

JASPER COUNTY
BOARD OF COMMISSIONERS

SPECIAL USE PERMIT

CASE NUMBER	SU23-001
PROPOSED USE	Kennel
EXISTING ZONING	AG (Agricultural)
LOCATION	18989 Hwy 83 N (West Side) 500 +- Feet of Frontage
PARCEL SIZE	9.94 +- Acres
TAX PARCEL	023 003D004
COMMISSIONER DISTRICT	2 (Two)
OWNER	Estate of Euel Mize (Allison Booth, EOE)
PETITIONER	Darrell Booth
REPRESENTATIVE	Darrell Booth

APPLICANT'S INTENT	To allow for a kennel on the property.
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SUBJECT SITE AND SURROUNDING AREA:

SUBJECT SITE: The subject site is a 9.94-acre tract developed with a single-family residence, accessory structures and an existing outbuilding which is proposed to house the use.

NEARBY AND ADJACENT PROPERTIES/ZONINGS:

North – Use: Agricultural open land
Zone: AG (Agricultural)

East– Use: Agricultural open land
Zone: AG (Agricultural)

South – Use: Agricultural, scattered single-family residential
Zone: AG (Agricultural)

West – Use: Agricultural, scattered single-family residential
Zone: AG (Agricultural)

STANDARDS OF REVIEW. The following standards are to be used when determining the approval or denial of the petition:

- (1) Is the proposed use suitable in view of the use and development of adjacent and nearby property?
- (2) Does the proposed use adversely affect the existing use or usability of adjacent or nearby property?
- (3) Will the proposed use likely cause an excessive or burdensome use of existing streets, transportation facilities, utilities or other public facilities?
- (4) Is the subject site itself suitable for the proposed use in terms of area, topography, natural conditions, or existing land uses on the site?
- (5) Is the proposed use suitable in terms of the natural environment on the site and on adjacent and nearby property?
- (6) Are there other existing or changing conditions which, because of their impact on the public health, safety, morality and general welfare of the community, give supporting grounds for either approval or disapproval of the proposed use?
- (7) The proposed use may be approved subject to such conditions as may be imposed in order to mitigate impacts which may be expected without the imposition of conditions, and may be regulated in the same manner as provided in section 119-445.

SITE PLAN ANALYSIS:

The applicant has not provided a site plan; however, have indicated they would be using an existing building that can be seen on an aerial map of the property.

Staff offers the following considerations:

1. Proof that the applicant is in compliance with the Georgia Department of Agriculture for the state kennel license. If the Special Use Permit is approved, the applicant will provide a copy of the state kennel license yearly upon renewal of the business license.
2. Due to potential noise from dogs (barking), there may be a need to limit the number that can be taken outside the building at one time. There may also be a need to limit the number that can be placed outside for restroom breaks to control noise.
3. Staff has offered some recommended conditions should the request be approved. As always, the Planning Commission and the Board of Commissioners can accept the recommended conditions, add conditions, amend conditions or approve without conditions.

STAFF COMMENTS:

Sec. 119-269. - Table of permitted uses as shown below:

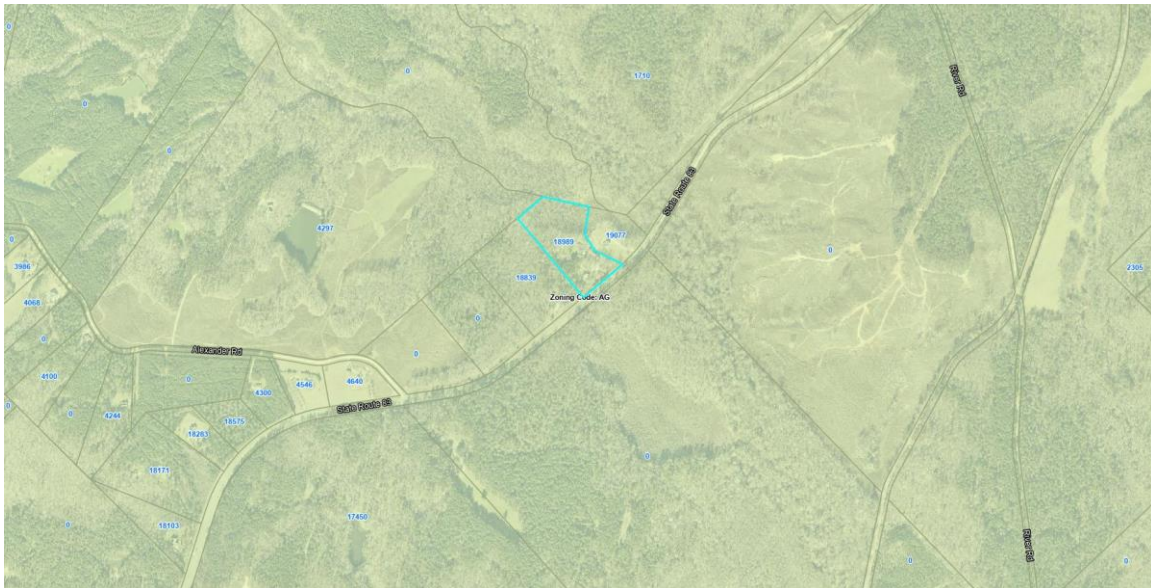
Use	AG	R-R	RES	O-I	C-1	C-2	M
Kennel	S					S	

RECOMMENDED CONDITIONS

If this petition is approved by the Board of Commissioners, it should be approved for a Special Use Permit for a Kennel (dog) CONDITIONAL subject to the owner's agreement to the following enumerated conditions. Where these conditions conflict with the stipulations and offerings contained in the Letter of Intent, these conditions shall supersede unless specifically stipulated by the Board of Commissioners.

1. Limit the number of kennels to _____.
2. All dogs shall be housed inside the accessory building where the kennels (at the time of approval) are located.
3. Obtain a Jasper County Business License and renew annually.
4. Proof of a State of Georgia Department of Agriculture Kennel License upon annual renewal of business license.
5. The approval of a Special Use Permit for a Kennel, SU23-001, is non-transferable and is valid only for the applicant and his family. Should the property be sold in the future, any new owner would have to re-apply for a Special Use Permit if desiring to operate a kennel on the property.

ZONING MAP

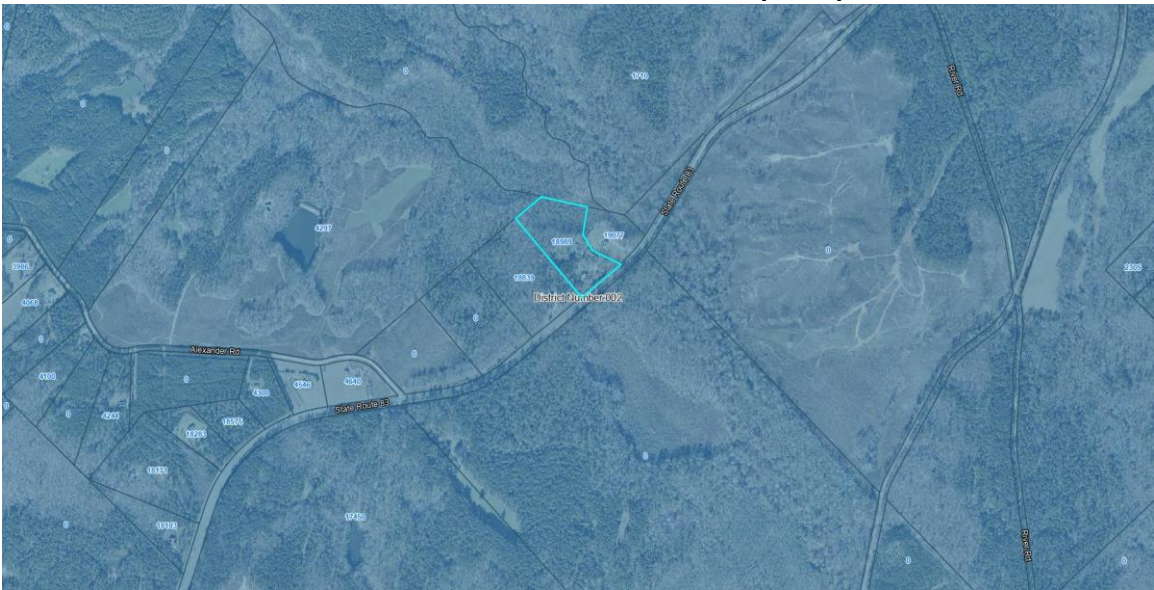


Key Code:
Light Green – Agricultural

AERIAL MAP



COMMISSIONER DISTRICT 2 (Two)



2023 Google Aerial Map showing structure proposed for use



APPLICANT'S INFORMATION

**SPECIAL USE PERMIT APPLICATION
JASPER COUNTY ZONING ORDINANCE**

DATE RECEIVED July 19 2023 SU 01
LOCATION OF TRACK 18989 Hwy 83 N. TAX MAP 023003D004
ACRES 9.94 CURRENT ZONING Ag

WHY A SPECIAL USE PERMIT IS NEEDED:
Request to establish and operate a Kennel

APPLICANT Darrell Booth OWNER Darrell Booth
ADDRESS 18989 Hwy 83 N. ADDRESS Monticello, GA 31064
PHONE [REDACTED] PHONE [REDACTED]
EMAIL [REDACTED] EMAIL [REDACTED]

THE FOLLOWING DOCUMENTS MUST BE ATTACHED BEFORE APPLICATION CAN BE ACCEPTED:

1. A PLAT OF PROPERTY SHOWING ITS LOCATION, AREA, EXISTING STRUCTURES, AND CURRENT ZONING DISTRICT OF THE PROPERTY AND ALL ABUTTING PROPERTIES.
2. A DEED WITH LEGAL DESCRIPTION SHOWING TITLE OF THE PROPERTY.
3. FILING FEE OF **\$500** PAYABLE TO JASPER COUNTY ZONING OFFICE.
4. A "DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS" FORM.
5. IF PROPERTY OWNER AND APPLICANT ARE NOT THE SAME, AN AGENT AUTHORIZATION FORM.

I HEREBY AUTHORIZE THE JASPER COUNTY PLANNING AND ZONING COMMISSION AND STAFF TO INSPECT THE ABOVE-DESCRIBED PROPERTY. IN SIGNING THIS APPLICATION, I HEREBY STATE ALL INFORMATION GIVEN BY ME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I AGREE TO ABIDE BY ALL LAWS AND ORDINANCES REGULATING USE OF PROPERTY IN JASPER COUNTY.

SIGNATURE OF APPLICANT _____ DATE 7-19-23

PUBLIC HEARING BEFORE JASPER COUNTY BOARD OF COMMISSIONERS 09/11/2023

RECOMMENDATION _____ CHAIRMAN/DATE _____

APPROVED _____ DENIED _____ CONDITIONS? _____

NOTES:
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APPLICANT'S IMPACT ANALYSIS ANSWERS
SPECIAL USE CRITERIA

Sec. 119-449. - General standards for approval of special uses.

Any use shown in the table of permitted uses as requiring a special use permit in any district may be permitted after a hearing by the planning and zoning commission and approval of the board of commissioners. The hearing shall follow all procedures required in section 119-442 for zoning amendments.

The following standards shall be considered in determining whether the special use permit shall be approved:

- (1) Is the proposed use suitable in view of the use and development of adjacent and nearby property?
The use is allowed in the "AG" zoning with a special use permit.

- (2) Does the proposed use adversely affect the existing use or usability of adjacent or nearby property?
The use is primarily indoors, and not noticeable to neighbors.

- (3) Will the proposed use likely cause an excessive or burdensome use of existing streets, transportation facilities, utilities or other public facilities?
The proposed use will not impede or burden the highway it is located on. Appointments are scheduled intentionally to allow for individual drop off and pick up with no overlap.

- (4) Is the subject site itself suitable for the proposed use in terms of area, topography, natural conditions, or existing land uses on the site?
Using an existing 1500 sq. ft building, blends with land and natural surroundings.

- (5) Is the proposed use suitable in terms of the natural environment on the site and on adjacent and nearby property?
The facility was upgraded from an original structure that has been established for several years. The upgrades actually enhance the natural environment and do not interfere.

- (6) Are there other existing or changing conditions which, because of their impact on the public health, safety, morality and general welfare of the community, give supporting grounds for either approval or disapproval of the proposed use?

No. This facility will benefit the citizens of Jasper County, as there are no other boarding facilities of this type in the area. It will allow our citizens to keep their business within our county.

- (7) The proposed use may be approved subject to such conditions as may be imposed in order to mitigate impacts which may be expected without the imposition of conditions, and may be regulated in the same manner as provided in section 119-445.

If conditions are imposed, we are fully willing and capable of abiding by the conditions in order to stay with regulations.

SURVEY PLAT OF RECORD

