

Item H-2

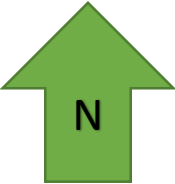
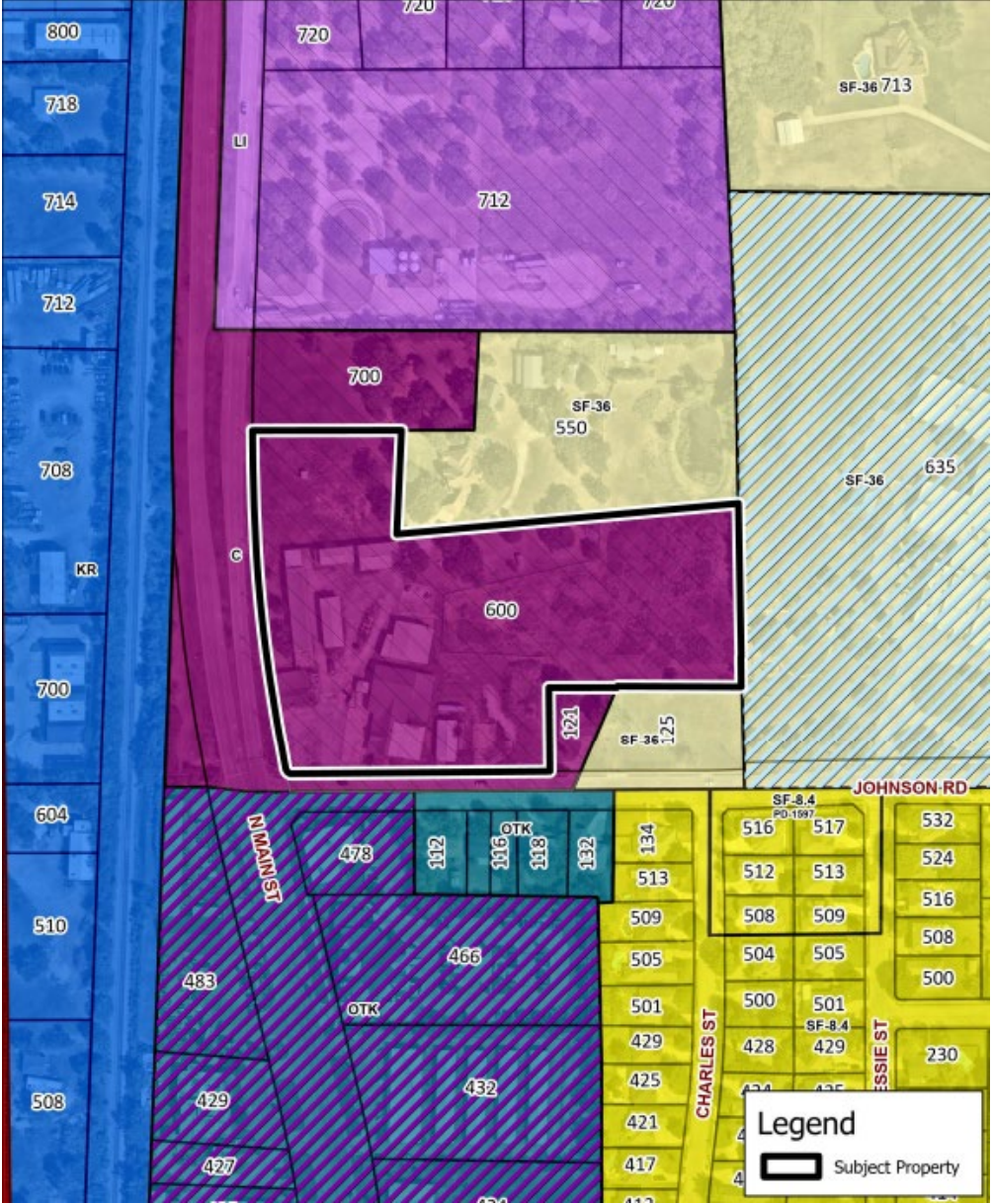
PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for County Line Records, to operate a retail store with used goods and merchandise sales, located in an approximately 2,500 square-foot lease space, on approximately .86 acres located at the intersection of North Main Street and Johnson Road, legally described as Lot 1R1, Block 1 of the L.L. McDonnell Addition, zoned Commercial (C) and addressed to 600 North Main Street, Building 2. Lorissa Holder, Applicant. Mark Keel, Owner. (SUP-2501-0001).

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Aerial Map



Zoning Map



Zoned:
Commercial
(C)

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Background:

In July 2023, City Council approved a Specific Use Permit (SUP) for County Line Records for the sale of used goods at 148 South Elm St. The business operated at that location until recently, with the sale of both new and used merchandise.

The Applicant is now requesting an SUP to sell used goods and merchandise at the new location at 600 North Main St. in the Commercial (C) zoning district, where an SUP is also required for the sale of used goods.



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Business Details:

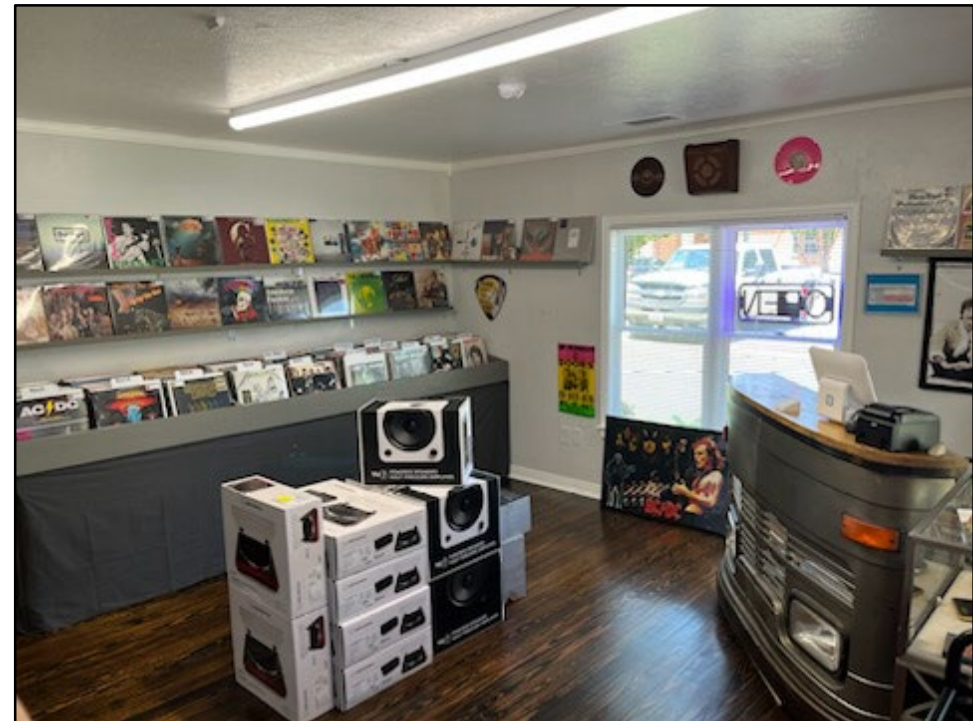
The store sells items including records, CDs, 8-tracks, cassettes, record players, speakers, headphones, and vinyl accessories. The store also sells novelty items, vintage t-shirts, and music-related memorabilia.

Hours of Operation

Monday - Friday: 11 a.m. - 6 p.m.

Saturday: 10:30 a.m. – 6 p.m.

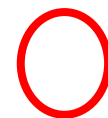
Sunday: 1-5:30 p.m.



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Site Design:

- County Line Records will occupy an existing 2,500-square-foot lease space at 600 North Main St.
- The structure was previously occupied by the A+ Boxes and More retail store.
- The Applicant has no plans for exterior modifications to the property.
- Currently, there are no other tenants in the other buildings on the site.



Subject property

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Surrounding Land Uses:

The property is designated Retail-Commercial (RTC) and Patio/Garden/Townhome (PGT) on the Future Land Use Plan (FLUP).

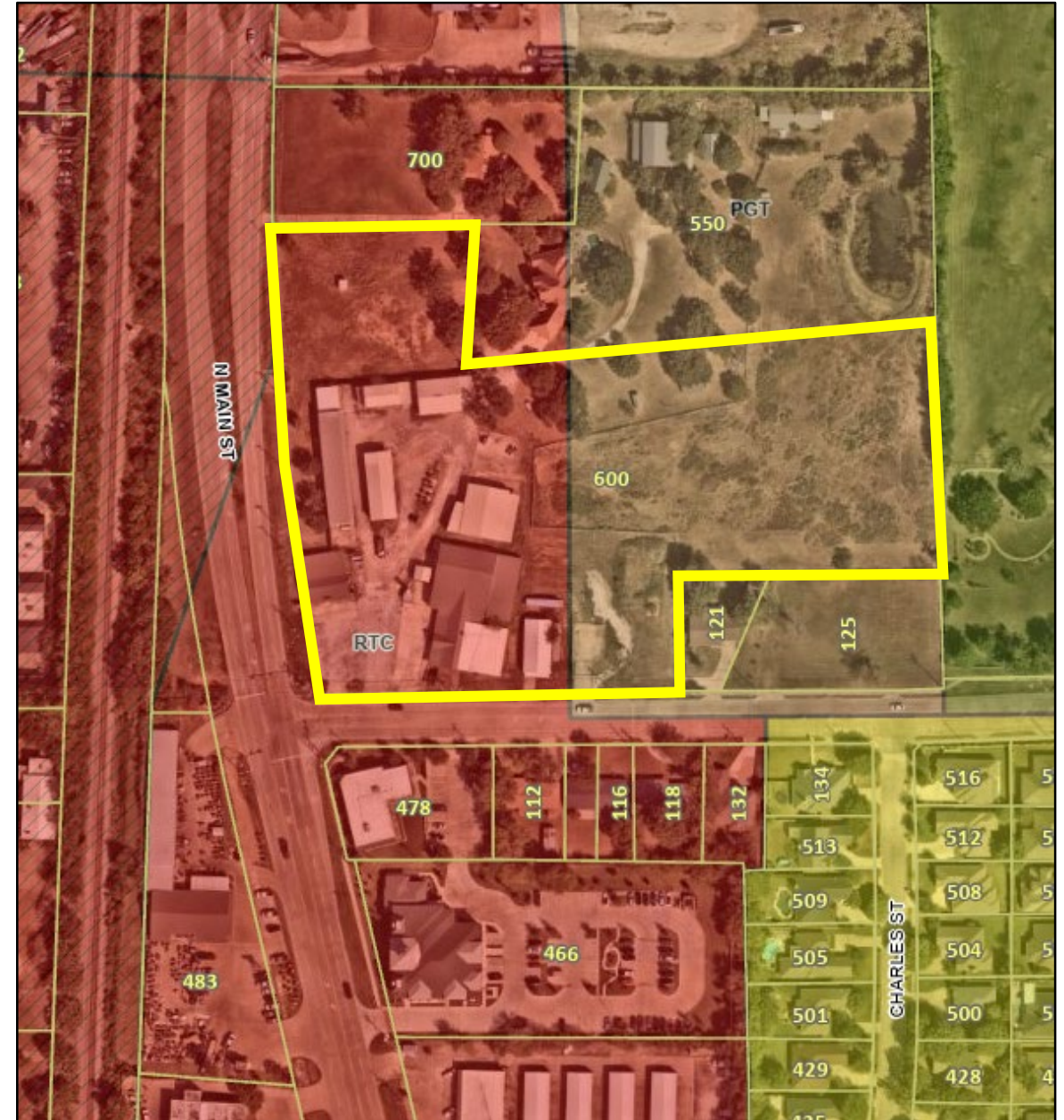
Surrounding FLUP Designations:

North: Retail/Commercial (RTC)/
Patio/Garden/Townhomes (PGT)

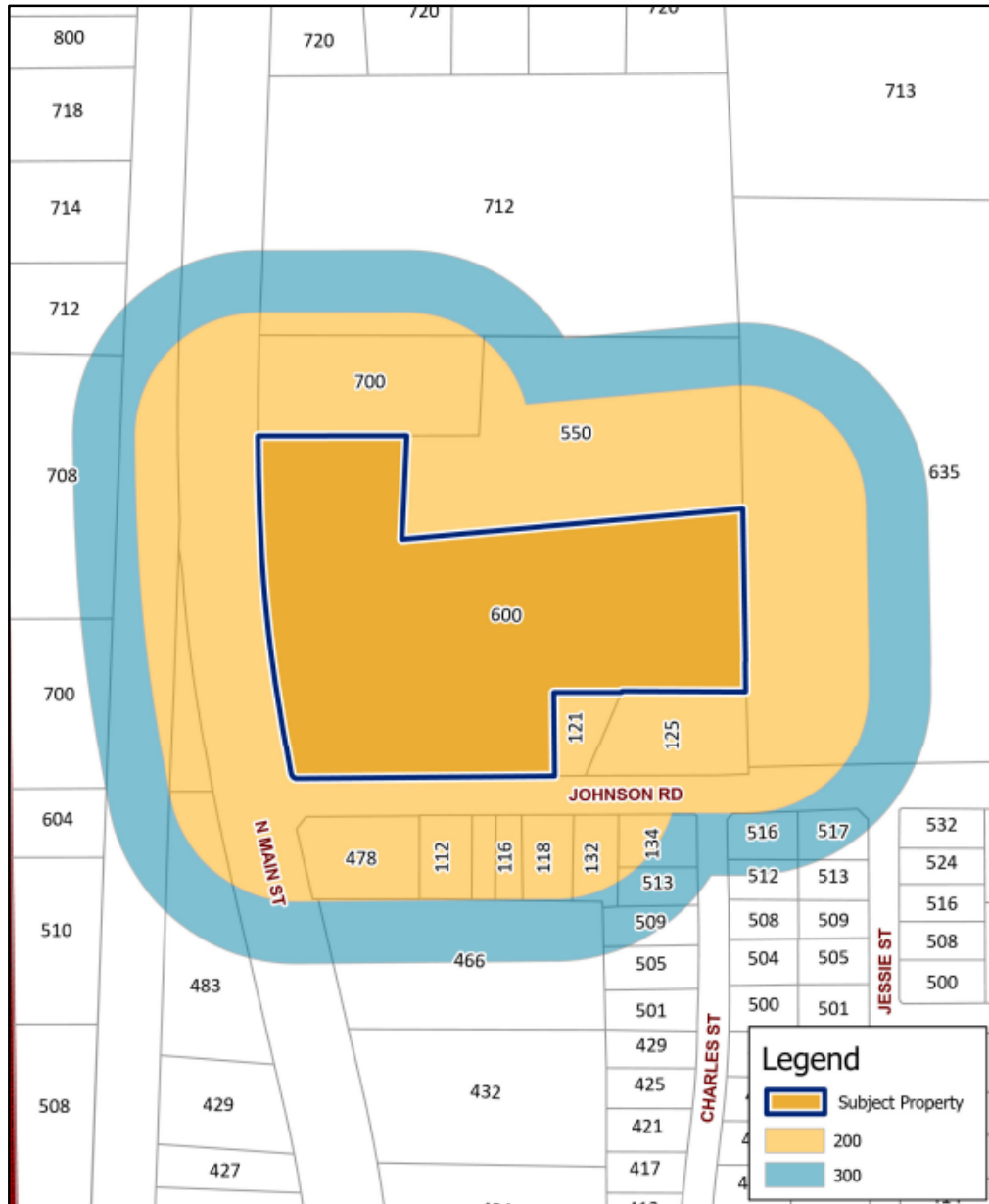
East: Patio/Garden/Townhomes (PGT)/Semi-Public (SP)

South: Retail/Commercial (RTC)/ High-Density Single
Family (HD-SF)

West: Retail/Commercial (RTC) with Tech/Flex Overlay



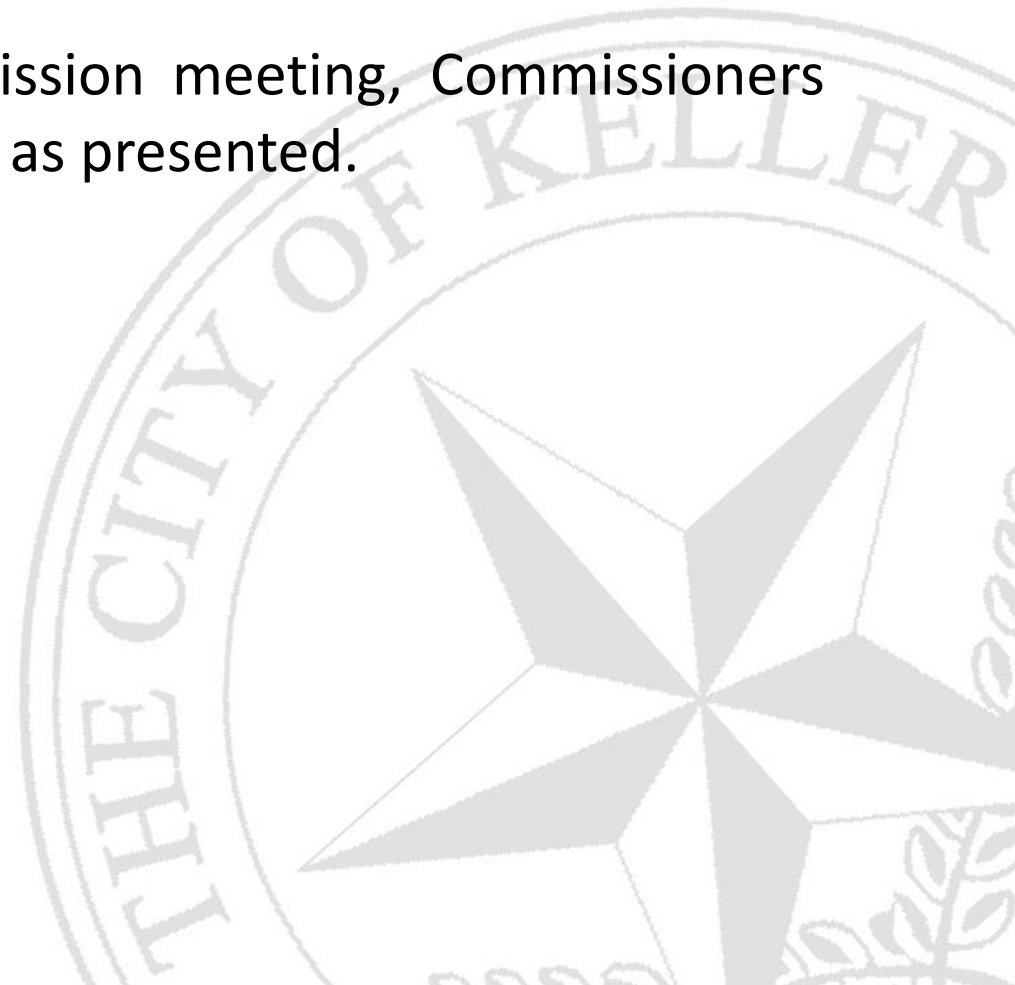
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Planning and Zoning Commission Recommendation:

At the Jan. 28, 2025, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the request as presented.



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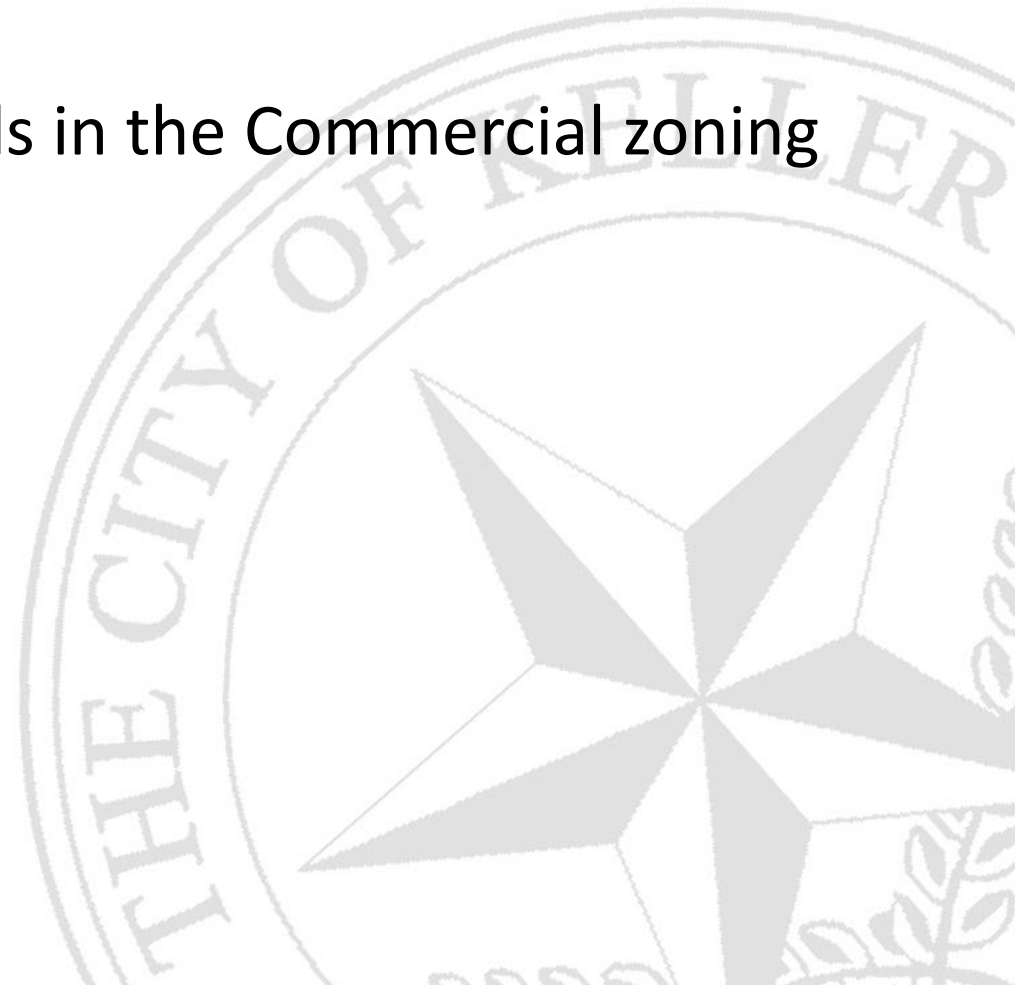
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

- 1) The use is harmonious and compatible with surrounding existing uses or proposed uses;
- 2) The activities requested by the applicant are normally associated with the permitted uses in the base district;
- 3) The nature of the use is reasonable and appropriate in the immediate area;
- 4) Any negative impact on the surrounding area has been mitigated; and
- 5) That any additional conditions specified ensure that the intent of the district purposes are being upheld.

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Request:

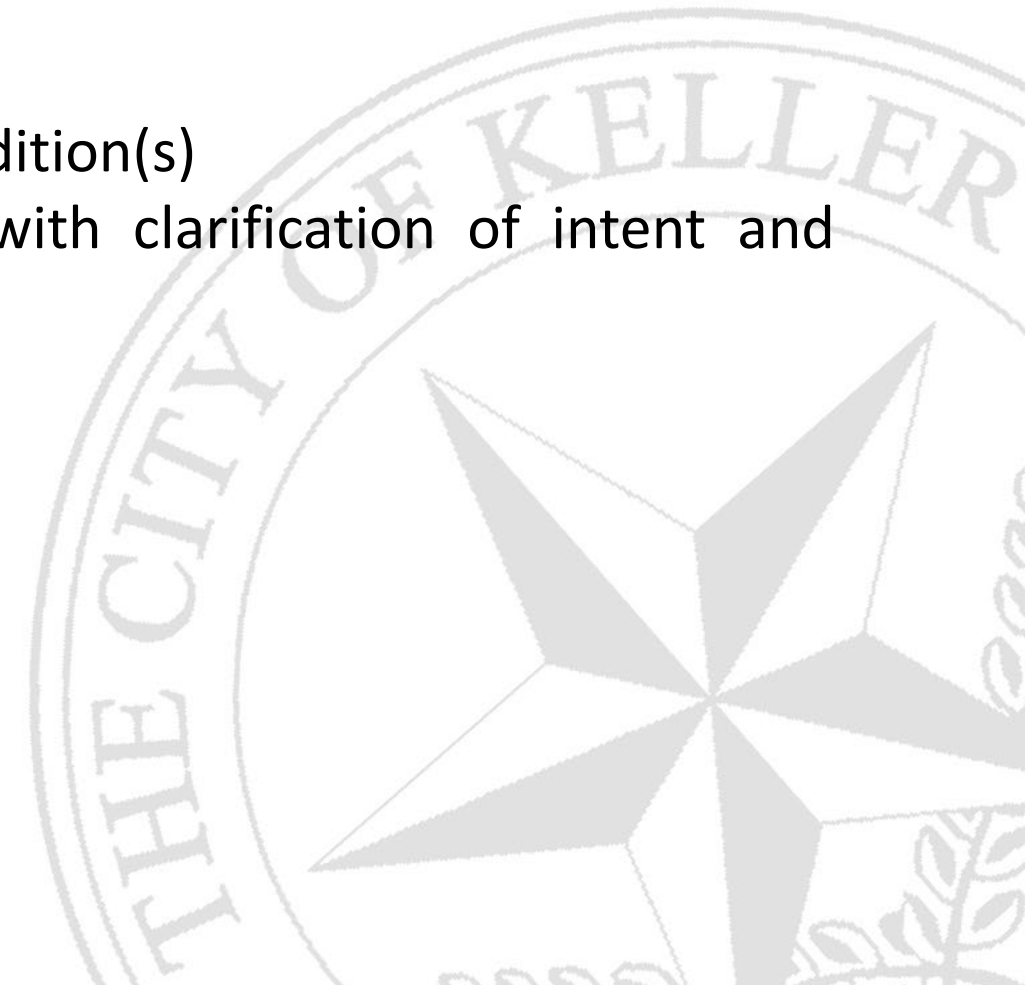
A Specific Use Permit (SUP) to sell used goods in the Commercial zoning district.



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The City Council has the following options when considering an SUP request:

- Approve as submitted
- Approve with modifications or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny





Questions?
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817-743-4130