

Resolution Number 2022.9.13(b)

A RESOLUTION AMENDING THE OFFICIAL ZONING ORDINANCE FOR GREENE COUNTY; TO REPEAL CONFLICTING ORDINANCES AND RESOLUTIONS; AND FOR OTHER PURPOSES.

WHEREAS, Greene County has previously adopted the Zoning Ordinance for Greene County pursuant to the 1983 Georgia State Constitution, Article IX, Sect II, Paragraph IV for the promotion of health, safety, convenience, order, prosperity and general welfare of the present and future inhabitants of the unincorporated areas of Greene County; and

WHEREAS, Greene County desires to more adequately fulfill the purpose and intent of the Zoning Ordinance; and

WHEREAS, Greene County desires to amend the Zoning Ordinance to modify the permitted uses under the B2 Zoning District, and other changes necessary to incorporate the revised sections; and

NOW, THEREFORE, BE IT RESOLVED that Greene County, Georgia, by and through its Board of Commissioners, amends the Greene County Zoning Ordinance to fully incorporate and replace the language and Code Sections specified in the attached "Exhibit A".

FURTHER, BE IT RESOLVED that all ordinances, resolutions and policies in conflict with this Resolution are hereby repealed.

This Resolution shall be effective upon adoption.

This 13th day of September, 2022 by the Chairman and Board of Commissioners of Greene County, Georgia.



Gary Usry, Chairman

Attest:



Sylvia Hill, County Clerk

Exhibit A

Sec. 7.4. B2 General Commercial Highway Oriented District.

The B-2 General Commercial Highway Oriented District is intended for denser commercial development that may extend along highways and provide services to both highway oriented and municipality-oriented trade. All businesses, services, storage or processing shall be conducted within an enclosed building, except where the nature of the activity makes it impossible (i.e., off-street loading, automobile parking for customers while on the premises, and the sale of automobile fuel at service stations). Use, processes or equipment employed on the premises shall be limited to those which are not objectionable by reason of odor, dust, bright lights, smoke, noise, or vibration.

7.4.1 *Permitted Uses.* Within the B2 District, only the following uses are permitted:

- 7.4.1.1 Accessory buildings and accessory uses provided the requirements of § 9.6 are met.
- 7.4.1.2 Ambulance Service.
- 7.4.1.3 Apparel stores.
- 7.4.1.4 Appliance store including radio and television service.
- 7.4.1.5 Arts and Crafts stores.
- 7.4.1.6 Automobile repair garage, mechanical and body shops.
- 7.4.1.7 Automobile and boat service stations provided the requirements of § 9.8 are met.
- 7.4.1.8 Automobile repair garage when in conjunction with an automobile service station.
- 7.4.1.9 Bakeries.
- 7.4.1.10 Barber and beauty shop.
- 7.4.1.11 Bicycle or motorcycle store.
- 7.4.1.12 Books, stationary and card shops.
- 7.4.1.13 Bowling alleys.
- 7.4.1.14 Cafes, grills, and lunch counters.
- 7.4.1.15 Camera or photographic supply store.
- 7.4.1.16 Catering establishments.
- 7.4.1.17 Clothing, shoe, dry goods or gift store.
- 7.4.1.18 Coffee shop.
- 7.4.1.19 Commercial parking garage or lot provided no entrance or exit is on the same block as a school, and curb breaks are limited to two (2) for each one hundred (100) feet of street frontage, each not to exceed thirty (30) feet in width and at least fifty (50) feet separation and not located closer than fifty (50) feet to a street intersection.
- 7.4.1.20 Computer sales and services.
- 7.4.1.21 Confectionery store.
- 7.4.1.22 Convenience store.
- 7.4.1.23 Daycare center.
- 7.4.1.24 Dressmaking and tailoring shops.
- 7.4.1.25 Drug store.
- 7.4.1.26 Dry cleaning and laundry establishments.

- 7.4.1.27 Electronic supply store.
- 7.4.1.28 Fabric store.
- 7.4.1.29 Financial institution.
- 7.4.1.30 Florist, nursery and gift shop.
- 7.4.1.31 Frame shop.
- 7.4.1.32 Funeral home.
- 7.4.1.33 Furniture, home furnishings, including office furniture and equipment.
- 7.4.1.34 Grocery, fruit, vegetable, meat market, delicatessen, catering, supermarkets, and packaged alcoholic beverages stores.
- 7.4.1.35 Hardware store.
- 7.4.1.36 Health Club.
- 7.4.1.37 Indoor laundromat.
- 7.4.1.38 Jewelry store.
- 7.4.1.39 Laundry and dry cleaning pick-up stations, and indoor self-service laundry.
- 7.4.1.40 Laundry and dry cleaning store.
- 7.4.1.41 Lawn and Garden Shop.
- 7.4.1.42 Medical clinic.
- 7.4.1.43 Miniature golf course.
- 7.4.1.44 Miscellaneous repair service.
- 7.4.1.45 Motels, hotels.
- 7.4.1.46 News and tobacco center.
- 7.4.1.47 Nurseries, for the production and sale of plants and their related products.
- 7.4.1.48 Nursing home.
- 7.4.1.49 Paint store.
- 7.4.1.50 Professional and business office.
- 7.4.1.51 Printing, blue printing, book binding, photo stating, lithography and publishing establishments.
- 7.4.1.52 Produce and farmers markets.
- 7.4.1.53 Restaurants.
- 7.4.1.54 Restaurants, drive-in.
- 7.4.1.55 Restaurants, fast food.
- ~~7.4.1.56 Self storage facility incorporated with outdoor storage of recreational vehicles provided the entire outdoor storage area is properly screened as required in 6.7.~~
- 7.4.1.567 Shopping centers with uses as otherwise permitted in the B2 District and a total leasable floor area of more than seventy-five thousand (75,000) square feet.
- 7.4.1.578 Signs, provided the requirements of Article X are met.
- 7.4.1.589 Special event.

- 7.4.1.5960 Sporting Goods store.
- 7.4.1.604 Temporary commercial use, including the sale of Christmas trees or the sale of seasonal fruit, but not to exceed a period of two consecutive months in a calendar year.
- 7.4.1.612 Theater.
- 7.4.1.623 Travel agency.
- 7.4.1.634 Minor and Major Utility facilities.
- 7.4.1.645 Veterinary hospitals and animal shelters, provided adequate opaque screening by a wall or fence at least six (6) feet high is provided for areas where horses, dogs and other animals are not kept in cages or stalls.
- 7.4.1.656 Borrow Pits less than or equal to 2 acres.

7.4.2 *Conditional Uses.* Within the B2 General Commercial Highway Oriented District, the uses enumerated below may be permitted with Conditional Use approval pursuant to Article XI. Conditional Use applications may be approved or denied as submitted or may be approved subject to specified conditions in addition to those described herein.

- 7.4.2.1 Second floor of a commercial use may be used as a residential dwelling unit provided it is served by a separate private entrance and exit.
- 7.4.2.2 Boat Sales provided the following:
 - a. The exterior lot for the proposed use shall be adequate in size and shape to accommodate the storage of twenty-five (25) large boats and all required setbacks, fencing, landscaping, parking, and other elements necessary and appropriate for the use.
 - b. Any outdoor storage yard must be located only in the rear and completely surrounded by a solid 8 foot tall fence such that stored items are not visible from outside the fencing.
 - c. A landscape design plan must be submitted with the Conditional Use Application that includes elements to provide additional screening to the storage yard in order to soften the appearance of the fence described in subsection (b), above.
 - d. Boats offered for sale may only be located inside the showroom or the rear storage yard, except that during the hours the boat sales business is open for sales, for a maximum of nine (9) hours in any twenty-four (24) hour period, a maximum of four (4) boats may be located on the outside area of the lot provided that the boats are placed on industry appropriate dollies or staging devices other than boat trailers or forklifts, and that any such boat is removed from the outside area prior to close of business each day.
 - e. No boats, trailers, or other inventory of the business shall be parked on public or private streets.
 - f. No paid long-term storage is permissible. Any storage must be limited to active service units, in-queue service units, and boat sales inventory.
 - g. Violations of any provision of the Conditional Use approval shall be subject to penalties in accordance with Article XII, Sec. 12.5.
- 7.4.2.3 Automobile laundry or car wash provided that the paved area for the vehicle awaiting entrance to the washing process is located on the same lot. The paved area must be of sufficient size to adequately contain the number of vehicles (at two hundred (200) square feet per vehicle) equal to one-third of the practical hourly capacity of the washing machines. Curb breaks are limited to two (2), each not to exceed thirty (30) feet in width, and located no closer than fifty (50) feet to an intersection.
- 7.4.2.4 Community Center or club provided the requirements of § 9.13 are met.

7.4.2.5 Religious Institution.

7.4.2.6 Motels, provided at least ten (10) rooms for overnight occupancy are available.

7.4.2.7 Self-storage facility incorporated with outdoor storage of recreational vehicles provided the entire outdoor storage area is properly screened as required in 6.7.