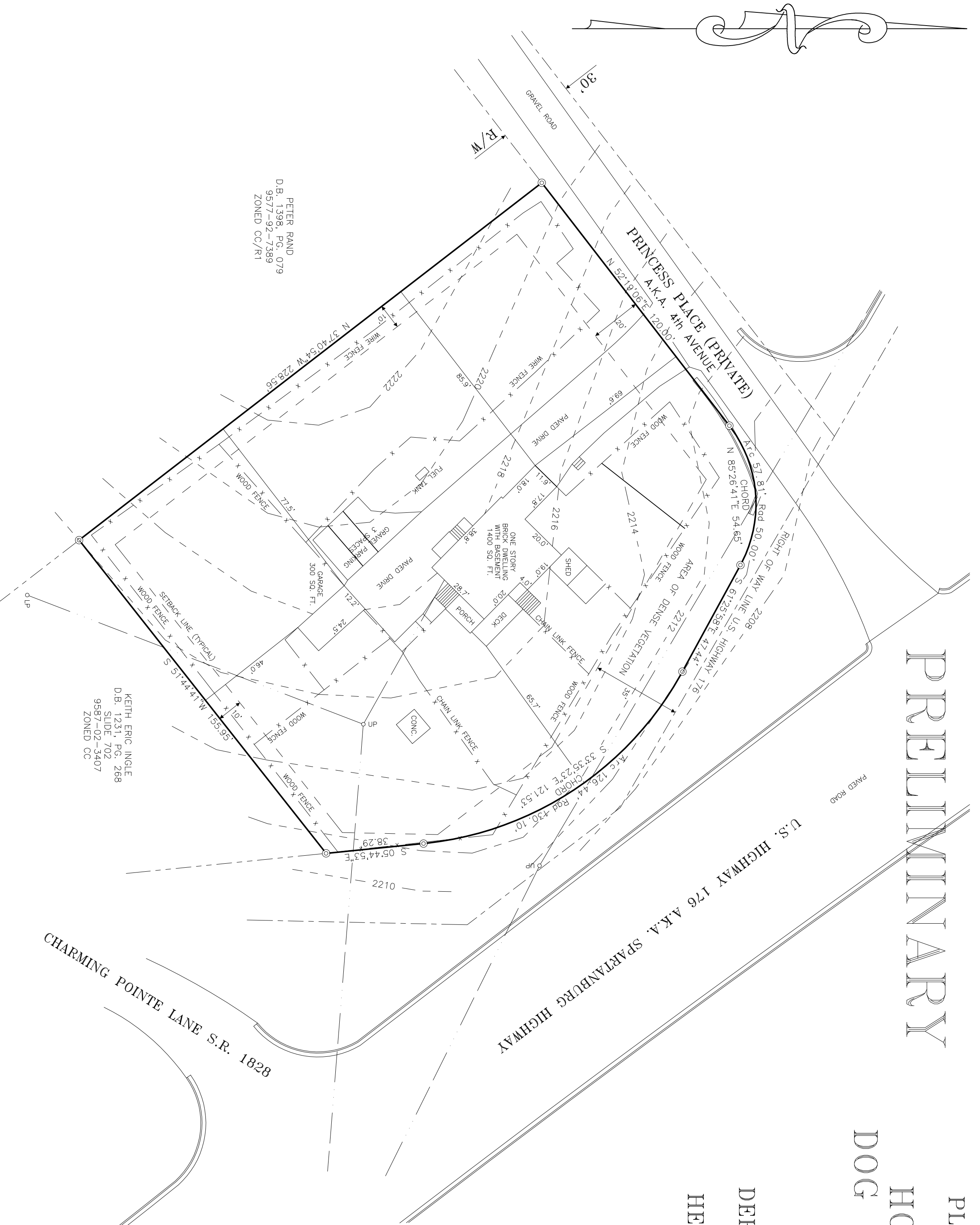
SCALE: 1" = 30'  
FEBRUARY 22nd, 2013

### 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 DESCRIPTION:**  
-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

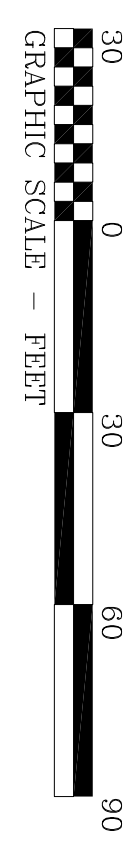
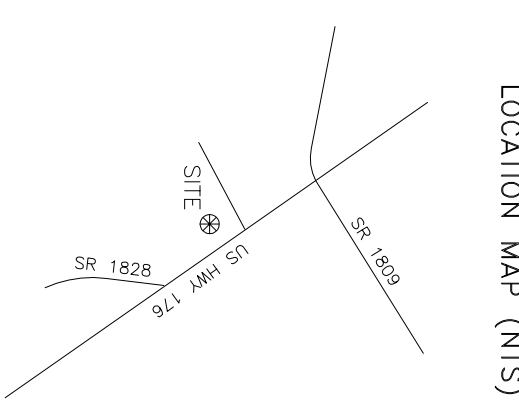


PETER RAND  
D.B. 1398, PG. 079  
9577-92-7389  
ZONED CC/R1

KEITH ERIC INGLE  
D.B. 1231, PG. 268  
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



<p>DEED REFERENCES: D.B. 1409, PG. 260 SLIDE 702</p>		<p>SURVEY BY HILL AND ASSOCIATES SURVEYORS, P.A. LICENSE NUMBER: C-1991</p>	
<p>TAX REFERENCES: 9587-02-4542</p>		<p>DATE: FEBRUARY 22nd, 2013</p>	
<p>PARTY CHIEF: DHH</p>		<p>CHECKED BY: DHH</p>	
<p>REVISIONS:</p>		<p>DRAWING: 290585P</p>	
<p>PRELIMINARY</p>		<p>DAVID H. HILL N.C.P.S. 9863 405 WEST BLUE RIDGE ROAD EAST FLAT ROCK, NORTH CAROLINA 28726 (828) 693-1409</p>	