

**ATTACHMENT A - CONDITIONAL USE APPLICATION**

Application Date: 8/9/2023

Applicant/Agent: Kirk Brennan

Applicant Email Address: kbrennan9@gmail.com

Phone # (912) 677-7410

Applicant Mailing Address: 116 Sterling Dr.

City: Rincon State: GA Zip Code: 31326

Property Owner, if different from above: [Signature]  
Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): \_\_\_\_\_

Phone # \_\_\_\_\_

Owner's Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Property Location: 4004 Blue Jay Rd.

Present Zoning of Property R-1 Tax Map-Parcel # 351B-3 Total Acres 2-15.01

**CONDITIONAL USE REQUESTED:**

Section 3.15A – Residential Business  
See Section 3.15A for requirements

Section 3.15B – Rural Business  
See Section 3.15B for requirements

OTHER (provide relevant section of code): \_\_\_\_\_

Reason: Dog training requires occasional customers on site and use of a structure other than the dwelling - cannot be home occupation

How does request meet criteria of Section 7.1.6 (see Attachment C): \_\_\_\_\_

Applicant Signature: \_\_\_\_\_ Date \_\_\_\_\_

Kirk Brennaman

Down and Dirty Dog Training LLC

(912) 677-7410

Conditional use of 4004 Blue Jay Road, Guyton, Georgia 31312.

This property would serve as my primary residence and place of business. I am currently licensed through the state of Georgia, city of Rincon, and the Department of Agriculture. I have a current two million dollar overhead of insurance for my business as well. Dog training is what I do full-time and would love to continue doing so in the county of Effingham. I have been operating out of my home in Rincon for over the past year with no issues or complaints from my neighbors or the city. I was a prior K9 Handler for the Garden City Police Department from 2018 – 2021 and have since ventured into working with pet dogs. I also started the Pawsitive Changes Prison Program back in October of 2022. I work with the state inmates, teaching them how to properly train the dogs at the Effingham County Shelter. That program has had wonderful success in helping not only the inmates but getting numerous shelter dogs put into good homes as well.

I believe the citizens of Effingham County could benefit from the professional services I offer. It could also help mitigate some of the current issues with disobedient dogs at large throughout the county by having a training facility located in the heart of Effingham County.

Purposed layout of facility.

- The kennel would sit back into the wood line allowing for trees and other vegetation to act as a natural noise buffer.
- The kennel would be its own structure separate from the home. It will be spray foam insulated to allow the structure to be cooled and heated properly, and to prevent any noise from being heard from the outside of the kennel building.
- The area where outside dog training would be conducted will be properly fenced in and away from any neighboring homes.
- Dogs will only be outside of the kennel for training, exercise, and proper bathroom breaks.
- All waste from the dogs will be promptly picked up and disposed of accordingly.
- No more than 5 dogs will be on location for training at one time.
- I will make sure that my services do not become a nuisance to my neighbors or the county.

Dogs that will be on property for training.

- Every dog will be evaluated prior to coming on site for training.
- Every dog will be up to date on all necessary vaccines to include Rabies, Kennel Cough, etc. They will also be required to be on flea and tick prevention.
- The property and kennel area will be treated by pest control quarterly.
- The kennels will be cleaned daily with KennelSol germicidal detergent and deodorant.
- No dog will have the freedom to roam the property and will be supervised at all times when out of their kennels.
- No dog will be outside of the designated training area unless they are properly secured by a leash.
- All the dog's shot records will be kept on site and up to the Department of Agriculture's requirements.

Any adjustments that need to be made now or in the future I will be more than willing to make them happen.

Down and Dirty Dog Training LLC

EIN number – 87-2235363

State of Georgia control number – 21213565

Kennel License number – 34-34118987

Occupational Tax Certificate (City of Rincon) - HOCC-003364-2022



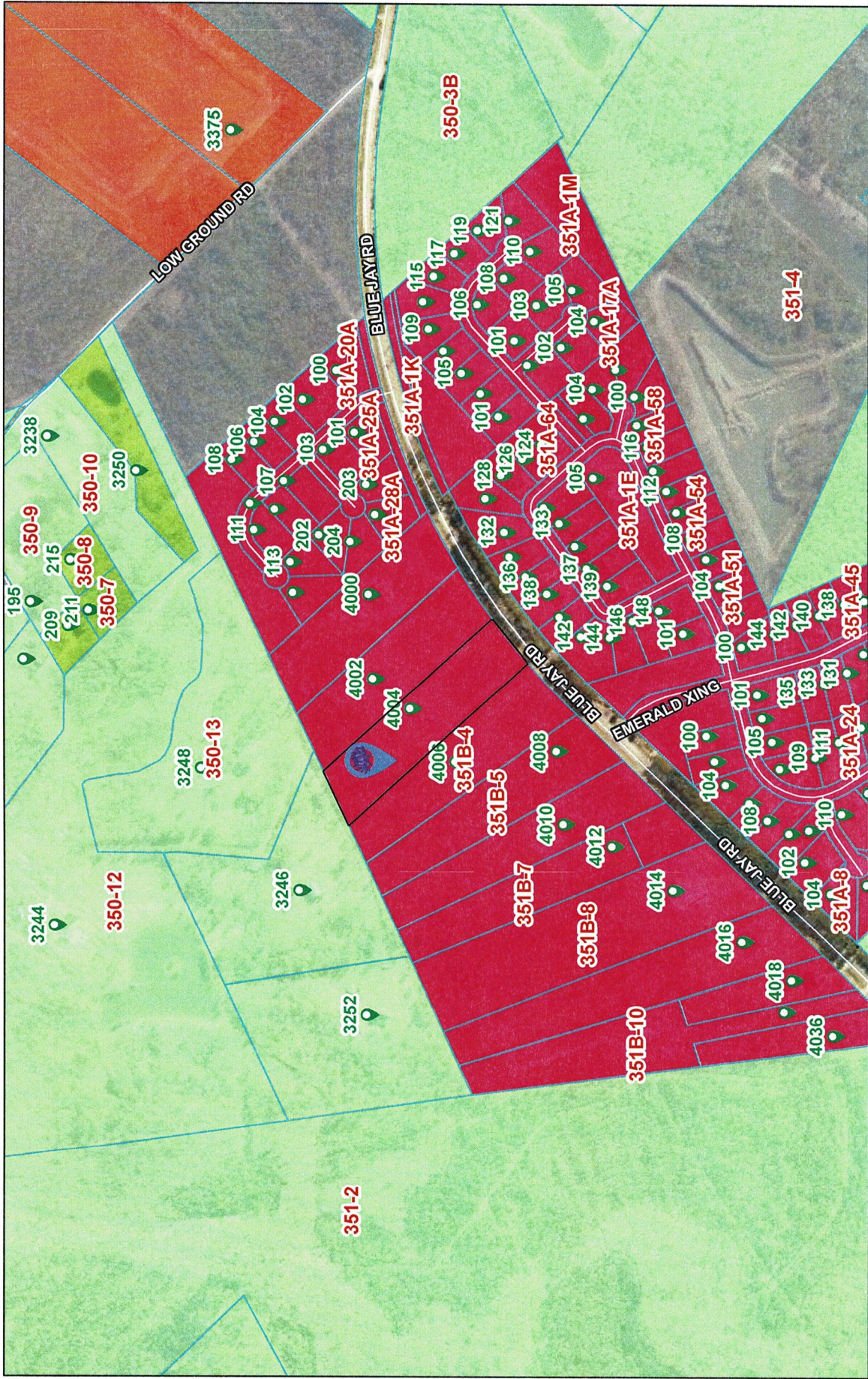
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APPLE CIR

# 4004 Blue Jay Road



# 351B-3 / 4004 Blue Jay Road



8/11/2023

|                   |                         |      |             |               |                    |
|-------------------|-------------------------|------|-------------|---------------|--------------------|
| Address Points    | Roads                   | AR-2 | Other       | Efn_fin_cache | 0 0.05 0.1 0.2 mi  |
| Tax Parcel Labels | Effingham County Zoning | R-1  | Red: Band_1 | Green: Band_2 | 0 0.07 0.15 0.3 km |
| Tax Parcels       | AR-1                    | I-1  |             |               |                    |

Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA, Effingham County BOC