



**Jackson County Board of Commissioners**  
**Regular Meeting**  
**January 29, 2015**

**Agenda Item:** Cashiers Commercial Area Development Ordinance Amendment  
**Presenter:** Gerald Green

**Background:** At their October meeting the Cashiers Planning Council heard a request from a Cashiers business owner that the Cashiers Commercial Area Development Ordinance be amended to allow animal boarding kennels. The business owner currently operates an animal grooming business and wishes to expand the business to include boarding of dogs and cats. The Council discussed the request, asked questions of the business owner, and directed staff to draft an ordinance amendment for consideration at their November meeting. Staff prepared the draft ordinance amendment, working with the business owner to assure that the standards were reasonable while assuring protection of neighboring properties. The draft amendment was considered at the November meeting of the Council, at which a public hearing on the proposed amendment was held.

The proposed ordinance amendment would:

- Identify animal boarding kennels as a conditional use, meaning the use would be permitted by the Planning Council only if conditions identified in the ordinance are met.
- Establish a minimum lot size of 1 acre for the lot on which the kennels are located.
- Require a minimum setback of 150 feet from residential property.
- Mandate that the maximum number of kennels would be 30 and all kennels would have to be located within a soundproof building.
- Establish standards for the storage of food and the storage and disposal of waste.
- Require fencing of exercise areas and require an attendant to be present when animals are outside.

After considering the proposed ordinance amendment and hearing no objections from the public, the Cashiers Planning Council recommended approval of the ordinance amendment. There were no dissenting votes. The Jackson County Planning Board considered the request at their December meeting and unanimously recommended approval of the proposed ordinance amendment.

**Recommendation:** The Cashiers Planning Council, the Jackson County Planning Board, and Planning Department staff recommend adoption of the proposed ordinance amendment.

**Proposed Amendment to Cashiers Commercial Area  
Development Ordinance  
Identifying Animal Boarding Kennels as a Conditional Use and  
Establishing Standards for This Use  
Recommended by Cashiers Planning Council November 24, 2014  
Recommended by Jackson County Planning Board December 11, 2014**

**Amend Section 7.3. e. Conditional use requirements by adding the following as (2) and numbering the first item (1):**

*e. Conditional uses*

- (1) Buildings with a footprint of more than 1,500 square feet; or two (2) or more residential or commercial units or buildings, whether attached or detached, which have a total footprint of more than 1,500 square feet, are located on a single parcel of property or on contiguous parcels owned by the same owner, and are developed over a period of two (2) years.
- (2) Animal Boarding Kennels meeting the following conditions:
  - (a) The lot on which the boarding kennel is located shall be a minimum of one acre.
  - (b) Any building or pen housing animals shall be located a minimum of one hundred fifty (150) feet from any residentially developed or zoned property.
  - (c) All activities, with the exception of animal exercise areas, shall be conducted within an enclosed soundproof building
  - (d) Areas used for exercising of animals shall be securely fenced to prevent the animals from straying.
  - (e) All animal food and refuse shall be kept in airtight containers. Refuse shall be disposed of on a regular basis.
  - (f) Animal waste shall not be stored within one hundred fifty (150) feet of any property line or water course unless the storage is located indoors.
  - (g) The total number of kennels shall not exceed 30
  - (h) Sound from the kennels shall not constitute a nuisance to neighboring properties
  - (i) No odors greater than ambient odors shall be detectable at the lot boundaries of the lot containing the kennels
  - (j) Animals shall be kept indoors between the hours of 9:00 PM and 7:00 AM.
  - (k) An attendee must be with the animal(s) at all times when the animal(s) are outside.
  - (l) Animals boarded shall be limited to dogs and cats