

PLANNING COMMISSION MEETING
MINUTES
TUESDAY, APRIL 7, 2026
5:15 P.M.

A Planning Commission meeting was held at 5:15 p.m. on Tuesday, April 7, 2026, in the Council Chambers at City Hall.

Attending were the following officials:

John Jones, Jr., Chairman

Alex Spivey, Board Member

Harold Boston, Jr., Board Member

Amy Harrison, Board Member

Shayla Donaldson, Board Member

Teresa Concannon, Planning Director

Angie Conner, City Clerk

CALL TO ORDER AND WELCOME

Chairman John Jones, Jr. called the meeting to order and welcomed everyone.

AGENDA AND MINUTES

A motion was made by Mr. Spivey and seconded by Mrs. Mrs. Harrison to approve the agenda. The vote was unanimous.

A motion was made by Mr. Boston and seconded by Mr. Spivey to approve the minutes from the previous Planning Commission meeting held on August 5, 2025. The vote was unanimous.

NEW BUSINESS

Plat Approval PP 022026 001

The Commission reviewed a preliminary plat located on the north side of Central Avenue between Ellis Street and Shamrock Road for the Central Station residential subdivision submitted by Chad Zittrouer. The property is zoned R-4, Tax Parcel ID: 036-16, total acreage 89.84 acres; 216 lots proposed. A motion was made by Mr. Spivey and seconded by Mrs. Harrison to approve the preliminary plat. The vote was unanimous.

CU 022026 001

An application was submitted by Brie Scansaroli for a Conditional Use approval to permit a kennel/dog-boarding at a pet grooming business in CR-Neighborhood/ General Commercial zoning district at 15 N. Kennedy Street (map and parcel# M33 079).

The applicant stated the following:

- This location is spacious for dog grooming and daycare and boarding, large spacious yard for outdoor play, maintained and beneficial to the animals and town business.
- There is no hardship with the property and its conditions,

- Bigger square footage, private fenced in yard for outdoor play, exercise and stimulation.
- There will not be any detriment negative impact, having this will create growing income to the city and improvement to the area and town,
- The property will be used for pet grooming (dogs and cats), daycare, boarding, 24/7 monitored and care.
- This will not be injurious to the property or town.
- There will be no increase to local or state expenditures in relation to cost of servicing or maintaining neighboring properties or negative impact.
- This will not impede the normal and orderly development of surrounding property for uses predominant in the area. This will be a healthy, presentable, clean business and up to code and licenses, no disruptions, similar to existing business.
- In the applicant's opinion the location and character of the proposed conditional use is considered to be consistent with a desirable pattern of development for the locality in general.

Staff has reviewed the application and has determined that the request for a Conditional Use to permit for a kennel/dog-boarding at a pet grooming business in the CR Neighborhood/General Commercial zoning district is in compliance with the Zoning Ordinance and Comprehensive Plan.

If this application is approved by city council, staff recommend the following conditions:

1. The applicant shall meet all building permit requirements for any improvements to the structure and begin renovations within six months after approval of the conditional use by the City council
2. The applicant shall maintain a kennel license from the GA Department of Agriculture.

Mr. Boston made a motion to approve an application by Brie Scansaroli for Conditional Use permit to allow kennel/dog-boarding at a pet grooming business in CR-Neighborhood/General Commercial zoning district at 15 N. Kennedy Street (map and parcel# M33-079). Mrs. Harrison seconded the motion, and the vote was unanimous.

CU 032026 002

An application by Jong Wan Kim for Conditional Use approval to permit residential use for visiting Doowon employees in an existing house in the L-1 Light Industrial zoning district at 715 N. Fortner Road (map and parcel# 037 046) was presented to the Planning Commission.

The applicant stated the following:

- The type of conditional uses requested is to permit residential use in industrial zone to serve as short to medium term housing for Doowon employees working at the nearby Doowon facility.

The residence has been vacant for more than one year, causing the previous grandfathered residential use to expire. And the request would allow residential occupancy again under conditional use approval.

Mrs. Harrison made a motion to recommend approval of the request for a conditional use to permit residential use for visiting Doowon employees in an existing house in the L-1 Light Industrial zoning district. Mr. Boston seconded the motion, and the vote was unanimous.

VAR 032026 001

An application by Joey Burke for a **Variance** from *Sec. 751* (sidewalks required) and *Sec. 738* (curb and gutter required) of the City of Metter *Subdivision and Land Development Ordinance*, in a workforce housing development at Fortner Road & W. Hiawatha Street (map and parcel# 037 004 002).

Mr. Burke was not present at the meeting.

Mr. Burke is requesting a variance from requirements for sidewalks and curbs and gutter. The discussion led to a possible recommendation to city council to allow improvements to be completed incrementally, to save on construction costs.

Mr. Spivey made a motion to approve a variance to allow improvements to be completed incrementally. Mr. Boston seconded the motion, and the vote was unanimous,

NEXT STEPS

The applicants were advised that the requests may be presented to City Council, which has final authority. A public hearing before City Council is scheduled for the following Monday, April 13, 2026, at 5:30 p.m.

ADJOURNMENT

There being no further business, the meeting was adjourned.