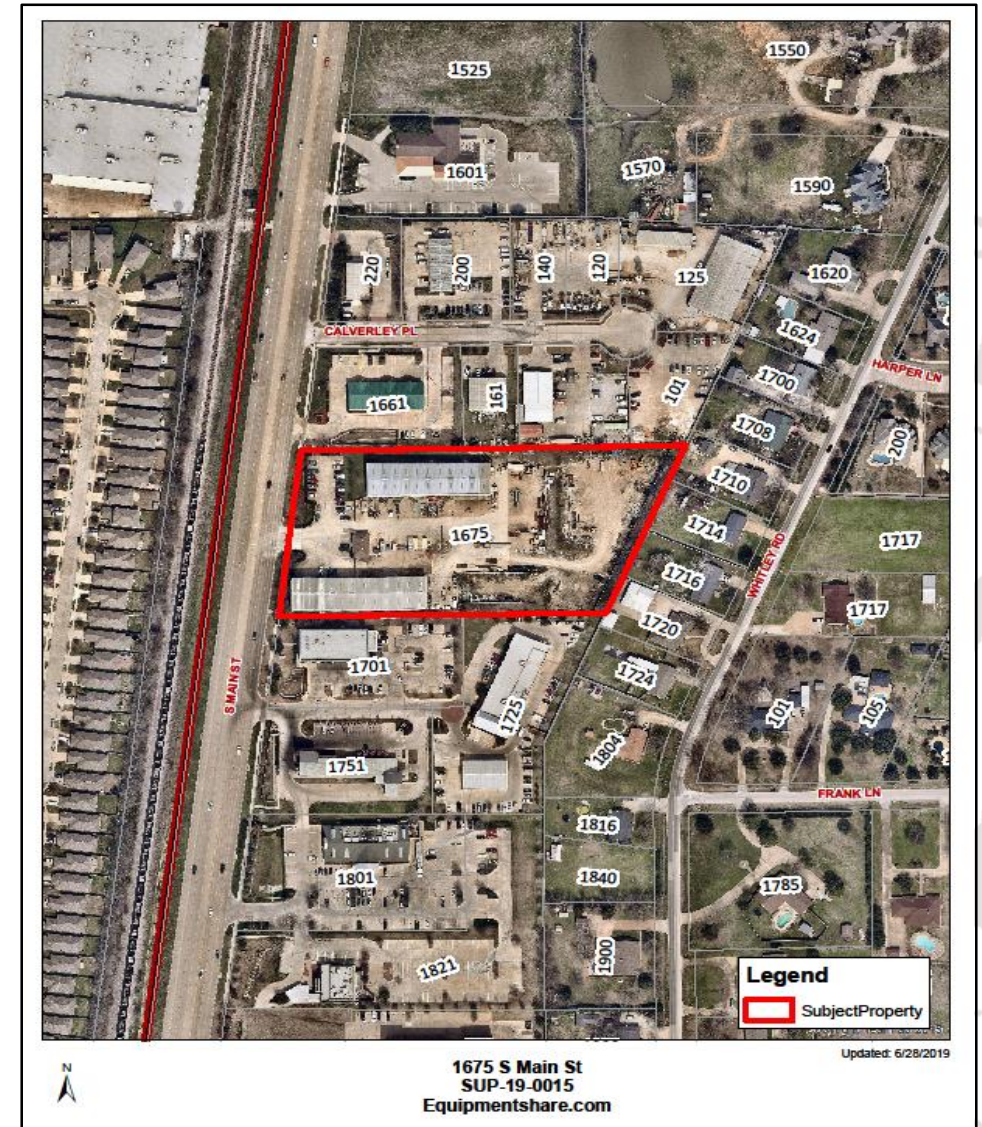
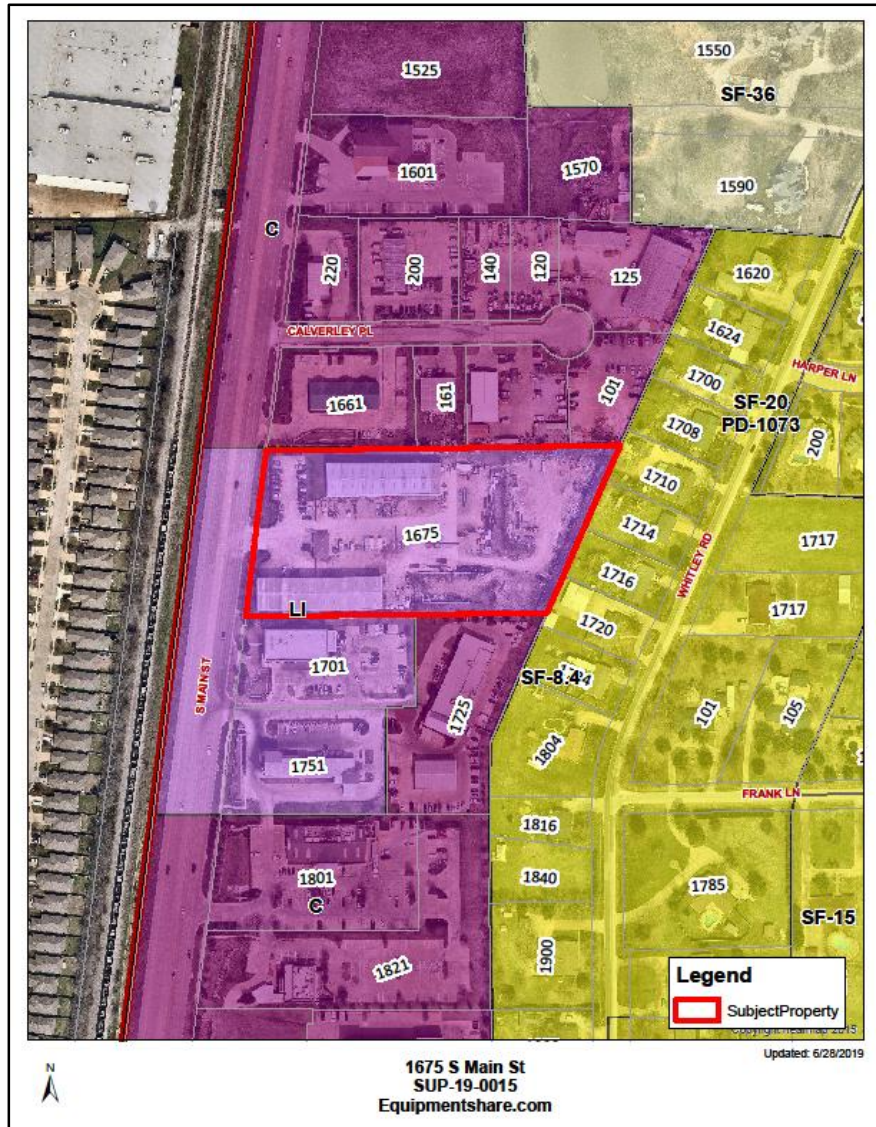


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PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) to allow the “rental of tools and machinery”, the use of “outside storage”, and allowing of a “high risk or hazardous industrial use”, specifically two above-ground fuel storage tanks, located on a 4.77-acre-lot on the east side of South Main Street, approximately 400 feet south from the intersection of South Main Street and Calverley Place, being Steelwright Addition, Lot 1A, Block 1, at 1675 South Main Street (Account # 06427324) zoned (LI) Light Industrial, Roy Holdeman, applicant; Johnson-Keller 377, LLC, owner (SUP-19-0015).

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Item H-5

Equipmentsshare.com rents large commercial construction equipment. The company also plans to make this location their southern regional headquarters.

The applicant requests SUPs for:

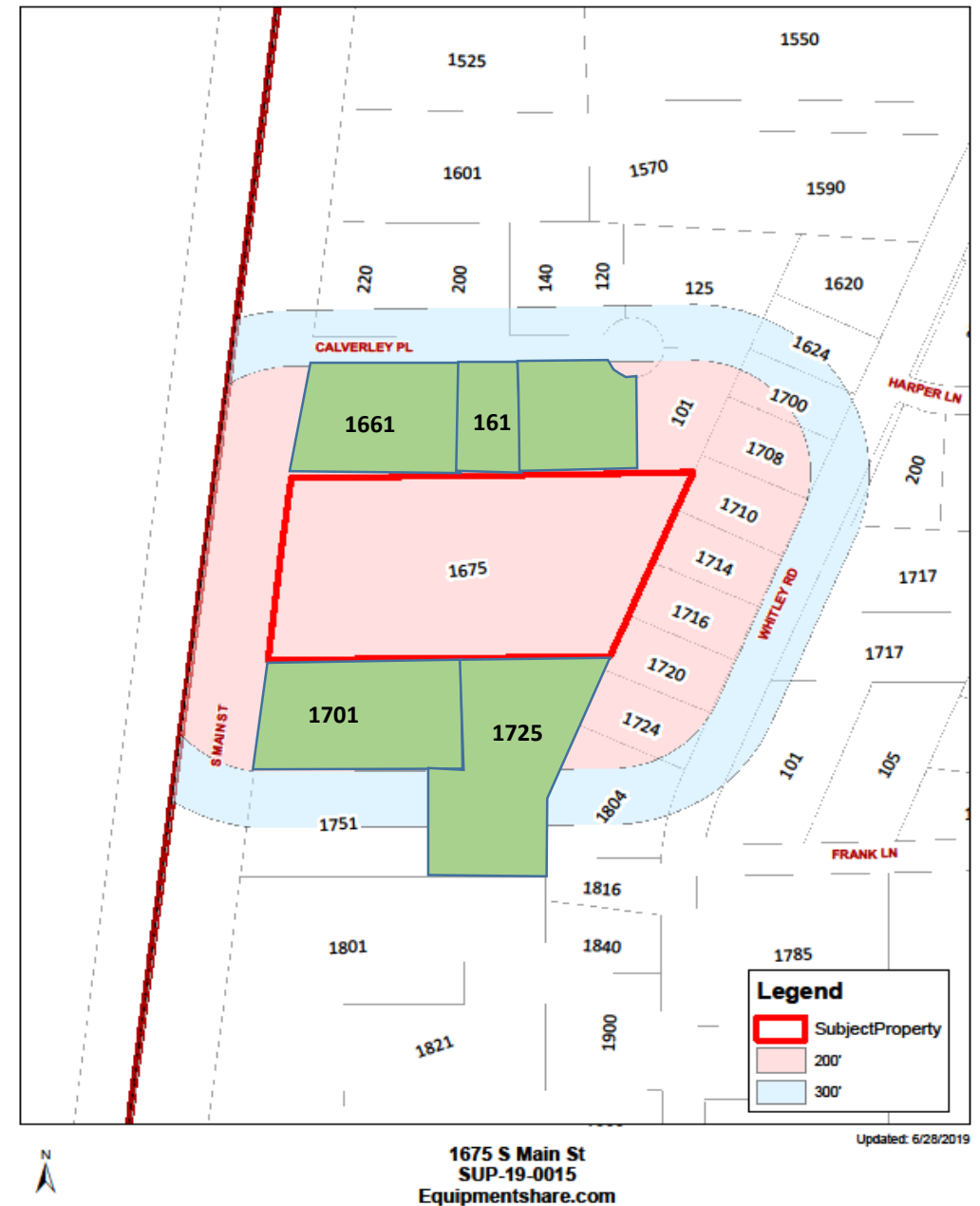
- Renting commercial machinery
- Outside storage
- The use of two above-ground fuel storage tanks (circled in green)

The tanks will be placed side by side, adjacent to a berm. The Fire Department will inspect the tanks to see that they meet Fire Code standards before any fuel is stored.



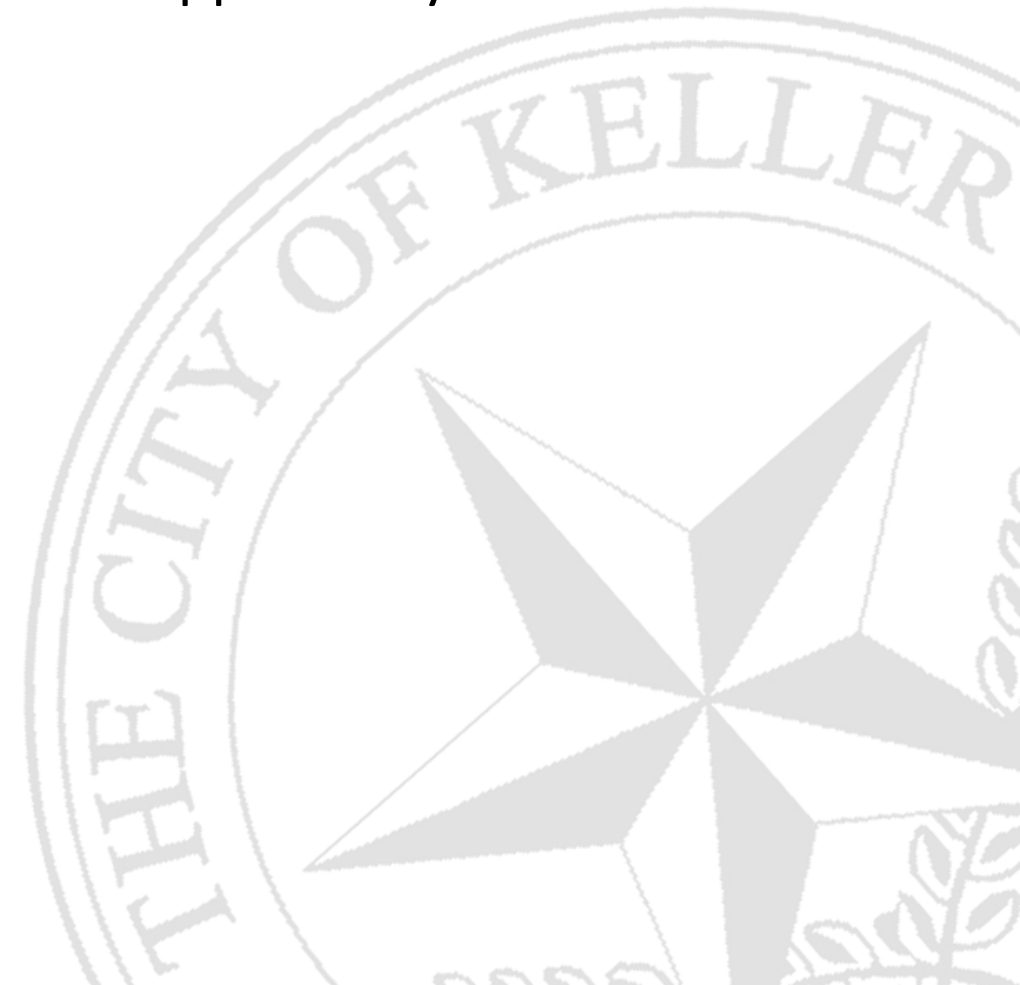
Item H-5

- On June 28, 2019, the City mailed out 22 letters of notification for a Public Hearing to all property owners within 300-feet of the subject property
- A public hearing sign was also posted on the property
- As of July 11, 2019, Staff has not received any opposition regarding this SUP and has received five letters of support (shown in green)



Item H-5

The Planning and Zoning Commission recommended approval by a vote of 7-0 on July 8, 2019.



Item H-5

Section 8.04 (B.2.a) of the UDC states that when considering an SUP request, Planning and Zoning and City Council shall consider the following factors:

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

Item H-5 City Council Options

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

- Approve all three SUPs
- Approve with modifications or conditions
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny one or more of the SUPs



Questions?
Julie Smith
817-743-4127