



NEWNAN
GEORGIA • CITY OF HOMES

City of Newnan Planning Commission

Agenda for January 14, 2025 Planning Commission Meeting
7:00 PM, Richard A. Bolin Council Chambers, City Hall

1. Call to Order
2. Approval of Minutes
 - a. December 17, 2024 Minutes
3. Public Hearings
 - a. Public Hearing - Proposed text amendments to zoning ordinance
4. Other Business
5. Adjourn

Any questions prior to the meeting
should be directed to the Planning and Zoning Department.
Phone: 770-254-2354
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**CITY OF NEWNAN
Planning Commission
Meeting Minutes**

December 17, 2024
7:00 p.m.

Commissioners Present: Robert Coggin, Joe Crain Jr., Katie Frost, Fred Hamlin, Alton West

Commissioners Absent: Clay McEntire, John Pulicare

Others in Attendance: Tracy Dunnivant, Planning & Zoning Director
Dean Smith, Senior Planner
Brad Sears, City Attorney
Debbie Snider, Administrative Assistant Planning and Zoning

CALL TO ORDER

Chairman West called the meeting to order at 7:00 p.m. in the Richard A. Bolin Council Chambers, City Hall, 25 LaGrange Street.

READING OF MINUTES

Chairman West asked if everyone reviewed the October 8, 2024, meeting minutes. Commissioner Frost made a motion to approve the minutes as drafted. Commissioner Coggin seconded the motion.

MOTION CARRIED (5-0)

PUBLIC HEARINGS

Rezoning Request – RZ2024-03 – 0.186 ± acres located at 51 Robinson Street (Tax Parcel # N12 004 003A)

Chairman West opened a public hearing on a rezoning from IHV (Heavy Industrial District) to RU-I (Urban Residential Dwelling District – Historical and Infill) for the purpose of constructing a duplex.

Tracy Dunnivant gave the staff report. She explained this is a request by Terrance Forbes Taylor to rezone 51 Robinson Street (0.186 ± acres) from IHV to RU-I. Dunnivant said the site

is currently vacant, and the applicant is seeking to construct a duplex. She explained each unit will have approximately 1,250 square feet of living space with a two-car garage. Dunnivant stated the applicant is looking at pricing of \$321,000 each.

Dunnivant reviewed the eight required standards for granting a variance and provided a summary of her findings. She concluded by stating that the application met all 8 of the criteria and advised that if the Commission were to recommend approval, the following condition should be considered: *the duplex would be consistent with the renderings and specifications provided in the application.*

Chairman West asked if anyone would like to speak in favor or opposition.

Terrance Forbes Taylor and his business partner, Gayle Bickham, come forward to address any questions or concerns. He explained that they had been working on this request for over a year and wanted to make sure the project was right for the area.

Chairman West asked if there was anyone here to speak in favor/opposition of this application. With no one coming forward Chairman West closed the public hearing.

With a caveat requiring the duplex to be consistent with the renderings provided, Commissioner Coggin made a motion to recommend approval of the rezoning request at 51 Robinson Street. Commissioner Crain seconded the motion.

MOTION CARRIED (5-0)

Rezoning Request – RZ2024-04 – 7.06 +/- located at 147 Temple Avenue (Tax Parcel # N21-0001-001)

Chairman West opened a public hearing on a rezoning request from CUN (Urban Commercial Neighborhood District) to PDR (Planned Development Residential) for the purpose of developing a residential neighborhood.

Dean Smith gave the staff report. He stated the project site is identified as 147 Temple Avenue and access will be primarily off that street. Smith added there is an existing road called Widner Street that will provide emergency access to the proposed neighborhood. He mentioned that the site is currently undeveloped and wooded.

Smith said the applicant desires to construct a residential development of attached dwellings, including townhouses, duplexes, and triplexes. He added it is also the understanding of the city that the dwellings will be offered for sale at market rates with sizes ranging from 1,147 to 1,329 square feet. Smith stated the proposal shows a gross site density of 4 units per acre.

Smith reviewed the eight required standards for granting a variance and provided a summary of his findings. He concluded by stating that the application met all 8 of the criteria and advised that if the Commission were to recommend approval, the project should be capped at 29 units.

Smith added that Mike Furbush, City Landscape Architect, had also approved the applicant's preliminary tree management plans.

Commissioner Hamlin recused himself from consideration due to a conflict of interest.

Chairman West asked if anyone would like to speak in favor/opposition.

Steven Jones, representing Templar Development, reviewed the proposed project. He discussed the site plan layout, location of the walking trail, and plans for emergency access off Widner Street. Jones showed examples of the residential products and said they would be fee simple and not rental units.

Commissioner Crain asked who would manage the development. Jones stated an HOA would be created with management being handled by an outside third party.

Commissioner Frost asked about pricing. Jones said that in today's market the units would run around \$300,000 to \$350,000 and explained that he wanted them to be attainable.

Commissioner Crain said he would like to see the uniform look broken up, possibly with masonry work. He asked about adding masonry product at the water table. Jones stated that the applicant would be open to that condition.

Kimberly Neese, Forrest Lane, spoke regarding the area in question. She had concerns for the area wildlife, creeks, and traffic. She also had concerns regarding homes for sale and rent in the area that are empty.

Jones stated they will be preserving a large portion of the property that will remain forested. He added no creeks and streams would be rerouted, and all state water laws will be followed. Jones assured Neese that the product would be for sale homes and not an apartment complex.

Al Abraham, Temple Avenue, expressed concerns regarding the proposed emergency entrance, such as gates, access, and maintenance. He also discussed the size of the street and the ability of garbage trucks to come down the road. Jones said Widner would be improved up to the emergency access point and added that all garbage would be picked up via the streets in the development.

Commissioner Crain questioned if the HOA would limit the number of rentals in the project.

Commissioner Coggin stated he wanted to focus attention on making sure this is an affordable housing development for ownership. He added a certain amount should be allowed for hardship, but the HOA needs to give regard to this being a project for homeownership.

Commissioner Frost noted that owner-occupancy is important to a well-maintained property.

Commissioner Coggin said he would like any approval to have a condition for a certain percentage being owned/rented.

Sears stated the last development of this type had a cap of 10% for rentals. Commissioner Crain questioned if Templar would go along with this condition. Steven Jones stated that they would comply.

Commissioner Frost questioned when Templar's Bullsboro project would be completed. Dean Smith stated that the project is ready to proceed and anticipated breaking ground in late January or early February of 2025.

Sears wanted clarification of whether this is a condo or lot configuration. Jones replied that this is a condo development.

Commissioner Frost questioned whether there will be provisions for rentals to be capped at 10% or three units. Jones stated that Templar would agree to the provision subject to hardship requirements.

Commissioner Frost questioned whether the affected residents have been contacted. Jones stated that they have not and discussed the required buffer and the additional setback due to Widner Street.

With the condition of a three-unit cap for rentals and the staff's two suggested conditions, Commissioner Coggin made a motion to recommend approval of the rezoning request at 147 Temple Avenue. Commissioner Crain seconded the motion.

MOTION CARRIED (3-0); 1 Abstention {Commissioner Frost}

OTHER BUSINESS

Certificate of Appropriateness Revision – Spring Street Townhouses Project

Dean Smith gave the staff report for a certificate of appropriateness revision request from Karl Franzen, Zenco Development, regarding revised plans for the Spring Street Townhouses Project. He stated the developer wants to change the look of 7 proposed units in the Historic Residential Overlay District that was approved in 2022. Smith added staff has reviewed the certificate of appropriateness request and found it to be in conformance with the Zoning Ordinance. He stated staff recommend approval of the request.

Brad Fain, Zenco Development, stated the builder is new on the project and wants to add brick and gables for a classier look.

Chairman West asked if anyone had questions.

Commissioner Hamlin inquired if there would be brick all the way around or siding on the back. Fain stated that the builder wants to add brick all the way across the front. Chairman West

questioned whether the original plan called for stucco across the back. Fain stated he did not know.

Commissioner Hamlin inquired whether there will be brick or hardie plank on the back and sides. He asked if the brick could be extended to include the two sides. Fain stated that it could be considered.

Commissioner Frost inquired if this request was to incorporate the new builder's style. Fain indicated yes.

Commissioner Hamlin inquired if there was an issue with the landscape design. Smith replied that approval is close, and everyone has approved the site plans except landscaping.

Commissioner Crain made a motion to approve the Certificate of Appropriateness Revision request for the Spring Street Townhouses Project with the condition that the 36-inch water table be bricked on the sides. Commissioner Coggin seconded the motion.

MOTION CARRIED (5-0)

PUBLIC COMMENTS

None

ADJOURN

With no further business, the meeting adjourned at 8:04 p.m. on a motion from Commissioner Frost and seconded by Commissioner Hamlin.

MOTION CARRIED (5-0)

Chairman



City of Newnan, Georgia – Planning Commission

Date: January 14, 2025

Agenda Item: Public Hearing– Zoning ordinance amendments

Prepared and Presented by: Dean Smith, Planner

Purpose: To consider amendments to the Zoning Ordinance, Articles 2, 3 and 13, as they pertain to changes to regulations concerning vape shops, car dealerships and extended stay hotels.

Background: In 2024, at the behest of City Council, staff had several meetings and discussions with the Planning Commission on a variety of zoning topics, including concept plan requirements; vape shop regulations; new car dealership restrictions; extended stay hotel requirements and build to rent community regulations. At present, we have condensed these topics to three specific uses: vape shops, new car dealerships and extended stay hotels to begin the process of amending the zoning ordinance.

On November 26, 2024, City Council adopted a moratorium on these three uses until such time as Council approves any zoning changes.

Attached are proposed changes. The changes involve the use table in Article 2, adding restrictions for vape shops and extended stay hotels in Article 3 and creating a definition for extended stay hotels in Article 13

Options:

- A. Approve the amendments as proposed with a favorable recommendation to City Council.
- B. Approve the amendments with conditions or exclusions with a favorable recommendation to City Council.
- C. Deny the amendments with an unfavorable recommendation to City Council.

Recommendation:

Staff hopes that the Planning Commission will approve the proposed changes and forward a favorable recommendation to City Council.

Previous Discussions with Planning Commission: April 29, 2024, May 10, 2024, June 11, 2024, and July 9, 2024.

➤ Vape Shops

- Create a new use restriction in Article 3 – New section number will be Section 3-64.2, as follows:

Sec. 3-64.2 – Tobacco shops, vape shops, vapor products and alternative nicotine product retail establishments

- A tobacco shop, vape shop or retail establishments that primarily sells vapor products and alternative nicotine products shall not be located within 300 feet of any parcel upon which a public or private elementary or secondary school, college campus, substance abuse treatment facility or any residence is situated.
 - A tobacco shop, vape shop or retail establishment that primarily sells vapor products and alternative nicotine products shall not be located within 300 feet of any parcel upon which another tobacco shop, vape shop or retail establishments selling vapor products and alternative nicotine products are located.
 - For the purpose of this section, measurements shall be made in a straight line from the closest part of any structure that is occupied by a tobacco shop, vape shop or retail establishment primarily selling vapor products and alternative nicotine products to the closest property line of a parcel containing a use listed in subparts (a) and (b) above. Where a use listed in subparts (a) and (b) above is in a multi-tenant space, the distance shall be measured to the closest part of the tenant space occupied by that use rather than the property line of the entire development.
- Amend the use table in Article 2 to add vape shops, etc. and to change the zoning districts in which these type establishments are possibly allowed:

Table 2-B: Principal Uses Allowed by Zoning District

Use Groups ↓ * = Residual Zoning Districts	Zoning Districts →																For Restrictions, see Sec.:		See also Accessory Use Table		
	RS-20	RS-15	RU-7	RU-1	RU-2 *	RML	RMH	PDR	PDC *	OI-1	OI-2	PDO	CUN	CCS	CBD	CGN	CHV	ILT	IHV		
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Restrictions; S = Special Exception																					
Shopping centers, storefront	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
6.700 Miscellaneous Store Retailers																					
Antique shop not including pawn shops	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Auction facility	--	--	--	--	--	--	--	--	A/R	--	--	--	--	--	--	A/R	A/R	A/R	A/R	3-21	
Bookstore	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Cargo Container/Shipping Container Structures	--	--	--	--	--	--	--	--	S	S	S	S	S	S	S	S	S	S	S		
Consignment shops	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Farm machinery sales and ancillary service	--	--	--	--	--	--	--	--	A	--	--	--	--	--	--	A	A	A	A		
Firearm Sales	--	--	--	--	--	--	--	--	A	A	--	--	A	A	A	A	A	A	A		
Florist	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Gift, stationary, and millinery stores	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Retail Trade-Internet sales only catalog or mail order	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A	A	A	A	A	A	A	A	A	A	A		
Jewelry store	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Mimeograph and letter store	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Musical instrument store	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Novelty and variety shops	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Office service and supply establishments	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Outdoor Retail – Storage Buildings, vehicles, etc.	--	--	--	--	--	--	--	--	A	A	A	A	A	A	S	A	A	A	A		
Pawn shops	--	--	--	--	--	--	--	--	S	--	--	--	S	--	S	A/R	A/R	A/R	A/R	3-53	
Pet stores	--	--	--	--	--	--	--	--	A	--	--	--	A	A	S	A	A	A	A		
Sporting goods store	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Tobacco shops/vape shops/vapor & alternative nicotine products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A/R	A/R	A/R	A/R	3-64.2	
Toy, game, and hobby store	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Sign shop, retail	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Retail Sales-Miscellaneous	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		

➤ **Vehicle Sales – New automobile.**

- For new car sales, limit zoning districts to CGN, CHV and IHV by special exception
- Require 2 acre site minimum
- Must adhere to zoning overlay requirements and sign ordinance requirements.

- Creating new section in Article 3 = Section 3.66.2

Sec. 3-66.2. – Vehicle Sales – Automobile (new)

- The following standards shall apply to vehicle sales upon which approval as a special exception is required.
- Automobile sales shall be limited to passenger cars, trucks and vans that do not exceed a GVWR of 10,000 pounds.
- Established on a lot having a minimum of two (2) acres.
- All vehicles on the lot shall be in operating condition and substantially free of body damage.
- All vehicle repairs must be conducted inside an enclosed building. No outdoor storage of any parts, tires, etc. shall be permitted.
- Only businesses properly licensed by the state as vehicle sales dealers may sell products from the premises. No vehicles shall be parked and offered for sale in a commercial parking lot or the parking lot of a place of business unless such lot is a designated vehicle sales lot.
- Vehicles sales establishments shall abide by site design and architectural requirements of any zoning overlay district and no deviations shall be permitted. All vehicle sales establishments shall abide by the City of Newnan's Sign Regulations.

- Amending use Table in Article 2

Table 2-B: Principal Uses Allowed by Zoning District

Use Groups ↓ * = Residual Zoning Districts	Zoning Districts →																For Restrictions, see Sec.:	See also Accessory Use Table			
	RS-20	RS-15	RU-7	RU-1	RU-2 *	RML	RMH	PDR	PDC *	OI-1	OI-2	PDO	CUN	CCS	CBD	CGN			CHV	ILT	IHV
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Restrictions; S = Special Exception																					
Community food and housing, emergency and other relief services	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A		
Individual and family social services and social advocacy organizations	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A		
6.000 Retail Trade																					
6.100 Motor Vehicle and Parts Dealers																					
Automobile sales, new vehicles	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	S	3-66.2	

➤ **Extended Stay Hotels, Motels and facilities**

- Article 13 – add a definition for Hotels, Motels and Facilities – Extended Stay

HOTEL, MOTEL OR FACILITIES – EXTENDED STAY. A business establishment where rooms or suites may be rented by guests for periods of 14 days or longer during a 30 day period or more than 50% of the guest room have facilities for both the storage, refrigeration and/or prepping of food and/or are advertised, designed, or utilized for weekly or monthly occupancy; provided that this definition shall not apply to single-family or multi-family residences.

- Article 3 – added new use section, 3-47.2

3-47.2 – Hotels, Motels and Facilities-Extended Stay

- No more than 10 percent (10%) of individual guests shall register, reside in or occupy any room or rooms within the same licensed facility for more than a 90-day period.
- An indoor or fenced outdoor recreation area shall be provided.
- No occupation tax certificate shall be issued for the conduct of any business from any guest room of the facility.
- No hotel or motel room under this section shall be converted to or used as an apartment or condominium without approval from the City Council. Any hotel or motel converted to such use must meet all applicable state and local codes including zoning standards.
- No hotel or motel or other structure can be converted to an extended stay facility without meeting all of the rules and regulations and must obtain special exception use approval.
- No outside storage or permanent parking of equipment or vehicles shall be allowed.
- All such facilities shall provide a fifty (50) foot undisturbed buffer from any property zoned for multi-family residential purposes and/or a one hundred (100) foot undisturbed buffer from any property zoned for single-family residential purposes.
- No building shall be placed within 300 feet of any residentially zoned property, inclusive of the required buffer

- Amending the use table in Article 2

Table 2-B: Principal Uses Allowed by Zoning District

Use Groups ↓ * = Residual Zoning Districts	Zoning Districts →	RS-20	RS-15	RU-7	RU-1	RU-2 *	RML	RMH	PDR	PDC *	OL-1	OL-2	PDO	CUN	CCS	CBD	CGN	CHV	ILT	IHV	For Restrictions, see Sec.:	See also Accessory Use Table
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Restrictions; S = Special Exception																						
Hotels, Motels and Facilities-Extended Stay		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	3-47.2
4.110 Private Schools: Job Training or Personal Enrichment																						
Beauty schools		--	--	--	--	--	--	--	--	A	A	--	--	A	A	A	A	A	A	A		
Dance studios, schools, and halls		--	--	--	--	--	--	--	--	A	--	--	A	A	A	A	A	A	A	A		
Sports or other physical activity instruction		--	--	--	--	--	--	--	--	A	A	A	--	A	A	A	A	A	A	A		
Technical and trade schools		--	--	--	--	--	--	--	--	S	S	S	--	--	A	A	A	A	A	A		
4.120 Repair Services																						
4.121 Automotive Repair and Maintenance Services																						
Automobile repair and maintenance, light		--	--	--	--	--	--	--	--	A	--	--	--	--	--	S	A	A	A	A		✓
Automobile repair and maintenance, heavy		--	--	--	--	--	--	--	--	S	--	--	--	--	--	--	S	A/R	A/R	A/R	3-23	
Car wash (self-operated, full-service, or accessory to gas station)		--	--	--	--	--	--	--	--	A/R	--	--	--	--	A/R	A/R	A/R	A/R	A/R	A/R	3-29	
4.122 Other Repair Services																						
Light repair services (small appliance, electronics and precision equipment, jewelry and watch, shoe and other leather goods), excluding light automobile repair		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Personal and household goods repair (large appliances, lawn and garden equipment, furniture and upholstery, tools, and similar uses)		--	--	--	--	--	--	--	--	S	--	--	--	S	S	S	S	A	A	A		
5.000 Public and Institutional Uses																						
5.100 Schools																						
Branch campus of college, university, or technical school		--	--	--	--	--	--	--	--	S	S	S	S	--	S	S	S	S	S	S	3-32	
Business schools and computer and management training		--	--	--	--	--	--	--	--	S	S	S	S	--	S	S	S	S	S	S	3-32	
Colleges, universities or other Post-secondary educational institution		--	--	--	--	--	--	--	--	S	S	S	S	--	S	S	S	S	S	S	3-32	
Educational support services		--	--	--	--	--	--	--	--	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	3-32	
Junior colleges		--	--	--	--	--	--	--	--	S	S	S	S	--	S	S	S	S	S	S	3-32	
Other schools and instruction		--	--	--	--	--	--	--	--	S	S	S	S	--	S	S	S	S	S	S	3-32	

- Automobile Sales, used; Sales of Motorcycles and similar light vehicles; Boat Dealers, New and Used; and Recreational Vehicle Dealers, New Vehicles

Use Groups ↓ * = Residual Zoning Districts	Zoning Districts →										RS-20	RS-15	RU-7	RU-1	RU-2 *	RML	RMH	PDR	PDC *	OI-1	OI-2	PDO	CUN	CCS	CBD	CGN	CHV	ILT	IHV
	KEY TO TABLE: A = Allowed Use; A/R = Allowed with Restrictions; S = Special Exception																												
Individual and family social services and social advocacy organizations	--	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
6.000 Retail Trade																													
6.100 Motor Vehicle and Parts Dealers																													
Automobile sales, new vehicles	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	S	A	A	A	A
Automobile sales, used vehicles	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	A	A
Sales of motorcycles and similar light vehicles	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	S	A	A	A	A	A
Boat dealers, new and used	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	A	A	A	A
Recreational Vehicle Dealers, new vehicles	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	A	A	A	A

When we began to look at changes to new automobile sales, we looked at what consequences those changes may have on similar uses. Currently, Used vehicle dealers are permitted to operate in any property zoned Heavy Commercial, Light Industrial or Heavy Industrial, without any restrictions. If left unchanged, there would be no control or restrictions for a large used car dealership, i.e. CarMax or Atlanta Luxury Motors, for example.

Similarly, looking at Sales of motorcycles and similar light vehicles (UTV's, ATV's, etc.) and Boat Dealers, there are opportunities in the current ordinance to operate downtown and in our CCS (Community Shopping Center Districts), i.e. Ashley Park area.

Recreational Vehicle Dealers would require a Special exception use approval to operate in General Commercial (CGN) but would be permitted without restriction in Light Industrial and Heavy Industrial Districts.

Realizing that it is a goal of City Council to control the growth of new vehicle dealerships, it occurred to us that we may also want to expand those controls to similar retail facilities, such as used vehicle sales, motorcycle and similar light vehicle sales, boat sales and RV sales.

Below are some proposed changes:

Used Car Sales – keep the same zoning districts as before, but change from “A”-Allowed to “S”-allow with special exception approval

For Motorcycle and similar light vehicle sales, boat sales and RV sales, restrict those retail trades to CGN, CHV< ILT and IHV zoning and require a special exception use approval,

Use Groups ↓ * = Residual Zoning Districts	Zoning Districts →																		
	RS-20	RS-15	RU-7	RU-1	RU-2 *	RML	RMH	PDR	PDC *	OI-1	OI-2	PDO	CUN	CCS	CBD	CGN	CHV	ILT	IHV
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Restrictions; S = Special Exception																			
Community food and housing, emergency and other relief services	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A
Individual and family social services and social advocacy organizations	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A
6.000 Retail Trade																			
6.100 Motor Vehicle and Parts Dealers																			
Automobile sales, new vehicles	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	S
Automobile sales, used vehicles	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	S
Sales of motorcycles and similar light vehicles	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	S
Boat dealers, new and used	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	S
Recreational Vehicle Dealers, new vehicles	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	S

If the Planning Commission is of the mindset to recommend these additional changes; staff will prepare the revisions for the Council to consider.