

CONDITIONAL USE REVIEW
Conditional Use for Impound Kennel
CU-001-26

Owner/Applicant: Town of Georgia Selectboard/Public Works Director	Property Tax Parcel & Location: 65 Plains Road Parcel# 118300000 Zoning District: Business Hamlet (BH)
---	--

BACKGROUND

The Town of Georgia Selectboard and Public Works Director, hereafter referred to as Applicants, are requesting Conditional Use approval for a portion of the old Town Garage to be used as an impound kennel for use by the Animal Control Officer. This property is located at 65 Plains Road, within the Business Hamlet (BH) zoning district. The parcel (118300000) is ±0.98 acres in size.

In accordance with the Town of Georgia Development Regulations (October 13, 2025) Table 3.1, a kennel is an allowable land use in the BH zoning district with conditional use and site plan. No land development or change to the building is requested by the Town of Georgia, so no site plan is required.

This kennel is intended for use only by the Town of Georgia Animal Control Officer on an as-needed basis for short-term (up to 10 days) impound of dogs.

CONDITIONAL USE REVIEW GUIDELINES

Applicant answers to Conditional Use Amendment Application questions, using section 6.2 Conditional Use, Town of Georgia Development Regulations dated October 13, 2025.

- 1. The proposed land development will not result in an undue adverse effect on the character of the area affected, as defined by the purpose or purposes of the zoning district within which the project is located, and specifically stated policies and standards of the Town Plan.** The building is the former town garage and fire station and is currently in use as a municipal storage area.
- 2. The proposed land development shall not result in an undue adverse effect on traffic on roads and highways in the vicinity. The DRB may require the applicant to provide a traffic study to demonstrate compliance with this standard.** There will be no change to existing traffic. The use as a kennel by the Animal Control Officer (ACO) will be limited use, only when necessary to impound a dog.
- 3. The proposed land development shall not result in an undue adverse effect on bylaws and ordinances then in effect.** The proposed use is consistent with the Business Hamlet Zoning District in the Georgia Development Regulations and the Business Hamlet future land use in the Town Plan.

4. **The proposed land development shall not result in an undue adverse effect on the utilization of existing renewable energy resources.** There is no impact to the utilization of renewable energy resources proposed by this project.

PLANNING & ZONING COMMENTS

1. **Development Regulations 6.2.2 (A)(1)** – The area where the proposed impound kennel is located is within the Business Hamlet (BH) zoning district. The Business Hamlet district is intended to promote a mix of smaller-scale commercial development together with residential living that is appropriately scaled and patterned to match the older historic hamlet development patterns. The allowable uses in this area are focused more on smaller local business, shops, services and residential living, while avoiding larger auto-centric uses such as shopping plazas, car washes, drive-thrus, sales lots, and vehicle or heavy equipment sales.
2. **Development Regulations 6.2.2 (A)(2)** – The facility is located near Ethan Allen Highway (Route 7) and Plains Road. The current Town Garage, sand shed and other businesses surround the property. The kennel will be located within the existing structure, inside an office.
3. **Development Regulations 6.2.2 (A)(3)** – The interior, as-needed, impound kennel fits within the bylaws for use by the Georgia Animal Control Officer.

Respectfully submitted,

Douglas Bergstrom
Zoning Administrator
Planning & DRB Coordinator