Howling Hill Kennels, LLC

Category 13 Special Exception

SPEX-22-016930

AERIAL MAP

Subject Property:

- 11347 Eskridges Lane, Catlett
- 25 acres

Request:

- Category 13 SE to allow continued operation of a Major Breeding Kennel

Property Information:

- Zoning District: Rural Agriculture (RA)
- Surrounding Properties: Rural Agriculture (RA), PDR Conservation Easements and Ag & Forestal Districts
  - Residential and Agricultural Uses
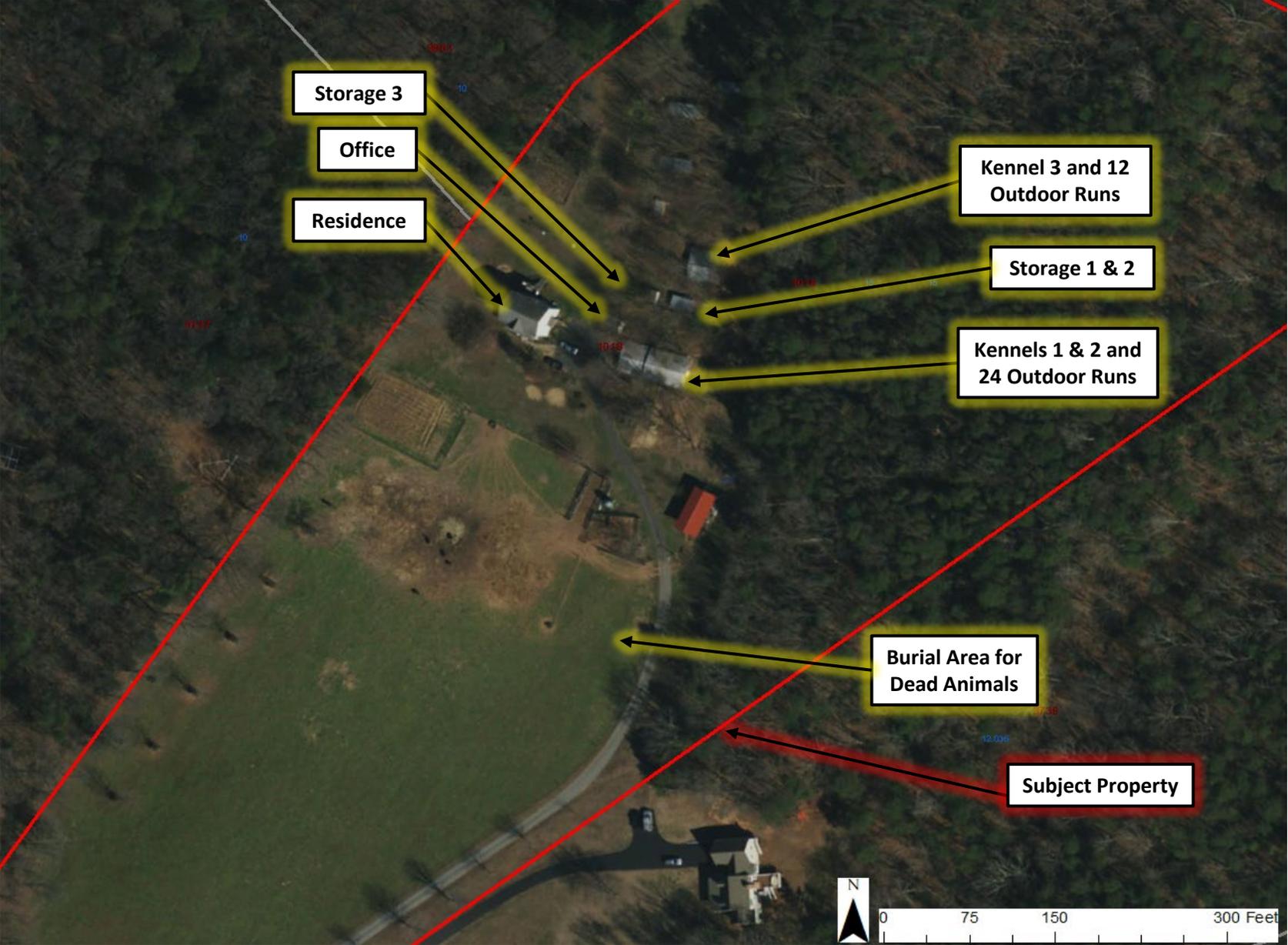
Comprehensive Plan:

- Land Use: Rural

Subject Property

FEMA Flood Zones

A -100 Year

X

NWI Wetlands

ESKRIDGES LN

0   200   400   800 Feet

REGIONAL AERIAL MAP

Property History:

- A breeding kennel has been operating on the property since 1995

- 2013 Special Permit approved for a one-year period

- 2014 Special Permit was approved for a three-year period

- In 2017 Special Exception for a Major Kennel was approved for a five-year period

REGIONAL AERIAL MAP

Howling Hill Kennels, LLC

Current Use:

- 3 climate-controlled kennels with 36 associated outdoor run areas

- Limits:
  - 55 dogs on site, 50 breeding dogs and 30 breeding females
    - 25 breeding females, inclusive of their personal pet, and 8 breeding males
  - 30 or less litters per year

- 15-20 visitors and averages of 35-40 trips per month

- 2 caretakers

Proposed Use:

- No changes are proposed

- Applicants have requested no time limit or administratively renewed permit

Map labels: Storage 3, Office, Residence, Kennel 3 and 12 Outdoor Runs, Storage 1 & 2, Kennels 1 & 2 and 24 Outdoor Runs, Burial Area for Dead Animals, Subject Property

SITE PHOTOS

Included Conditions:

- Kennels shall be climate-controlled

- No change to the maximum number of dogs (55) and breeding dogs (50) housed on site as well as the maximum number of litters per year (30)

- Customer visits by appointment only between 8:00 a.m. and 6:00 p.m.

- Animal waste and bedding shall be collected and transported to an authorized facility weekly

- A contingency plan shall be updated annually

- All appropriate permits and inspections shall be obtained

- The contract of sale requires all sold dogs to be spayed or neutered, as well as a stipulation that purchasers shall return the dog to Howling Hills if they are no longer able or willing to keep the animal

- Planning Commission may recommend a time limit if they deem appropriate to do so