



ZONING ADMINISTRATION REPORT

1075 E Hiawatha St, Ste A
Metter GA 30439

(912) 685-2835
www.metter-candlercounty.com

CONDITIONAL USE PERMIT REQUEST 2025-6
PARCEL NUMBER, SECTION NUMBER 044 024 006
ADDRESS OF PARCEL 17264 Union Rd, Metter GA 30439

APPLICANT:	Blaise Murphy d/b/a Foxboro Kennels
OWNER (S):	Blaise Murphy d/b/a Foxboro Kennels
LAND AREA:	30.4 acres
PARCEL NUMBER:	044 024 006
BOC DISTRICT:	1 - Morales
REQUEST:	Conditional Use (CU) Permit for a commercial kennel housing up to twenty-four (24) dog bays
DATE REQUESTED:	10/22/2025

I. INTRODUCTION

Blaise Murphy d/b/a Foxboro Kennels has applied for a conditional use permit to construct and operate a commercial kennel operation on 30.4 acres located off Union Rd. Mr. Murphy has provided a diagram of the office and kennel section of the building as well as the structural design specifications. The applicant represents the proposed building will be 2,500 sq. ft., and house twenty-four (24) kennels with twelve on each side of the structure. The sanitation design includes a drainage system, heating, cooling and ventilation.

II. BACKGROUND

Blaise Murphy operates Foxboro Kennels in Portal, GA. According to the Georgia Department of Agriculture the kennel operates at his residential location of 585 Foxboro Ln, Portal, GA under GA license #3500820 (expires 8/31/2026). The business does not appear to have a website, but does operate a Facebook page at www.facebook.com/foxborokennels.

Mr. Murphy states in his application that the facility, “will serve as a professional training center where dogs will be boarded, trained, and where clients may occasionally visit for lessons or training.” The application also states that the applicants intend to construct a personal residence on the site.

III. DESCRIPTION OF SITE/AREA

The application includes a diagram which indicates that the kennel construction shall be approximately 960' from the roadway, 200' from the parcel property line and 450' from the nearest adjacent residential property.

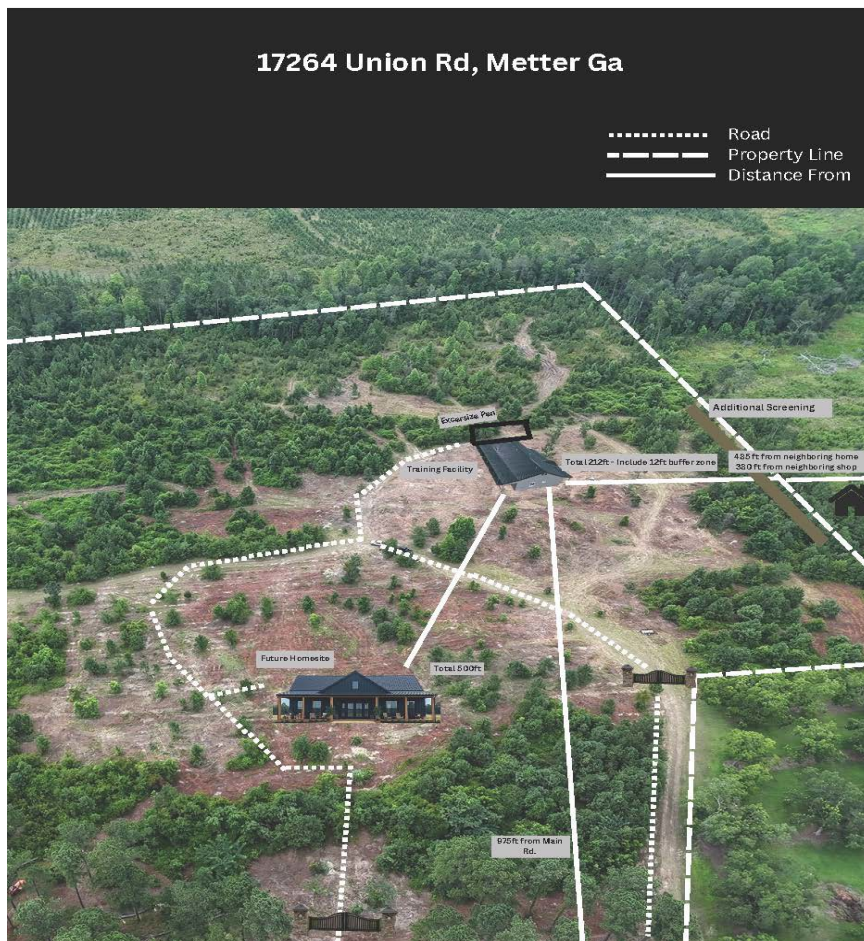
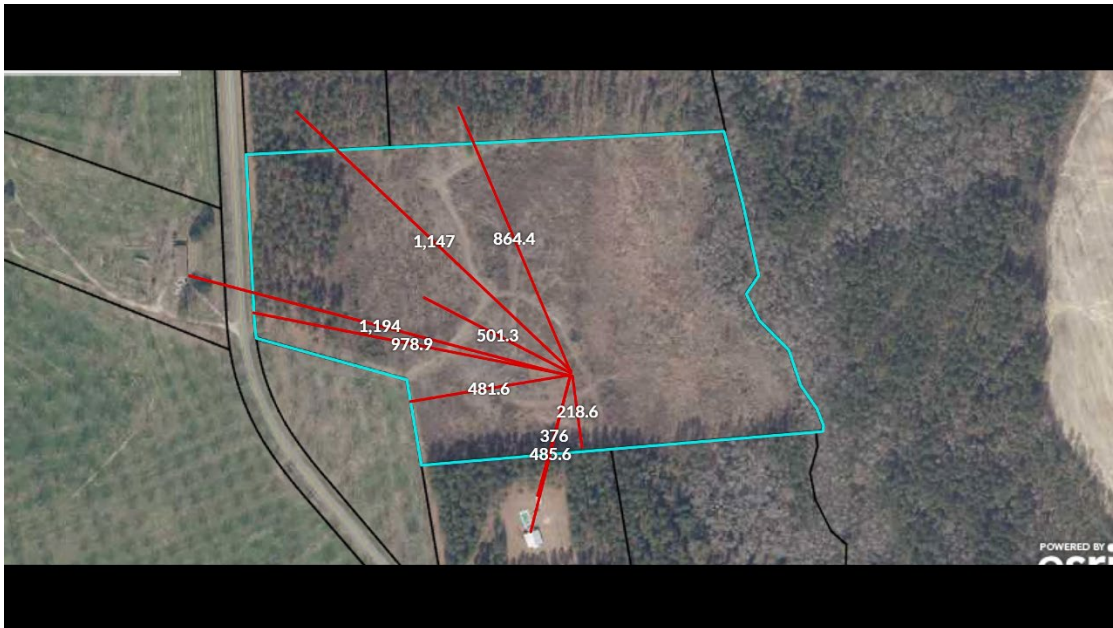
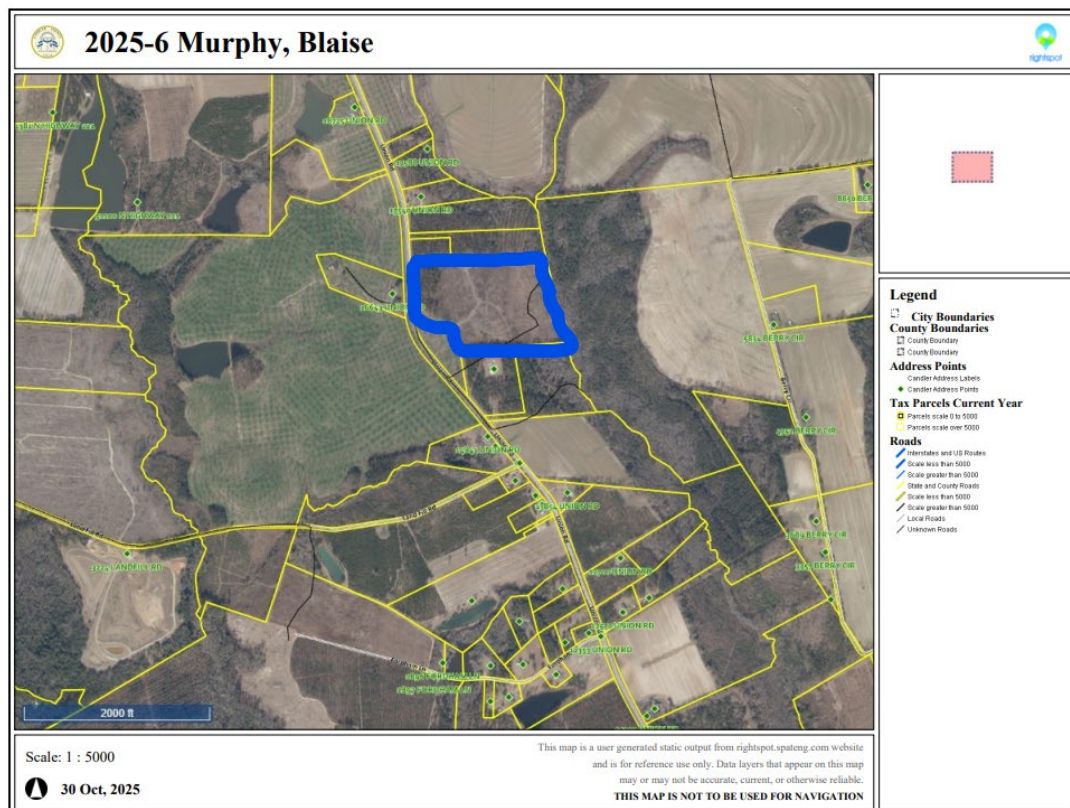


Table 1. Adjacent Property Zoning & Land Use

Location	Zoning	Existing Land Use	Future Land Use
Site	AG-3	Agriculture/Forestry	Forestry
North Parcel	AG-3	Residential	Forestry
South Parcel	AG-3	Residential	Forestry
East Parcel	AG-3	Agriculture	Forestry
West Parcel	AG-3	Residential	Forestry

- The subject property is a 30.4-acre parcel off Union Rd just north of Landfill Rd on the east side of Union. The parcel is primarily cut-over vegetation with the rear (east) portion abutting a branch.
- The north abutting parcel(s) (044 024 001, 044 024 009) are 2.5 acres and 7.50 acres respectively, both parcels are currently utilized as residential.
- The south abutting parcel(s) are identified as follows:
044 001 – a sub parcel of one of the western abutting parcels which is directly southwest from the subject.
Unidentified parcel(s) – Two parcels directly south of the subject parcel. Parcel 1 is currently utilized as residential. Parcel two appears to be standing timber. Both parcels are designated as forestry in the future land use plan
- The east abutting parcel (044 024) is a 128.22-acre parcel with no access to Union Rd which is primarily used for agriculture and has some standing trees on it. The parcel is designated as forestry in the comprehensive plan.
- The west abutting parcels are across Union Rd from the subject parcel.
044 001 – is a portion of the south abutting parcel and is used as residential.
044 001 006 – is located behind 044 001 and is used as agricultural.



Current aerial map of subject parcel (blue) and surrounds.



IV. COMPREHENSIVE PLAN *(Refer to future land use map)*

The Candler County joint comprehensive plan (2022-2027), addresses general land use goals on page 84 and states, “Candler County...seek (*sic*) future growth and development respective of its small-town and rural character, abundant natural and cultural resources and agricultural/forestry/conservation uses, and existing high quality of life. It desires balanced growth patterns which maintain and keep viable existing agricultural, forestry and conservation uses, which sustain its heritage, abundant natural and cultural resources, and which are otherwise compatible and complimentary of existing uses and scale of development.”

The plan identifies a number of land use goals:

1. Address Growth Management/Guide Compatible Development
2. Maintain Open Spaces/Agricultural/Forestry Uses/Rural Character/Quality of Life
3. Encourage Infill Development
4. Improve Community Appearance/Aesthetics
5. Seek Compatible Development/Utilization
6. Utilize Infrastructure to Guide Growth/Development
7. Protection of Local Property Values/Existing Open Space Land Uses

The existing joint comprehensive plan was completed prior to Candler County’s adoption of a zoning ordinance. The future land use map was created in the early 2000’s and has not been significantly modified during the modification and update process. During the zoning deliberation process, the Board of Commissioners elected to approve a single zone zoning map (AG3) which designated all parcels in unincorporated Candler County as agriculture.

The Zoning Ordinance defines the **agriculture (AG-3) district** as follows:

The purpose of this district is to dedicate land for farming, dairying, forestry operations, and other agricultural activities. Residences, which may or may not be incidental to these activities, are also permitted. The requirements of this district are designed to protect land needed and used for agricultural pursuits from encroachment by untimely and unplanned residential, commercial, or industrial development, and to encourage the maintenance of a rural character until more intensive development is feasible. (Zoning Ordinance, pg. 32)



Subject parcel is market “X”. The future land use map (Comp Plan, pg. 86) has designated the subject property and the bulk of the adjacent properties as “forestry”. Current land use indicates a mix of agriculture and residential.

V. ANALYSIS – *CONDITIONAL USE*

The Candler County Zoning Ordinance, Section 806.3 Standards for Granting/Denying Conditional Uses, lists the factors that should be considered by the Planning & Zoning Board when making a recommendation and the Board of Commissioners when making a final determination in a zoning map amendment decision. These factors shall be used in determining whether to recommend, grant or deny a conditional use.

1) **Is the type of street providing access to the use adequate to serve the proposed conditional use?**

Union Rd is a two-lane county road (45 mph).

2) **Is access into and out of the property adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles?**

Assuming that the applicant intends to use or install a double wide culverted entry the site should have reasonable access. Traffic flow based on the proposed

business is not expected to have an impact. The access will likely be obstructed or blind when travelling northbound on Union Rd.

3) Are public facilities such as schools, EMS, Sheriff and fire protection adequate to serve the conditional use?

The proposed purpose does not indicate an increased need for services.

4) Are refuse, service, parking and loading areas on the property located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor?

The proposed use does not appear to require substantial parking, loading or waste areas. Supplemental requirements are described in Section 504.5 of the zoning ordinance (see below).

5) Will the hours and manner of operation of the conditional use have no adverse effects on other properties in the area?

Hours of operation are restricted by the ordinance to 6:00 a.m. to 11:00 p.m. The proposed use, commercial kennel, may contribute to additional adverse factors such as noise and smell. The ordinance, under Section 504.5 has requirements for mitigation of these factors including ventilation, waste management, screening and buffers.

6) Will the height, size, or location of the buildings or other structures on the property be compatible with the height, size or location of buildings or other structures on neighboring properties?

A commercial kennel is not easily comparable to residential structures; however, may agriculture uses have comparable metal buildings for use as barns, equipment storage, etc. The property is abutted by both residential use property and agriculture use property as indicated in the report.

7) Is the proposed conditional use consistent with the purpose and intent of the Zoning Ordinance?

Commercial kenneling is not in contradiction to the requirement or purpose of the AG-3 district. However, the use requires supplemental conditions to be met in order to meet the intent of the zone.

VI. ADDITIONAL CONSIDERATIONS OF COUNTY ORDINANCE(S)

The subject use, commercial kennel, is required under the Candler County zoning ordinance to meet the supplemental conditions described in Section 504.5 as a predicate to receiving a conditional use permit.

5. Commercial Kennel (Indoor/Outdoor) and Veterinary Service

5.1. All buildings, structures, and outdoor runs shall be 200 feet from all property lines.

The site diagram provided (included in report, exhibits) indicates an intent to comply with this requirement. There is an additional buffer required under Section 5.5.3 & 5.5.7 of this section (see below)

- 5.2. Minimum lot size of 2.0 acres where commercial kennels or outdoor runs are present.**

The subject property is 30.4 acres in size and meets this requirement.

- 5.3. The buffer width shall be 2.0 times the minimum required with an approved fence, wall or berm.**

Section 315 Screening/Buffer required (pg. 32) indicates that where a commercial or industrial district abuts residential districts, a six (6) foot buffer is required. The conditional use may be interpreted as "commercial" and abutting property as "residential" if there is residence currently on the site. A "2x" buffer would indicate twelve (12) feet. Per the ordinance screening requirements are described in Section 317. Screening Standards (pg. 32) and indicates that wherever screening is required a, "durable masonry wall, fence and hedge of sufficient opacity shall provide a visual blind".

- 5.4. Animal boarding shall take place entirely within an enclosed building. Buildings shall be designed and constructed to mitigate noise to limit negative impacts on adjacent properties.**

See attached design specifications. Per the application the dog housing will take place inside a housing structure with outdoor, fenced runs for exercise.

- 5.5. Additional noise mitigation shall be required for existing buildings not originally built for the boarding of animals, including the use of acoustical tiles, caulking to seal penetrations made in floor slabs for pipes, and spray on noise insulation.**

The request is for a new building (see attached specifications); applicant has affirmed that noise mitigate strategies will be employed in the structure, but did not specify them.

- 5.6. Odors shall be controlled by means of an air filtration system or an equivalent measure.**

Applicant indicates that the structure will have HVAC and exhaust fans for dispersion of odors. Applicant has stated that they intend to install a septic system for animal waste which shall require a permit from the Candler County Health Department before installation.

- 5.7. Buildings housing animals shall have a drain connected to an approved sanitary facility, and shall not be located in a front yard, or buffer areas.**

See response to 5.5.6.

- 5.8. All Boarding shall take place in a building with adequate heat, cooling and ventilation;**

See response to 5.5.6.

- 5.9. All outdoor exercise areas and runs must be fenced for the safe confinement of animals;**

See attached specifications and response to 5.5.4.

- 5.10. A minimum structural buffer meeting the requirements of Section 317 must be established along any outside areas used to exercise, walk, or keep animals that abuts a ground floor residential use; and**

Applicant stated that they intend to use existing vegetation on site as the buffer, including the required fencing under Section 5.5.9.



- 5.11. No animal may be outdoors between 11:00 p.m. and 6:00 a.m.**
This condition is a post approval condition on operation of the facility.

VII. STAFF COMMENTS

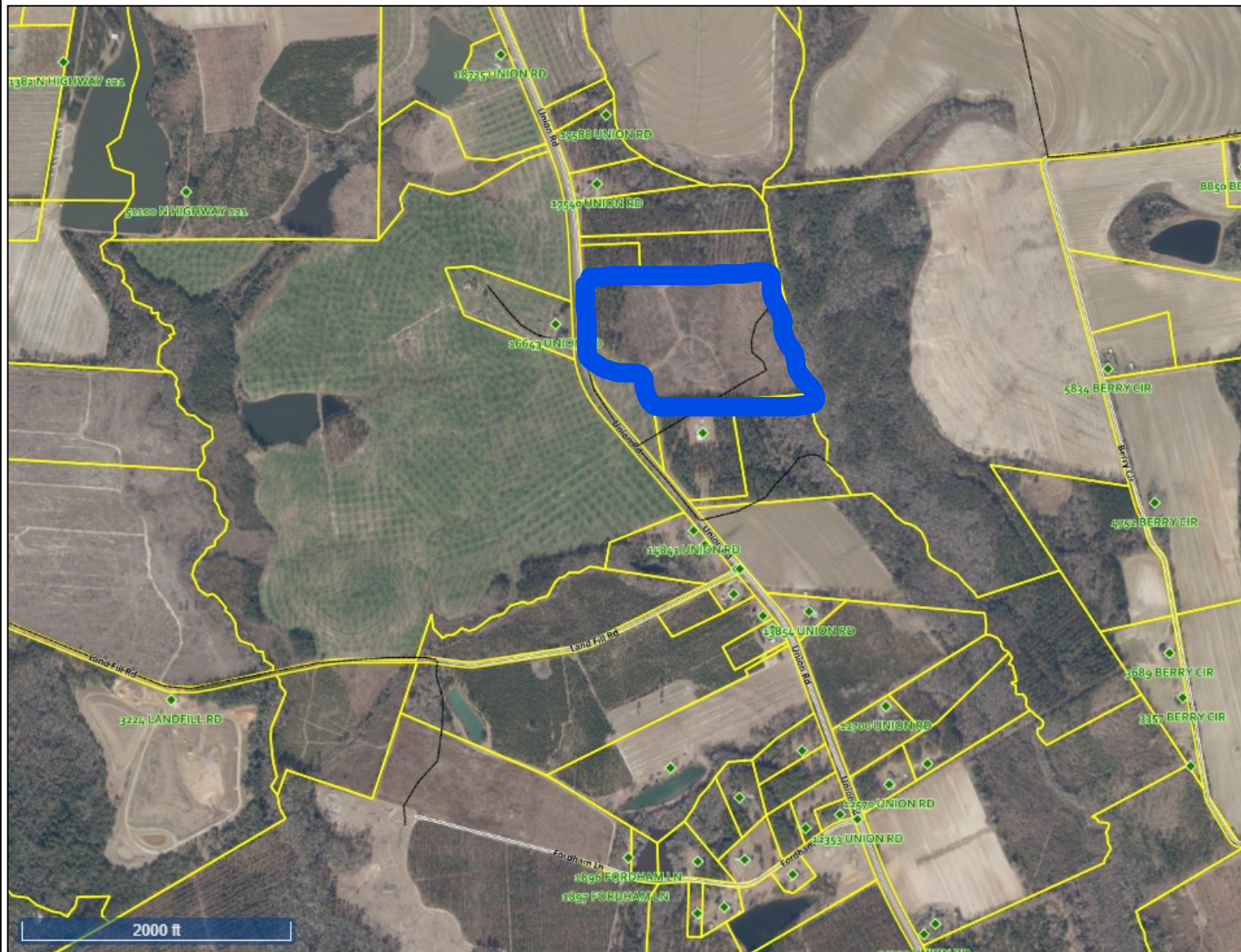
Staff has no additional comments regarding the application.

VIII. EXHIBITS

See attached



2025-6 Murphy, Blaise



Legend

City Boundaries County Boundaries

- County Boundary
- County Boundary

Address Points

- Candler Address Labels
- Candler Address Points

Tax Parcels Current Year

- Parcels scale 0 to 5000
- Parcels scale over 5000

Roads

- Interstates and US Routes
- Scale less than 5000
- Scale greater than 5000
- State and County Roads
- Scale less than 5000
- Scale greater than 5000
- Local Roads
- Unknown Roads

Scale: 1 : 5000

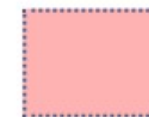
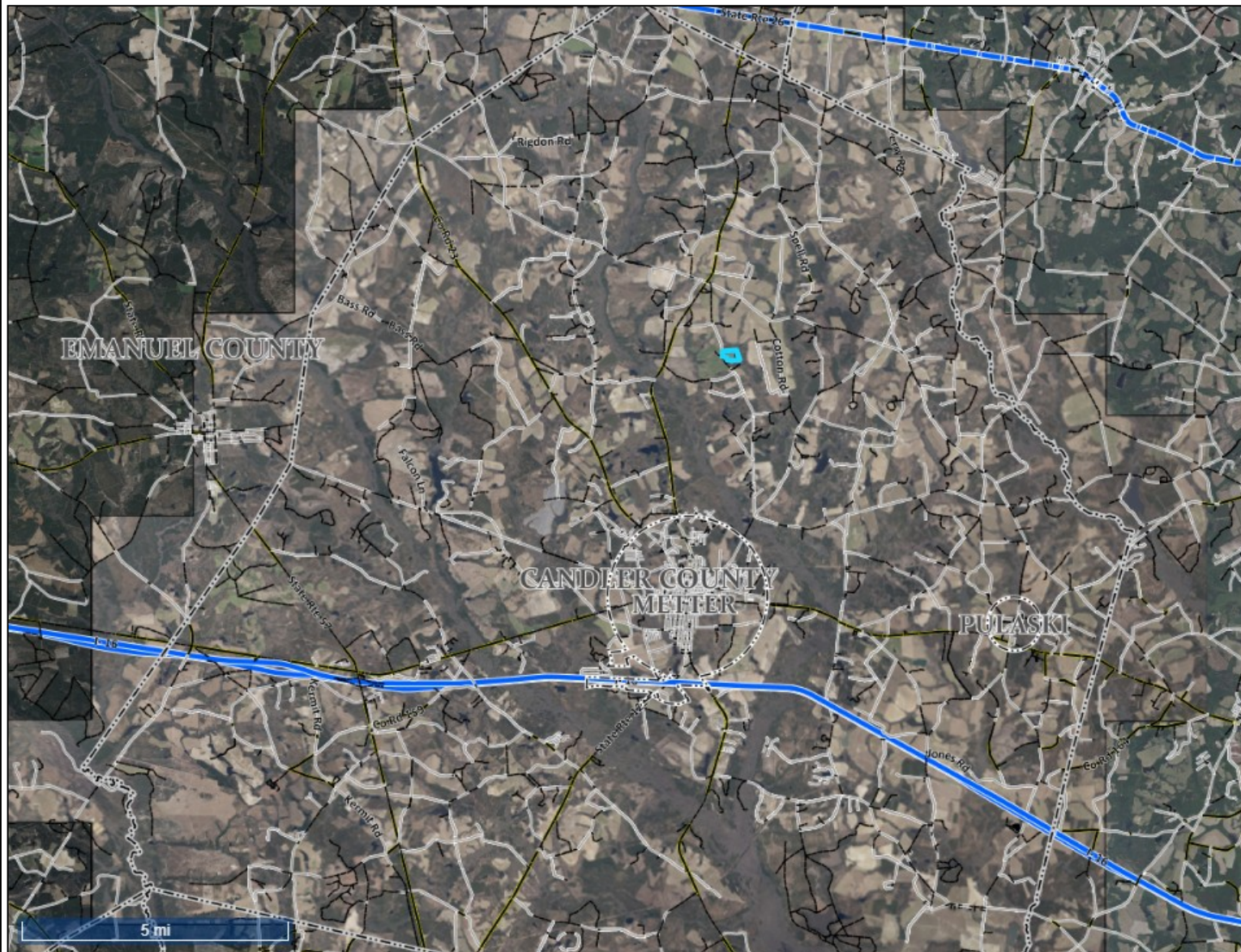
30 Oct, 2025

This map is a user generated static output from rightspot.spateng.com website and is for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



2025-6 Murphy, Blaise



Legend

City Boundaries County Boundaries

- County Boundary
- County Boundary

Roads

- Interstates and US Routes
- Scale less than 5000
- Scale greater than 5000
- State and County Roads
- Scale less than 5000
- Scale greater than 5000
- Local Roads
- Unknown Roads

This map is a user generated static output from rightspot.spateng.com website and is for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Candler County, GA

Pay Taxes Online

[Click Here to Pay Taxes Online](#)

Summary

Parcel Number 044 024 006
Location Address 17264 UNION RD
Legal Description 30.40 ACRES
(Note: Not to be used on legal documents)
Class A5-Agricultural
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District COUNTY (District 01)
Millage Rate 28.294
Acres 30.4
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)



Owner

WAITT, TERRY & GERALDINE
6209 KILMANAGH ROAD
PIGEON, MI 48755

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodlands	Rural	1	12.03
RUR	Woodlands	Rural	3	5.36
RUR	Woodlands	Rural	4	8.02
RUR	Woodlands	Rural	5	4.99

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
10/16/2023	314 417	18 44	\$242,000	TIMBER INCLUDED IN SALE	WILLIAMS, JOSEPH BENJAMIN	WAITT, TERRY & GERALDINE
1/28/2022	303 10	18 44	\$90,000	LAND MARKET SALE	WALLER, STEVE	WILLIAMS, JOSEPH BENJAMIN
11/4/2011	264 392	18 44	\$106,000	LAND MARKET SALE	PATTERSON & PATTERSON, GP	WALLER, STEVE
3/26/2007	234 713	5 249	\$526,400	TIMBER INCLUDED IN SALE	C T R, LLC	PATTERSON & PATTERSON, GP
12/22/2006	232 690	5 249	\$2,050,000	MULTIPLE PARCELS > 2 PARCELS	MILES, THE PAULINE F. IRREVOCA	C T R, LLC
9/1/2006	230 174	5 249	\$0	DEED OF ASSENT / WILL	MILES, JAMES E & PAU	MILES, THE PAULINE F. IRREVOCABLE TRUST
6/2/1999	166 699	5 249	\$0	FAMILY SALE	MILES, JAMES ELWOOD	MILES, JAMES E & PAU
12/30/1996	145 226	5 249	\$0	QUIT CLAIM	MILES, BROTHERS PART	MILES, JAMES ELWOOD
11/1/1987	78 66		\$0	QUIT CLAIM		MILES, ALEXA
6/1/1987	86 444		\$0	QUIT CLAIM	MILES, JAMES & FRED	MILES, BROTHERS PART
6/1/1987	86 442		\$0	QUIT CLAIM	MILES, ALEXA	MILES, JAMES & FRED

Valuation

	2025	2024	2023	2022
Previous Value	\$84,587	\$84,022	\$65,739	\$65,739
Land Value	\$84,587	\$84,587	\$84,022	\$65,739
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$84,587	\$84,587	\$84,022	\$65,739
10 Year Land Covenant (Agreement Year / Value)			2019 / \$16,216	2019 / \$15,758

Photos



No data available for the following modules: Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Sketches.

The Candler County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

| [User Privacy Policy](#) | [GDPR Privacy Notice](#)

[Last Data Upload: 11/10/2025, 6:11:30 AM](#)

[Contact Us](#)

Developed by





Candler County Board of Commissioners
Building Permit Application

Date: 10/22/2025
Applicant Name: Blaise Murphy
Applicant Mailing Address: 585 Foxboro Ln Postal, GA
Email Address: Blaise04Murphy@gmail.com
Phone #: 912-601-9316

911 Address of Construction: 17264 Union Rd
Parcel No: 099-029-006

General/Contractor: Self Constructing State License No. _____

Electrical Contractor: _____ State License No. _____

Project Type: ☒ New ☐ Mobile Home
☐ Renovation/Alteration ☐ Tiny Home
☐ Sign ☐ Other

Type of Structure: ☐ Commercial ☐ Residential ☐ Agricultural ☒ Mixed Use

Size of Structure: 2,500 sq/ft (provide copy of plans/design)

Estimated Cost of Construction: \$ 100,000

Statement of Use of land/structure:
Dog Training Facility

All applications shall include a detailed statement as to the proposed use of the building and/or land for which the permit is sought (Section 802; 5.1.2)

All applications shall include a detailed plat/drawing of the exact size, shape and location of the building or structure to be erected thereon with exact distances from said building or structure to property lines and street rights-of-way

I hereby attest that I am the owner or authorized agent of the owner of the referenced property and am authorized to make this application. I further attest, under penalty of perjury, that the statements made with regard to this application are true and correct.

Signature of Applicant: Blaise Murphy Date: 10/22/2025

BUILDING PERMITS EXPIRE 180 DAYS FROM THE DATE OF ISSUANCE

To Whom It May Concern,

We are submitting this request for a building permit at 17264 Union Road, Metter, Georgia, for the purpose of constructing a Dog Training Facility.

The proposed facility will serve as a professional training center where dogs will be boarded, trained, and where clients may occasionally visit for lessons or demonstrations. Please note that our intent for this property extends beyond business purposes. This parcel of land will also become our primary residence. Alongside the construction of the kennel, we plan to build our forever home, create ponds, and develop the land into a beautiful, well-maintained space for both personal and professional use.

We currently operate a successful dog training business based in Portal, GA, and have experienced steady growth since opening. Our goal with this project is to continue expanding in Candler County, improving both the quality of care and services we can offer.

For your review, we have attached a floor plan and sketch of the proposed facility. The building will be constructed on a 30 ft x 85 ft concrete slab and will include 24 kennels (each measuring 4 ft x 8 ft), with 12 kennels on each side of the structure. Each kennel will be separated by cinder block walls extending 3-4 feet high. The design includes a drainage system to ensure cleanliness and sanitation, as well as heating, cooling, and ventilation systems for comfort and safety. Commercial fans will serve the kennel area, and central heating and air will be installed in the remainder of the building. Additionally, there will be lean-tos on each side of the front of the facility to accommodate parking for trucks, equipment, and storage.

We are genuinely excited to bring this next phase of our business to life and to contribute positively to the community in Candler County. We appreciate your time and consideration of our request and look forward to working with you through this process.

Sincerely,
Blaise Murphy and Faith Murphy
Foxboro Kennels
912.601.9316
foxborokennels1@gmail.com

17264 Union Rd, Metter Ga



Candler County Board of Commissioners
Building Permit Application

OFFICE USE ONLY

Zone: ☐ AG-3 ☐ R-1 ☐ R-22 ☐ MR ☐ MHP ☐ NC ☐ GC ☐ LI ☐ HI

Is this use permitted: ☐ Yes ☐ No

Property Setback Requirements (Section 403 Zoning Ordinance):

Front: _____ ft. Side: _____ ft. Rear: _____ ft.

Comments:

Permits Obtained:

☐ Electrical Fee Paid: \$ _____
☐ Septic
☐ Land Disturbance Fee Paid: \$ _____

Date Issued: _____
Date Issued: _____
Date Issued: _____

Permit Issuance:

Date Issued: _____
Expiration Date: _____
Fees Collected: _____

(180 days from issue)
Date: _____

Renewal Date: _____
Fees Collected: _____

Date: _____
Date: _____

Date Permit Closed: _____

Final Inspection Date: _____

Comments:



Candler County Board of Commissioners

Building Permit Application

Violations:

Black Chain Link Fence

Garage Door

Water Door

Open Drain

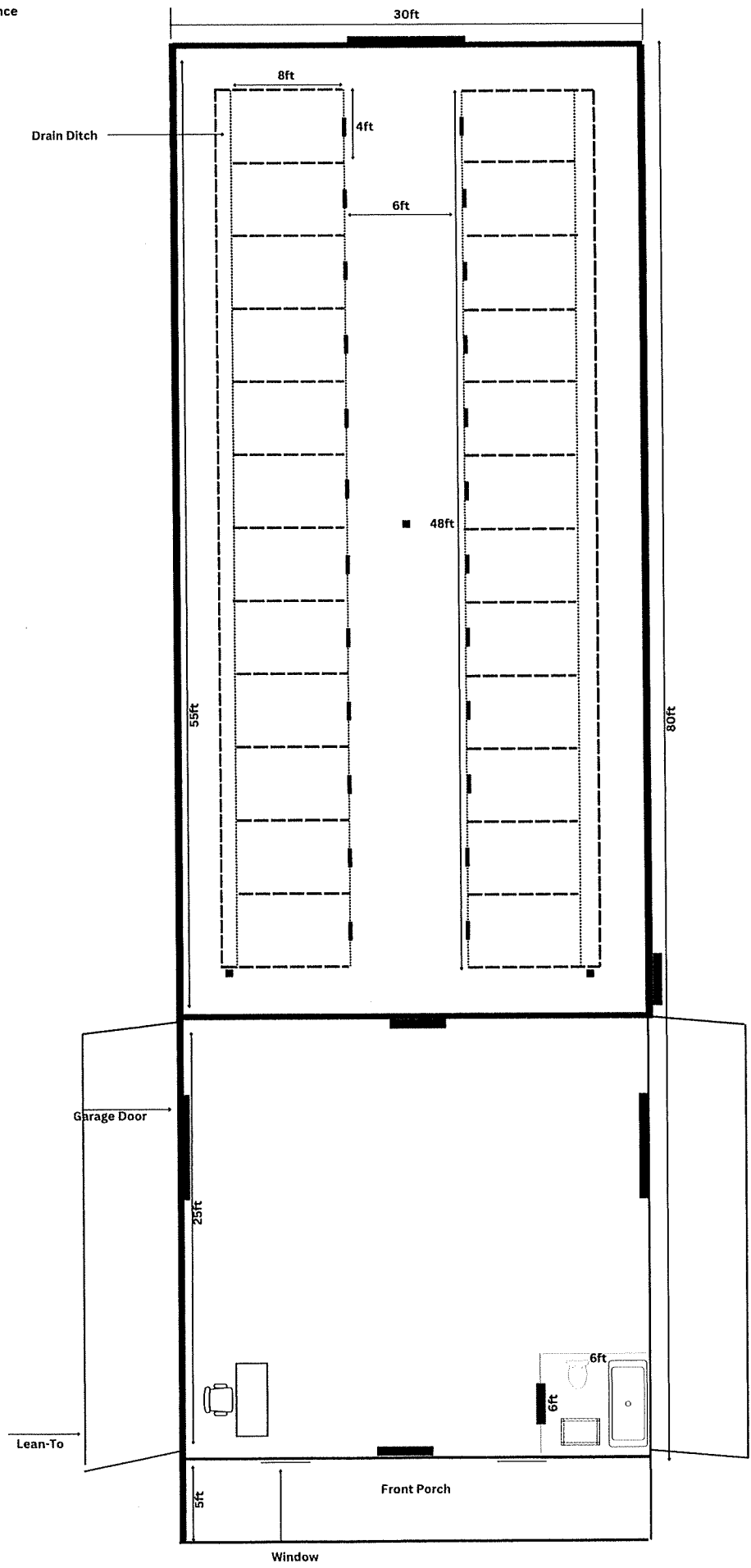
Drain Ditch

Garage Door

Lean-To

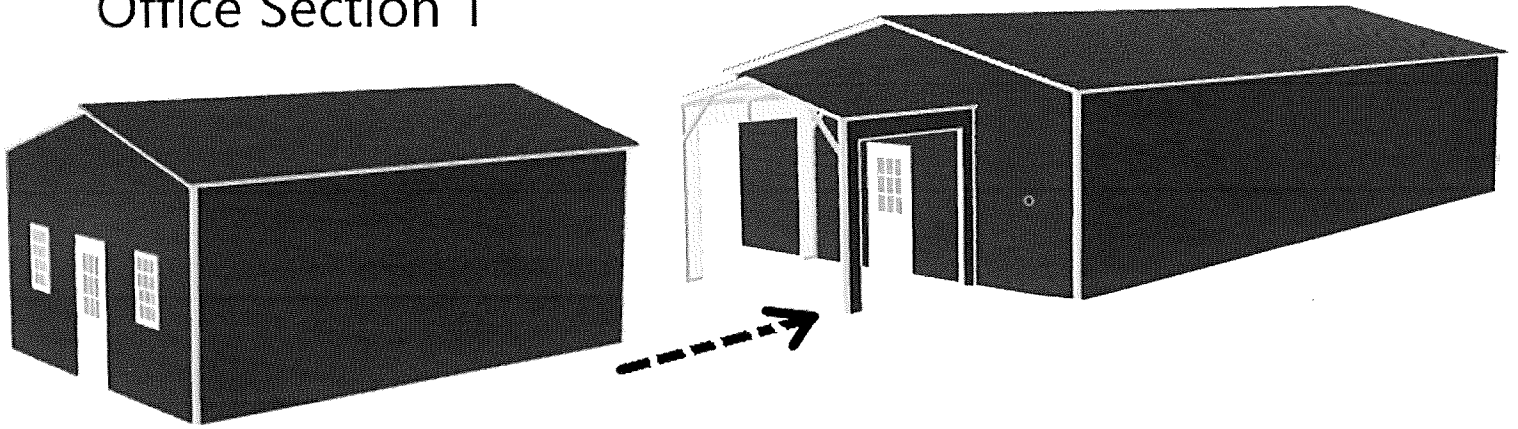
Front Porch

Window



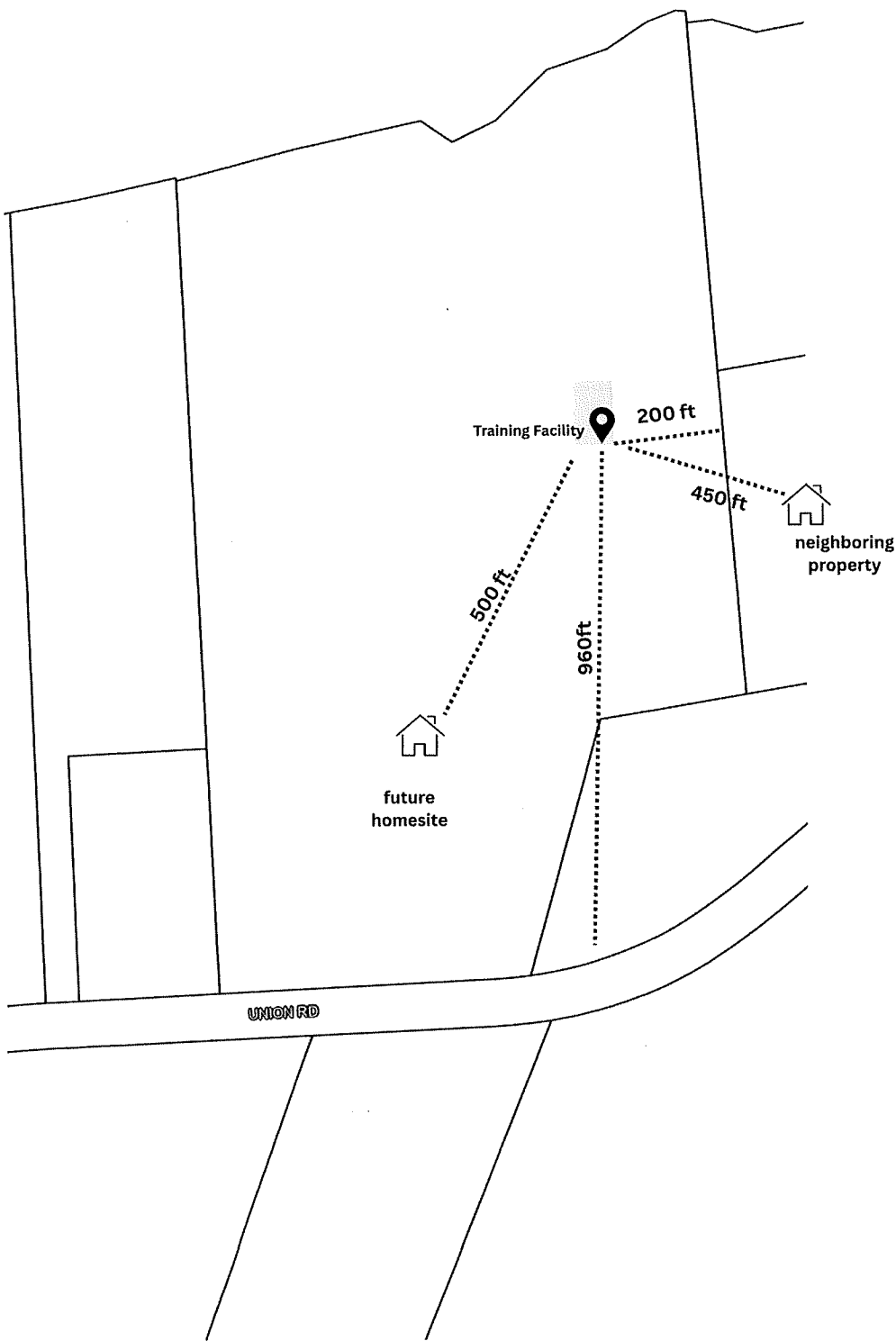
Kennel Section 2

Office Section 1



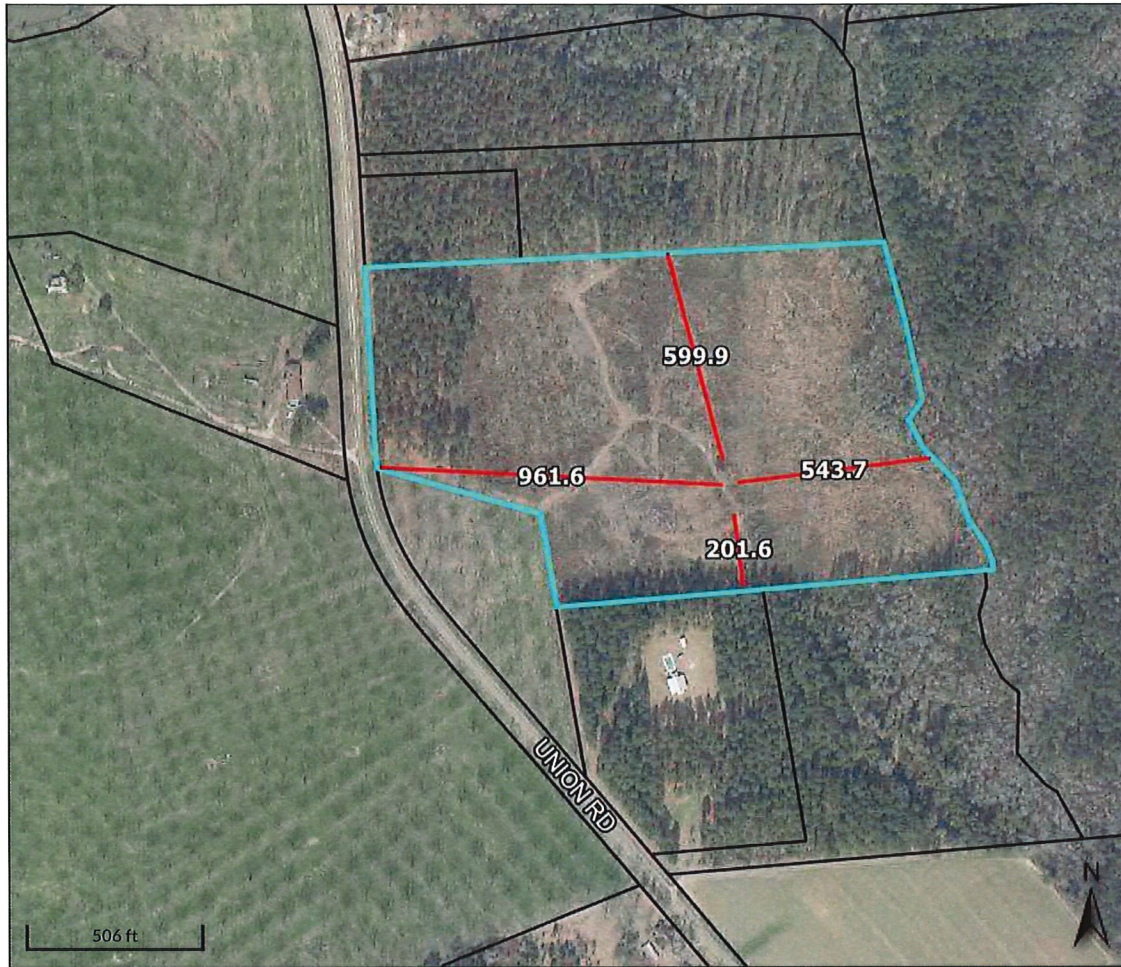
These 2 sections will be attached at the gable

17264 Union Rd, Metter Ga





Candler County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID 044 024 006
Class Code Agricultural
Taxing District COUNTY
Acres 30.4

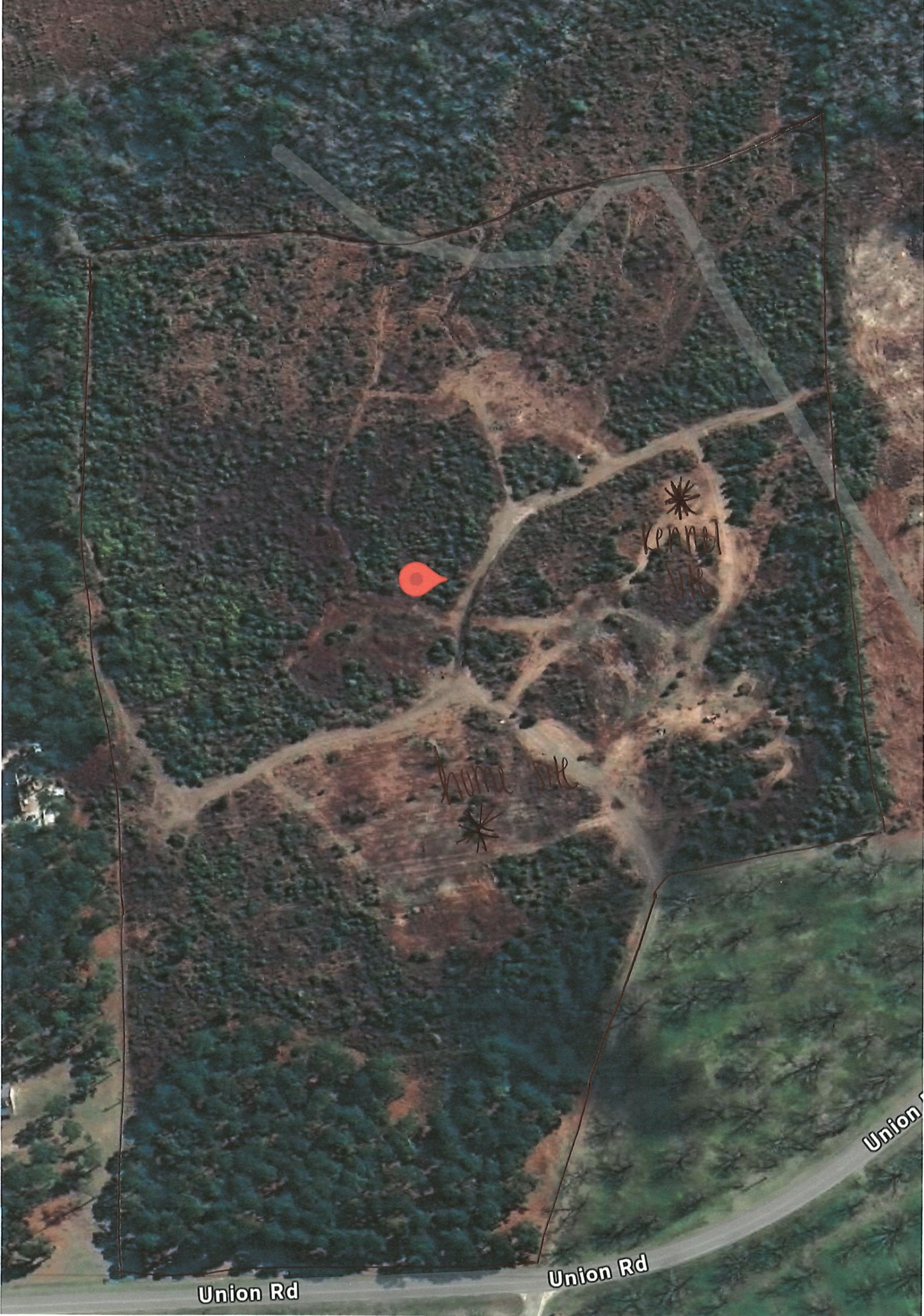
Owner WAITT, TERRY & GERALDINE
6209 KILMANAGH ROAD
PIGEON, MI 48755
Physical Address 17264 UNION RD
Assessed Value Value \$84587

Last 2 Sales					
Date	Price	Reason	Qual		
10/16/2023	\$242000	TI	U		
1/28/2022	\$90000	LM	Q		

(Note: Not to be used on legal documents)

Date created: 10/22/2025
Last Data Uploaded: 10/22/2025 6:14:59 AM

Developed by SCHNEIDER
GEOSPATIAL





Misc Payment Receipt
Candler County, GA
1075 E. Hiawatha Street, Suite A
Metter, Georgia 30439

Office: Shared Svcs Miscellaneous - BOC

Receipt Note: 17264 Union Road

Payment Type/Last 4 of CC: Mastercard-7980

Payment Method: POS

Customer Name:	
Payor Name:	blaise r murphy
Billing Address:	
City/State/Zip:	30450
Phone #:	912-601-9316
Email:	foxbrokennels1@gmail.com
Payment Date:	10/22/2025 3:24:32 PM
Payment Clerk:	Crystal Rader
Confirmation #:	40510233

Thank you for your payment. You will see two transactions on your card related to your payment:

- 1) Misc billed by Candler County, GA
- 2) Service Fee billed by GovernmentWindow

Misc Amount:	\$550.00
Service Fee Amount:	\$16.50
Total Paid:	\$566.50

-- CUSTOMER COPY --



Misc Payment Receipt
Candler County, GA
1075 E. Hiawatha Street, Suite A
Metter, Georgia 30439

Office: Shared Svcs Miscellaneous - BOC

Receipt Note: 17264 Union Road

Payment Type/Last 4 of CC: Mastercard-7980

Payment Method: POS

Customer Name:	
Payor Name:	blaise r murphy
Billing Address:	
City/State/Zip:	30450
Phone #:	912-601-9316
Email:	foxbrokennels1@gmail.com
Payment Date:	10/22/2025 3:24:32 PM
Payment Clerk:	Crystal Rader
Confirmation #:	40510233

Thank you for your payment. You will see two transactions on your card related to your payment:

- 1) Misc billed by Candler County, GA
- 2) Service Fee billed by GovernmentWindow

Misc Amount:	\$550.00
Service Fee Amount:	\$16.50
Total Paid:	\$566.50

Signature: Blaise R. Murphy

-- OFFICE COPY --

Crystal Rader

From: Crystal Rader
Sent: Tuesday, August 12, 2025 4:42 PM
To: 'Faith Holcombe'
Subject: RE: Union Road- Building Application

Good Afternoon,

I am Zoning 😊

Those are the steps that would need to be taken since the Commissioners adopted the Zoning Ordinance on 9/23/24. The Zoning Advisory Board will review your documents and listen to your plans during the Zoning meeting; afterwards, they will advise the Board of Commissioners as to their recommendation. Your parcel would not need to be rezoned, you would just need a Conditional Use permit per the Zoning Ordinance. And then a Building Permit.

I would recommend filling out as much of the permit application as possible; then, you can take pictures (of an existing kennel) or create specs of what your new projected kennel will look like. The projected usage of the property and pictures/specs can be printed or put on a slideshow for the Board to view during the meeting. You can return all of your paperwork to me when you are completely ready to start the process, I will help you along the way.

Do you know the address or parcel number to the tract of land?

Thanks in advance,

Crystal R. Turner



Crystal Rader
Planning & Zoning Administrator

crader@candlerco-ga.gov

Office (912) 685-2835
Fax (912) 685-4823

1075 East Hiawatha Street, Suite A
Metter, Georgia 30439

"This communication and all attachments may contain privileged and confidential legal communications/attorney work product intended solely for the use of the addressee. If you are not the intended recipient, any reading, distribution, copying or other use of this communication and/or attachments hereto is prohibited and you should delete this message from all locations, and advise the sender at the above contact information. Thank you."

From: Faith Holcombe <sellingstatesboro@gmail.com>
Sent: Tuesday, August 12, 2025 4:26 PM
To: Crystal Rader <crader@candlerco-ga.gov>

Cc: Bryan Aasheim <BAasheim@CANDLERCO-GA.GOV>

Subject: Re: Union Road- Building Application

Hey Crystal! Now would you recommend us speaking with someone at zoning first to see if we would be able to get a "conditional use permit" or it rezoned for the kennel? Just a little bit confused about that part. Or should I get all these documents completed and then speak with them?

On Mon, Aug 11, 2025 at 4:42 PM Crystal Rader <crader@candlerco-ga.gov> wrote:

Good Afternoon,

Per our conversation, I have attached a copy of the Building Permit Application, Business License Application, Animal Control Application, Animal Control Ordinance and the Candler Zoning Ordinance.

Building Permit Application fee is \$250.00. (This is to be used for your Conditional Use Permit, too.)

You will need a septic/well permit from Karen at the Health Department, located at 428 N Rountree Street.

You will need an electrical permit from the Tax Assessor's Office, located at 25 Daniel Street, the fee is \$35.00.

I will, also, need a copy of your detailed building specs and setbacks from your property line. Please explain the exact usage of your land, you may use extra pages, attach pictures or send a slideshow to visually show the Board your plans.

Business License Application fee is \$100.00.

You can fill out the attached application or in our office. Two of the pages will need to be notarized; however, we have an in-office notary at no additional charge.

I will need a copy of the business owner's drivers license.

Animal Control Application , there is no fee for this.

This permit application is for excess of 20 or more dogs.

You will need to provide us with a copy of your Department of Agriculture license.

Candler County Zoning Ordinance

Per the Candler Zoning Ordinance, Union Road is categorized as AG-3, meaning Agricultural.

See page 36- Dog Kennel, C,S listed for AG-3; a **Conditional Use Permit** with Supplemental Standards is required, this fee is \$300.00.

See pages 50-51, Section 504.5-Commercial Kennel (Indoor/Outdoor).

See Page 71-Conditional Uses

See Page 73-Procedures for Zoning Requests. Your request will go before the Zoning Advisory Board and then the Board of Commissioners. Signage and newspaper advertisement fees will apply for the applicant; signage and advertisement must be posted by the County at least 15 days prior to said meeting.

Please let me know if you have any further questions.

Thanks in advance,

Crystal R. Turner



Crystal Rader
Planning & Zoning Administrator

crader@candlerco-ga.gov

Office (912) 685-2835
Fax (912) 685-4823

1075 East Hiawatha Street, Suite A
Metter, Georgia 30439

"This communication and all attachments may contain privileged and confidential legal communications/attorney work product intended solely for the use of the addressee. If you are not the intended recipient, any reading, distribution, copying or other use of this communication and/or attachments hereto is prohibited and you should delete this message from all locations, and advise the sender at the above contact information. Thank you."

--
--

Faith H. Holcombe

Sales Associate

Next Move Real Estate

GA License #439553

sellingstatesboro@gmail.com

c 912-601-7264 | o 912-295-5807



FAITH HOLCOMBE

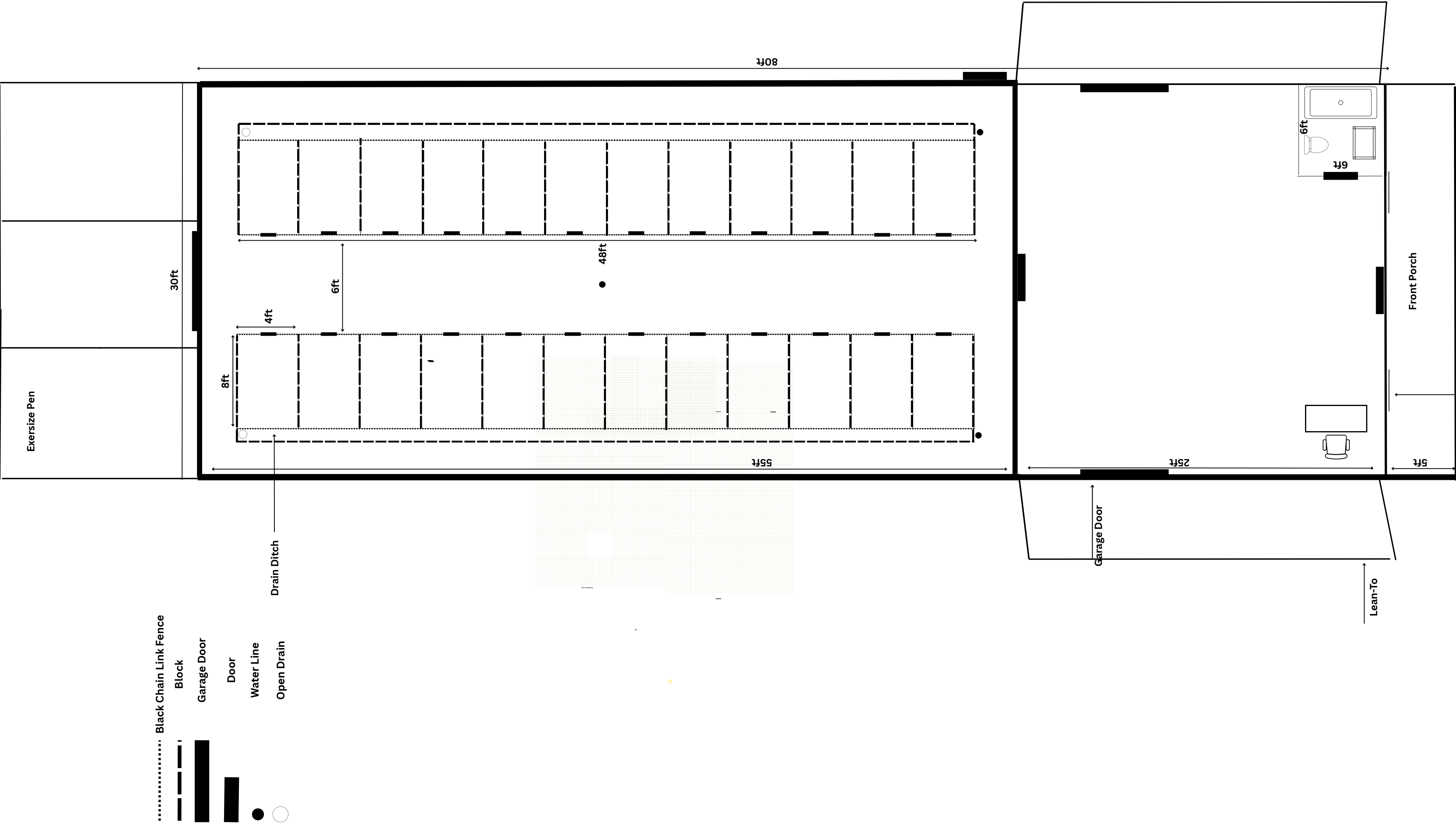
☎ C. 912-601-7264. O. 912-295-5807

✉ sellingstatesboro@gmail.com

📍 5715 GA-215 Unit A, Rincon, GA 31326

🌐 nextmove.realestate

NM NEXT MOVE
REAL ESTATE
Providing A Next Step Solution



17264 Union Rd, Metter Ga

- Road
- - - - - Property Line
- Distance From



Type	License	Company	Contact	Address	City	State	Zip	County	Phone	Issue Date	Expiration Date
Kennels	3500820	Foxboro Kennels	Blaise Murphy	585 Foxboro Ln	Portal	GA	30450	BULLOCH	9126019316	02/24/2022	08/31/2026

		AG-3	R-1	R-22	MR	MHP	NC	GC	LI	HI	
3.4. Commercial Uses											
1	Commercial and Industrial Machinery and Equipment Sales and Leasing							P, S	P, S	P, S	Section 504, 1
2	Daycare Facility	P	C, S	C, S		C, S	P	P			Section 504, 2
3	Drive-through Facility						P, S	P, S	P, S	P, S	Section 506, 2
4	Parking Lot and Garage							P	P	P	
5	Restaurant						P	P			
6	Shopping Center						P	P			
7	Vehicle Sales/Rental Facility							P, S	P, S	P, S	Section 504, 1
8	Wholesale Operation							P	P	P	
9	Wholesale Trade Agent and Broker							P		P	
a) Office, as listed below:											
1	Community Management Office				P	P					
2	Mobile Office							P	P	P	
3	Office Park						P	P	P		
4	Professional Office						P	P	P		
b) Overnight Lodging, as listed below:											
1	Bed and Breakfast Inn	C, S	C, S				C, S	P, S			Section 504, 3
2	Boarding House	C, S					C, S	P			Section 504, 4
3	Hotel/Motel							P			
c) Personal Service, as listed below:											
1	Commercial Kennel (Indoor)	C, S					C, S	P, S	P, S		Section 504, 5 & County Ordinance
2	Commercial Kennel (Outdoor)	C, S					C, S	C, S	P, S		Section 504, 5
3	Dry-cleaning and Laundry Service						P	P	P	P	

5. Commercial Kennel (Indoor/Outdoor) and Veterinary Service

5.1. All buildings, structures, and outdoor runs shall be 200 feet from all property lines.

50

FINAL

5.2. Minimum lot size of 2.0 acres where commercial kennels or outdoor runs are present.

5.3. The buffer width shall be 2.0 times the minimum required with an approved fence, wall or berm.

5.4. Animal boarding shall take place entirely within an enclosed building. Buildings shall be designed and constructed to mitigate noise to limit negative impacts on adjacent properties.

5.5. Additional noise mitigation shall be required for existing buildings not originally built for the boarding of animals, including the use of acoustical tiles, caulking to seal penetrations made in floor slabs for pipes, and spray on noise insulation.

5.6. Odors shall be controlled by means of an air filtration system or an equivalent measure.

5.7. Buildings housing animals shall have a drain connected to an approved sanitary facility, and shall not be located in a front yard, or buffer areas.

5.8. All Boarding shall take place in a building with adequate heat, cooling and ventilation;

5.9. All outdoor exercise areas and runs must be fenced for the safe confinement of animals;

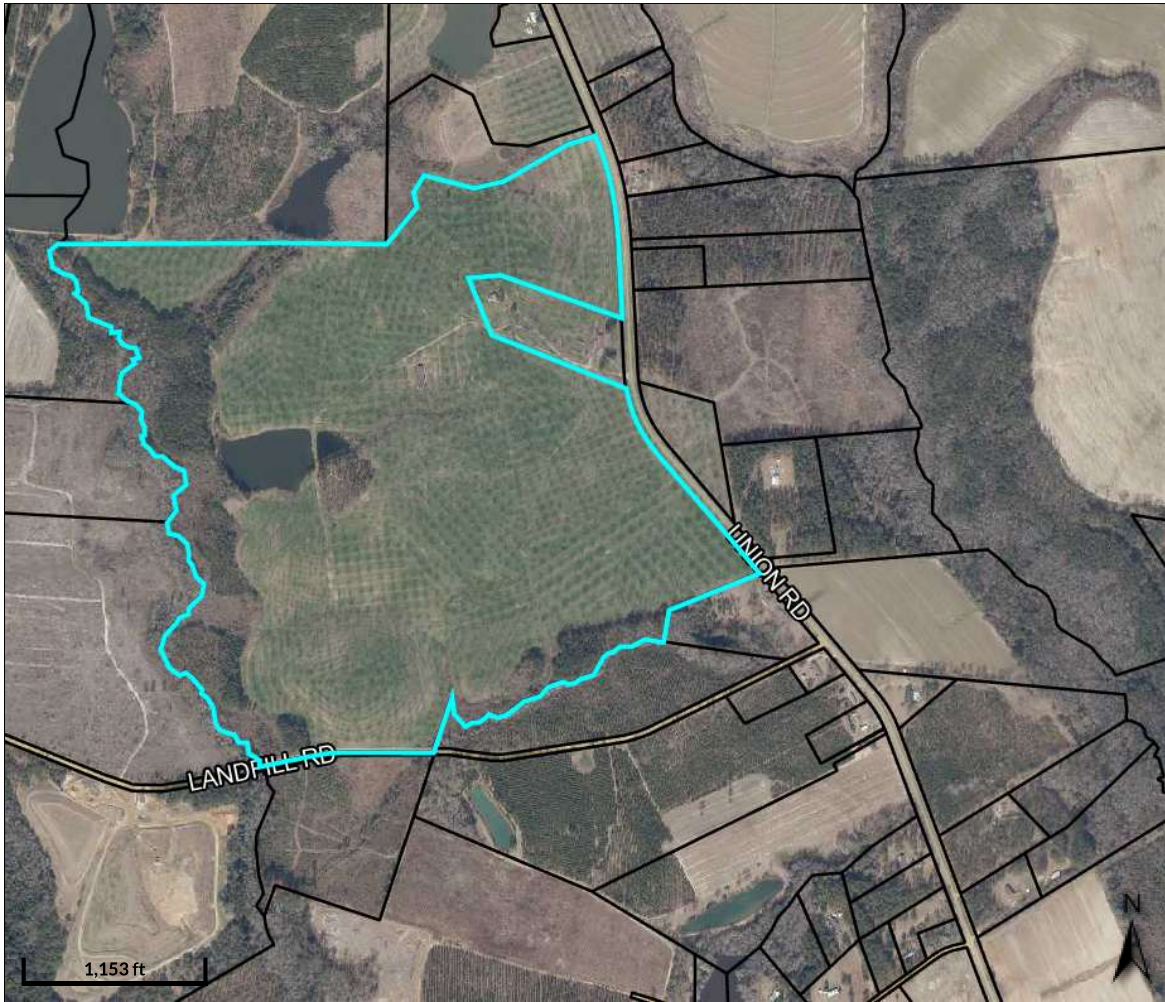
5.10. A minimum structural buffer meeting the requirements of Section 317 must be established along any outside areas used to exercise, walk, or keep animals that abuts a ground floor residential use; and

5.11. No animal may be outdoors between 11:00 p.m. and 6:00 a.m.

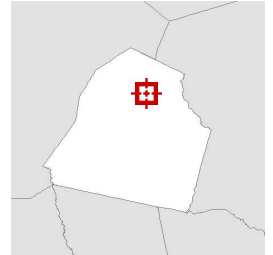
6. Tattoo Parlor, Body Art Studio



Candler County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	044 001 006	Owner	R&L LAND AND INVESTMENTS LLC	Last 2 Sales			
Class Code	Consrv Use		175 DIXON LAKE CIRCLE	Date	Price	Reason	Qual
Taxing District	COUNTY		VIDALIA, GA 30474	8/10/2023	\$927053	TI	U
Acres	212.5	Physical Address	16505 UNION RD	n/a	0	n/a	n/a
		Assessed Value	Value \$585352				

(Note: Not to be used on legal documents)

Date created: 11/10/2025

Last Data Uploaded: 11/10/2025 6:11:30 AM

Developed by  **SCHNEIDER**
GEOSPATIAL

Candler County, GA

Pay Taxes Online

[Click Here to Pay Taxes Online](#)

Summary

Parcel Number	044 001 006
Location Address	16505 UNION RD
Legal Description	212.50 ACRES
	(Note: Not to be used on legal documents)
Class	V5-Consrv Use
	(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District	COUNTY (District 01)
Millage Rate	28.294
Acres	212.5
Homestead Exemption	No (S0)
Landlot/District	N/A

[View Map](#)



Owner

R&L LAND AND INVESTMENTS LLC
175 DIXON LAKE CIRCLE
VIDALIA, GA 30474

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Orchards	Rural	1	52.81
RUR	Orchards	Rural	2	35.3
RUR	Orchards	Rural	3	63.07
RUR	Woodlands	Rural	4	40.58
RUR	Ponds	Rural	3	3.93
RUR	Orchards	Rural	4	16.81

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	2	52.81
CUV	Agland 93	4	35.3
CUV	Agland 93	5	32.23
CUV	Agland 93	6	30.84
CUV	Agland 93	7	16.73
CUV	Agland 93	8	0.08
CUV	Timberland 93	8	40.58
CUV	Timberland 93	9	3.93

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
HSA WELL ONLY	2024	1x1 / 1	1	\$10,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
8/10/2023	313 215	30 155	\$927,053	TIMBER INCLUDED IN SALE	WALER, STEVIE C	R AND L LAND AND INVESTMENTS LLC

Valuation

	2025	2024
Previous Value	\$575,352	\$0
Land Value	\$575,352	\$575,352
+ Improvement Value	\$0	\$0
+ Accessory Value	\$10,000	\$0
= Current Value	\$585,352	\$575,352
10 Year Land Covenant (Agreement Year / Value)	2022 / \$144,503	2022 / \$140,349

Photos



No data available for the following modules: Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Sketches.

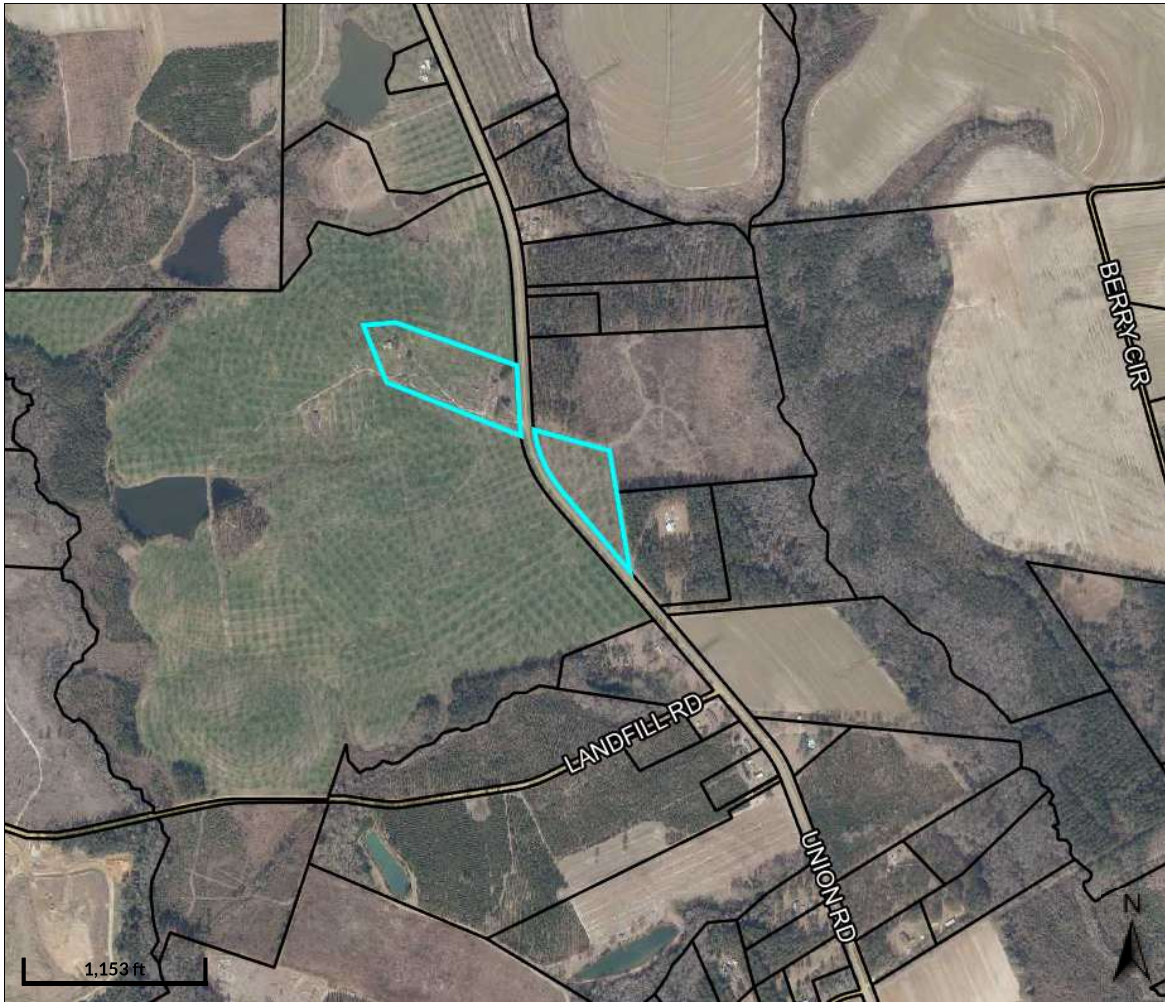
The Candler County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 11/10/2025, 6:11:30 AM](#)

[Contact Us](#)

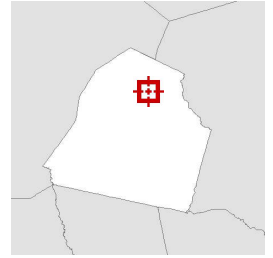
Developed by
 **SCHNEIDER**
GEOSPATIAL



Candler County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID 044 001
Class Code Consv Use
Taxing District COUNTY
Acres 12.48

Owner WALLER, STEVIE C
16643 UNION RD
METTER, GA 30439
Physical Address 16643 UNION RD
Assessed Value Value \$195288

Last 2 Sales			
Date	Price	Reason	Qual
2/28/2023	0	NP	U
8/25/2010	0	DS	U

(Note: Not to be used on legal documents)

Date created: 11/10/2025
Last Data Uploaded: 11/10/2025 6:11:30 AM

Developed by  **SCHNEIDER**
GEOSPATIAL

Candler County, GA

Pay Taxes Online

[Click Here to Pay Taxes Online](#)

Summary

Parcel Number 044 001
Location Address 16643 UNION RD
Legal Description 12.48 ACRES & IMPROVEMENTS
(Note: Not to be used on legal documents)
Class V5-Consrv Use
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District COUNTY (District 01)
Millage Rate 28.294
Acres 12.48
Homestead Exemption Yes (\$1)
Landlot/District N/A

[View Map](#)



Owner

[WALLER, STEVIE C](#)
16643 UNION RD
METTER, GA 30439

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Homesites	Rural	1	2
RUR	Orchards	Rural	1	10.33
RUR	Orchards	Rural	3	0.15

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	2	10.33
CUV	Agland 93	6	0.15

Residential Improvement Information

Style One Family
Heated Square Feet 2471
Interior Walls Sheetrock
Exterior Walls Masonry (brick)
Foundation Slab
Attic Square Feet 868 - 25% Finished
Basement Square Feet 0
Year Built 1968
Roof Type HD Shingle
Flooring Type Carpet/Tile
Heating Type Central Heat/AC
Number Of Rooms 0
Number Of Bedrooms 0
Number Of Full Bathrooms 2
Number Of Half Bathrooms 0
Number Of Plumbing Extras 3
Value \$126,518
Condition Average
Fireplaces\Appliances Const 1 sty 1 Box 1
House Address 16643 UNION RD

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
FEE - LANDFILL	2023	1x1 / 1	1	\$0
AP8 POLE SHED WD 2 OPEN	2018	14x40 / 0	0	\$585
RS1 FRAME,MTL-BLOCK UTIL	2018	16x16 / 0	0	\$1,024
LT1 LEAN TO	2018	16x24 / 0	0	\$519

Description	Year Built	Dimensions/Units	Identical Units	Value
AP6 POLE SHED WD 4 OPEN	2018	8x14 / 0	0	\$389
FEE - GARBAGE COLLECTION	2018	2x2 / 2	2	\$0
RES / SV	2018	1x1 / 0	0	\$1,000
FEE - EMERGENCY MED SERVICES	2018	1x1 / 1	1	\$0
RS3 PRE-FAB METAL WOOD UTILITY	2018	10x24 / 0	0	\$2,344
LT1 LEAN TO	2018	10x16 / 0	2	\$900
CLF2 CHAIN LINK FENCE 6' LF	2018	1x350 / 0	0	\$1,239
HSF SEPTIC ONLY	2010	1x0 / 1	1	\$2,000
RS3 PRE-FAB METAL WOOD UTILITY	2001	12x16 / 0	1	\$1,071
RS1 FRAME,MTL-BLOCK UTIL	2001	12x16 / 0	1	\$960
AP6 POLE SHED WD 4 OPEN	2000	24x100 / 0	1	\$3,331
DEWE IRRIGATION DEEP/ WELL	1997	1x1 / 1	1	\$10,000
AG2 GR BIN W/DRYERS DxH	1975	16x32 / 0	1	\$100

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/28/2023		30 118	\$0	NEW PLAT SURVEY	WALLER, STEVIE C	WALLER, STEVIE C
8/25/2010	256 557	18 1	\$0	DEED OF ASSENT / WILL	WALLER, L C	WALLER, STEVIE C
6/25/2010	256 557	4 87	\$0	DEED OF ASSENT / WILL	WALLER, L C	WALLER, STEVIE C
6/25/2010	256 557		\$0	DEED OF ASSENT / WILL	WALLER, L C	WALLER, STEVIE C
11/20/2002	193 389		\$0	DEED OF ASSENT / WILL	WALLER, MARY L	WALLER, L C
11/20/2002	193 389		\$0	DEED OF ASSENT / WILL	WALLER, L C	WALLER, L C
10/28/1998	162 319		\$82,500	FAMILY SALE	CARTEE, HENRY L EST	WALLER, L C & MARY L
10/20/1998	162 321		\$0	QUIT CLAIM	WALLER, L C & MARY L	WALLER, L C. & MARY
9/1/1983	75 213		\$0	QUIT CLAIM	CARTEE, H L MRS	CARTEE, HENRY L EST
1/1/1967	39 6 7	14 87	\$0	QUIT CLAIM		WALLER, L C
1/1/1967	39 36		\$0	QUIT CLAIM		WALLER, L C
	8 353		\$0	QUIT CLAIM		CARTEE, H L MRS

Valuation

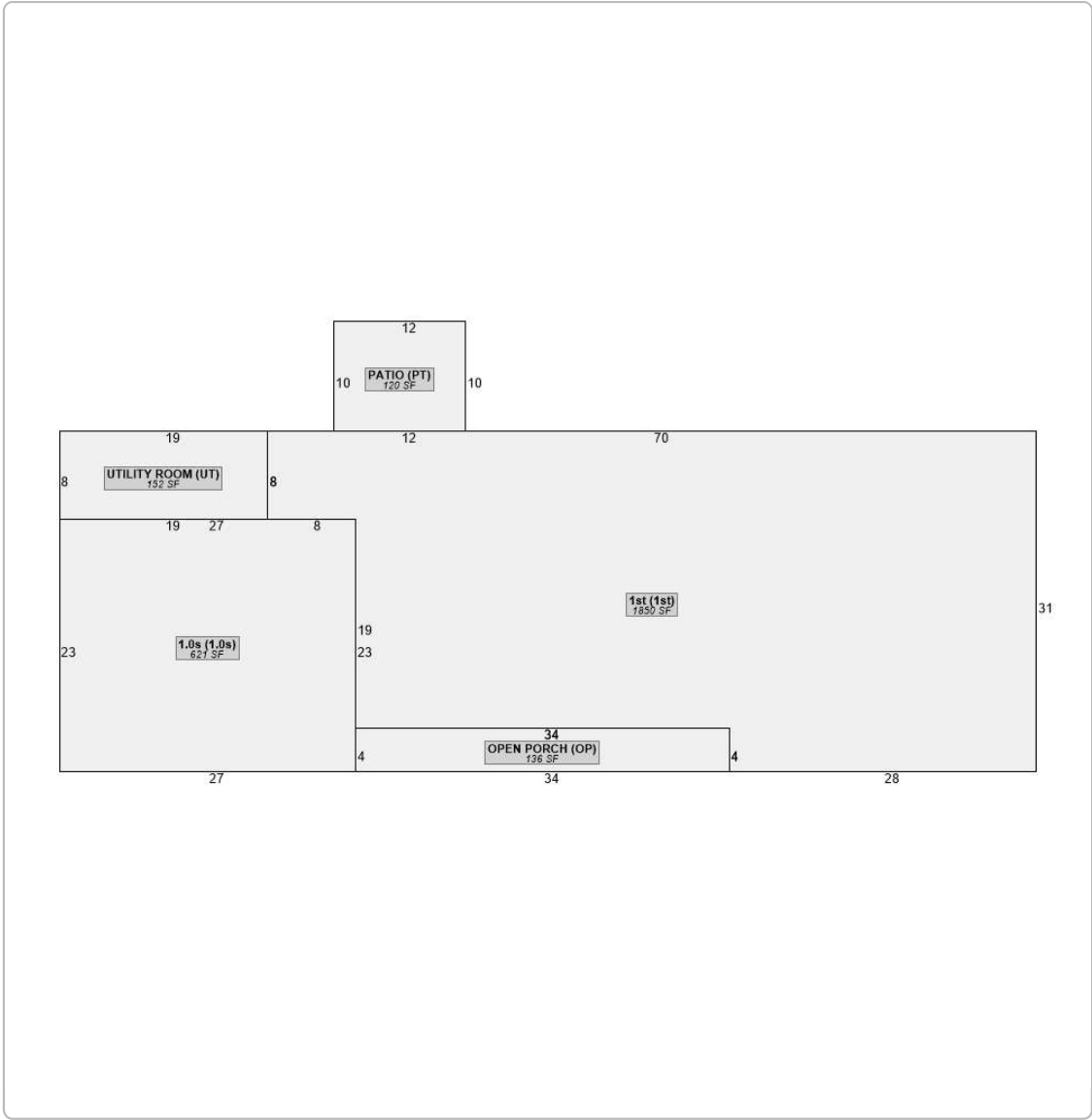
	2025	2024	2023	2022
Previous Value	\$209,841	\$768,050	\$764,989	\$741,885
Land Value	\$43,308	\$43,308	\$610,092	\$630,772
+ Improvement Value	\$126,518	\$141,071	\$132,496	\$116,522
+ Accessory Value	\$25,462	\$25,462	\$25,462	\$17,695
= Current Value	\$195,288	\$209,841	\$768,050	\$764,989
10 Year Land Covenant (Agreement Year / Value)	2022 / \$9,964	2022 / \$9,683	2022 / \$151,947	2022 / \$151,463

Photos





Sketches



No data available for the following modules: Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes.

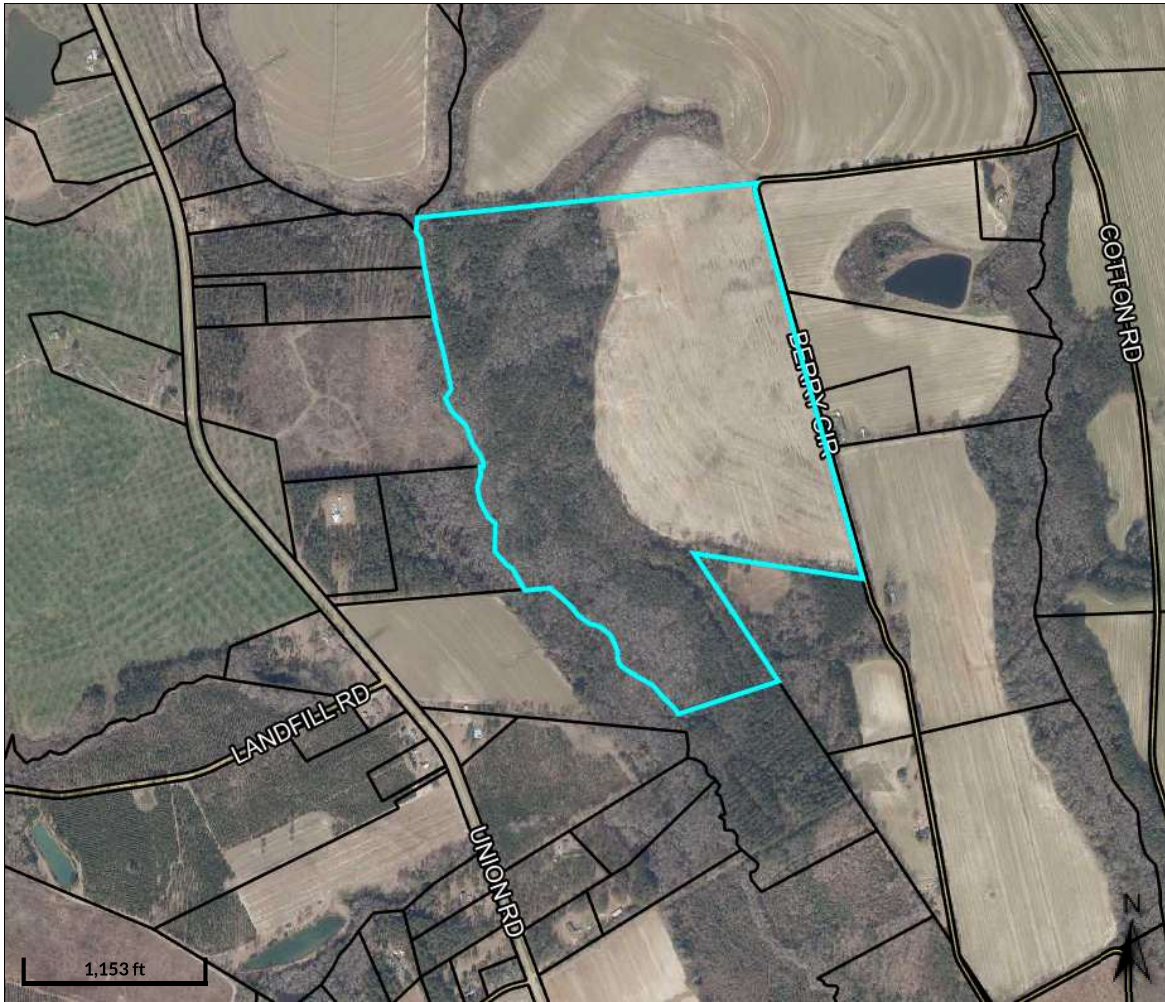
The Candler County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.
[| User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 11/10/2025, 6:11:30 AM](#)

Contact Us

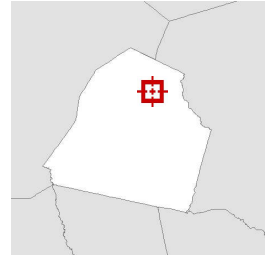
Developed by
SCHNEIDER
GEOSPATIAL



Candler County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	044 024	Owner	PATTERSON, BOWEN MILES SR	Last 2 Sales			
Class Code	Consv Use		13485 COTTON RD	Date	Price	Reason	Qual
Taxing District	COUNTY		METTER, GA 30439	3/9/2015	\$257540	FA	U
Acres	128.22	Physical Address	UNION RD	3/26/2007	\$526400	TI	U
		Assessed Value	Value \$230486				

(Note: Not to be used on legal documents)

Date created: 11/10/2025

Last Data Uploaded: 11/10/2025 6:11:30 AM

Developed by  **SCHNEIDER**
GEOSPATIAL

Candler County, GA

Pay Taxes Online

[Click Here to Pay Taxes Online](#)

Summary

Parcel Number 044 024
Location Address UNION RD
Legal Description 128.22 ACRES
(Note: Not to be used on legal documents)
Class V5-Consrv Use
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District COUNTY (District 01)
Millage Rate 28.294
Acres 128.22
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)



Owner

[PATTERSON, BOWEN MILES SR](#)
13485 COTTON RD
METTER, GA 30439

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	1	70.85
RUR	Open Land	Rural	4	11.83
RUR	Woodlands	Rural	4	45.54

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	4	8.21
CUV	Agland 93	5	3.62
CUV	Timberland 93	8	45.54
CUV	Timberland 93	2	70.85

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
DEWE IRRIGATION DEEP/ WELL	2018	1x1 / 1	1	\$10,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/9/2015	284 572	5 249	\$257,540	FAMILY SALE	PATTERSON & PATTERSON, GP	PATTERSON, SR. BOWEN MILES
3/26/2007	234 713	5 249	\$526,400	TIMBER INCLUDED IN SALE	C T R, LLC	PATTERSON & PATTERSON, GP
12/22/2006	232 690	5 249	\$2,050,000	MULTIPLE PARCELS > 2 PARCELS	MILES, THE PAULINE F. IRREVOCA	C T R, LLC
9/1/2006	230 174	5 249	\$0	DEED OF ASSENT / WILL	MILES, JAMES E & PAU	MILES, THE PAULINE F. IRREVOCABLE TRUST
6/2/1999	166 699	5 249	\$0	FAMILY SALE	MILES, JAMES ELWOOD	MILES, JAMES E & PAU
12/30/1996	145 226	5 249	\$0	QUIT CLAIM	MILES, BROTHERS PART	MILES, JAMES ELWOOD
11/1/1987	78 66		\$0	QUIT CLAIM		MILES, ALEXA
6/1/1987	86 444		\$0	QUIT CLAIM	MILES, JAMES & FRED	MILES, BROTHERS PART
6/1/1987	86 442		\$0	QUIT CLAIM	MILES, ALEXA	MILES, JAMES & FRED

Valuation

	2025	2024	2023	2022
Previous Value	\$230,486	\$230,486	\$230,486	\$230,486
Land Value	\$220,486	\$220,486	\$220,486	\$220,486
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$10,000	\$10,000	\$10,000	\$10,000
= Current Value	\$230,486	\$230,486	\$230,486	\$230,486
10 Year Land Covenant (Agreement Year / Value)	2016 / \$82,212	2016 / \$79,890	2016 / \$77,623	2016 / \$75,431

Photos



No data available for the following modules: Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Sketches.

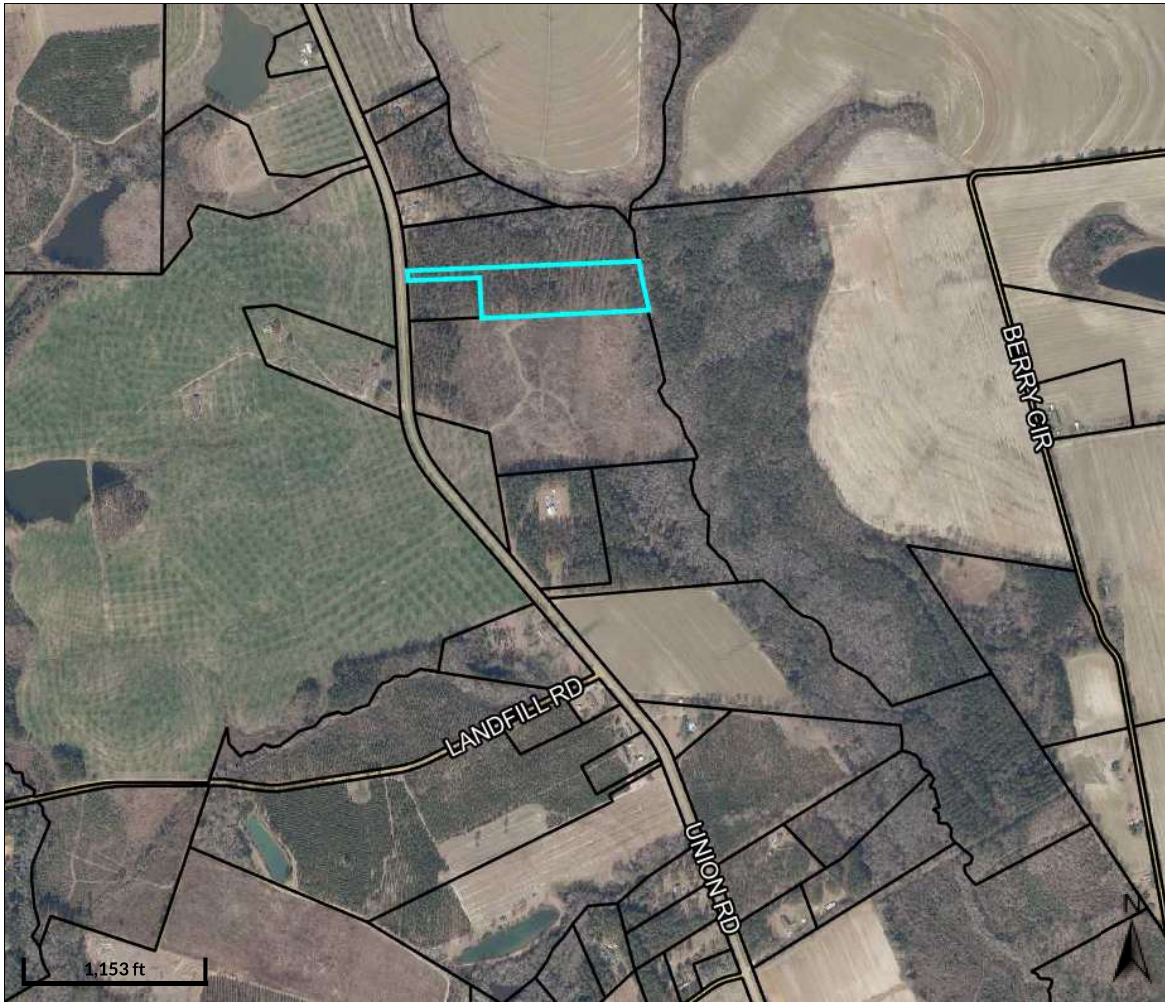
The Candler County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 11/10/2025, 6:11:30 AM](#)

[Contact Us](#)

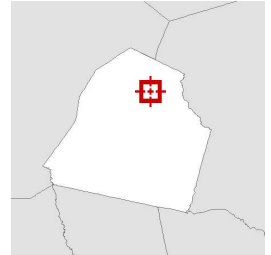
Developed by
 **SCHNEIDER**
GEOSPATIAL



Candler County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID 044 024 001
Class Code Agricultural
Taxing District COUNTY
Acres 7.5

Owner REICHARD, ROBIN LYNN
17289 UNION ROAD
METTER, GA 30439
Physical Address 17289 UNION RD
Assessed Value Value \$43750

Last 2 Sales

Date	Price	Reason	Qual
3/16/2023	\$237400	MH	U
12/19/2022	\$70000	IS	U

(Note: Not to be used on legal documents)

Date created: 11/10/2025

Last Data Uploaded: 11/10/2025 6:11:30 AM

Developed by  **SCHNEIDER**
GEOSPATIAL

Candler County, GA

Pay Taxes Online

[Click Here to Pay Taxes Online](#)

Summary

Parcel Number	044 024 001
Location Address	17289 UNION RD
Legal Description	7.502 ACRES
	(Note: Not to be used on legal documents)
Class	A4-Agricultural
	(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District	COUNTY (District 01)
Millage Rate	28.294
Acres	7.5
Homestead Exemption	No (S0)
Landlot/District	N/A

[View Map](#)

Owner

REICHARD, ROBIN LYNN
17289 UNION ROAD
METTER, GA 30439

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	7.5

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
HSB WELL/SEPTIC	2021	1x0 / 1	1	\$7,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/16/2023	310 703	29 63	\$237,400	MOBILE HOME IN SALE	COLLINS MOBILE HOME SALES INC	REICHARD, ROBIN LYNN
12/19/2022	309 145	29 63	\$70,000	IMPROVED AFTER SALE	MARTIN, DAVID K & LOIS MARTIN	COLLINS MOBILE HOME SALES INC
9/2/2021	300 190	29 63	\$0	LEGACY CODE - RIGHT OF SURVIVORSHIP	MARTIN, DAVID K	MARTIN, DAVID K & LOIS MARTIN
9/1/2021	300 188	29 63	\$37,000	LAND MARKET SALE	SPARROWHAWK, WILLIAM L & KATHY A	MARTIN, DAVID K
10/31/2008	247 89	15 80	\$45,000	LAND MARKET SALE	PATTERSON & PATTERSON GP	SPARROWHAWK, WILLIAM L & KATHY A

Valuation

	2025	2024	2023	2022
Previous Value	\$168,154	\$38,750	\$38,250	\$45,980
Land Value	\$36,750	\$36,750	\$36,750	\$36,750
+ Improvement Value	\$0	\$124,404	\$0	\$0
+ Accessory Value	\$7,000	\$7,000	\$2,000	\$1,500
= Current Value	\$43,750	\$168,154	\$38,750	\$38,250

No data available for the following modules: Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Photos, Sketches.

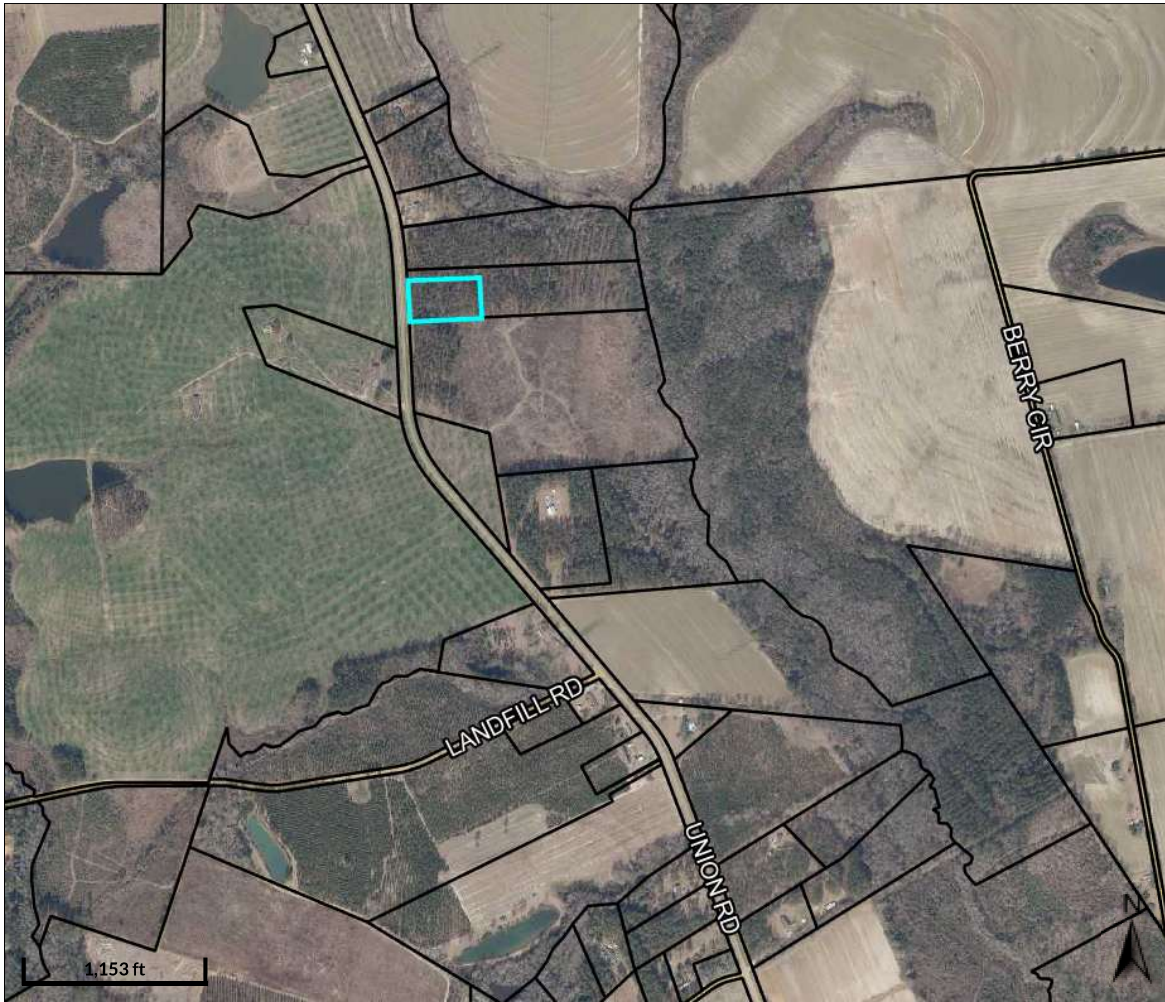
The Candler County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 11/10/2025, 6:11:30 AM

[Contact Us](#)

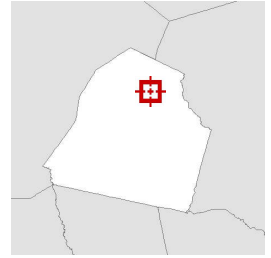




Candler County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID 044 024 009
Class Code Residential
Taxing District COUNTY
Acres 2.5

Owner MARTIN, BRIAN P
2925 WATSON RD
METTER, GA 30439
Physical Address 17212 UNION RD
Assessed Value Value \$177312

Last 2 Sales

Date	Price	Reason	Qual
9/1/2021	\$13000	LM	Q
10/31/2008	\$45000	LM	Q

(Note: Not to be used on legal documents)

Date created: 11/10/2025

Last Data Uploaded: 11/10/2025 6:11:30 AM

Developed by  **SCHNEIDER**
GEOSPATIAL

Candler County, GA

Pay Taxes Online

[Click Here to Pay Taxes Online](#)

Summary

Parcel Number	044 024 009
Location Address	17212 UNION RD
Legal Description	2.502 ACRES
	(Note: Not to be used on legal documents)
Class	R4-Residential
	(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District	COUNTY (District 01)
Millage Rate	28.294
Acres	2.5
Homestead Exemption	No (S0)
Landlot/District	N/A

[View Map](#)



Owner

MARTIN, BRIAN P
2925 WATSON RD
METTER, GA 30439

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Homesites	Rural	1	2.5

Residential Improvement Information

Style	One Family
Heated Square Feet	1428
Interior Walls	Sheetrock
Exterior Walls	Vinyl Siding
Foundation	Slab
Attic Square Feet	0
Basement Square Feet	0
Year Built	2022
Roof Type	HD Shingle
Flooring Type	Carpet/Tile
Heating Type	Central Heat/AC
Number Of Rooms	0
Number Of Bedrooms	0
Number Of Full Bathrooms	2
Number Of Half Bathrooms	0
Number Of Plumbing Extras	3
Value	\$157,237
Condition	Average
House Address	17212 UNION RD

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
SHIPPING CONTAINER	2024	8x20 / 0	0	\$500
FEE - EMERGENCY MED SERVICES	2023	1x1 / 1	1	\$0
FEE - GARBAGE COLLECTION	2023	1x1 / 1	1	\$0
FEE - LANDFILL	2023	1x1 / 1	1	\$0
HSB WELL/SEPTIC	2022	1x0 / 1	0	\$7,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/1/2021	300 186	29 63	\$13,000	LAND MARKET SALE	SPARROWHAWK, WILLIAM L & KATHY A	MARTIN, BRIAN P
10/31/2008	247 89	15 80	\$45,000	LAND MARKET SALE	PATTERSON & PATTERSON GP	SPARROWHAWK, WILLIAM L & KATHY A

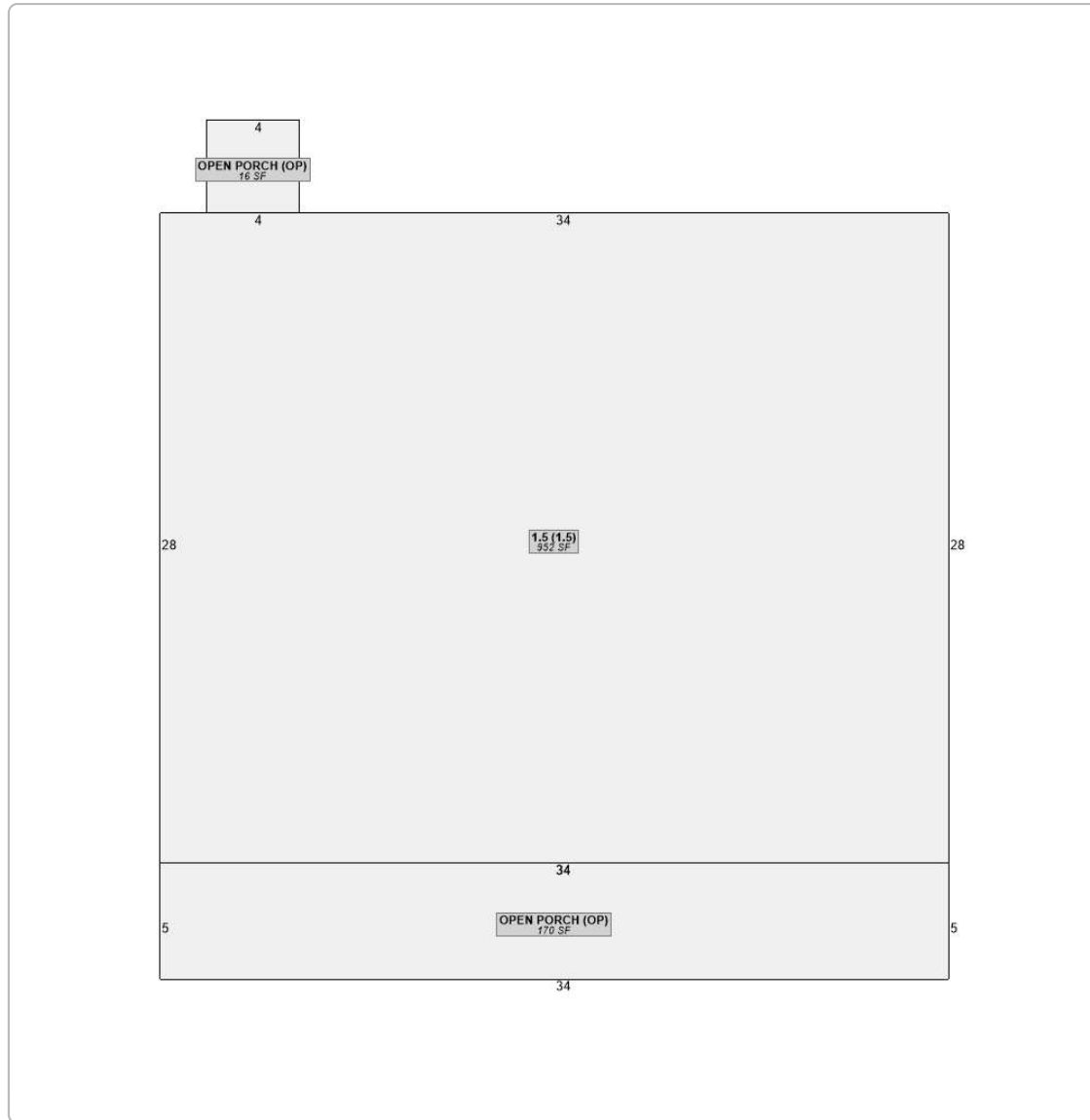
Valuation

	2025	2024	2023	2022
Previous Value	\$176,812	\$121,968	\$12,575	\$0
Land Value	\$12,575	\$12,575	\$12,575	\$12,575
+ Improvement Value	\$157,237	\$157,237	\$102,393	\$0
+ Accessory Value	\$7,500	\$7,000	\$7,000	\$0
= Current Value	\$177,312	\$176,812	\$121,968	\$12,575

Photos



Sketches



No data available for the following modules: Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes.

The Candler County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 11/10/2025, 6:11:30 AM](#)

[Contact Us](#)

Developed by
 **SCHNEIDER**
GEOSPATIAL

CANDLER COUNTY ZONING

MEETING NOTICE

Application #: Candler-2025-6

Blaise Murphy

d/b/a Foxboro Kennels

Map & Parcel: 044 024 006

Address: 17264 Union Rd, Metter GA 30439

The Candler County Planning & Zoning Board will hold a meeting on Tuesday, December 2, 2025 at 5:00 p.m.

Blaise Murphy d/b/a Foxboro Kennels has applied for a Conditional Use (CU) permit on parcel 044 024 006, located in the AG-3 district, at 17264 Union Rd, Metter, GA 30439, for the purpose of establishing a commercial dog kennel as described in Article 4, Section 3.1 Commercial Uses, c) personal service, 1 Commercial Kennel. The supplemental provisions for the conditional use are as required by Section 504.5. The applicant proposes to construct a 2,500 sq. ft. metal building with twenty-four (24) kennels.

The meeting will be held in the Board of Commissioner's meeting room located at 1075 E Hiawatha St, Metter, Georgia 30439. All persons who wish to address the Planning and Zoning Board shall contact the Zoning Administrator at (912) 685-2835 or crader@candlerco-ga.gov prior to the meeting.

CANDLER COUNTY PLANNING & ZONING BOARD

CANDLER COUNTY ZONING MEETING NOTICE

Application #: Candler-2025-6

Blaise Murphy

d/b/a Foxboro Kennels

Map & Parcel: 044 024 006

Address: 17264 Union Rd, Metter GA 30439

The Candler County Board of Commissioners will hold a meeting on Monday, January 5, 2025 at 5:00 p.m.

Blaise Murphy d/b/a Foxboro Kennels has applied for a Conditional Use (CU) permit on parcel 044 024 006, located in the AG-3 district, at 17264 Union Rd, Metter, GA 30439, for the purpose of establishing a commercial dog kennel as described in Article 4, Section 3.1 Commercial Uses, c) personal service, 1 Commercial Kennel. The supplemental provisions for the conditional use are as required by Section 504.5. The applicant proposes to construct a 2,500 sq. ft. metal building with twenty-four (24) kennels.

The meeting will be held in the Board of Commissioner's meeting room located at 1075 E Hiawatha St, Metter, Georgia 30439. All persons who wish to address the Planning and Zoning Board shall contact the County Clerk at (912) 685-2835 or Klank@candlerco-ga.gov prior to the meeting.

BOARD OF COMMISSIONERS, CANDLER COUNTY