

**HABERSHAM COUNTY BOARD OF COMMISSIONERS**  
**EXECUTIVE SUMMARY**

**SUBJECT:** Conditional Use Application CU-24-06 – Dog Training Facility

**DATE:** June 6, 2024

**RECOMMENDATION**

**POLICY DISCUSSION**

**BUDGET INFORMATION:** N/A

**STATUS REPORT**

ANNUAL-

**OTHER**

CAPITAL-

**COMMISSION ACTION REQUESTED ON:** June 17, 2024

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**PURPOSE:** Make a recommendation to the Board regarding application CU-24-06: Brandon Brooks is seeking a conditional use for a dog training facility at 245 Turnerville Circle, map parcel 104 024, in the LI, Low Intensity District.

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**BACKGROUND / HISTORY:**

1. The applicant wants to open a dog training facility at 245 Turnerville Circle where he lives on 14.93 acres in the LI, Low Intensity District. The proposed facility will keep dogs within an enclosed kennel except for when training is occurring. The kennel will be located within a fenced area. The dogs will not be outside unless the applicant is working with them.
2. The proposed location of the kennel and fenced area will be to the side and rear of the home. The dogs will stay at the facility for approximately two weeks with some owners bringing their dogs for training sessions during the week for an hour at a time.
3. The surrounding area is residential, agricultural or undeveloped.
4. The proposed site is on a dirt road. It is expected most of the traffic to and from the site will be from Dooley Road to the east, which is closest to the highway. This house is the second house on this portion of Turnerville Circle.
5. Staff feels this location is appropriate for the proposed use. The closest house to the property is approximately 100 yards from the proposed location. The owner of that property is the applicant's father and spoke in favor of the request.
6. There were two citizens that spoke in opposition to the request. The primary concerns were noise from barking, dangerous animals getting loose, and traffic which pointed out the road is gravel and in generally poor shape.
7. The Planning Commission discussed this matter in detail. They discussed that the applicant is not removing any trees which should leave a sufficient buffer to neighboring properties.

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**FACTS AND ISSUES:** The Planning Commission forwards this application to the Board with a recommendation of Approval with Conditions:

1. No breeding of dogs shall be allowed with the proposed dog training facility
  2. The fenced area shall consist of an 8' high privacy fence.
  3. There shall be a maximum of six (6) dogs at the training facility at a time.
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**OPTIONS:** The Board of Commissioners could act on this application as follows:

1. Approval of the request with conditions as recommended by the Planning Commission;
2. Denial of the request as submitted; or
3. Commission defined alternative.

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**RECOMMENDED SAMPLE MOTION:** I motion to approve CU-24-06 with conditions as recommended by the Planning Commission.

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**DEPARTMENT:**

Prepared by: Mike Beecham

Director \_\_\_\_\_

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**ADMINISTRATIVE  
COMMENTS:** \_\_\_\_\_

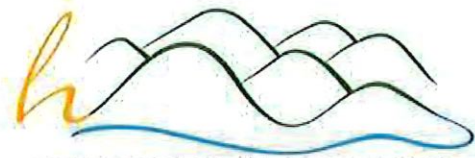
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
County Manager

**DATE:** \_\_\_\_\_

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HABERSHAM COUNTY  
GEORGIA | Est. 1818

# HABERSHAM COUNTY

Planning & Development Department  
130 Jacob's Way, Clarkesville, GA 30523  
706-839-0140 [www.habershamga.com](http://www.habershamga.com)

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**Habersham County Planning Commission  
Conditional Use Staff Report**

**APPLICATION NUMBER: CU-24-06**

**REQUESTED ACTION:** Brandon Brooks is seeking a Conditional Use to operate a K9 training facility. The tract is further identified as Map 141 Parcel 024 consisting of 14.93 acres.

**Synopsis:** Initial inquiry regarding this was addressed through a written request. Plans are to use this property for a K9 training facility.

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**PETITIONER:** Brandon Brooks

**PROPERTY OWNER:** Brandon Brooks

**EXISTING USE:** Residential

**PROPOSED USE:** K9 training facility.

**LOCATION:** 245 Turnerville Circle.

**PARCEL SIZE:** 14.93 acre(s)

**MAP#:** 141 **PARCEL(S)#:** 024

**EXISTING & FUTURE LAND USE DISTRICT:**

|        | Current Zoning District | 2029 Future Land Use Designation |
|--------|-------------------------|----------------------------------|
| Parcel | LI                      | Rural                            |
| North  | LI                      | Rural                            |
| West   | LI                      | Rural                            |
| South  | AGRI                    | Rural                            |
|        |                         |                                  |

**MEETING DATES:** Planning Commission: June 4, 2024

Board of Commissioners: June 17, 2024

## **PLANNING ANALYSIS:**

### **1. The existing land uses and zoning classification of nearby property;**

The current zoning classification of this parcel is LI- Low Intensity and the land use of this parcel is Rural and all properties adjacent are as well except the parcel to the South which is Agriculture..

### **2. The suitability of the subject property for the zoned purposes;**

The property is designated as LI – Low Intensity. This district will provide and protect an environment suitable for single-family detached residential uses or individual lots, conventional subdivisions and master planned developments, together with such other accessory uses as may be necessary to and compatible with low density residential surroundings.

### **3. The extent to which the property values of the subject property are diminished by the particular zoning restrictions;**

Property values are not diminished by the current zoning. It is the intent of the Conditional Use process to permit specific uses compatible with a residential area. The process will assist in determining the need for buffers, parking, hours of operation and other concerns that may be presented.

### **4. The extent to which the diminution of property values of the subject property promote the health, safety, morals or general welfare of the public;**

Property values are not diminished by the current zoning.

### **5. The relative gain to the public, as compared to the hardship imposed upon the individual property owner;**

A K9 training facility should not be a hardship to the community if used within certain guidelines.

### **6. Whether the subject property has a reasonable economic use as currently zoned;**

Property does have a reasonable economic use within the LI District.

### **7. Whether the proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property;**

The compatibility of the proposed use with adjacent properties is critical. Specific criteria will need to be addressed such as hours of operation, capacity, noise, sanitation, buffers, etc., to promote harmony and balance in an existing rural neighborhood.

### **8. Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property;**

The existing land use patterns in the area is primarily rural. However, during certain times, an increase in traffic, noise, etc. may be an issue that needs to be addressed.

### **9. Whether the zoning proposal is in conformity with the policies and intent of the land use plan;**

The Comprehensive Plan identifies this area as Rural The scope of the proposed use will support compatibility and balance if certain criteria is met.

### **10. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;**

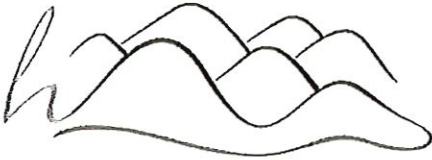
The increase of noise and traffic could possibly be an issue to the neighborhood.

### **11. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;**

The balance of the above mentioned issues at this location are essential to maintaining the integrity of the Comprehensive Plan. The proposed use may need to have restrictions placed upon it to support harmony and balance in this rural neighborhood.

## **Staff Recommendation:**





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GEORGIA | Est. 1818

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APPLICATION TYPE: Variance:  Conditional Use:  Map Amendment:   
[Check  appropriate application(s)]

PLEASE BE ADVISED THIS FORM IS PUBLIC INFORMATION

Applicant / Primary Contact Branden Brooks  
Address [REDACTED]

Telephone # ( ) [REDACTED] Cell Telephone # [REDACTED]

E-Mail [REDACTED]

Property Owner(s): Branden and Katie Brooks  
Address [REDACTED]

Telephone # ( ) [REDACTED] Cell Telephone # [REDACTED]

E-Mail [REDACTED]

Agent: N/A

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Telephone # ( ) \_\_\_\_\_ Cell Telephone # ( ) \_\_\_\_\_

E-Mail \_\_\_\_\_

\*\*\*\*\*

Location (Street Address) of Property: 245 Turnerville Circle Clarkesville Ga, 30523

Acreage of Site: 14.93 Tax Map & Parcel#: 141024 Existing LUI District: L1

Action Requested: Obtain Conditional use

Cite Pertinent Section(s): \_\_\_\_\_

Existing Use: Residential

Proposed Use: Open dog boarding and training Kennels.

APPLICATION PROCESS FEE: \$300.00

RECEIVED  
APR 22 2024  
BY: troy d.



# HABERSHAM COUNTY

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## PROPERTY OWNER'S CERTIFICATION

I hereby certify that I am the owner of the property described in the attached legal description, that all information contained in this application is true and correct to the best of my knowledge, and that the applicant and/or agent listed below is authorized to act as the applicant and/or agent in the pursuit of the proposed application of this property.

Brandon Brooks

Property Owner/Executor/Officer  
(Print)

[Handwritten Signature]

Property Owner/Executor/Officer  
(Signature)

4 122 124  
Date of Signature

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Authorized Agent  
(Print)

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Authorized Agent  
(Signature)

/ /  
Date of Signature





## **Executive Summary**

Mission Statement: Eradicate owner surrenders to animal shelters by providing an affordable board and train program that will enable dogs to live their happiest and most fulfilled life.

Motto: Train, Adapt, Thrive.

Brandon Brooks has over 5 years of dog training experience. After taking his personally trained dog to public outings, he was noticed by a dog trainer who applauded him for having such a well-behaved dog. He started working for this individual that specialized in general obedience and brought one dog into their home for 2 weeks at a time. Brandon then took a job at a large dog training facility as a trainer for all dog breeds and a decoy for personal protection and police K9's, including Habersham County's apprehension K9, Zane. Brandon is specialized in training all breeds and all sizes of dogs and has successfully trained hundreds of dogs. He is dedicated to helping train even the most aggressive dogs and giving them a shot at living an amazing life. With a desire to bring his skills and experience to his hometown, Brandon plans establish a multi-service dog training facility in Habersham County that will also serve surrounding counties. This will allow him to be closer to home to watch his children grow up and bring his passion and expertise to a county that severely lacks in dog training options.

Adaptive K9 Training will offer board and train programs that specialize in obedience, behavior modification, and service/therapy/emotional support training for dogs. The building will host 2-4 dog kennels that are approximately 20sqft each with 6ft high walls as well as completely contained kennel runs and approximately 400sqft indoor training space. The building will sit on a 14-acre plot of land to ensure dogs are in a safe space where they can learn and thrive. All training is guaranteed for the life of the dog.

No financing or investing is required. Brandon Brooks intends to use his own funds, upon approval, to build/purchase the dog kennels and training space.

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## Company Description

The need: Adaptive K9 Training's main goal is to eradicate owner surrenders to animal shelters by providing an affordable board and train program that will enable dogs to live their happiest and most fulfilled life. 36% of Georgians own at least 1 dog (Cosgrove, 2024). According to the most recent data from Habersham County Animal Care and Control; in the month of February 2024, a total of 95 dogs were brought to the shelter and 44 of the 95 were owner surrenders (Media). Anyone that owns a dog, no matter the breed or size can benefit from proper dog training. A well-behaved dog is imperative to the safety of their owners. Poor behaviors include but are not limited to: jumping on people, not coming when called (recalls), growling/showing aggression over food, other dogs, etc., tripping people, running out of homes, incessant barking, and chasing. There are numerous stories of untrained dogs jumping on or knocking over people, darting out of homes and getting lost, chasing cars and other animals, and even biting others due to aggression. These behaviors are not tolerable and lead to preventable accidents and overcrowded shelters. Adaptive K9 Training's mission is to eradicate these behaviors and ensure the safety of dogs and their owners. Our motto is: Train, Adapt, Thrive. A well-trained dog has the greatest potential to be a wonderful companion for both single individuals and families and provide support, service, and/or companionship for a variety of people including veterans, elderly, and the disabled.

Service information: Adaptive K9 Training's 4 week board and train obedience program trains dogs on recalls, sitting, down stays (laying down in one place until released by owner), and heeling on and off leash. Dogs are trained using positive reinforcement. They will be kept in a spacious climate controlled kennel and will be trained for 20-30 minutes 4-5 times daily. They will be let outside for exercise and restroom breaks in a fenced in area no less than 4 times daily. Quiet time/lights out will be at 8pm to ensure that dogs are calm, quiet, and sleeping peacefully without disturbances. Kennels will be kept clean and tidy to ensure the dogs health and safety. All dogs entering the board and train program must be up date to date on all vaccines and vetting. During their stay, dogs will be exposed to real life situations and will be taken out in public on week 4 to ensure proper behavior in environments other than the kennels and home. Each week owners will meet with Brandon one on one to go over the week's progress and work with him on how to properly communicate with their dog. Photos and video's will be supplied to owners throughout the week for continuous updates. After completing the program, the training is guaranteed for the lifetime of the dog. Owners will be able to call/text with any questions as well schedule additional time with Adaptive K9 Training for behavior modifications.

As a pediatric Occupational Therapist with 8 years in the field, Brandon is knowledgeable about the tremendous support that dogs can provide to people with disabilities. Unfortunately, there is a long wait list to be approved and assigned a service dog. Some individuals are forced to wait years. Adaptive K9 Training is proud to extend service, therapy, and emotional support training for qualifying dogs. Dogs must be proficient in obedience training and have absolutely no aggression. Dogs will be trained according to the individual needs they will have to provide. These dogs will be exposed at large to public places to ensure they are desensitized to crowds, loud noises, and day to day distractions that may interfere with the service they are providing.

Location: Adaptive K9 Training will be located at 245 Turnerville Circle Clarkesville, GA. This is the private residence of owner Brandon Brooks and family. The private residence sits on 14 acres of land surrounded by forests and pastures. The road leading to 245 Turnerville Circle is a rural dirt road. There are two neighboring houses that are approximately 300 feet and 0.3 miles from the Brooks' residence. The kennels and training space will be located adjacent the private residence. Each kennel will be approximately 20sqft and have 6ft high walls. The floors will be waterproof epoxy and kennel walls will be Fiber Reinforced Plastic (FRP) panels to ensure a sanitary and easy to clean environment. Individual kennel runs will be approximately 10 feet long and will contain gravel to easily clean the dog's wastes. There will be an extended fenced-in play area. The indoor training space will be approximately 400sqft. All indoor areas will have heat and air conditioning for the safety and comfort of the dogs.

Employee Roles: Adaptive K9 Training will be structured initially to host 2-4 dogs per month. Dogs will be booked, trained, and cared for by Brandon Brooks. Kennels and facilities will be managed and maintained by both Brandon and his wife, Katie. Katie will also handle all financing, licensing, and social media marketing. After a successful year of business, Adaptive K9 Training plans to expand kennels to be able to house 4-6 dogs per month and hire an additional trainer and kennel manager.

### **Market Analysis/Competition**

There are several dog trainers within 50 miles of Adaptive K9 Training. Most dog trainers offer private 1 hour classes or group sessions. These classes often fail because owners are not able to retain and apply the knowledge to their dogs following the class. Work, school, and other obligations prevent dog owners from taking the time to train their dog multiple times throughout the day. Like humans, dogs learn best through repetition and positive reinforcement. A 1 hour class once a week is setting both dog and owner up for failure. Facilities that offer board and train usually cap dogs at 2 weeks. With the first week generally needed to develop a relationship with the dog, a 2 week program ultimately will not yield the highest results of a well-trained dog. These types of training facilities push dogs quickly through the program and do not take the time to make sure all skills are learned efficiently. Adaptive K9 Training offers a 4 week board and train program, and our cost is a fraction of what other trainers charge. Additionally, all owners will meet with Adaptive K9 Training once per week for a minimum one hour private visit to train with their dog. Our goal is to offer successful and guaranteed training that is affordable to all demographics.

## Market Comparison

Below is a comparison of Adaptive K9 Training's cost compared to other trainers and facilities with similar offerings as available on their websites:

|                             | Base price for similar offerings | Boarding   | Training Duration | Location            |
|-----------------------------|----------------------------------|------------|-------------------|---------------------|
| <b>Adaptive K9 Training</b> | <b>\$2,000</b>                   | <b>yes</b> | <b>4 weeks</b>    | <b>Clarkesville</b> |
| ADZ K9s                     | \$3,700                          | yes        | 4 weeks           | Flowery Branch      |
| Custom Canine Unlimited     | \$2,920                          | yes        | 4 weeks           | Gainesville         |
| Fido's World                | \$1,750                          | yes        | 2 weeks           | Gainesville         |
| Panoramic Dog Training      | \$1,650                          | yes        | 2 weeks           | Clarkesville        |
| Off Leash K9 Training, LLC  | \$2,500                          | yes        | 2 weeks           | Blue Ridge          |
| Petsmart                    | \$89                             | no         | 1 Hour private    | Gainesville         |
| Rucker Dog Training         | \$2,380                          | yes        | 2 weeks           | Cumming             |
| Joyce Keeton Dog Training   | \$810                            | no         | 6 private classes | Mountain City       |
| FullFocus K9                | \$3,800                          | yes        | 4 weeks           | Greenville/Dacula   |
| K9 Hills Obedience Training | \$3,200                          | yes        | 4 weeks           | Oakwood             |

## Marketing Strategy

Social media/website, word of mouth, public presence, and community outreach will be Adaptive K9 Training's marketing focus. Social media will be the main marketing tool utilized. Adaptive K9 Training will have an active Facebook and Instagram that will allow people to view videos and photos, see reviews and testimonies, and contact Brandon Brooks directly. Adaptive K9 Training will also have a website that includes company information, services, pricing, and reviews. Social media will contain daily posts and website will be kept up to date with current information and prices.

During the 4th week of training, Adaptive K9 Training dogs will be taken out in public to stores, parks, and events to train and be exposed to real life situations. Brandon takes his personal dog every place he can and has spoken with and successfully recruited many customers solely from witnessing his dog's off leash obedience in action. Adaptive K9 Training plans to be involved in local community events and provide dog demonstrations. Adaptive K9 Training fully supports

the philosophy that the product will speak for itself. People will proudly post videos and take their trained dog out in public to enjoy life together. In turn, it will inspire others to seek training so they, too, can enjoy life with their dog to the fullest.

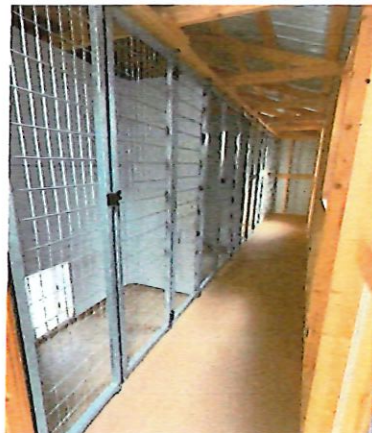
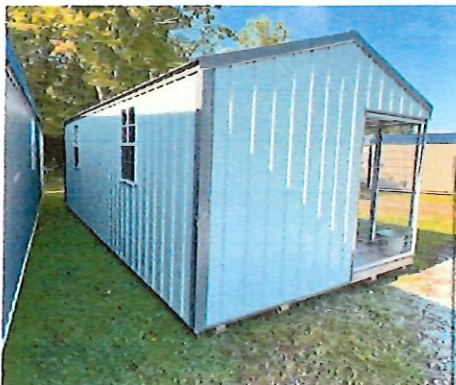
### Licensing

Upon approval, Brandon Brooks intends to register an LLC for Adaptive K9 Training with the Georgia Secretary of State. From there, he will apply for a kennel license through the Georgia Department of Agriculture, a business license, and general liability insurance to ensure compliance with local, state, and federal law.

### Proposed Building Location

The photo (right) is a screenshot from Habersham County’s parcel search. The red rectangle indicates where the kennels and training facility’s proposed location. Power is already set up in this area from a pre-existing building. The structure currently on the property is the home of Brandon Brooks. The nearest residential home is 300ft to the left and 0.3 miles to the right of the proposed kennel location. Natural barriers include privately owned forests and pastures.

The photos (below) depict similar renderings to what proposed kennels will look like.



## References

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## Letters of Recommendation

My name is Blake Forrester and I am currently a Deputy Sheriff/ the full-service K-9 unit for Habersham County Sheriff's Office. Brandon Brooks has been a big part in mine and my k9s training. He has the ability and has the experience needed for a professional k9 training business and I have personally seen multiple dogs he has trained and they have all turned out amazing. Not only does he have the ability to train but his customer service and knowledge of sales and customer retention are second to none. He is not only a great friend but also a big part in my current training with my k9.

My Name is Ralph Hilliard. I'm the owner of a Belgian Malinois named Rex. Brandon has been training different animals for a long time now. I first met Brandon when he was training with my dog. He was always very in tune with what the dog was doing and well as working with the owner. I have watched Brandon train many different dogs from Beagle to a Great Dane.

Brandon has lots of patience and takes his time to read the dog emotions and the takes that information and uses it to get the job done. Brandon always asked me what's the problems that I'm having then he analyzes it and helps me get through each situation. I will continue to use Brandon as there is never too much training.

Ralph Hilliard

I have used Brandon Brooks for dog training since January of 2023. When I first came to Brandon I had recently adopted a six year old German Shepard from a rescue in North Atlanta she was very timid and did not interact well with children or strangers. On top of that I could not walk her on a leash as she would pull me over.

Taking that first step and having Brandon train our rescue was absolutely life changing! We are now able to take Sasha ( the german shepherd rescue ) into public places, stores, restaurants, and event centers without any problems, in fact we are regularly complimented on her manners. Most importantly she has now become a wonderful family member and has made great friends with my children ( 12 year old girl and 7 year old boy ). My children love taking her on walks and playing games in the backyard.

The skill level that Brandon has with dogs is an absolute gift from God and I hope he continues to share it with others in North Georgia!

Katherine Lovell



Brandon trained both of my German shepherds. They are high energy dogs and I never thought they'd be able to learn to be off leash or stay in a down for more than a minute! When the training was complete, they are able to be walked off leash together and hold a down for as long as we need, no matter what is going on around them! They are so obedient and trustworthy even my 9 year old daughter can handle them, and our lives are much more enjoyable!

Brandon is a true professional with a deep understanding of canine behavior and training techniques. His approach is not just about obedience but also about building a strong bond between the owner and their pet.

The training sessions were not only productive but also enjoyable. Brandon has a calm demeanor and knows how to communicate effectively with both dogs and their owners. He patiently guided us through each exercise, offering clear instructions and gentle corrections.

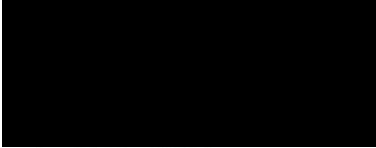
Another aspect I appreciated was the emphasis on positive reinforcement. Brandon uses treats, praise, and encouragement to motivate dogs, which creates a positive learning environment. This positive approach resulted in noticeable improvements in my dog's behavior within just a few sessions.

Furthermore, Brandon's commitment to ongoing support is remarkable. Even after the training sessions were completed, he followed up with helpful tips and advice via email and phone calls.

Overall, I highly recommend Brandon to anyone looking for a skilled and compassionate dog trainer. His expertise, professionalism, and genuine love for dogs make him an invaluable resource for pet owners seeking to strengthen their bond with their canine companions.

Ashley Key

Manuela Polo



April 21, 2024

Brandon Brooks

To Whom this may concern:

I am writing to express my utmost gratitude and appreciation for the exceptional dog training services provided by Brandon. When my family and I welcomed Lolis into our lives, we knew it was going to be an exciting journey. However, it became evident quite quickly that we needed professional help to ensure that Lolis could become the well-behaved and happy dog we envisioned.

Initially, I was hesitant about leaving our 6-month-old puppy in a training facility, but Brandon's charisma and expertise immediately put us at ease. Throughout Lolis's training, Brandon consistently demonstrated his profound knowledge and passion for his work, and we began to see significant improvements in Lolis's behavior.

One of the best feelings was when Lolis returned home, and we could see the progress firsthand. Brandon's ongoing support allowed us to maintain and build upon the training Lolis received at the facility. As time went on, it became clear that Lolis had developed a strong bond with Brandon, and his positive influence on her was undeniable.

Thanks to Brandon's dedication and expertise, Lolis successfully graduated from the training program, and we now have a well-adjusted and enjoyable companion. I am always quick to credit Brandon whenever people commend Lolis's behavior, as I firmly believe that his guidance and support were instrumental in her development.

We are incredibly grateful to Brandon for his outstanding service and commitment to Lolis's well-being. We are confident that with Brandon's continued support, Lolis will continue to thrive and bring joy to our lives.

Sincerely,

Manuela Polo

To whom it may concern,

I write this letter of character reference for Brandon Brooks. Having had the privilege of working alongside him for two years, I can attest to his exceptional character and unwavering dedication to his craft.

Brandon Brooks possesses a remarkable passion for training dogs that is truly admirable. His love and commitment to the well-being of each and every dog under his care is evident in every interaction. Whether it's patiently teaching obedience commands or addressing behavioral challenges, Brandon Brooks approaches each situation with a blend of expertise and genuine affection that fosters trust and respect from both the dogs and their owners.

Beyond his exemplary skills as a dog trainer, Brandon Brooks is also a consummate professional who consistently goes above and beyond to ensure the satisfaction of his clients. His warm and approachable demeanor creates an atmosphere of comfort and reassurance, allowing clients to feel confident in entrusting their beloved pets to his care.

Furthermore, Brandon Brooks is not only a dedicated professional but also a devoted family man. His commitment to his loved ones is reflected in the values of compassion, integrity, and perseverance that he demonstrates both in and out of the workplace.

In summary, Brandon Brooks is an outstanding individual whose passion for his work, coupled with his genuine care and concern for both animals and people alike, make him a true asset to any team or community. I have no doubt that he will continue to excel in all his endeavors and positively impact the lives of those around him.

Sincerely,

Benjamin Flores.

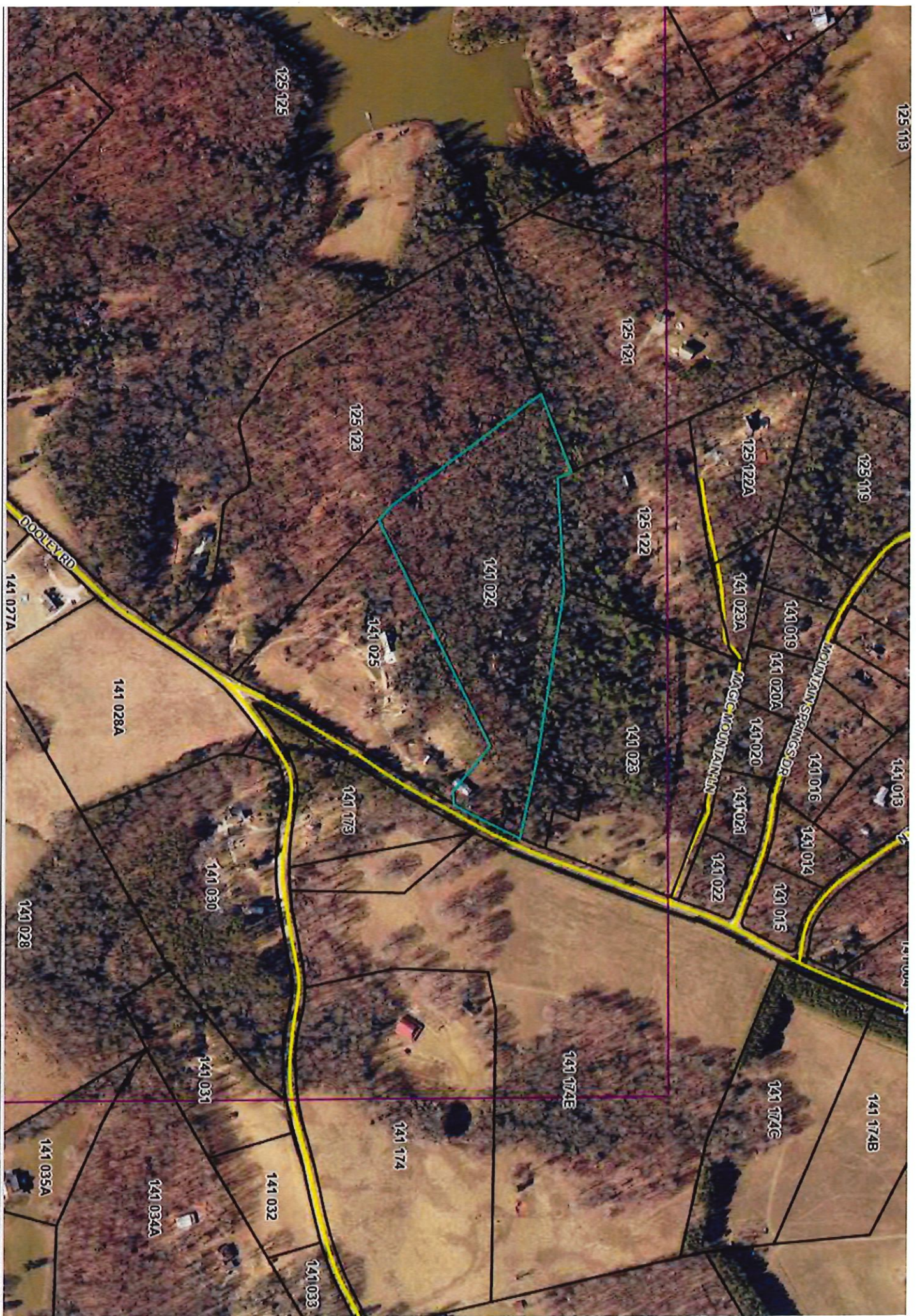
When I received our golden doodle puppy, he was such a loveable ball of fur. However, he quickly grew into an energetic nut! Desperate for a little relief from the chaos, I contacted Brandon. We were so thrilled with the dog training services they provided! From the moment we stepped into their training facility, we knew we were in capable hands. Their expertise and passion for canine behavior were evident in every session.

Not only did Brandon have a deep understanding of dog psychology, but he also had a knack for tailoring their training methods to suit the individual needs of each dog. Charlie responded so positively to their patient and compassionate approach, and we saw remarkable progress with each session.

What truly sets Brandon apart is their dedication to not just training the dog, but also educating us as pet parents. He took the time to explain the reasoning behind each technique and provided us with valuable insights into maintaining consistency and reinforcing positive behaviors at home.

Thanks to Brandon, our dog has transformed from a gremlin into a well-behaved companion. We're so grateful for their guidance and highly recommend them to anyone in need of professional dog training services.

Lori Lebow M.D.  
Ophthalmologist/ Cataract Surgeon  
Gainesville Eye Associates



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DOOLEY RD

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MAGIC MOUNTAIN LN

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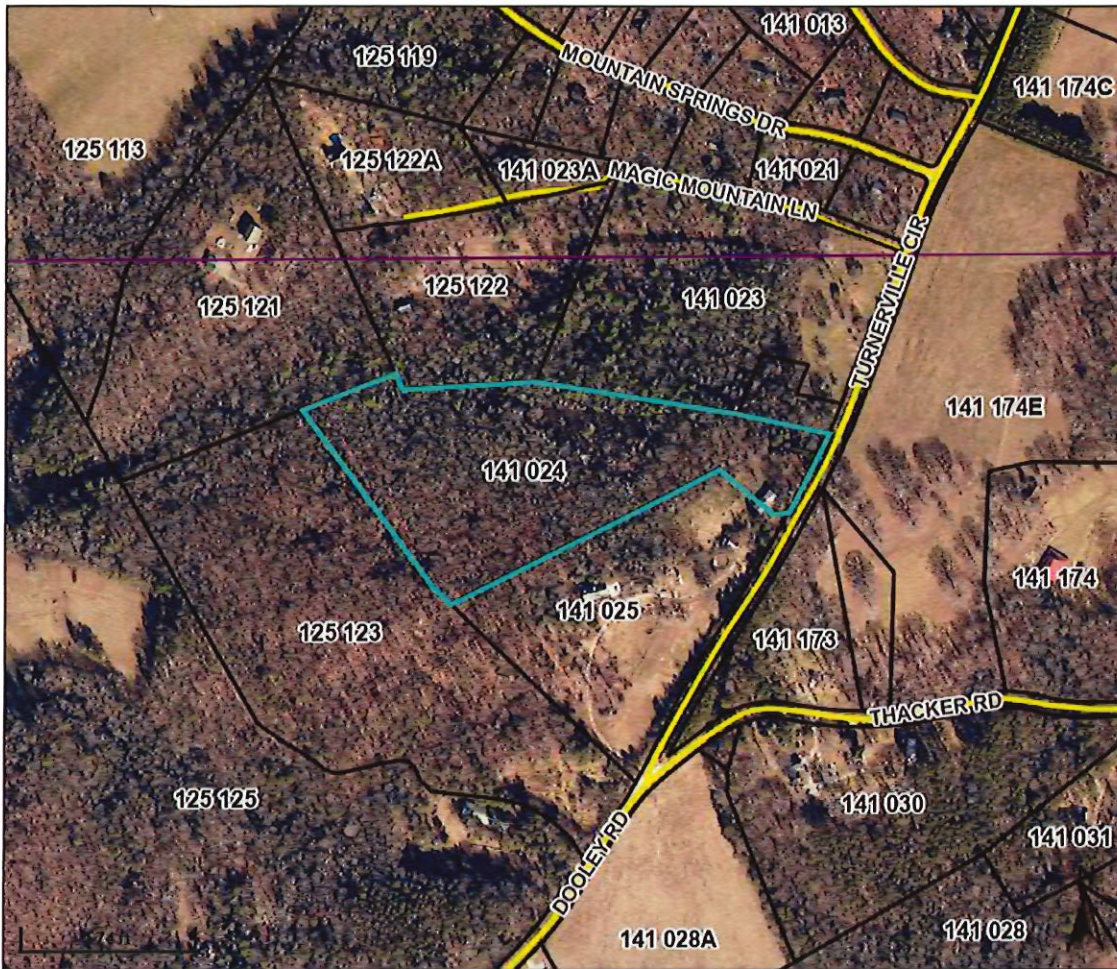
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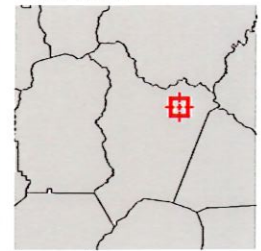
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Overview



Legend

-  Parcels
-  Roads
-  Flood Map

|                       |   |              |         |               |  |
|-----------------------|---|--------------|---------|---------------|--|
| Parcel ID             | 141 024   | Alternate ID | 3540929 | Owner Address | BROOKS BRANDON K &<br>BROOKS KATIE L<br>245 TURNERVILLE CIR<br>CLARKESVILLE GA 30523 |
| Sec/Twp/Rng           | n/a   | Class        | V       |               |  |
| Property Address      | 245 TURNERVILLE CR<br>01  | Acreage      | 14.93   |               |  |
| District              | 01  |              |         |               |  |
| Brief Tax Description | 13-118 PB 40-6 1320-727<br><span style="color: red;">(Note: Not to be used on legal documents)</span> |              |         |               |  |

Flood Map Disclaimer: The data shown is provided as a reference only and does not imply accuracy with regard to horizontal or vertical location. This data is not to be employed to determine any base flood elevations for National Flood Insurance.

FEMA provides access to the National Flood Hazard Layer (NFHL) through web mapping services. The NFHL is a computer database that contains FEMA's flood hazard map data. The simplest way for you to access the flood hazard data, including the NFHL, is through [FEMAs Map Service Center \(MSC\)](#). If you want to explore the current digital effective flood hazard data in a map, the best tool to use is the [NFHL Viewer](#). From the NFHL Viewer, you may view, download, and print flood maps for your location

Date created: 5/24/2024

Last Data Uploaded: 5/24/2024 2:32:14 AM

Developed by  Schneider  
GEOSPATIAL