



CITY OF SOCIAL CIRCLE

JUNE 26, 2017

6:00 PM

City Community Room 138 East Hightower Trail

Planning Commission

Regular Meeting Minutes

I. CALL TO ORDER

Attendee Name	Organization	Title	Status	Arrived	Departed
Mike Griswell	City of Social Circle	Member	Present	6:00 PM	8:10 PM
Scott Gaither	City of Social Circle	Chairman	Present	6:00 PM	8:10 PM
Sabrina Flint	City of Social Circle	Member	Present	6:00 PM	8:10 PM
Signora Jackson	City of Social Circle	Member	Absent		
Daniel Kozak	City of Social Circle	Member	Present	6:00 PM	8:10 PM
Alfred Mauldin	City of Social Circle	Member	Present	6:00 PM	8:10 PM
Florine Phillips	City of Social Circle	Member	Present	6:00 PM	8:10 PM

II. MINUTES ACCEPTANCE

a. Planning Commission - Regular Meeting - May 22, 2017 6:00 PM

Commission Member Mike Griswell made a motion, seconded by Commission Florine Phillips to approve the regular minutes from May 22, 2017. Opportunity for discussion. All yes/Aye.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mike Griswell, Member
SECONDER:	Florine Phillips, Member
AYES:	Member Griswell, Chairman Gaither, Member Flint, Member Kozak, Member Mauldin, Member Phillips
ABSENT:	Member Jackson

III. PUBLIC HEARINGS

A. Application for Conditional Use at 1201 W. Hightower Trail to Allow Farming on Property Zoned AG Agricultural

Chairman Gaither opened a public hearing to allow public comment on an application for a Conditional Use of Farming for Mr. Michael Hornsby to be able to build a shed/storage barn to house Tractor, Back Hoe, Loader, Bush Hog to use in the Beautification of the property located on Map SC07 Parcel 2. The address is 1301 W. Hightower Trail.

Chairman Gaither explained the rules giving 10 minutes for each side to speak.

Request: The applicant is requesting a Conditional Use to Build a Barn on his vacant land located at 1301 W. Hightower Trail. The Property is listed is AG zoning. An accessory building and Uses are listed in the permitted Uses under Article IX, Section 900. However, the reason for Mr.Hornsby's requesting his Conditional Use is the Zoning Ordinance, Article V, Section 505, Accessory Uses and Structures, # 3, states: No accessory structure shall be erected prior to construction of the Principal Building to which it is accessory. Mr. Hornsby applied for a Conditional Use, Farming (which is what is listed under our Conditional Use for him to apply for.

Mr. Hornsby would like to build and house on the property a storage building for equipment used to beautify the property. Mr. Hornsby stated he will be clearing the underbrush and vines and then planting flowers, bushes and trees'. Mr. Hornsby will be putting in trails and benches and improved to be a park to be enjoyed by family and friends Mr. Hornsby has applied for a decorative fence along W. Hightower Trail and wire fence around the rest of the property.

Background and Future Use: *The Zoning Map shows the property Map SC 07 Parcel 0002 is zoned Agricultural (AG) and was previously owned by Ms. Sandra Killebrew. Mr. Michael Hornsby purchased the property at 1301 W. Hightower Trail Map SC 07 Parcel 0002 consisting of 32.47 acres. Mr. Hornsby has also purchased the vacant property to the east, Map SC 07 Parcel 0003A00 which consist of 13.15 acres from Mrs. Killebrew.*

There being no others present to speak for or against Chairman Gaither closed the public hearing.

Commission Member Daniel Kozak made a motion, second by Commission Member Alfred Mauldin to recommend to Mayor and Council the approval of the request of Mr. Hornsby to build the shed/storage barn. Opportunity for discussion. All Yes/Aye.

RESULT:	APPROVED FOR COUNCIL MEETING [UNANIMOUS]Next: 7/18/2017 6:30 PM
MOVER:	Daniel Kozak, Member
SECONDER:	Alfred Mauldin, Member
AYES:	Member Griswell, Chairman Gaither, Member Flint, Member Kozak, Member Mauldin, Member Phillips
ABSENT:	Member Jackson

IV. OLD BUSINESS

V. NEW BUSINESS

A. Discussion of Conditional Uses - Clark

Chairman Gaither stated that Mr. & Mrs. Cary Clark are here to discuss their property and what ideas they have on holding weddings, retreats, and other similar Agri-tourism uses. The property is also well suited for a natural outdoor music amphitheater and possible moves on the lawn.

Mr. Clark has proved a written request, and pictures of his property. The current zoning ordinance does not provide for this use. The following Comprehensive Plan statement supports consideration of this request.

Task 56, states "Amend zoning ordinance for Conditional Uses within the Agricultural zoning district which allow for appropriate agri-tourism and agri-businesses.

After much discussion, Chairman Gaither stated the Commission agrees that the Planning Commission would entertain an amendment to the Agricultural zoning district under Conditional Uses to have a Agri-tourism and Agri-business.

Chairman Gaither stated he would like Barbara Schlageter to gather information on how other cities handle Agri-Tourism and Agri-Businesses. Barbara Schlageter stated she will bring some other cities ordinances back at the next meeting.

RESULT: NO ACTION REQUIRED
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B. Discuss of Zoning Text Amendment Request

The Planning Commission stated they would like to discuss several items that the Commission needed to look at and see if any text amendments were needed. Each item is discussed and all Planning Commission Members agreed, with Aye/Yes to discuss the different ideas.

The Planning Commission would like to amend the AG Zoning to add to allow Livestock Corridors and Enclosures as a permitted use in the AG zoning so some would be able to build a barn or storage shed before the house is built or even if they are building a house but it should be listed in the AG Zoning of permitted uses without the stipulation of Article V, Section 505 to apply to AG Zoning.

Talked about considering all Agri-Tourism/ or Event Facility as a Conditional Use. Will pull other cities and how they address the Agri-Tourism with maybe guidelines of a certain acreage.

The Planning Commission would consider making an amendment to have a choice and let Industrial Districts have a choice. If they can meet the 25-foot setback then we would allow an 8-foot-tall black chain link with 3-foot planting and landscape, if the property does not meet the setback requirement then they would need to make the 8-foot opaque fencing for the screening of parking and storage areas.

The Planning Commission would like to amend the General Commercial Ordinance to allow some outdoor storage with a Conditional Use. Some ideas would be that the applicant would need to apply for a Conditional Use and use the same criteria as the fencing in the Industrial District.

The Applicant would need to meet the setback requirements of 25-foot setback and have an 8-foot black chain link fence with a 3 foot plantings and landscape. If they cannot meet the setback requirements they would need to make an 8-foot opaque fencing. The fence would need to be wood, stone, or brick.

The Planning Commission would like to not amend the Sign Ordinance to allow any other material other than what is listed for each zoning of the property. Comment were made that anyone followed the ordinance they are allowed a lot more signage than in the past if they follow the Ordinance. Ideas were if a Subdivision is already there with a name sign it would be very easy to make the existing sign larger (check size of zoning) until they are built out. They will be spending money on a sign anyway so they can add to the existing sign.

Another idea would be to get a property owner's permission and place a sign in their yard, advertising direction, or whatever. Our Sign Ordinance is content neutral

The Planning Commission would like to amend the Ordinance Section 1107 to have the boat or camper be placed in the rear yard behind the structure and the main house must be occupied. Boats or campers shall not be in the front or side yard.

Commission Member Daniel Kozak made a motion, seconded by Commission Member Mike Griswell to have the ideas brought back before the Commission for written review on each one and they will confirm so that Public Hearing may start once the City Attorney writes in legal form and is advertised for public hearings.

VI. ADJOURN

Commission Member Daniel Kozak made a motion, seconded by Commission Member Mike Griswell to adjourn the meeting at 8:10 PM