

WILBUR K. AVERA
City Administrator

W. L. MABRY
Mayor

City of Roswell

617 Atlanta Street
Roswell, Georgia 30075
(404) 993-9541

May 9, 1979

Dr. Gordon L. Higgins
1676 Durrett Way
Dunwoody, Georgia 30338

Dear Dr. Higgins:

The Roswell City Council on May 7, 1979 approved your request to rezone the property at 55 W. Crossville Road from C-2 to C-3 (conditional). The condition is that the property will be used only for a Veterinary Clinic.

Sincerely,

CITY OF ROSWELL



Paul V. Lambert
Zoning Administrator

PVL/mt

A regular meeting of the Roswell Mayor and Council was held on Monday, May 7, 1979, at 7:30 P.M. with Mayor W. L. Mabry presiding. Members present included Mr. Carl Callum, Mr. Don White, Mr. Winston Dobbs, Mr. Robert Smith, and Mr. Al Temples, plus Mr. Mike Sullivan, Acting City Attorney, Mr. Paul Lambert, Zoning Administrator, Mr. Murray McAfee, City Planner and Asst. to the Zoning Administrator, and Mrs. Sylvia Esco, Secretary.

A motion was made by Mr. Callum and seconded by Mr. Temples to approve the minutes of the meeting of April 16, 1979 with the following corrections as requested by Mr. Callum:

Pg. 4 - 1st para - Change Mr. Curt Walker to Mr. Curt Blocker

Pg. 5 - last para. of Administrative Dept. Report - Correct title of Mr. Murray McAfee to City Planner and Assistant to the Zoning Administrator.

The motion was unanimously carried with these corrections.

Excused absence was granted to Councilman Frank Wilbanks.

Petition #79-7 - Dr. Gordon L. Higgins: This petition to rezone approximately 2 acres at 55 W. Crossville Rd. from C-2 to C-3 Conditional for a veterinary clinic was presented by Mr. McAfee who read the request. Mr. McAfee pointed out that Fulton County Health Dept. recommended that they be required to connect to the metropolitan water and public sanitary sewer, Fulton County Board of Education has no objections, and the Roswell Planning Comm. recommended approval.

In presenting his petition Dr. Higgins stated he wanted to establish a veterinary practice at this location and request that Council approve his request.

Mr. Dobbs asked if everything would be in an enclosed, soundproof building with no outside runs and Dr. Higgins advised it would be. He said he would utilize the existing building and remodel the interior.

Mr. Smith asked Dr. Higgins if he could keep animals caged up in the basement and be in compliance with the humane requirements and Dr. Higgins said he knew of no reasons he would not comply. Mr. Smith asked what he was going to do to soundproof the basement because the concrete blocks would not be soundproof. Dr. Higgins said he had discussed this with Mr. Lambert and he plans to put 2 x 4 partitions out from the concrete wall with 6" fiberglass layers between it and they believed this should be enough. Mr. White asked about zoning of the adjoining property and was told that to the east it is C-2 and residential to the west; however, Mr. Lambert advised that Dr. Higgins would not be boarding dogs but would just have a few "in" patients. Mayor Mabry asked Dr. Higgins if he was fully aware that if this does not keep the noise down he will have to do something else that will. Dr. Higgins replied that he was aware of this and he had a practice for 10 years and had no problems. Mr. Smith stated he wanted to be sure we were consistent with our requirements and he was afraid we had required more of Dr. Lavender than we were requiring here. Mr. Smith wanted to be sure we were talking about boarding only dogs that are ill and no others and Dr. Higgins agreed to this. Mr. Smith also asked if the approval of this would bring pressure from others for rezoning for additional commercial and Mr. Lambert advised it was designated as highway business on the land use plan.

Mr. White asked to be sure the existing structure was 100 ft. from the property line to which Mr. Lambert advised it was. He also asked if they were going to renovate the existing building and Mr. Higgins advised they would remodel the interior and would have an architect to help with the redesign of the interior and the soundproofing.

Mr. Dobbs read the comments from Presnell - Kidd and asked if Dr. Higgins was aware of it. Mr. Lambert stated that Presnell - Kidd had thought it was going to be a new building. However, Dr. Higgins said he was aware of their recommendations and willing to abide by them.

Mr. Smith asked if they planned to hook-up to the public sewer and Dr. Higgins replied that was one of the conditions and he planned to do so immediately.

A motion was made by Mr. Smith and seconded by Mr. Dobbs to approve Petition #79-7 which was unanimously carried.