

attempted with this ordinance. Originally, staff was attempting a no net loss with the ordinance if someone was changing the use in the historic district. He asked if what really is being considered is a no net loss for public parking, as well as off-street parking spaces. Mr. Townsend replied that he did not think the public space was ever brought up as part of Committee; the discussion was related to off-street parking. Councilmember Dippolito stated the ordinance as worded, does not accomplish their original goal of preventing a reduction in the total number of parking spaces in this area. He noted that there could be public parking spaces which are not necessarily off-street. Mayor Wood asked for an example. Councilmember Dippolito referring to the newly constructed City parking lot on Mimosa Avenue stated that if someone changed their building use to restaurant use, which would require more parking, the restaurant owner could say their customers should park in the public parking lot but that would then impact that parking area. Councilmember Dippolito said Mayor Wood, still experiencing laryngitis, had just whispered to him "The issue was that in the C-1 district there is no requirement for off-street parking, so by having a change in the use you don't want that to trigger the off-street parking." Councilmember Dippolito stated "I'm okay with the concept. I just want to make sure we have it worded correctly because I think what we are trying to do is just make sure that we don't have a use that comes in that is very parking intensive and because they are not required to have parking on their piece of property, that it doesn't negatively impact the other businesses in the area." Councilmember Dippolito stated he did not have the suggested wording at this time but it could be worked out before the second reading. Mayor Pro Tem Igleheart noted that if approved, the second reading would be in December. No further discussion.

Mayor Pro Tem Igleheart invited public comment. No public comment or questions were heard. Mayor Pro Tem Igleheart asked if Mayor Wood had any comments; the Mayor made no comment.

Motion: Councilmember Dippolito moved to approve the First Reading of RZ09-13 Text Amendment regarding parking requirements in the Historic District with staff to meet with the Legal department to make sure the original intent is met; adjust the wording as necessary. Councilmember Wynn seconded. The motion passed unanimously.

7. RZ09-12 Text Amendment regarding Animal Hospitals and Veterinary Clinics. First Reading

Planning and Zoning Director Brad Townsend stated this proposed text amendment would allow the use of animal hospitals veterinary clinics in the O-P zoning district within the City. There would be the same controls and stipulations as existing animal hospitals and veterinary clinics. Staff recommends approval of the first reading of the text amendment.

City Attorney David Davidson conducted the reading of an **ORDINANCE TO AMEND THE CITY OF ROSWELL ZONING ORDINANCE TO ALLOW AS A CONDITIONAL USE IN THE O-P ZONING DISTRICT THE USES OF ANIMAL HOSPITALS AND VETERINARY CLINICS** stating: pursuant to their authority, the Mayor and City Council adopt the following ordinance:

1.

The Zoning Ordinance of the City of Roswell is hereby amended to allow the uses of animal hospitals and veterinary clinics as a conditional use in the O-P zoning district by changing Table 6.1 as follows:

TABLE 6.1

PERMITTED USES IN OFFICE AND COMMERCIAL ZONING DISTRICT

USES OFFICE AND COMMERCIAL ZONING DISTRICTS

P = Permitted use C = Conditional use X = Not permitted
(*) = Specific use regulations apply

<u>Zoning District</u>		O-P	C-1	C-2	C-3	I-1
Animal hospitals and veterinary clinics (see also Article 10)	X C	X	X	C	P	

Mr. Davidson noted that if approved, this would be the first reading of the ordinance.

Council comment:

Councilmember Price asked what the impetus was for this change. Mr. Townsend replied that in analyzing our current O-P zoning designation and where veterinary hospitals and clinics were approved, it was determined that they are mostly in our C-3 zoning designation. He said it was recommended at Committee that the O-P designation be opened up for this type of use; it would allow the re-use of buildings such as bank buildings. It was felt that the animal clinic and vet hospital would not have a greater impact on that type of O-P designation.

Mayor Pro Tem Igleheart invited public comment or questions. None was heard.

Motion: Councilmember Dippolito moved to approve the First Reading of **RZ09-12 Text Amendment regarding Animal Hospitals and Veterinary Clinics**. Councilmember Henry seconded. The motion passed unanimously.

8. Initiation of a text amendment to amend the Zoning Ordinance regarding nonconforming signs.

City Attorney's Report

9. Recommendation for closure to discuss litigation.