**Planning Commission Minutes**

**July 16, 2020**

**Call to Order:** Chairman Darnell Moorer called the meeting of the City of Forest Park Planning Commission to order at 6:09 p.m. on July 16, 2020.

**Roll Call:** Darnell Moorer, Janice Colvin, Ray Goodman, Andy Porter, Azfar Haque, Michael Clinkscales and Deverick Williams were present. Also present was Daija Blocker, Secretary, James Shelby, Interim Director of Planning, Building, and Zoning and Caitlyn Hungate, Planner.

**Approval of**

 **Minutes:** Michael Clinkscales made a motion to approve minutes from the May 28, 2020 Planning Commission meeting. Deverick Williams seconded the motion. The vote was unanimous.

Deverick Williams made a motion to approve minutes from the June 4, 2020 Board of Zoning Appeals meeting. Azfar Haque seconded the motion. The vote was unanimous.

**Old Business:** No Old Business.

**New Business:**

**Item 1: Case: PC-2020-02**

**Little Ones Learning Center – 993 Forest Avenue**

 **Conditional Use Permit to operate a Farm Stand at 993 Forest Avenue for two days a month for 4.5 hours a day.**

Darnell Moorer calls James Shelby to present the Staff Report.

James Shelby introduces Caitlyn Hungate, the Planner, and states that she will be reading the staff Reports for the meetings moving forward.

Caitlyn Hungate presents the Staff Report. Caitlyn Hungate states that the petitioner is requesting a Conditional Use Permit to operate a Farm Stand at 993 Forest Avenue. Caitlyn states the subject property is zoned RM-85 on 0.18 acres and the stand will operate (2) two days a month for 4.5 hours a day. Caitlyn informed that the site is currently the location of an early childhood education center, the farm stand will be operated by Little Ones Learning Center staff and customers will not come into contact with the children at Little Ones Learning Center. Caitlyn then goes over the impact summary for the Farm Stand at 993 Forest Avenue. Caitlyn states the Staff Recommendation is to Approve the Conditional Use Permit with the following conditions:

1. *No sale of any products other than farm produced agricultural products.*
2. *At least 2 parking spaces per 200 square feet of selling and display area.*
3. *Signage must comply with city sign ordinance.*
4. *Final Plans and operational information to be reviewed by staff for final approval.*

Darnell Moorer called whoever is representing the petitioner to present.

Michelle Namer states that she is the attorney for Little Ones Learning Center, who applied for the Conditional Use Permit. Michelle Namer says that Caitlyn Hungate summed up how the Farm Stand fits in with the City, zoning, and impact very well. Michelle Namer asks if there are any specific questions regarding the education center or the Farm Stand. Michelle explains that for the petition the applicant has went through the entire process to get the Farm Stand Ordinance enacted. Michelle’s clients at Little Ones Learning Center have been operating the Farm Stand for around a year and serving local families with fresh produce grown sustainably. Michelle explains the Farm Stand was running and got shut down so they are now in the process of getting the Conditional Use Permit. Michelle states that there is a grey area in the Farm Stand Ordinance about selling eggs, which states that livestock products are not allowed only agriculture products. Michelle informs that in the City of Forest Park Code, the city states that chicken and poultry can be raised in the city limits as long as there is no nuisance. Michelle believes that the Farm Stand should be able to sell eggs and they will be regulated by the Georgia Department of Agriculture and United States Department of Agriculture and the eggs have to be graded. Michelle states that there are no food safety issues but the client wanted clarity before continuing the sale of eggs at the Farm Stand. Michelle also explains that in the Staff Recommendation conditions that there only be farm produced agricultural products but the Farm Stand Ordinance allows the sale of locally and on farm produced products.

James Shelby agrees that the Farm Stand Ordinance does state that locally and farm grown agricultural produced products can be sold.

Darnell Moorer asks if there are any more questions or comments from the Commission to Michelle Namer representing Little Ones Learning Center. No other comments or questions were said.

Azfar Haque made a motion to approve the Conditional Use Permit for a Farm Stand at 993 Forest Avenue (Little Ones Learning Center) with conditions. Deverick Williams seconded the motion to approve. Voting was unanimous.

**Item 2: (Discuss) Amend Code of Ordinances**

**Regulation of Distilleries and Breweries and Regulation of THC Cultivation Facilities**

James Shelby explains that there are two new Ordinances to look over. James Shelby states the Breweries and Distilleries ordinance discusses location and that they will be allowed in all districts except for residential districts. James states that the Ordinance lays out all previsions that are applicable as well as requirements. James explains that the ordinances are not going to City Council to get approved yet, this is just for discussion now and to look over.

A citizen stated that he currently owns the property tax deed for Little Ones Learning Center (993 Forest Avenue) and wanted to know if he needed to follow up at the City Council Meeting.

James Shelby states that his name should be on the Conditional Use Permit application with the deed. James asked if he gave the Little Ones Learning Center authorization to have the Farm Stand.

The citizen stated that he gave them authorization.

James Shelby informed the citizen that he should not have to do anything. James asks if there are any questions about the Brewery ordinance. James explains that it is a good idea to have breweries and distilleries because millennials like it and it helps with the economy. James states that the THC cultivation facilities ordinance talks about manufacturing cannabis oil. James explains that the ordinance only allows these places to be permitted under Conditional Use Permits and they are only allowed in light industrial, heavy industrial, planning industrial and Fort Gillem districts. James also informs that Commission that along with applying for a Conditional Use Permit they will have to have approval from the State and Chief of Police.

Azfar Haque asks how THC Cultivation Facilities and Breweries and Distilleries will affect the crime rate in the city.

James Shelby explains that he does not have the data to answer the question about the correlation to crime. James states that a lot of cities have Breweries, but THC facilities are new.

Azfar Haque explains that these new places can bring revenue to the city but if crime comes with it, it can be hard for businesses to get established. ‘

James Shelby states that Breweries can be an amenity to a city but we just have to make sure they are regulated.

Andy Porter states that they will have to get a liquor license.

James Shelby states that they will have to have a business license, liquor license and background check. James explains once he gets more information, he will share it with the board before it gets voted on.

**Item 3: Vote for Chairman and Vice Chairman and Meeting date each month**

Darnell Moorer was nominated for Chairman.

 Andy Porter was nominated for Vice Chairman.

James Shelby explains that he would like to have a standing time and date for each month, so the applications will have to be turned in by a deadline to be heard for the next month meeting date. James explains if no meeting will occur then the board will get a call if not then there will be a meeting held that month.

Ray Goodman motioned to have the meeting on the second Thursday of every month at 6pm. Voting was unanimous.

**Other Business:**

**Adjournment:** There being no further business, Andy Porter motioned to adjourn the meeting. Michael Clinkscales seconded the motion. Voting was unanimous. The meeting adjourned at 6:49pm.