

HABERSHAM COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SUMMARY

SUBJECT: Conditional Use Application CU-24-07 – Kennel and Dog Training Facility with Breeding

DATE: July 2 2024

RECOMMENDATION

POLICY DISCUSSION

BUDGET INFORMATION: N/A

STATUS REPORT

~~ANNUAL-~~

OTHER

~~CAPITAL-~~

COMMISSION ACTION REQUESTED ON: 15, 2024

PURPOSE: Make a recommendation to the Board regarding application CU-24-07: Celeste Wood is seeking a conditional use for a kennel and dog training facility with breeding at 786 Stonepile Road, map parcel 065 155A, in the LI, Low Intensity District.

BACKGROUND / HISTORY:

1. The applicant wants to open a kennel and dog training facility with breeding at 786 Stonepile Road where she lives on 1.5 acres in the LI, Low Intensity District. The facility currently has 9 dogs but they want to increase that to 20 dogs. The 9 dogs are currently kept in an enclosure in the front yard. With the added dogs, they hope to eventually build a 2400 square feet building to house the animals. However, they will be kept outside in a pen with individual dog houses for the foreseeable future. The applicant has stated they'll need to sell a number of dogs to pay for the new building.
 2. The applicant stated the property surrounding his property is family property. It is approximately 33 acres of conservation land owned by the applicant's mother-in-law who lives to the immediate southeast.
 3. The applicant plans to breed and sell pure bred German Shepherds Again, there are currently 9 dogs on the facility and they want to increase that to 20 in addition to boarding dogs with a kennel. The applicant has stated she has the appropriate Georgia Department of Agriculture (Ag) licenses to be a breeder and seller.
 4. Staff became aware of the request when the applicant wanted to upgrade her existing mobile pet grooming business license to include the training, kennel and breeding.
 5. The surrounding area is residential, agricultural or undeveloped.
 6. Staff contacted Animal Control to inquire of the facility. We were told there were numerous complaints regarding barking. In addition, we were told it took numerous attempts to pass the Ag inspections for the state licenses.
 7. There were two citizens that spoke in opposition to the request. The primary concerns were noise from barking.
 8. The Planning Commission discussed this matter in detail. They discussed the possibility of requiring the new building to be constructed immediately, but the applicant stated she couldn't until a number of puppies were sold. Ultimately, the Commission voted 3-2 to recommend denial.
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FACTS AND ISSUES: The Planning Commission forwards this application to the Board with a recommendation of Denial.

OPTIONS: The Board of Commissioners could act on this application as follows:

1. Denial of the request as recommended by the Planning Commission;
 2. Approval of the request as submitted; or
 3. Commission defined alternative.
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RECOMMENDED SAMPLE MOTION: I motion to deny CU-24-07 as recommended by the Planning Commission.

DEPARTMENT:

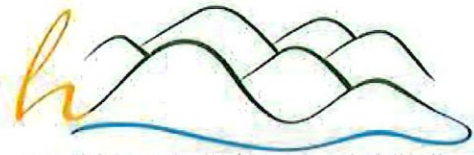
Prepared by: Mike Beecham

Director _____

**ADMINISTRATIVE
COMMENTS:** _____

_____ **DATE:** _____

County Manager



HABERSHAM COUNTY
GEORGIA | Est. 1818

HABERSHAM COUNTY

Planning & Development Department
130 Jacob's Way, Clarkesville, GA 30523
706-839-0140 www.habershamga.com

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

APPLICATION NUMBER: CU-24-07

REQUESTED ACTION: Celeste Wood is seeking a Conditional Use to operate a dog kennel & training facility. The tract is further identified as Map 065 Parcel 155A consisting of 1.5 acres.

Synopsis: Initial inquiry regarding this was addressed when applicant came in to apply for a business license. Plans are to use this property for a dog kennel & training facility.

PETITIONER: Celeste Wood

PROPERTY OWNER: Blake Wood

EXISTING USE: Residential

PROPOSED USE: Dog kennel / training facility.

LOCATION: 786 Stonepile Rd.

PARCEL SIZE: 1.5 acre(s)

MAP#: 065 PARCEL(S)#: 155A

EXISTING & FUTURE LAND USE DISTRICT:

	Current Zoning District	2029 Future Land Use Designation
Parcel	LI	Rural
North	AGRI	Rural
East	AGRI	Rural
South	AGRI	Rural

MEETING DATES: Planning Commission: July 2, 2024

Board of Commissioners: July 15, 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. All adjoining parcels are zoned 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 Dog Kennel & 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:

The Conditional Use request is to allow the applicant to operate a Dog Kennel & Training Facility on their property. Whispering Wood's Kennel & Dog Training Facility is a family owned and operated business. Ms. Wood's is a certified dog trainer. She is also a certified AKC evaluator and judge. The vision of the applicant is to become a premier place for clients that are looking for their first or next German Shepherd. Plans are to breed quality German Shepherd puppies as well as offer multiple training options for all breeds and provide boarding. Currently the facility houses 9 German Shepherds, 8 of which were imported from Serbia. The training program offers multiple levels of puppy and dog training. Hours of operation may vary. The kennel will be open from 9am to 5pm. The dog training will be offered at different times depending on the need. Long term goals of the applicant are to expand the facility from a (9) run kennel to a (20) run enclosed canine barn. Staff feels that there are several issues that will need to be addressed if the Conditional Use is approved. Extra noise and traffic along with odor could pose some issues and be problematic to the community. Certain restrictions and conditions will need to be put in place to promote harmony and balance in this rural neighborhood. With all things considering, staff recommends denial of CU-24-07.

Staff recommends:

Approve as Submitted

Approval with Conditions

Denial

Table

Planning Commission recommends:

Approve as Submitted

Approval with Conditions

Denial

Table

Board of Commissioners Decision:

Approve as Submitted

Approval with Conditions

Denial

Table



HABERSHAM COUNTY
GEORGIA | Est. 1818

HABERSHAM COUNTY

Planning & Development
130 Jacob's Way Clarkesville, GA 30523
706-839-0140 www.habershamga.com

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

PLEASE BE ADVISED THIS FORM IS PUBLIC INFORMATION

Applicant / Primary Contact Celeste Wood

Address [REDACTED]

Telephone # [REDACTED]

E-Mail [REDACTED]

Property Owner(s): Blake Wood

Address [REDACTED]

Telephone # [REDACTED]

E-Mail [REDACTED]

Agent: _____

Address _____ City _____ State _____ Zip _____

Telephone # () _____ Cell Telephone # () _____

E-Mail _____

Location (Street Address) of Property: 786 Stonepile Rd. Clarkesville, GA 30523

Acreage of Site: 1.5 Tax Map & Parcel#: 065 Existing LUI District: 155A

Action Requested: Business licence for dog kennel + training facility

Cite Pertinent Section(s): _____

Existing Use: residential + personal agriculture

Proposed Use: residential, kennel + dog training, personal agriculture

APPLICATION PROCESS FEE: \$300.00

PAID
cash
rec'd on
5/20/24



HABERSHAM COUNTY

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130 Jacob's Way Clarkesville, GA 30523
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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.

Blake Wood
Property Owner/Executor/Officer
(Print)

[Signature]
Property Owner/Executor/Officer
(Signature)

5/20/2024
Date of Signature

Authorized Agent
(Print)

Authorized Agent
(Signature)

/ /
Date of Signature



HABERSHAM COUNTY
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CAMPAIGN CONTRIBUTION DISCLOSURE FORM

Required For All Applications Regarding the Comprehensive Land Development Resolution

Disclosure of Campaign Contributions:

When any application is made for a Public Hearing with regards to the Comprehensive Land Development Resolution within two (2) years immediately preceding the filing of the applicant's application for public hearing, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing body of the respective local government showing:

- (1). the name and official position of the local government official to whom the campaign contribution was made; and
- (2). The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two (2) years immediately preceding the filing of the application for public hearing and the date of each contribution; and
- (3). The disclosure shall be marked by the **applicant, property owner, or person representing the property owner** and shall be filed within ten (10) days after the application for Public Hearing is first filed with the Planning Staff. If the disclosure is not provided to the Planning Staff within said 10 days, the application shall be removed from the scheduled agenda.

I hereby certify that I have ; I have not ; (please one) read the above and that:

Within the two (2) years immediately preceding this date, I have; I have not ; (please one) made any contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.

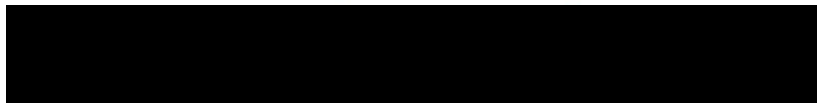
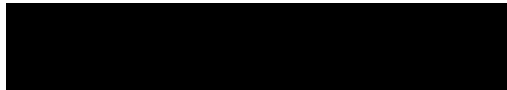
If you have made such contributions, you must provide the data required below within 10 days of filing this application.

Name of Official(s)	Office	Amount	Date of Contribution
Celeste Wood			1/1
Applicant's Name (Please Print)			
Celeste Wood			5/20/2024
Signature of Applicant			
			Date of Signature



Business Plan May 20, 2024'

Celeste Wood



Whispering Wood's Kennel & Dog Training

Executive Summary:

- Our vision here at Whispering Wood's Kennel & Dog Training is to become a premier place for clients to come and feel welcome while looking for their first or next German Shepherd. Whispering Wood's Kennel & Dog Training will be the vehicle that will carry our clients new dog ownership and training to the next level and far exceed their expectations on every level. The mission here at Whispering Wood's Kennel & Dog Training is to bring only excellence to the German Shepherd breed according to the AKC (American Kennel Club) standards; by an extensive and very selective breeding program and performing all necessary health testing. It is also our mission to provide the public with exceptionally well balanced, healthy, and happy puppies. We will also provide multiple levels of exceptional dog training for all breeds to the public.
- Our short-term goal here at Whispering Wood's Kennel & Dog Training is to establish a profitable business by providing our clients with exceptional buying experience and customer service after the sale.
- Our long-term goals here at Whispering Wood's Kennel & Dog Training are to expand our facility from a 9-run kennel to a 20-run enclosed canine barn. This facility will provide us with the ability to house dogs that come here for board and train programs along with our personal dogs within our kennel. Our expectations here at Whispering Wood's Kennel & Dog Training is to build a clientele which will span across the continental United States.

Description of Business:

- Breed quality German Shepherd puppies.
- Provide multiple training options for all breeds: individual lessons, group classes, and board and trains.

Market Analysis:

- Our customer base includes people looking for a companion, show prospect, or even working dogs: including but not limited to service dogs, protection dogs, and even herding dogs. People looking to do Police work, SAR (Search and Rescue) and even other breeding kennels looking to build and expand their own kennel and bloodlines.
- These customers value quality over quantity. Our customers want a puppy that comes with a clean bill of health, with health tested and clear parents and parents that meet the AKC standards. These customers also value a trainer that is knowledgeable and competent in the dog world and can help them overcome milestones and training issues that will occur.

Competitive Analysis:

- My competition are other reputable breeders found in the United States.
- "Backyard breeders" (puppy mills) that do not offer health screenings and guarantees and breed dogs without any regard for the health and standards set by AKC.
- Other dog trainers in our area.
- Backyard breeders are good at producing lots of puppies that do not meet the breed standards and do not provide health testing for their dogs, while selling puppies at cheaper prices.

- Whispering Wood's Kennel provides health testing and age-appropriate screenings to guarantee you are getting a healthy puppy. We provide health guarantees in our contracts, along with the guarantee that if something were to happen and you cannot keep your puppy, our kennel would take the puppy back to keep them out of the shelters.

Description of Organizational Management:

- Whispering Wood's Kennel & Dog Training is a family owned and operated business.

Description of Products or Services:

- Our facility houses 9 of the best-bred German Shepherds money can buy, 8 of which were imported from Serbia. We breed our dogs to produce puppies with exceptional genetics and temperament. Our dogs are all genetically tested for 250+ genetic diseases and all have age-appropriate hip and elbow screenings done to detect hip dysplasia. All dogs have yearly vet care and are on monthly preventatives for fleas/ticks, internal parasites, and heartworms. All dogs go through training and temperament tests. Each of our dogs holds multiple AKC titles that they have earned.
- Our hours of operation may vary: the kennel will be open 9 am- 5 pm. The dog training will be offered at different times depending on individual lessons or group classes. Some may be offered in the evenings to accommodate people who work through the day, and some may be offered during the day or even weekends.
- We also provide dog training at multiple levels.
- In our training program we can offer multiple levels of puppy and dog training. We have an extensive amount of humane dog training equipment, knowledge, and experience.

- I (Celeste Wood) am a certified dog trainer.
- I (Celeste Wood) am a certified AKC Evaluator and Judge.

Marketing Plan:

- Our target customer base consists of people wanting to continue preservation of the German Shepherd breed. People looking for a pet, show dog, working dog, or other breeders looking to expand their programs.
- We will use word of mouth, and social media such as: Facebook, TikTok, Instagram, and our own website to reach people.
- Profit within a year.
- We will measure our success as the business grows and expands, by the happy customers that we help and by repeat customers.

Sales Plan:

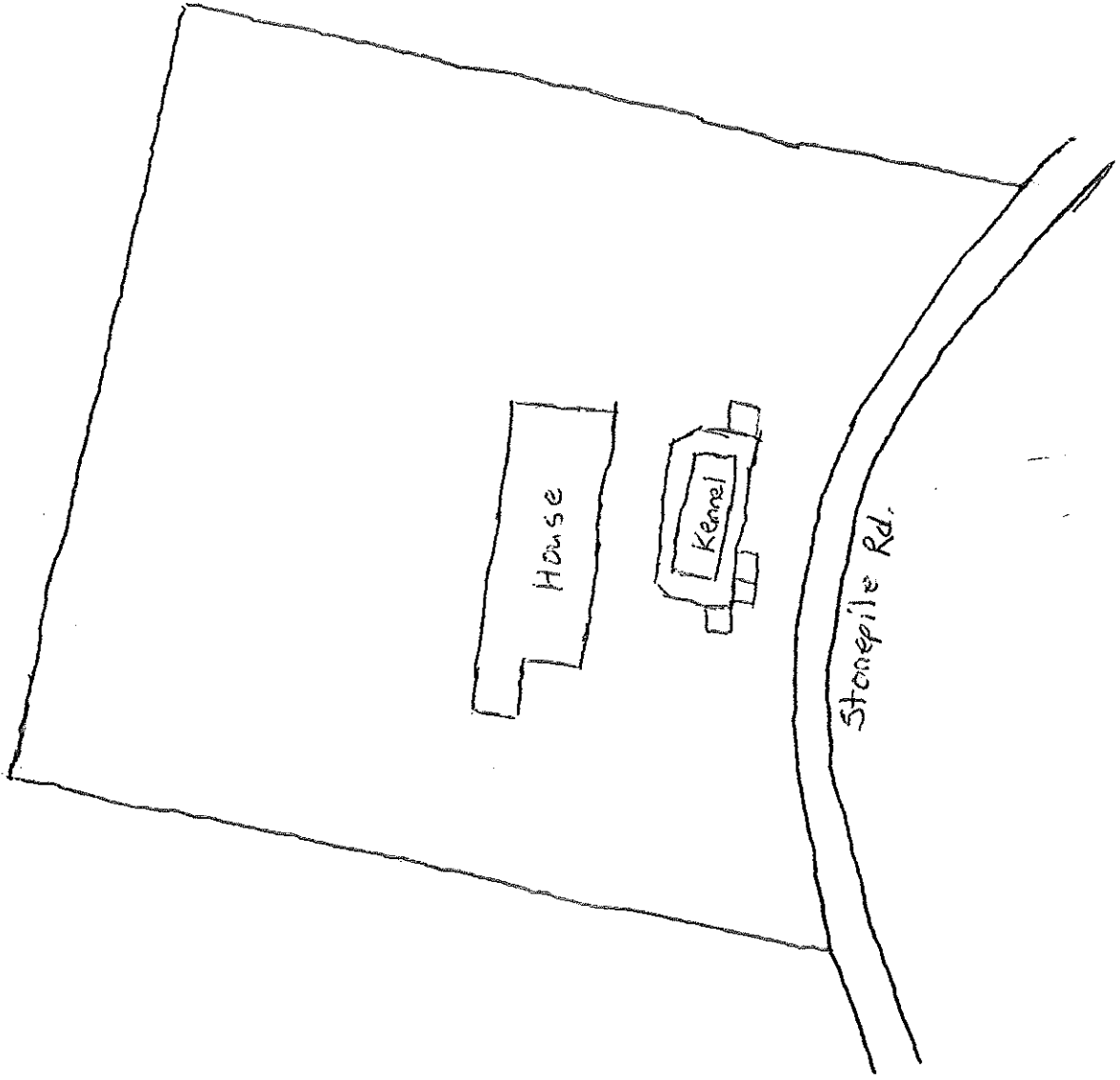
- Our sales strategy is to promote healthy, well-mannered, well-balanced, registered puppies with health guarantees. We will also offer reasonable and productive dog training with positive results.
- We will use the knowledge we have obtained through years of research and experience about the German Shepherd breed and dog training to promote our business by passing along information to other dog owners, so that they may train their dogs and obtain AKC titles if they so desire. We will be proactive and work hard to accomplish our goals and continue our own education in dog training.

- Potential obstacles we may face are being classified as just another “backyard breeder”.
We will overcome this by choosing the best breeding pairs to promote the breed, continuing health testing and screenings, and providing guarantees with our puppies.

Financial Projections:

- Whispering Wood’s Kennel & Dog Training will generate an income and profit by selling quality puppies and offering multiple training opportunities from individual lessons, group classes, and board & trains where the dog comes and stays with us for a few weeks to be trained then return to their owners.
- We plan to start generating a profit within the year.
- Expand facilities and hire personnel as business demands.

Site Plan for:
Whispering Wood's Kennel
& Dog Training



May 15, 2024

Brandy Cooper

Panoramic Dog Training

Clarksville GA, 30523

To whom it may concern:

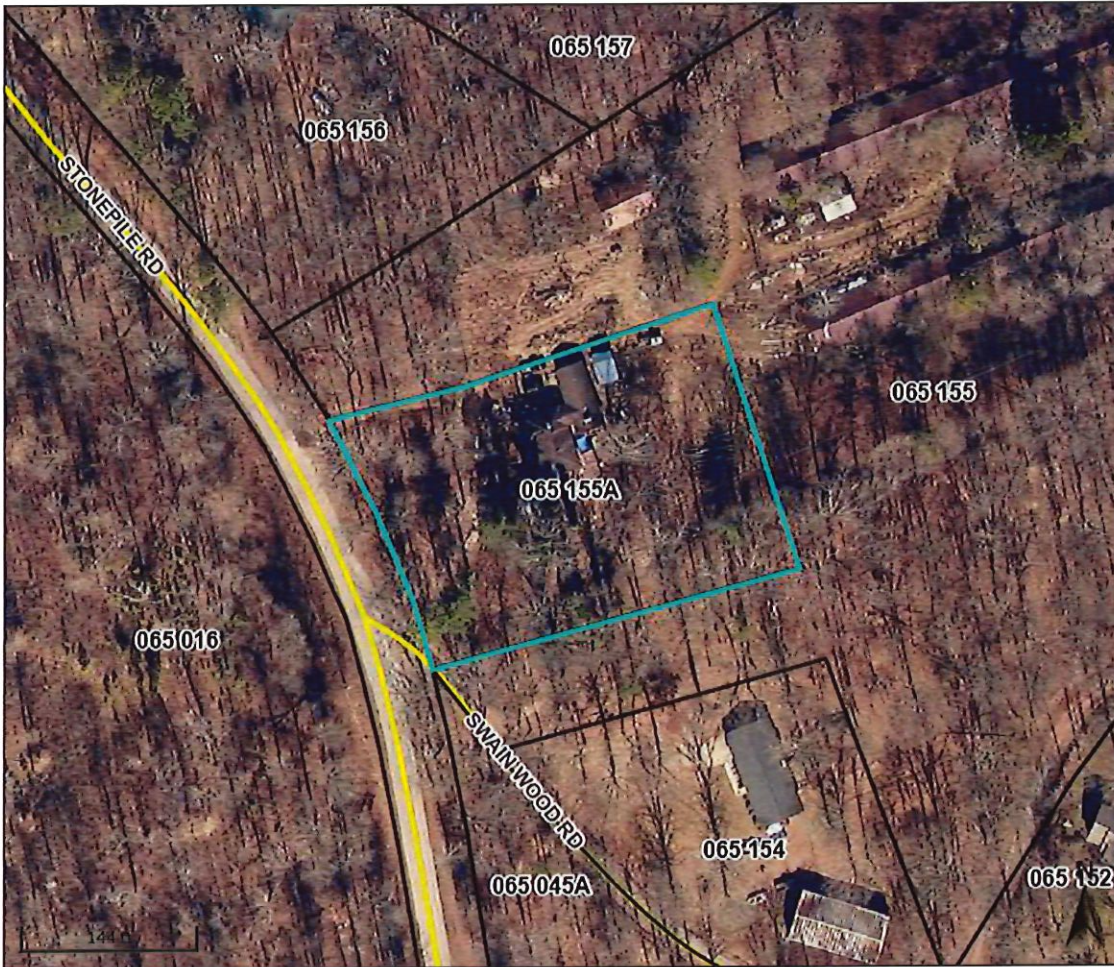
I am pleased to recommend Celeste Wood's business application for approval. It is my opinion after knowing and working with Mrs. Woods for 2+ years, as well as receiving a puppy from her personal litter, that the applicant is of good character and dedicated to protecting the lines of purebred German Shepherd Dogs. I believe that Whispering Woods' Kennel would benefit the breed and the community.

Respectfully,

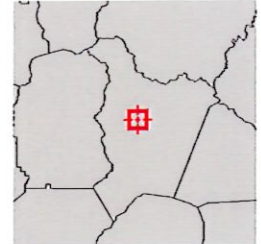
Brandy Cooper

Brandy Cooper





Overview



Legend

-  Parcels
-  Roads
-  Flood Map

Parcel ID	065 155A	Alternate ID	3628801	Owner Address	WOOD BLAKE JONATHAN
Sec/Twp/Rng	n/a	Class	R		786 STONEPILE RD
Property Address	786 STONEPILE RD	Acreage	1.5		CLARKESVILLE GA 30523
	01				
District	01				
Brief Tax Description	11-87 PB 67-29 TR1 DB 1338-666				
	(Note: Not to be used on legal documents)				

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: 6/24/2024
 Last Data Uploaded: 6/23/2024 10:05:41 PM

