

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, JUNE 14, 2016
3:00 PM**

The Grove Planning and Zoning Commission met in regular session on Tuesday, June 14, 2016 at 3:00 PM with Chairman Dave Claggett presiding. Members present were Josh McElhaney, Judith Read and Ben Hampton. Also present was Assistant City Manager, Debbie Bottoroff; Building Inspector / Code Enforcement Officer, Calvin Igney and City Clerk, Bonnie Buzzard.

McElhaney made the motion to approve the minutes of the previous meeting as corrected. Seconded by Read. AYE: McElhaney, Read, Hampton and Claggett. NAY: None. Motion carried.

Claggett opened the floor for discussion with respect to a proposed Ordinance amending Chapter 1, Section 6 - Interpretation of Words and Terms; amending Chapter 5, Section 5-5.3 - Designated Location of Commercial Vehicles; repealing and replacing Sections 5-12.6 Junk Yards including Salvage and Auto Wrecking; repealing and replacing Chapter 5 Section 5-12.14 Screening of Open Storage; upon recommendation to the Mayor and City Council. Bottoroff reported that this proposed Ordinance was presented and discussed at their last meeting, and was approved upon recommendation to the Mayor and City Council. However, the City Council took action to table the Ordinance to allow for the following modifications:

SECTION 3 CHAPTER 1 SECTION 6 – INTERPRETATION OF WORDS AND TERMS SHALL HEREBY BE AMENDED BY ADDING THE FOLLOWING:

HEAVY/FARM EQUIPMENT: Equipment such as earth movers, backhoes, cranes, trackhoes, road pavers, asphalt makers, steam rollers, tractors, combines, plows and other similar types of equipment and related materials.

NON-CONFORMING HEAVY/FARM EQUIPMENT: Any piece of heavy/farm equipment located within a Residential Zoned District prior to July 1, 2016.

CHAPTER 5 SECTION 5-5.3 –DESIGNATED LOCATION OF COMMERCIAL VEHICLES, SHALL HEREBY BE AMENDED BY ADDING THE FOLLOWING:

DESIGNATED LOCATION OF COMMERCIAL VEHICLES AND HEAVY/FARM EQUIPMENT

B. Heavy/Farm Equipment as defined herein shall be prohibited from being parked or stored within residential zoned districts.

(EXCEPTION: 1) Heavy/Farm Equipment may be stored in an enclosed building. 2) Heavy/Farm Equipment may be stored or parked on a construction site located in a residential zoned district during the construction phase of a project and shall be removed ten (10) days after construction is complete.

C. **CONTINUATION OF NON-CONFORMING HEAVY/FARM EQUIPMENT**

Non-conforming Heavy/Farm Equipment as defined herein may be allowed to remain unless the equipment is or becomes a threat or danger to the health, safety or welfare of the general public, or becomes a nuisance and shall only remain under the following provisions:

a. No part of the equipment shall be allowed to extend beyond the property line and said equipment shall not be allowed to remain within the public right-of-way or easements;

- b. Equipment shall be located in an enclosed building or screened in a manner that no more than fifty percent (50%) of the equipment is visible from a U.S. Highway, State Highway or any local street:
1. The screening may include various types of landscaping, opaque fencing, opaque wall or a combination thereof. The screening shall be durable and secure and constructed in an aesthetical manner that will complement the surrounding area;
 2. Metal, tin or similar type of materials shall not be used for screening.
 3. The materials used for screening must be approved by the Building Inspector;
 4. The screening shall not display any type of advertising or signage;
 5. Screening shall be completed within sixty (60) days of Notice from the City of Grove.

SECTION 5-12.6 JUNK YARDS INCLUDING SALVAGE AND AUTO WRECKING IS HEREBY REPEALED AND REPLACED TO READ IN ITS ENTIRETY AS FOLLOWS:

SECTION 5-12.6 JUNK YARDS

Junk Yard, including salvage and auto wrecking: shall be permitted in an Industrial Zoned District

SECTION 5-12.14 SCREENING OPEN STORAGE IS HEREBY REPEALED AND REPLACED TO READ IN ITS ENTIRETY AS FOLLOWS:

SECTION 5-12.14 SCREENING OF OPEN STORAGE:

Screening of Open Storage is permitted based on the zoning of the district and only under the following conditions:

Residential Zoned Districts: Any area of greater than two hundred (200) square feet which is used for outside storage shall be screened as follows:

All sides of the property which are visible from a public road easement or right-of-way shall be screened by a solid opaque fence/wall of such height and location as to prevent visibility of stored materials.

Materials used to construct a solid opaque fence/wall in a Residential zoned district may be treated wood, vinyl or masonry; any other types of material not listed must be approved by the Building Inspector prior to construction of solid opaque fence/wall. Metal and tin materials are prohibited for being used to construct an opaque fence/wall within a Residential zoned district.

Commercial and Industrial Zoned Districts: Any area of greater than four hundred (400) square feet which is used for outside storage in conjunction with any Commercial or Industrial use shall be screened as follows:

Commercial Zoned Districts: All sides of property which abut a residential district property line or are visible from a public road easement or right-of-way shall be screened by a solid opaque fence/wall of such height and location as to prevent visibility of stored materials.

Materials used to construct a solid opaque fence/wall in a Commercial zoned district may be treated wood, vinyl or masonry; any other types of material not listed must be approved by the Building Inspector prior to construction of solid opaque fence/wall. Metal and tin materials are prohibited for being used to construct an opaque fence/wall within a Commercial zoned district.

Industrial Zoned Districts: All sides of property which abut a residential district property line shall be screened with a solid opaque fence/wall of such height and location as to prevent visibility of stored materials. Sides of the property that do not abut a residential district property line do not require a solid opaque fence/wall, instead they shall be fenced with a fence that is a minimum of six (6) feet in height and a maximum height of ten (10) feet.

Materials used to construct a solid opaque fence/wall in an Industrial zoned district may be treated wood, vinyl, or masonry. Metal, tin, or other types of material not listed must be approved by the Building Inspector prior to construction of solid opaque fence/wall.

Bottoroff entertained questions, comments and concerns from the Board. McElhaney made the motion to approve the proposed Ordinance as presented and discussed upon recommendation to the Mayor and City Council. AYE: McElhaney, Read, Hampton and Claggett. NAY: None. Motion carried.

STAFF REPORT:

Bottoroff reported to the Board on the following past and upcoming events:

- Jana Jae events – American Heritage Music Festival
- Rotary Club – Lobster Fest
- Southern Drag Boat Racing
- Thunder on Wolf Creek
- City of Grove Annual Fireworks Display – July 3rd
- Downtown Revitalization Project – Phase II
- Cherokee Casino utility progress (Tom-Cat corner)

Igney updated the Board on the following ongoing projects:

- Grove Public School – Performance Arts Center
- Garden Walk Apartments remodeling project
- Savannah Park Duplex remodeling project
- Grand Wood Assisted Living expansion
- Baycrest Apartments
- Numerous home construction / remodeling

TRUSTEES REPORT:

Read expressed thanks to the Staff on the various ongoing projects.

At 3:29 PM Read made the motion to adjourn. Seconded by Hampton. AYE: McElhaney, Read, Hampton and Claggett. NAY: None. Motion carried.