

## Staff Report

**Subject:** 2<sup>nd</sup> Reading Zoning Map Amendment  
**Author:** Teresa Concannon, AICP, Planning & Zoning Manager  
**Department:** Development Services  
**Meeting Date:** February 15, 2022  
**Item Description:** **Justin Gunther** requests a **conditional use** for a **rural business**: “Gunther’s Spot”, a small-scale, home-based, dog boarding business. Located at 124 Saddlehorn Drive, zoned **AR-2**. **Map# 369B Parcel# 46**

### Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request for a **conditional use** for a **rural business**: “Gunther’s Spot”, a small-scale, home based dog boarding business, with conditions.

### Executive Summary/Background

- The request for Rural Business Conditional Use is a requirement of Appendix C – Zoning Ordinance, Article III-General Provisions, **Section 3.15B - Rural Business**. The Rural Business Conditional use requirements include consideration of:
  - Intent – the dog boarding business, as presented by the applicant, is compatible with the surrounding residential area.
  - Structure – the business will operate out of the existing dwelling, there will not be a kenneling facility.
  - Public Road Frontage – the property has frontage on Saddlehorn Drive.
  - Acreage (3 minimum) – the property is 3.04 acres.
- The applicant states that operation will be limited to up to 5 dogs staying within the residence. The dogs will be supervised outside, in the backyard and on wooded trails, for leisure and toileting.
- Part of the applicant’s business model is pet transportation – customers will rarely come to the site, the applicant will pick up and drop off dog “guests”.
- While the property and scope of business meet all criteria for a rural business, Staff notes that the parcel is in a residential area and the main focus of the business (the house) is in close proximity to neighboring dwellings.
- At the January 31 Planning Board meeting, Brad Smith made a motion to **deny** the request for a **conditional use** for a **rural business** to operate “Gunther’s Spot”, a small-scale, home based dog boarding business.
- The motion was seconded by Alan Zipperer, and carried unanimously.

### Alternatives

1. **1. Approve the conditional use for a rural business:** Gunther’s Spot”, a small-scale, home-based dog boarding business, with the following conditions:
  1. The applicant must obtain a kenneling license from the GA Department of Agriculture.
  2. The business operations shall meet the requirements of Section 3.15B Rural Business and Section II, Chapter 10 – Animals,
  3. The applicant must obtain and maintain an annual Occupational Tax Certificate.
2. **Deny the conditional use for a rural business:** Gunther’s Spot”, a small-scale, home based dog boarding business.

**Recommended Alternative:** 1

**Other Alternatives:** 2

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Zoning Map Amendment