

All cell phones should be placed on vibrate or turn them off. This includes members of the Planning Commission. Baur reminded members of the Planning Commission to please state their names before speaking for the benefit of the audience as well as for the benefit of the staff recording the minutes of this meeting.

At this time Baur stated that she will call the first two items.

Zoning Director Brad Townsend stated that he did not believe a representative from the church is present this evening. The Commission probably could go on to Item no. 3.

09-0901

CU09-95

VETERINARY REFERRAL SURGICAL PRACTICE

900 Holcomb Bridge Road

Land Lots: 501, 502, 525 and 536

Presented by Bradford D. Townsend, Planning and Zoning Director

Brad Townsend stated that this is a conditional use for an existing building. Staff is recommending approval with four conditions. This is an existing one story building, approximately 7600 square feet containing 42 parking spaces. The applicant is requesting a conditional use to allow for an animal surgical clinic and emergency center. The existing building at the corner of Holcomb Bridge Road and Warsaw Road is used currently as a healthcare facility. As the Commission will remember, they processed a text amendment to allow for this as a conditional use in the OP zoning district. That text amendment will be heard prior to this application going in front of mayor and city council. That is why the Commission has one of the conditions related to making sure that that text amendment takes place prior to granting the conditional use.

Staff has no additional comments at this time and recommends approval of the application with the conditions.

Susan Baur asked if there were any questions for staff.

Cheryl Greenway stated that she would like a clarification. On the recommendations, no. 3: All activity is to be located inside the building. She would assume there would have to be some ability to take animal out just to walk to potty, etc. But what staff is trying to limit there is outside pens where the dogs will be barking or things of that nature. But not that they can't go outside with the animals.

Brad Townsend stated that was correct.

Hearing no further questions for staff Susan Baur stated that the Commission will now hear from the applicant.

Travis Carter stated that he was representing the applicant, David Phylar, DVM. The Commission may be familiar with this building from the corner of Warsaw and Holcomb Bridge Roads. It is the grey block and glass block building right next to Brookwood Grill. The property is currently zoned OP and is used as a medical clinic. The applicant is requesting the proposed use be for an animal surgery center and emergency clinic. The only difference between the two uses would be that there would be animals coming into the facility instead of people.

Greenway had questioned whether there would be animals outside. Carter stated that going from the car inside the building would be the only time the animals would be outside. This is not a kennel. This is not a boarding facility. This is just a surgery center and an emergency clinic for animals that would be open at night if there was an emergency.

Carter stated that they have read the staff recommendations and the conditions. Those conditions are fine with the applicant. Dr. Phylar is present the answer any questions the Commission may have on the operation of the business. The applicant respectfully requests that the Commission approve the application.

Susan Baur asked if there were any questions for the applicant.

Loren Conrad stated that he had a question about the dog walking, etc. How would the applicant control that in terms of clean up and keeping them within bounds and that sort of thing?

David Phylar, DVM stated that they handle a very small number of animals. Most of the animals because they are a surgical clinic and because they are an affiliated emergency clinic; a larger number of animals for them to have in their hospital would be five to seven. They are not a boarding facility or a regular veterinarian, they are a specialty group. Whereas a general practice may have 30 animals there. The animals that Dr. Phylar has are usually very, very sick and are incapacitated or are usually in intensive care. The animals that remain, they would be going to and from.

Loren Conrad clarified that there would be very few at any one time and any mess that they would make would be cleaned up. Phylar stated that it absolutely would. For example, his practice has been in Roswell for 17 years. They are actually located within the same strip plaza as one of the major restaurants in Roswell. They have been there 17 years; they have never had a complaint. They police their area. Conrad asked what the location was. Phylar stated that their current location is on 900 Mansell Road next to Longhorn. It is a very low-key operation.

Cheryl Greenway asked Phyler how soon was he looking to be open in the facility. Phyler stated that he was thinking early spring. Greenway double checked with Brad Townsend that that would give enough time for the ordinance to be finalized. Townsend stated that it would.

Loren Conrad stated that he had a question for staff. On the striped island on the south driveway he looks at that layout so the south driveway would be right-in/right-out. There are two driveways on Warsaw. The northern one would still be allowed left-out/left-in. Brad Townsend stated that was correct. Conrad asked if there were any requirements to put any kind of turning arrows there. It looks like there is a middle lane there. Townsend stated that there is a turn lane to the one driveway also. That is the confusion because when cars are backing up on Holcomb Bridge Road they are really blocking that one ingress/egress. That is why transportation wanted it to be right-in/right-out only.

Susan Baur asked if there was anyone from the public who would like to speak in favor of this application. She asked if there was anyone from the public who would like to speak in opposition to this application. Hearing no comments from the public, Baur asked if there was anything else the applicant would like to say before she closes the public portion of the meeting. The applicant had no further comments. Baur closed the public portion of the meeting so that the Planning Commission can discuss the application and make a motion. She asked if there were any other questions for staff. Hearing none Baur called for discussion.

Cheryl Greenway stated that she just had a rhetorical question. She just wondered if the facility would be treating chickens.

Motion

Loren Conrad made a motion to approve CU09-05 as written with the conditions as written in by the staff. Karen Geiger seconded the motion.

The motion passed unanimously, 6-0. This recommendation will go forward to mayor and city council next month.

Susan Baur stated that CU09-03 and CU09-04 involve the same applicant. The Commission will hear them and then vote on each conditional use separately.

09-0811

CU09-03

PLEASANT HILL YOUTH DISCOVERY HOUSE

742 Bush Street

Presented by Bradford D. Townsend, Planning and Zoning Director

 **DRAFT**