

SPECIAL USE PERMIT(S):

SUP-2024-001

**CITY OF SUWANEE
SPECIAL USE PERMIT ANALYSIS**

CASE NUMBER: SUP-2024-001

REQUEST: LUXURY DOG BOARDING AND DAYCARE WITH OUTDOOR RUNS

LOCATION: 300 PEACHTREE INDUSTRIAL BOULEVARD

TAX ID NUMBER: 7-252-049

ACREAGE: 1.44 ACRES

PROPOSED DEVELOPMENT: DOG BOARDING AND DAYCARE WITH OUTDOOR RUNS

APPLICANT: BCB, LLC. C/O ANDERSEN TATE & CARR
1960 SATELLITE BOULEVARD SUITE 4000
DULUTH, GA 30097

OWNER: W. RAY SIMMONS
270 CARPENTER DRIVE S-520
ATLANTA, GA 30328

CONTACT: MELODY GLOUTON
PHONE: 770-822-0900

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

PROJECT DATA:

The applicant requests a special use permit to allow for a luxury dog boarding and daycare with outdoor runs in the C-2A (Special Commercial District) zoning district. The applicant would like to locate the business on a 1.44 acre tract of land located at 300 Peachtree Industrial Boulevard. The 1.44 acre tract is part of a larger 5 acre tract.

The applicant intends to redevelop an existing 11,280 square foot building, currently a multi-tenant building, into a animal day care facility with boarding and outdoor space. The outdoor space is expected to be located to the rear of the building in a less visible location and will total approximately 2,500 square feet.

Animal daycare facilities with boarding and outdoor runs are not an allowed use within the C-2A zoning district. However, animal daycare facilities with boarding and outdoor runs may be granted as a special use within the C-2A zoning district.

The Special Use Permit process was created by the City Council in 2001 to better handle certain land uses. The SUP process allows the City Council to review certain proposals in the context of their use and take into consideration the surrounding area and other relevant factors. A Special Use Permit does not change the underlying zoning of property but grants the property an additional specified use. In this case the specified use would allow for a luxury dog boarding and daycare with outdoor runs.

ZONING HISTORY:

The subject property was rezoned from C-2 to C-2A (RZ-2001-007) in 2001 in order to allow for a restaurant to serve alcohol. More recently a portion of the larger 5 acre overall tract was rezoned from C-2 and C-2A to M-1 (RZ-2023-001) and granted a special use permit in 2023 to allow for a self-storage facility (SUP-2023-001). The front portion of the property was recently granted a special use permit to allow for a car wash per SUP-2023-002. The applicant proposes to subdivide 1.44 acres that would contain the dog daycare facility from the larger 5 acre tract. Currently, no plans have been submitted for the development of the self-storage facility.

ANALYSIS:

The front 1.44 acre tract adjacent to Peachtree Industrial Boulevard is currently zoned C-2A. The applicant proposes to redevelop the existing approximately 11,280 square foot building for an animal daycare facility (K9 Resorts) with approximately 2,500 square feet dedicated to outdoor space. The existing building was previously a multi-tenant shopping center. A parking lot with 26 spaces is located in front of the building. The proposed outdoor space would consume the existing parking located behind the building.. The rear 3.5 acre portion of the property is mostly undeveloped except for an off-street parking lot. The rear tract is located behind the existing building, along with a convenience store with gas pumps, a liquor store, and another multi-tenant shopping center. The property is capable of supporting the dog daycare with outdoor runs/space.

To the south of the subject property is a gas station and food mart zoned C-2 (General Commercial District). The adjacent property to the northeast is zoned C-2 and is occupied by a Georgia Power substation. A vacant, landlocked parcel that is zoned C-2 and contains a detention pond is adjacent to the subject property to the east. Across Peachtree Industrial Boulevard, to the west, is a Montessori School zoned PMUD (Planned Mixed-Use Development District) and a shopping center with a variety of retail uses including restaurants, cosmetics, and financial uses zoned C-2A. Discretely located outdoor runs for a dog daycare should not have a negative impact on the surrounding uses.

The applicant indicates that the facility will offer luxury daycare and boarding. The 2,500 square foot outdoor play area will have an artificial turf surface and an 8-foot high Bufftech Rotationally Molded Fence, which is engineered to block 98% of direct sound. The proposed hours of operation are 7:00 am to 7:00 pm, Monday through Friday excluding pre-opening and post-closing hours for employees only. Saturday and Sunday operating hours will be from 9:00 am to 5:30 pm. Provided the outdoor play area is implemented as proposed there should not be any substantial negative secondary effects associated with the use that would impact the usability

of the nearby properties.

The property is located in the Peachtree Industrial Boulevard/Suwanee Junction Character Area. The City's Future Land Use Plan recommends commercial uses for this site due to the existing commercial use of the parcel and its frontage on Peachtree Industrial Boulevard. A dog daycare with outdoor runs would be consistent with this designation.

In conclusion, the requested special use permit for a dog daycare with outdoor runs would be appropriate at this location provided it is implemented as proposed. It would be compatible with other surrounding businesses in the corridor and consistent with the City's Future Land Use Plan recommendation for commercial uses. As such, staff recommends **APPROVAL WITH CONDITIONS** of SUP-2024-001.

SUP-2024-001

Planning Department Recommendation:

Approval of a Luxury Dog Boarding and Daycare with Outdoor Runs subject to the following conditions:

1. The special use of Dog Boarding and Daycare with Outdoor Runs shall be limited to the 1.44 acre tract adjacent to Peachtree Industrial Boulevard.
2. Outdoor runs shall be limited to a maximum of 3,000 square feet. Said runs shall be located approximately as shown in Exhibit 'A'.
3. Noise mitigation measures shall be provided as indicated in Exhibit 'B', or other comparable measures as approved by the City.
4. Odor and Waste shall be addressed as indicated in Exhibit 'C', or other comparable measures as approved by the City.

Standards Governing Exercise of Zoning Power

Pursuant to Section 2006 of the City of Suwanee Zoning Ordinance, the City finds the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the unrestricted use of property and shall govern the exercise of the zoning power therewith.

- A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

A dog boarding and daycare with outdoor runs would be suitable in view of existing and nearby properties provided the outdoor play area is implemented as proposed.

- B. Whether the zoning proposal will adversely affect the existing uses or usability of adjacent or nearby property;

With appropriate conditions, approval of the request would not likely affect the existing uses or usability of nearby property.

- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

The subject property has a reasonable economic use as currently zoned.

- D. 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;

Approval of the request would not create an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

- E. Whether the zoning proposal is in conformity with the policy and intent of the Land Use Plan;


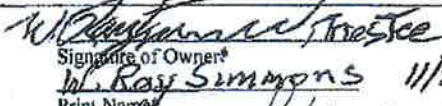




The Future Land Use Plan recommends commercial use for the subject property. The proposed dog boarding and daycare with outdoor runs is consistent with this designation.

- F. 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 City's Future Land Use Plan recommends commercial uses for this site due to the existing commercial use of the parcel and its frontage on Peachtree Industrial Boulevard. A dog boarding and daycare with outdoor runs would be consistent with this use.

SPECIAL USE PERMIT APPLICATION

An Appointment is required prior to submitting an application. Please contact MaryAnn Jackson at 770-945-8996 to setup an appointment.

APPLICANT INFORMATION*	OWNER INFORMATION*
NAME: <u>BCB, LLC</u> <u>c/o Andersen Tate & Carr</u>	NAME: <u>W. Ray Simmons, as Trustee of the Hanover 2021 Dynasty Trust</u>
ADDRESS: <u>1960 Satellite Blvd Suite 4000</u> <u>Duluth, GA 30097</u>	ADDRESS: <u>270 Carpenter Drive S-266 520</u> <u>Atlanta, GA 30328</u>
PHONE: <u>770-822-0900</u>	PHONE: _____
CONTACT PERSON: <u>Melody Glouton</u>	PHONE: _____
E-Mail Address: <u>mglouton@atclawfirm.com</u>	
PROPERTY INFORMATION	
PRESENT ZONING DISTRICT(S): <u>C2A</u>	REQUESTED ZONING DISTRICT <u>C2 A</u>
PROPOSED DEVELOPMENT: <u>Luxury dcg boarding and daycare, including outdoor runs</u>	
TAX PARCEL NUMBER(S): <u>R7252 049 (portion of)</u>	
ADDRESS OF PROPERTY: <u>300 Peachtree Industrial Blvd. Suwanee, GA</u>	
TOTAL ACREAGE: <u>5- 1.443</u> PUBLIC ROADWAY ACCESS: <u>yes</u>	
FOR RESIDENTIAL DEVELOPMENT: NO. OF LOTS/DWELLING UNITS: <u>n/a</u> DWELLING UNIT SIZE (SQ. FT.): <u>n/a</u>	FOR NON-RESIDENTIAL DEVELOPMENT: NO. OF BUILDINGS/UNITS: <u>1</u> TOTAL GROSS SQUARE FEET: <u>11,280 SF</u>
CERTIFICATIONS	
<p>I hereby certify that the above and attached information is true and correct. I am also aware that no reapplication on the same land which has been denied by the City Council shall be acted upon within 12 months from the date of last action unless said time period is waived by the Council. In no case shall a reapplication be acted upon in less than 6 months from the date of last action by the Council. I am also aware that any and all conditions which may be attached to the property shall be binding on the property and all subsequent owners.</p>	
 Signature of Applicant*	 Signature of Owner*
 Print Name*	 Print Name*
 Signature of Notary	 Signature of Notary
Date <u>11/27/23</u>	Date <u>11/20/2023</u>
Date _____	Date _____
Date <u>11/27/23</u>	Date <u>11/22/2023</u>
Date _____	Date _____
* If Additional Applicant or Owner Information is Needed Please Complete Additional Application Form(s)	

CITY OF SUWANEE USE ONLY

Received: SUP-2024-001 Case No.: _____ Accepted By: _____

SPECIAL USE PERMIT APPLICANT'S RESPONSE



I. INTRODUCTION

This Application for a Special Use Permit is submitted for a 1.443-acre portion of land located at 300 Peachtree Industrial Blvd., Suwanee, and further identified as Tax Parcel ID R7252 049 (hereinafter the "Property").¹ The Property is shown on the survey prepared by Valentine & Associates, Inc., dated April 18, 2022, and filed with this Special Use Permit Application (hereinafter "Application"). The Property is owned by The Hanover 2021 Dynasty Trust and further identified below from the Gwinnett County Tax Assessor's Map:



Prior to this submittal, approximately 3.5 acres of the Property was rezoned by the City of Suwanee ("City") from C-2 (General Commercial District) and C-2A (Special Commercial District) to M-1 (Light Industry District) with an associated Special Use Permit. The Applicant, BCB, LLC (the "Applicant") now seeks approval of a Special Use Permit for 1.443 acres to allow for an Animal Daycare Facility with Boarding and Outdoor Runs. The Applicant proposes to subdivide the 1.443 acres from the rear 3.5 acres. Access is proposed via an existing right-in/right-out driveway on Peachtree Industrial Boulevard.

This document is submitted as the Letter of Intent and other materials required by the Zoning Ordinance of the City of Suwanee, Georgia ("Zoning Ordinance").

II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

The front 1.4-acre tract adjacent to Peachtree Industrial Boulevard is currently zoned C-2A. The Applicant proposes to redevelop the existing building (approximately 11,280 SF)

¹ Tax Parcel ID R7252 049 contains 4.982 acres; however, this Application for Special Use Permit is only being requested for 1.443 acres of the parcel. The subject portion of the property was granted a Special Use Permit in January 2023 for a car wash facility.

for an Animal Daycare Facility known as K9 Resorts. The existing building was previously a multi-tenant shopping center (built in 2001). The rear 3.5-acre portion of the property is mostly undeveloped except for an off-street parking lot. The rear tract is located behind the existing building, a convenience store with gas pumps, a liquor store, and another multi-tenant shopping center. The rear tract was rezoned to M-1 and granted a Special Use Permit to allow for the construction of a self-storage facility.

The Applicant is aware of the extensive zoning history for the Subject Property. The front portion of the property was rezoned to C-2A in 2001 (RZ-2001-007) to allow for a restaurant tenant to be eligible to apply for an alcohol license in the existing building. The Property is surrounded by commercially zoned property. To the south of the subject property is a Kroger grocery store located on the corner of Suwanee Dam Road and Peachtree Industrial Boulevard. The parcels between the Property and Peachtree Industrial Boulevard to the east contain a convenience store with gas pumps (C-2), a package store (C-3), and a multitenant commercial building with several restaurants (C-2A). Also, east of the subject property, across Peachtree Industrial Boulevard, is a daycare center (PMUD) and a multi-tenant shopping center (C-2A). A vacant, landlocked parcel that is zoned C-2 and contains a pond is adjacent to the subject property to the southwest. A Georgia Power substation occupies the commercially zoned (C-2) property located directly to the north.

The Property is located in the Peachtree Industrial Boulevard Corridor Character Area. As indicated in the 2040 Comprehensive Plan, one goal of this Character Area is to "convert vacant and underutilized commercial property along the corridor or behind existing commercial to medium-density residential and/or mixed-use with neighborhood retail." The City has implemented this strategy in other areas of the corridor since the adoption of the 2040 Plan to create a greater mix of commercial and residential uses. The City's Future Land Use Plan recommends commercial uses for this site due to the existing commercial use of the parcel and its frontage on Peachtree Industrial Boulevard.

The Applicant's proposed Animal Daycare Facility with Boarding and Outdoor Runs would help revitalize a vacant multi-tenant commercial building. The City's data collected for the Economic Indicators report indicates that the existing building has been vacant for approximately 4 years. To the north of the Property is a power substation and to the south is an older convenience store with gas pumps. The proposed use would satisfy the goal of the Comprehensive Plan to fill vacant commercial spaces. As such, granting a Special Use Permit for an Animal Daycare Facility would allow the Applicant an opportunity to redevelop and revitalize an otherwise dormant site.

III. PROJECT SUMMARY

The Applicant proposes to operate an Animal Daycare Facility with Boarding and Outdoor Runs known as "K9 Resorts." The purpose of K9 Resorts is to provide a home away from home for dogs. The facility would offer luxury daycare and boarding to include three levels of accommodation such as compartment, executive room, and luxury suite. The facility would provide an opportunity for pets to participate in group play or personal playtime. The facility will provide trained pet care technicians at all times during playgroup. In addition to luxury accommodations, every pet is bathed before departure from the facility. The Applicant proposes

to redevelop the existing building with an updated HVAC System to provide excellent air intake and air supply throughout the facility. The building will also be designed using high-quality materials and architectural elements, including nonporous porcelain tile, epoxy flooring, Armstrong Optima acoustic ceiling tile, and wall art. The facility will include artificial turf in the outdoor play areas. The site will be screened using an 8-foot high Bufftech Rotationally Molded Fence, which is engineered to block 98% of direct sound based on material thickness and construction. The Applicant has attached additional information regarding the daily operations of the facility. The proposed hours of operation are 7:00 am to 7:00 pm, Monday through Friday, excluding pre-opening and post-closing hours for employees only. The proposed hours of operation for Saturday and Sunday are 9:00 am to 5:30 pm, excluding pre-opening and post-closing hours for employees only.

K9 Resorts are internationally recognized, multi award-winning pet care facilities. They have routinely been rated the top pet care franchise in the nation by the International Boarding and Pet Care Services Association. K9 Resorts stand out as a renowned name in the pet care industry, boasting a reputation built on quality assurance, customized care, and cutting-edge facilities. They are consistently endorsed by industry professionals.

IV. STANDARDS GOVERNING THE EXERCISE OF ZONING POWER

Pursuant to the City's Zoning Ordinance, the Applicant provides the following analysis in balancing the interest in promoting the public health, safety, morality, or general welfare as related to the proposed use:

- (A) Whether the special use permit proposal will permit uses that are suitable in view of the use and development of adjacent and nearby property: Yes, the request to allow for an Animal Daycare Facility with Boarding and Outdoor Runs is suitable in view of the use and development of adjacent and nearby property.
- (B) Whether the zoning proposal will adversely affect the existing uses or usability of adjacent or nearby property: No, the Applicant submits that with the appropriate conditions to ensure a quality design, the Special Use Permit would not adversely affect the existing uses or usability of adjacent or nearby properties. Given the age of the surrounding development, redevelopment of the subject property presents an opportunity to raise the quality of design in the surrounding area.
- (C) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned: The Applicant submits that due to the size, location, layout, topography, market conditions, and natural features of the Subject Property, it does not currently have reasonable economic use. The existing commercial building has been

vacant for approximately 4 years. The Applicant is not seeking to rezone the Property but rather obtain a permit to redevelop the site with a neighborhood serving use.

- (D) 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: No, the proposal for an Animal Daycare Facility would not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
- (E) Whether the zoning proposal is in conformity with the policy and intent of the Land Use Plan: Yes, the 2040 Future Land Use Map shows the Property as commercial. In addition, an Animal Daycare Facility is a commercial use that would support nearby residential uses.
- (F) 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 Property is currently underutilized as it contains a vacant commercial building.

V. JUSTIFICATION FOR SPECIAL USE PERMIT

The Applicant respectfully submits that "The 1998 Zoning Ordinance of the City of Suwanee, Georgia" (the "Ordinance"), as amended from time to time, to the extent that it classifies the Property in any zoning district or refuses to issue a special use permit that would preclude the development of an Animal Daycare Facility with Boarding and Outdoor Runs, is unconstitutional as a taking of property, a denial of equal protection, an arbitrary and capricious act, and an unlawful delegation of authority under the specific constitutional provisions later set forth herein. Any existing inconsistent zoning of the Property pursuant to the Ordinance deprives the Applicant and Property owner of any alternative reasonable use and development of the Property. Additionally, all other zoning classifications, including ones intervening between the existing classification and that requested herein, would deprive the Applicant and Property owner of any reasonable use and development of the Property. Further, any attempt by the Mayor and Council of the City of Suwanee to impose greater restrictions upon the manner in which the Property will be developed than presently exist would be equally unlawful.

Accordingly, Applicant submits that the current zoning classification and any other zoning of the Property save for what has been requested as established in the Ordinance constitute an arbitrary and unreasonable use of the zoning and police powers because they bear no substantial relationship to the public health, safety, morality, or general welfare of the public and substantially harm the Applicant and Property owner. All inconsistent zoning classifications between the existing zoning and the zoning requested hereunder would

constitute and arbitrary and unreasonable use of the zoning and police powers because they bear or would bear no substantial relationship to the public health, safety, morality, or general welfare of the public and would substantially harm the Applicant and Property owner. Further, the existing inconsistent zoning classification constitutes, and all zoning and plan classifications intervening between the existing inconsistent zoning classification and that required to develop this Project would constitute, a taking of the owner's private property without just compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States.

Further, the Applicant respectfully submits that failure to approve the requested special use permit would be unconstitutional and would discriminate in an arbitrary, capricious, and unreasonable manner between the Applicant and Property owner and owners of similarly situated property in violation of Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment of the Constitution of the United States.

Finally, the Applicant respectfully submits that the Mayor and Council of the City of Suwanee cannot lawfully impose more restrictive standards upon the development of the Property than presently exist, as to do so not only would constitute a taking of the Property as set forth above, but also would amount to an unlawful delegation of their authority, in response to neighborhood opposition, in violation of Article IX, Section IV, Paragraph II of the Georgia Constitution.

This Application meets favorably with the prescribed test set out by the Georgia Supreme Court to be used in establishing the constitutional balance between private property rights and zoning and planning as an expression of the government's police power. See Guhl v. Holcomb Bridge Road Corp., 238 Ga. 322 (1977).

VI. CONCLUSION

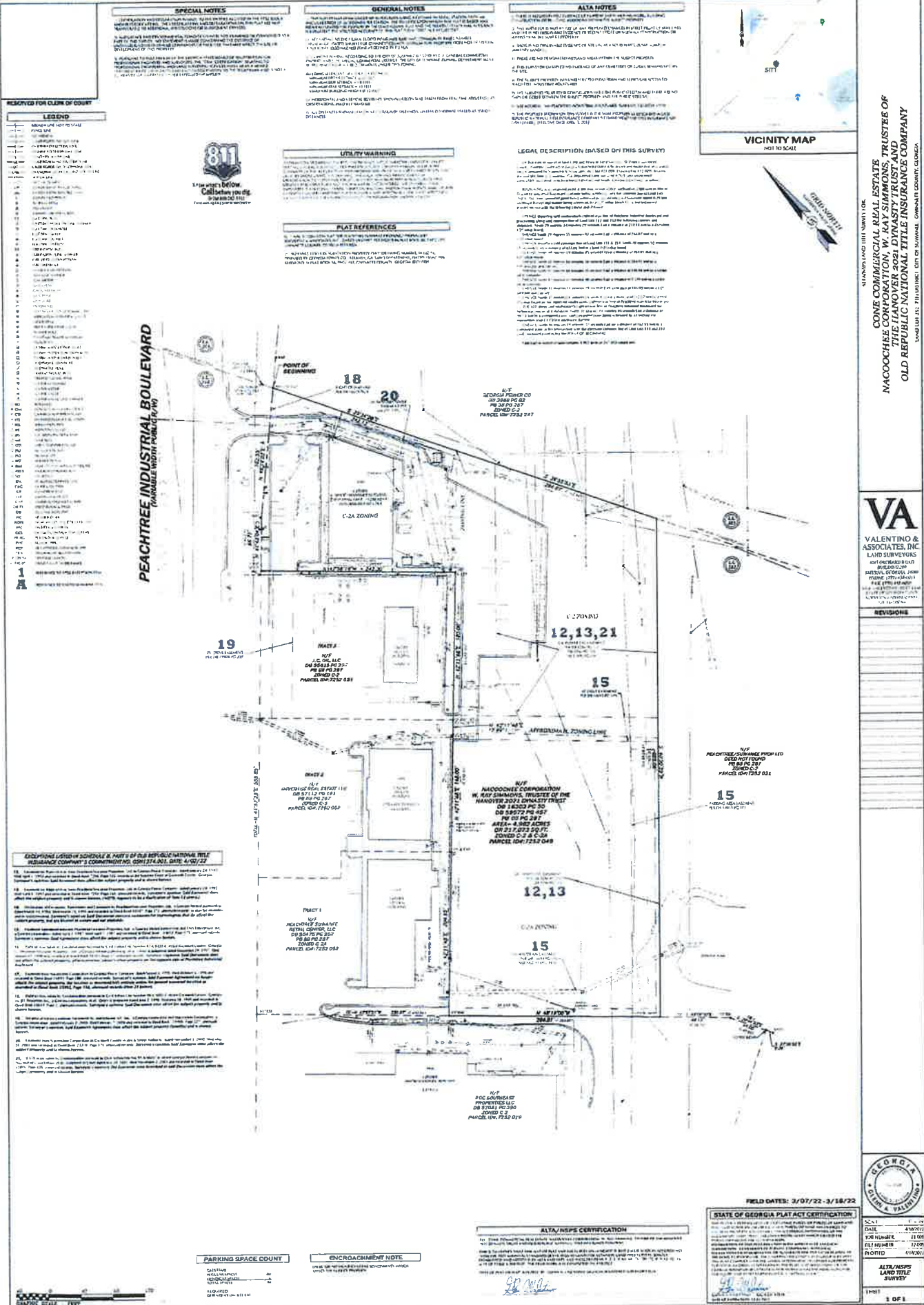
For the foregoing reasons, the Applicant respectfully requests that this Application for a Special Use Permit be approved. The Applicant welcomes the opportunity to meet with the City of Suwanee's Planning Department staff to answer any questions or to address any concerns relating to this Letter of Intent or supporting materials.

Respectfully submitted this 27th day of November, 2023.

ANDERSEN, TATE & CARR, P.C.


Melody A. Glouton, Esq.

Enclosures



SPECIAL NOTES

1. THIS SURVEY WAS PREPARED FOR THE PURPOSES OF THE SURVEYOR'S PROFESSIONAL RESPONSIBILITY AND SHALL BE LIMITED TO THE PURPOSES OF THIS SURVEY.
2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCROACHMENTS OR OTHER DEFECTS.
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10. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCROACHMENTS OR OTHER DEFECTS.

LEGEND

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UTILITY WARNING

THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCROACHMENTS OR OTHER DEFECTS.

PLAT REFERENCES

1. THIS SURVEY IS A PART OF THE SURVEY OF THE LAND OF THE CITY OF ATLANTA, GEORGIA, AS SHOWN ON PLAT 12345, BOOK 1234, PAGE 567, OF THE PUBLIC RECORDS OF THE COUNTY OF DEKALB, GEORGIA.

LEGAL DESCRIPTION (BASED ON THIS SURVEY)

ALL THAT CERTAIN PARCELS OF LAND, TO-WIT: PARCELS 12, 13, 15, 18, 19, AND 21, OF THE SURVEY OF THE LAND OF THE CITY OF ATLANTA, GEORGIA, AS SHOWN ON PLAT 12345, BOOK 1234, PAGE 567, OF THE PUBLIC RECORDS OF THE COUNTY OF DEKALB, GEORGIA.

EXCERPTS FROM SCHEDULE B PARTS OF THE BOYD/CANAL NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT, 03/17/2021, DATE 4/10/22

1. The title is insured against all claims and demands in law and equity, whether or not known or unknown, which may be asserted against the insured interest.
2. The title is insured against all claims and demands in law and equity, whether or not known or unknown, which may be asserted against the insured interest.
3. The title is insured against all claims and demands in law and equity, whether or not known or unknown, which may be asserted against the insured interest.
4. The title is insured against all claims and demands in law and equity, whether or not known or unknown, which may be asserted against the insured interest.
5. The title is insured against all claims and demands in law and equity, whether or not known or unknown, which may be asserted against the insured interest.
6. The title is insured against all claims and demands in law and equity, whether or not known or unknown, which may be asserted against the insured interest.
7. The title is insured against all claims and demands in law and equity, whether or not known or unknown, which may be asserted against the insured interest.
8. The title is insured against all claims and demands in law and equity, whether or not known or unknown, which may be asserted against the insured interest.
9. The title is insured against all claims and demands in law and equity, whether or not known or unknown, which may be asserted against the insured interest.
10. The title is insured against all claims and demands in law and equity, whether or not known or unknown, which may be asserted against the insured interest.

PARKING SPACE COUNT

EXISTING	0
PROPOSED	0
TOTAL	0

ENCROACHMENT NOTE

NO ENCROACHMENTS WERE OBSERVED DURING THIS SURVEY.

VALENTINO & ASSOCIATES, INC.
LAND SURVEYORS
11100 WOODBRIDGE BLVD.
DUBLIN, GEORGIA 31009
PHONE: (770) 484-0111
FAX: (770) 484-0112
WWW.VA-SURVEYS.COM

VA
VALENTINO & ASSOCIATES, INC.
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FAX: (770) 484-0112
WWW.VA-SURVEYS.COM

REVISIONS

NO.	DATE	DESCRIPTION
1	3/7/22	INITIAL SURVEY
2	3/18/22	FINAL PLAT

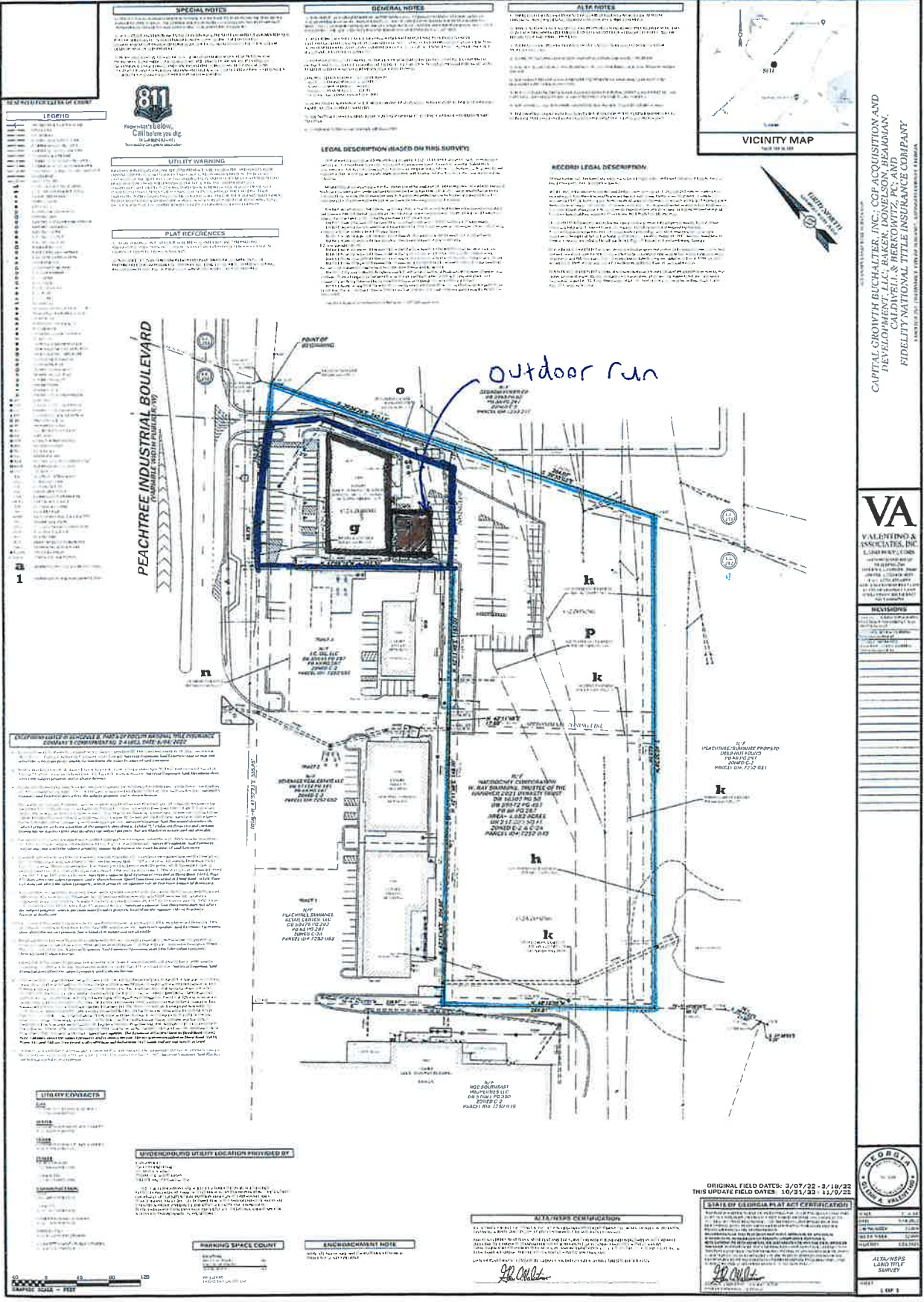
STATE OF GEORGIA PLAT ACT CERTIFICATION

DATE: 3/18/22
BY: VALENTINO & ASSOCIATES, INC.
COUNTY: DEKALB

ALTA/NEPS CERTIFICATION

DATE: 3/18/22
BY: VALENTINO & ASSOCIATES, INC.
COUNTY: DEKALB

SUP-2024-001



SUP-2024-001 Exhibit 'A'



8/13/2019

Topic: Noise

K9 Resorts facilities are different than tradition kennels. The main differentiator is through our operating standards and procedures of the facility. These factors are how we mitigate sound from the outdoor area.

The fence surrounding the outdoor area is at a height of eight (8) feet tall. Since the source of the limited noise that will occur happens at one (1) to two (2) feet off the ground; the fence serves as a deflective surface to project any dog sounds back towards the facility. This fencing system is specifically chosen because there are no gaps between the vertical slats and posts which further insulates sound, should it occur. This also prevents dogs from seeing any external visual triggers such as vehicles or animals.

From an operational perspective we **do not** allow outdoor overnight boarding. In addition, dogs **do not** have individual runs with direct unimpeded access to the outdoor area. Dogs are only allowed in the outdoor area when there is a Petcare Technician(s) to accompany them. Dogs are also cycled throughout the day, so they go to the outdoor area in small groups with a Petcare Technician. Any dogs contributing undue noise to the group will be brought inside to rest and relax.

As such, our facilities allow for a warm and welcoming co-tenant relationship with local businesses and the community. As an example, attached is a letter from Councilwoman Katherine Mitchell who actually lives directly behind the K9 Resort located in NJ.

Very truly yours,

Tim Katsch
Vice President of Operations

SUP-2024-001 Exhibit 'B'

8/13/2019

Topic: Waste & Odor

The cleaning agent we use throughout our facility is **Rescue™ Concentrate Disinfectant**. This is an environmentally safe product that has similar qualities to hydrogen peroxide. We have attached a MSDS for reference.

This solution is used at a **Dilution Ratio of 1:64** and is distributed through a calibrated mixing station; depicted below.



Cleaning of liquid and solid waste will take place throughout the day. Below we have highlighted the main types of cleaning and periods at which they occur.

- Spot cleaning is performed each morning (Cleaning any in room with elimination)
- Daily room cleaning occurs each morning (Entire room; regardless of elimination presence)
- Support areas are all cleaned daily; this includes but is not limited to the kitchen, bathrooms, lobby, hallways.
- Checkout rooms receive full room disinfecting prior to another dogs stay
- Any accidents indoors or outdoors are cleaned up immediately
 - Walkthroughs are scheduled throughout the day for our front end team members.
 - Additionally back end team members are constantly checking on the happiness and health of all dogs and monitoring for accidents.
- Every evening the indoor daycare rooms are cleaned.
- In each daycare there is always 1 Pet Care Technician with them. The PCT will clean up any elimination immediately, being sure to pick up all solid waste and dispose of accordingly per our standard operation procedures.

SUP-2024-001 Exhibit 'C'

- The outdoor area is also raked throughout the week after cleaning with a hair rake. All hair is accumulated, bagged and disposed of in the dumpster.
- There are weekly tasks for deep cleanings of all areas within the facility.

Solid Waste

Solid waste (both indoor and outdoor) is picked up virtually immediately after elimination by a small odor resistant bag and tied.	This odor resistant bag is then placed in a large outdoor container within a contractor's bag. This outdoor container will have a lid.	At the end of each day the outdoor container bags will be sealed and placed into the dumpster onsite.
		
This is then carted along with the regular trash.		

Liquid waste occurs in the outdoor play areas on the K9 turf system. K9 turf is a synthetic style grass that is laid over various sizes of aggregate. This lays on top of soil. The turf allows for percolation the same as it would in one's backyard.

Outdoor areas also disinfected with Rescue solution through the same dilution ratio; utilizing a foamer instead of a mop. The area disinfected is then washed down with normal water to further dilute any cleaner residue and keep the ground comfortable for all the paws in the facility.

Hair Interceptor maintenance includes checking and cleaning removable screens once a week. The hair screen will also be replaced once every year or sooner for the manufactures recommendation.

The operating procedures above combine to foster an extremely odor resistant environment that is safe, and healthy for our four-legged friends.




Very truly yours,

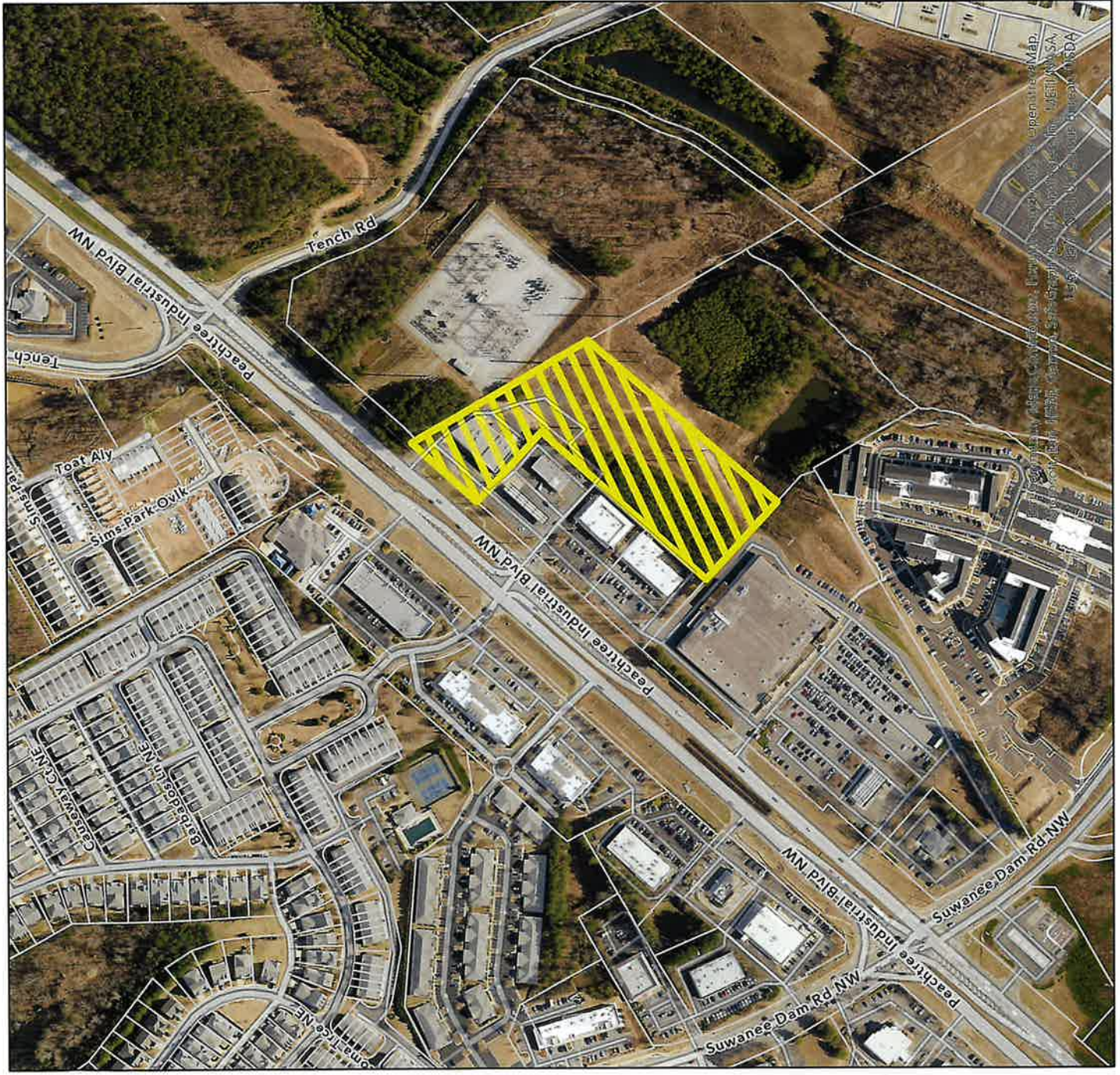
Tim Katsch
Vice President of Operations

SUP-2024-001 Exhibit 'C'

Location Map SUP-2024-001

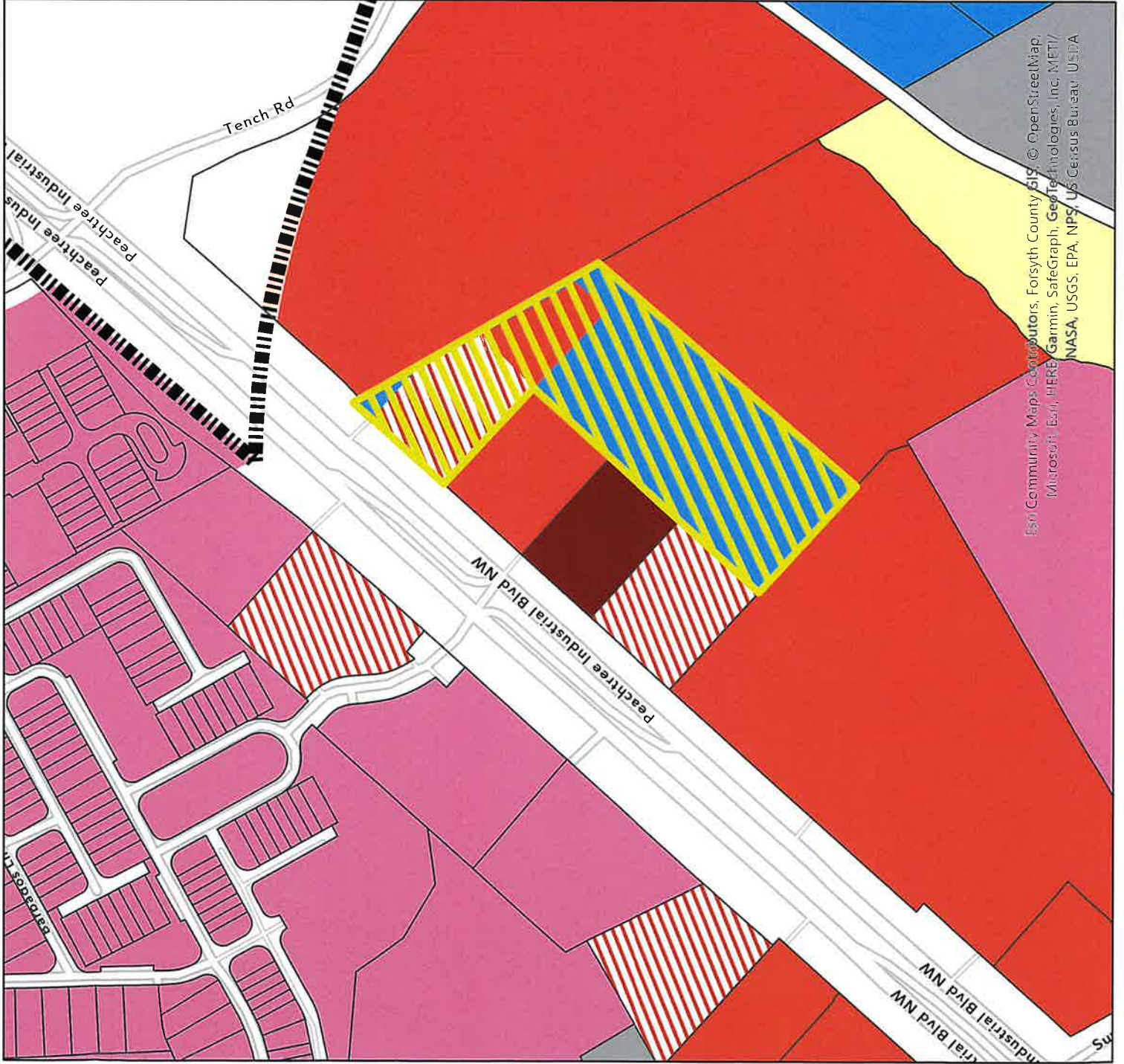
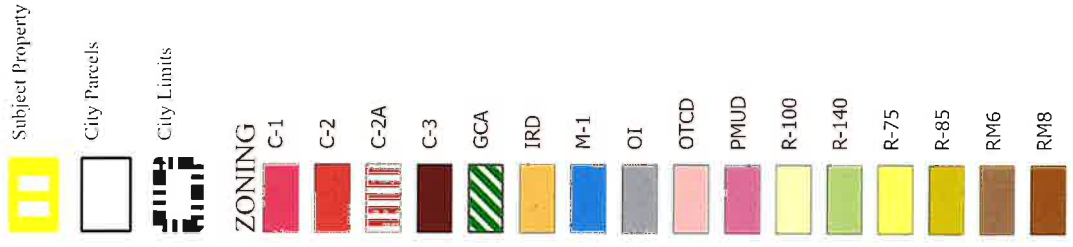
Legend

-  Subject Property
-  City Parcels
-  City Limits



Zoning Map SUP-2024-001

Legend



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