

Staff Recommendation (as proposed/modified)

1. The proposed use shall be limited to the submitted narrative, as amended, and site plan. The development shall occur in a phased manner as described herein:

a. The applicant shall work with the Hall County Planning Department to obtain the necessary permits to bring the existing structures into compliance with development regulations prior to the issuance of a business license for the rescue organization.

b. The proposed building expansion (the Shelter) shall not be permitted until after 13 years from the date of approval of the rezoning request. The final design and placement of the Shelter shall be subject to the review by the Planning Director, which may require a delay of approval by the Director should the Rescue be negligent with safety and security of the activities of the Rescue as evidenced by legitimate operational violations reported against the Rescue. Prior to obtaining a building permit for the future building, the Planning Director shall provide the Board of Commissioners with a report on the status of the rescue over the previous three years. Upon the receipt of this report the Board of Commissioners may have the ability to deny the building permit request if there has been a confirmed history of violations for the rescue organization.

2. ~~Any such~~The proposed buildings shall appear residential in nature, with the architecture of the structure being consistent in character with those buildings already on the property. The building materials shall be reviewed and approved by the Planning Director prior to the issuance of the building permit, whose approval shall not be unreasonably withheld.

3. All dogs shall be ~~kept inside~~housed in the existing residence, ~~or red barn,~~ (Future) Kennel as described in applicant's amended narrative, (Future) Shelter building as described or inside the Cottages. There shall be no dogs left unsupervised in outdoor runs or kennels.

4. There shall be quiet hours on the property between 11:00pm – 6:00am where no outdoor activity shall occur, with the exception of emergency situations.

5. Any and all breeding activities, boarding, training, and any other animal-related business services beyond the scope of the rescue work as described in applicant's narrative shall be prohibited.

6. ~~There shall be no special events occurring at the property without Board of Commissioners approval, as required by Hall County Business License regulations.~~ The rescue may hold Quarterly events at the Property in support of the Rescue, including, but not limited to events that could be: an annual fundraiser, donor appreciation event; volunteer appreciation events; staff BBQ and other such events that would be ancillary to the operations of the Rescue, subject to Quiet Hours restrictions as referenced herein. Any such event that is informal and/or not advertised to the general public or supporters that would contain less than 30 people will not fall into this description.

7. Any future development of the property for the rescue use shall be subject to commercial development standards as required by state and local regulations. Additional accessory structures for the existing residential uses shall not be subject to these requirements so long as they are not to be utilized for uses associated with the rescue.

8. A stormwater management report shall be reviewed and approved by Hall County Engineering, with the results of that report being completed and inspected within one year of Board of Commissioner approval.

9. ~~A landscape plan shall be submitted and reviewed by the Planning Department showing a transitional~~
The rescue will meet with the County Arborist to best determine the location of additional trees to be
planted as a buffer along the driveway at the northern edge of the property.

10. All local and state licenses shall be obtained by the rescue.

11. All conditions of zoning shall be made part of any plats created for the development.