



The City Of
SOCIAL CIRCLE

166 North Cherokee Road · Post Office Box 310 · Social Circle, Georgia 30025
 Office: 770-464-2380 · Fax: 770-464-2113

Agenda Report

DATE: December 21, 2023

SUBJECT: Text Amendments to Sections 2.3.1 (Principal Uses Table) and Section 5.1.1.B
 (DCO Prohibited Uses)

Issue:

Text Amendments to the Unified Development Code based on the result of the referendum for the allowance of package sales of distilled spirits within the city limits.

Background:

Text Amendment to Section 2.3.1 – This proposed text amendment is to make liquor stores an allowable principal use within the city limits. The proposed text amendment is to allow for liquor stores within the Business (BUS) and Light Industrial (LI) zoning as a permitted use.

Text Amendment to Section 5.1.1.B – This proposed text amendment will prohibit package stores within the Downtown Corridor Overlay.

Recommendation:

Staff recommends approval of this text amendments.

The Planning Commission unanimously recommended approval with the presented edits on the amendment to Section 2.3.1.

The Planning Commission unanimously recommended approval of the amendment to Section 5.1.1.B.

1. **Uses Permitted by Right.** "P" indicates a use permitted by right in the respective zoning district.
2. **Limited Uses.** "L" indicates that a use is permitted where it is compliant with supplemental use standards contained in Article 3.
3. **Special Uses.** "S" indicates that a use may be permitted in the respective base zoning district only when approved by the Mayor and City Council. Special Uses are subject to all other applicable requirements of this UDC including the Use Standards contained in Article 3, except where such use standards are expressly modified by the Mayor and City Council as part of the Special Use permit approval.
4. **Uses Not Permitted.** "—" indicates that a use is not permitted in the respective district.

Section 2.3 Principal Uses Table

2.3.1 Principal Uses Table

Table 2.3.1.-Principal Uses Table										
	CS	AG	R-25	R-15	RMD	OI	BUS	LI	HI	Use Standard
RESIDENTIAL										
Household Living										Sec. 3.1.2
Single-Family Detached	--	P	P	P	--	--	--	--	--	
Single-Family Attached	--	--	--	S	L	--	L	--	--	
Industrialized Home	--	L	--	--	--	--	--	--	--	
Multi-Unit Building	--	--	--	--	L	--	S	--	--	
Live-Work	--	--	--	--	L	--	L	--	--	Sec. 3.1.3
Group Living										Sec. 3.1.4
Assisted Living	--	--	--	--	S	S	S	--	--	
Convent or Monastery	--	--	--	--	L	S	L	--	--	
Nursing Home	--	--	--	L	L	S	L	--	--	
Personal Care Home (6 or fewer residents)	--	--	S	S	S	S	S	--	--	
Personal Care Home (7 or more residents)	--	--	--	--	S	S	S	--	--	
Temporary Shelter	--	--	--	--	S	S	S	--	--	
Transitional Housing	--	--	--	--	S	S	S	--	--	
INSTITUTIONAL										
Cemetery	--	--	--	--	--	S	S	--	--	Sec. 3.2.2
Club or Lodge	--	--	--	--	--	S	P	--	--	Sec. 3.2.3
Daycare										Sec. 3.2.4
Small	--	S	S	S	L	L	L	--	--	
Large	--	--	--	--	--	S	S	--	--	
Education Services										Sec. 3.2.5
School, K-12	--	--	--	--	--	L	L	--	--	
Business or Trade School	--	--	--	--	--	P	P	--	--	
College or University	--	--	--	--	--	S	L	--	--	
Tutoring	--	--	--	--	--	S	S	--	--	
Hospital	--	--	--	--	--	P	P	--	--	Sec. 3.2.6
Library	--	--	--	--	--	P	P	--	--	Sec. 3.2.7
Place of Worship										Sec. 3.2.8
Small (Occupancy load less than 100)	--	--	S	L	L	P	P	--	--	

Table 2.3.1.-Principal Uses Table										
	CS	AG	R-25	R-15	RMD	OI	BUS	LI	HI	Use Standard
Large (Occupancy load 100 or more)	--	--	S	S	L	L	L	L	--	
Utility Facility	--	--	--	--	--	S	S	S	S	Sec. 3.2.9
COMMERCIAL										
Animal Services										Sec. 3.3.2
Boarding	--	--	--	--	--	S	L	P	--	
Grooming	--	--	--	P	P	P	P	P	--	
Veterinary	--	--	--	P	P	P	P	P	--	
Eating and Drinking										Sec. 3.3.4
Restaurant	--	--	--	--	--	S	P	P	--	
Bar	--	--	--	--	--	S	P	P	--	
Brewpub	--	S	--	--	--	S	L	L	--	
Coffee Roastery	--	S	--	--	--	S	P	P	--	
Craft Establishment	--	S	--	--	--	S	L	L	--	
Entertainment, Event Space										Sec. 3.3.4
Small (Occupancy load less than 100)	--	--	S	L	L	P	P	P	--	
Larger (Occupancy load 100 or more)	--	--	S	S	L	L	L	L	--	
Financial Services										Sec. 3.3.5
Banks, credit unions, brokerage, and investment services	--	--	--	--	S	P	P	P	--	
All other financial services (check cashing, pawnshop, other)	--	--	--	--	--	--	--	S	S	
Funeral and Mortuary Services	--	--	--	--	S	S	S	P	P	Sec. 3.3.6
Lodging										Sec. 3.3.7
Bed and Breakfast	--	S	S	S	--	--	P	--	--	
Hotel	--	--	--	--	--	S	L	--	--	
Motel	--	--	--	--	--	--	--	--	--	
Extended Stay	--	--	--	--	--	--	--	--	--	
Medical Service	--	--	--	--	P	P	P	--	--	Sec 3.3.8
Office	--	--	--	--	P	P	P	P	--	Sec. 3.3.9
Consumer Service										Sec. 3.3.10
Maintenance or Repair Service	--	--	--	--	--	P	P	P	--	
Personal Service	--	--	--	--	P	P	P	P	--	
Studio or Instructional Service	--	--	--	--	P	P	P	P	--	
Retail Sales										
General	--	--	--	--	P	P	P	P	--	
Fireworks Sale	--	--	--	--	--	S	P	P	--	
Liquor Sale	--	--	--	--	--	--	P	P	--	
Vape Shop or Smoke Store	--	--	--	--	--	--	--	--	--	
Smoking Lounge	--	--	--	--	--	--	S	--	--	

Sexually Oriented Business	--	--	--	--	--	--	--	L	L	Sec. 3.3.11
Table 2.3.1.-Principal Uses Table										
	CS	AG	R-25	R-15	RMD	OI	BUS	LI	HI	Use Standard
Sports and Recreation										Sec. 3.3.12
Indoor	--	--	--	--	--	--	P	P	--	
Outdoor	--	--	--	--	--	--	S	P	--	
Vehicle Equipment Sales, Service										Sec. 3.3.13
Fuel Station	--	--	--	--	--	S	S	L	L	
Vehicle Sales	--	--	--	--	--	--	S	L	-	
Vehicle Sales, Remote	--	--	--	--	--	S	S	L	-	
Vehicle Rentals	--	--	--	--	--	--	S	L	--	
Vehicle Maintenance and Repair, Minor	--	--	--	--	--	--	S	L	--	Sec. 3.3.13
Vehicle Maintenance and Repair, Major	--	--	--	--	--	--	S	S	L	Sec. 3.3.13
INDUSTRIAL										
Fabrication and Production										Sec. 3.4.3
Artisan	--	--	--	--	P	P	P	P	--	
Limited/Light	--	--	--	--	--	--	--	P	P	
General	--	---	--	--	--	--	--	P	P	
Research, testing, and development laboratory	--	--	--	--	--	P	P	P	P	
Industrial Service	--	--	--	--	--	S	S	P	--	Sec. 3.4.4
Storage, Distribution, and Wholesale										Sec. 3.4.5
Equipment and Material Storage	--	--	--	--	--	S	S	P	P	
Self-Service Storage	--	--	--	--	--	--	--	P	--	
Trucking and Transportation Terminal	--	--	--	--	--	--	--	--	P	
Warehouse	--	--	--	--	--	--	--	S	S	
Wholesale Sales and Distribution	--	--	--	--	--	--	--	P	P	
Data Management or Processing Center										Sec. 3.4.6
Data Center	--	--	--	--	--	--	--	S	P	
Commercial Cryptocurrency Mining	--	--	--	--	--	--	--	--	S	
Junk or Salvage Yard	--	--	--	--	--	--	--	--	P	Sec. 3.4.7
Landfill	--	--	--	--	--	--	--	--	S	
Recycling Facility	--	--	--	--	--	--	--	--	S	
AGRICULTURAL										
Agriculture, commercial	--	P	--	--	--	--	--	--	--	Sec. 3.5.1
Agriculture, personal	--	P	P	P	--	--	--	--	--	
Community Garden	L	L	L	L	L	L	L	L	L	Sec. 3.5.2
Farmers Market/Produce Stand	L	L	S	S	S	L	L	L	L	Sec. 3.5.3
Livestock sales/auction	--	S	--	--	--	--	--	--	--	Sec. 3.5.4
Tree farm/forestry	--	S	--	--	--	--	--	--	--	Sec. 3.5.5

Attachment: Microsoft Word - Section 2.3.1 Use Table - Package Store Edits (Consideration of Amendment to Table 2.3.1 of the City of Social

Agri-tourism/agri-	--	L	--	--	--	--	--	--	--	Sec. 3.5.6
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Table 2.3.1.-Principal Uses Table										
	CS	AG	R-25	R-15	RMD	OI	BUS	LI	HI	Use Standard
entertainment										
Riding Academy; Equestrian Center	P	P	--	--	--	--	--	--	--	Sec. 3.5.7
Farm Winery/Meadery	--	L	S	--	--	--	--	--	--	Sec. 3.5.8
Solar Energy Facility	--	S	--	--	--	--	--	S	--	Sec. 3.5.9
WIRELESS COMMUNICATIONS										Sec. 3.6
COW/Co-location/Concealed Wireless Facility	L	L	L	L	L	L	L	L	L	
All other wireless comm. Facilities	S	S	S	S	S	S	S	S	S	

Section 2.4 Accessory Uses Table

2.4.1 Accessory Uses Table

Table 2.4.1-Accessory Uses Table										
	CS	AG	R-25	R-15	RMD	OI	BUS	LI	HI	Use Standard
Accessory Uses										
Lodging, Short-Term Rental	--	--	L	L	L	--	L	--	--	Sec. 3.3.7
Accessory Buildings and Structures	L	L	L	L	--	--	--	--	--	Sec. 3.7.2
Accessory Dwellings	L	L	L	L	--	--	--	--	--	Sec. 3.7.3
Backyard chickens	--	P	P	--	--	--	--	--	--	Sec. 3.7.4
Drive-thru, Drive-in, and Drive-up Facility	--	--	--	--	--	L	L	L	L	Sec. 3.7.5
EV Charging Stations	L	L	L	L	L	L	L	L	L	Sec. 3.7.6
Home Occupations	--	L	L	L	L	--	--	--	--	Sec. 3.7.7
Outdoor Storage	--	L	--	--	--	L	L	P	P	Sec. 3.7.8
Swimming Pools	--	L	L	L	L	--	P	--	--	Sec. 3.7.9
Storage, Distribution, Wholesale	--	--	--	--	--	--	--	P	P	Sec. 3.4.5
Unmanned Retail Structure	--	--	--	--	--	L	L	L	L	Sec. 3.7.10
Vending Machine Fulfillment Center	--	--	--	--	--	--	--	S	L	Sec. 3.7.11
Temporary Uses:										
Temporary Construction Structures	L	L	L	L	L	L	L	L	L	Sec. 3.8.1
Temporary Outdoor Sales of Merchandise	--	L	--	--	L	L	L	L	L	Sec. 3.8.2
Temporary Stage	L	L	L	L	L	L	L	L	L	Sec. 3.8.3



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Single-Family Detached	--	P	P	P	--	--	--	--	--	
Single-Family Attached	--	--	--	S	L	--	L	--	--	
Industrialized Home	--	L	--	--	--	--	--	--	--	
Multi-Unit Building	--	--	--	--	L	--	S	--	--	
Live-Work	--	--	--	--	L	--	L	--	--	Sec. 3.1.3
Group Living										Sec. 3.1.4
Assisted Living	--	--	--	--	S	S	S	--	--	
Convent or Monastery	--	--	--	--	L	S	L	--	--	
Nursing Home	--	--	--	L	L	S	L	--	--	
Personal Care Home (6 or fewer residents)	--	--	S	S	S	S	S	--	--	
Personal Care Home (7 or more residents)	--	--	--	--	S	S	S	--	--	
Temporary Shelter	--	--	--	--	S	S	S	--	--	
Transitional Housing	--	--	--	--	S	S	S	--	--	
INSTITUTIONAL										
Cemetery	--	--	--	--	--	S	S	--	--	Sec. 3.2.2
Club or Lodge	--	--	--	--	--	S	P	--	--	Sec. 3.2.3
Daycare										Sec. 3.2.4
Small	--	S	S	S	L	L	L	--	--	
Large	--	--	--	--	--	S	S	--	--	
Education Services										Sec. 3.2.5
School, K-12	--	--	--	--	--	L	L	--	--	
Business or Trade School	--	--	--	--	--	P	P	--	--	
College or University	--	--	--	--	--	S	L	--	--	
Tutoring	--	--	--	--	--	S	S	--	--	
Hospital	--	--	--	--	--	P	P	--	--	Sec. 3.2.6
Library	--	--	--	--	--	P	P	--	--	Sec. 3.2.7
Place of Worship										Sec. 3.2.8
Small (Occupancy load less than 100)	--	--	S	L	L	P	P	--	--	

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COMMERCIAL										
Animal Services										Sec. 3.3.2
Boarding	--	--	--	--	--	S	L	P	--	
Grooming	--	--	--	P	P	P	P	P	--	
Veterinary	--	--	--	P	P	P	P	P	--	
Eating and Drinking										Sec. 3.3.4
Restaurant	--	--	--	--	--	S	P	P	--	
Bar	--	--	--	--	--	S	P	P	--	
Brewpub	--	S	--	--	--	S	L	L	--	
Coffee Roastery	--	S	--	--	--	S	P	P	--	
Craft Establishment	--	S	--	--	--	S	L	L	--	
Entertainment, Event Space										Sec. 3.3.4
Small (Occupancy load less than 100)	--	--	S	L	L	P	P	P	--	
Larger (Occupancy load 100 or more)	--	--	S	S	L	L	L	L	--	
Financial Services										Sec. 3.3.5
Banks, credit unions, brokerage, and investment services	--	--	--	--	S	P	P	P	--	
All other financial services (check cashing, pawnshop, other)	--	--	--	--	--	--	--	S	S	
Funeral and Mortuary Services	--	--	--	--	S	S	S	P	P	Sec. 3.3.6
Lodging										Sec. 3.3.7
Bed and Breakfast	--	S	S	S	--	--	P	--	--	
Hotel	--	--	--	--	--	S	L	--	--	
Motel	--	--	--	--	--	--	--	--	--	
Extended Stay	--	--	--	--	--	--	--	--	--	
Medical Service	--	--	--	--	P	P	P	--	--	Sec 3.3.8
Office	--	--	--	--	P	P	P	P	--	Sec. 3.3.9
Consumer Service										Sec. 3.3.10
Maintenance or Repair Service	--	--	--	--	--	P	P	P	--	
Personal Service	--	--	--	--	P	P	P	P	--	
Studio or Instructional Service	--	--	--	--	P	P	P	P	--	
Retail Sales										
General	--	--	--	--	P	P	P	P	--	
Fireworks Sale	--	--	--	--	--	S	P	P	--	
Package Store (Liquor Sales) Liquor Sale	--	--	--	--	--	--	L	L	--	Sec. 3.3.14.C
Vape Shop or Smoke Store	--	--	--	--	--	--	--	--	--	

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Smoking Lounge	--	--	--	--	--	--	S	--	--	
Sexually Oriented Business	--	--	--	--	--	--	--	L	L	Sec. 3.3.11
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Outdoor	--	--	--	--	--	--	S	P	--	
Vehicle Equipment Sales, Service										Sec. 3.3.13
Fuel Station	--	--	--	--	--	S	S	L	L	
Vehicle Sales	--	--	--	--	--	--	S	L	-	
Vehicle Sales, Remote	--	--	--	--	--	S	S	L	-	
Vehicle Rentals	--	--	--	--	--	--	S	L	--	
Vehicle Maintenance and Repair, Minor	--	--	--	--	--	--	S	L	--	Sec. 3.3.13
Vehicle Maintenance and Repair, Major	--	--	--	--	--	--	S	S	L	Sec. 3.3.13
INDUSTRIAL										
Fabrication and Production										Sec. 3.4.3
Artisan	--	--	--	--	P	P	P	P	--	
Limited/Light	--	--	--	--	--	--	--	P	P	
General	--	---	--	--	--	--	--	P	P	
Research, testing, and development laboratory	--	--	--	--	--	P	P	P	P	
Industrial Service	--	--	--	--	--	S	S	P	--	Sec. 3.4.4
Storage, Distribution, and Wholesale										Sec. 3.4.5
Equipment and Material Storage	--	--	--	--	--	S	S	P	P	
Self-Service Storage	--	--	--	--	--	--	--	P	--	
Trucking and Transportation Terminal	--	--	--	--	--	--	--	--	P	
Warehouse	--	--	--	--	--	--	--	S	S	
Wholesale Sales and Distribution	--	--	--	--	--	--	--	P	P	
Data Management or Processing Center										Sec. 3.4.6
Data Center	--	--	--	--	--	--	--	S	P	
Commercial Cryptocurrency Mining	--	--	--	--	--	--	--	--	S	
Junk or Salvage Yard	--	--	--	--	--	--	--	--	P	Sec. 3.4.7
Landfill	--	--	--	--	--	--	--	--	S	
Recycling Facility	--	--	--	--	--	--	--	--	S	
AGRICULTURAL										
Agriculture, commercial	--	P	--	--	--	--	--	--	--	Sec. 3.5.1
Agriculture, personal	--	P	P	P	--	--	--	--	--	
Community Garden	L	L	L	L	L	L	L	L	L	Sec. 3.5.2
Farmers Market/Produce Stand	L	L	S	S	S	L	L	L	L	Sec. 3.5.3
Livestock sales/auction	--	S	--	--	--	--	--	--	--	Sec. 3.5.4

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Farm Winery/Meadery	--	L	S	--	--	--	--	--	--	Sec. 3.5.8
Solar Energy Facility	--	S	--	--	--	--	--	S	--	Sec. 3.5.9
WIRELESS COMMUNICATIONS										Sec. 3.6
COW/Co-location/Concealed Wireless Facility	L	L	L	L	L	L	L	L	L	
All other wireless comm. Facilities	S	S	S	S	S	S	S	S	S	

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EV Charging Stations	L	L	L	L	L	L	L	L	L	Sec. 3.7.6
Home Occupations	--	L	L	L	L	--	--	--	--	Sec. 3.7.7
Outdoor Storage	--	L	--	--	--	L	L	P	P	Sec. 3.7.8
Swimming Pools	--	L	L	L	L	--	P	--	--	Sec. 3.7.9
Storage, Distribution, Wholesale	--	--	--	--	--	--	--	P	P	Sec. 3.4.5
Unmanned Retail Structure	--	--	--	--	--	L	L	L	L	Sec. 3.7.10
Vending Machine Fulfillment Center	--	--	--	--	--	--	--	S	L	Sec. 3.7.11
Temporary Uses:										
Temporary Construction Structures	L	L	L	L	L	L	L	L	L	Sec. 3.8.1
Temporary Outdoor Sales of Merchandise	--	L	--	--	L	L	L	L	L	Sec. 3.8.2
Temporary Stage	L	L	L	L	L	L	L	L	L	Sec. 3.8.3