

MINUTES

Planning Commission

Regular Business Meeting

Thursday, April 25, 2013

Municipal Council Chambers

MEETING CALLED TO ORDER: Planning Commission Chairman Ed Warren called the meeting to order at 7:30 p.m. Invocation was given by R.C. Shanks followed by the pledge of allegiance.

ATTENDANCE: Planning & Development Director, Tim Prater; Planning Commission Chairman, Ed Warren; Planning Commissioners: Barbara Forrester, Steven Landers, Arno Angulo and R.C. Shanks. Council Members, Michelle Lynch, Skip Baliles and Fire Marshall, Kent Durden were present. Bruce Granoff, Sonny Medlin were absent. Administrative Assistant, Nina Ramsey recorded the minutes.

APPROVE MINUTES: A motion was made by R.C. Shanks and seconded by Barbara Forrester to approve the February 28, 2013 Minutes. Motion carried 4 – 0 therefore the February 28, 2013 minutes were approved.

THE FOLLOWING CASES WERE PRESENTED:

CASE #A13-005 ANNEXATION – Town & Country Pet Salon filed an application requesting to annex approximately 1.083+/- acres located at 4826 Highway 81 North, Map/Parcel #N016A007, Walton County, Georgia. The property owner is Paige Wilbanks. Paige Wilbanks was present. A motion was made by Barbara Forrester and seconded by R.C. Shanks to recommend approval of the annexation. Motion carried 4 – 0 therefore the recommendation is to approve the annexation of property located at 4826 Highway 81 North.

CASE #R13-005 REZONE – Town & Country Pet Salon filed an application to rezone approximately 1.083+/- acres located at 4826 Highway 81 North, Map/Parcel #N016A007, Walton County, Georgia. The current zoning is B2. The requested zoning is CH for an existing pet grooming, boarding, daycare facility. Paige Wilbanks was present and stated she had read and agreed with the staff recommendations. A motion was made by R.C. Shank and seconded by Barbara Forrester to approve the rezone with conditions. Motion carried 4 – 0 therefore the recommendation is to approve the rezone for 4826 Highway 81 North to CH (Commercial Highway) with the following conditions: 1) Alteration or additions to the building façade shall retain the residential character of the structure. 2) Limit signage on the property to one freestanding sign of no more than 24 square feet in face area and not more than 6 feet in height; and one wall sign of not more than 24 square feet in face area. The freestanding sign shall not be internally illuminated.

CASE #V13-006 VARIANCE – Town & Country Pet Salon filed an application requesting a variance for property located at 4826 Highway 81 North, Map/Parcel #N016A007, Walton County, Georgia. The variance would allow the existing pet grooming, day care facility with boarding. The property owner is Paige Wilbanks. Relief is sought from the City of Loganville

Zoning Ordinance Sec. 119-217 (b) (1) yy. Kennels. Paige Wilbanks was present and stated she had read and agreed with the conditions.

Celina Ford spoke in opposition stating she did not want a kennel next door to her because of the smell and noise.

Paige Wilbanks and her grandfather, Tom Pritchett spoke refuting Ms. Ford's claims.

A motion was made by Arno Angulo and seconded by R.C. Shanks to approve the Variance with conditions. Motion carried 4 – 0 therefore the recommendation is to approve the variance with the following conditions:

1. The applicant would be subject to all other City fees, services and charges.
2. The applicant would be required to obtain an Occupational Tax Permit
3. The applicant may not install any outside pens and or dog runs on the property without meeting the requirements under sec. 119-217 (b) (1) yy

Tim Prater
Planning & Development

Ed Warren
Commission Chairman