

## Item H-5

PUBLIC HEARING: Consider approving an ordinance a Specific Use Permit (SUP) to allow the use of “outside storage” for the business, Complete Trailers, located on a 1.72-acre-lot on the east side of South Main Street, approximately 1,300 feet north from the intersection of South Main Street and Calverley Place, being A.W. Crisp, Jr Addition, Lot 1A and 2A, Block 1, at 1425 South Main Street zoned Commercial (C). Complete Trailers, applicant; Woodall Properties, owner (SUP-20-0022).

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Aerial View**



**Zoned: Commercial**

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Zoning Map**



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- Staff met on May 2, 2019, with the property owner regarding the improvements required before a Certificate of Occupancy could be issued for any new business. Staff, the owner, and potential new tenants also met many times afterward to explore different options and the site plan-related requirements.
- As a result, Complete Trailers applied and was unanimously granted an SUP by City Council on August 6, 2019. However, if the use for which the SUP applies is not issued a certificate of occupancy within one year, the SUP automatically expires (Section 8.02 (F) (2) (d)).
- On April 14, 2020, the owner of the property brought forward a Site Plan Application with seven variances. The Planning and Zoning Commission tabled the application and encouraged the property owner to work with staff to reduce the number of variance requests.



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- The applicant brought back a Site Plan with two variances. This was approved unanimously by City Council on May 19, 2020.
- The property owners and Complete Trailers were offered a Temporary Certificate of Occupancy if they would address all Fire Code violations within ninety (90) days. The deadline was not met.
- Complete Trailers has leased the building (though they are not occupying it) and are still working with the owners to renovate the site according to the Council-approved Site Plan. However, the following inspections are still needed before a Certificate of Occupancy can be issued: Gate Inspection, Fire Inspection, Site Final, and Building Final.
- However, because the SUP for this business expired on August 6, 2020, the applicant must request a new SUP for the same business.

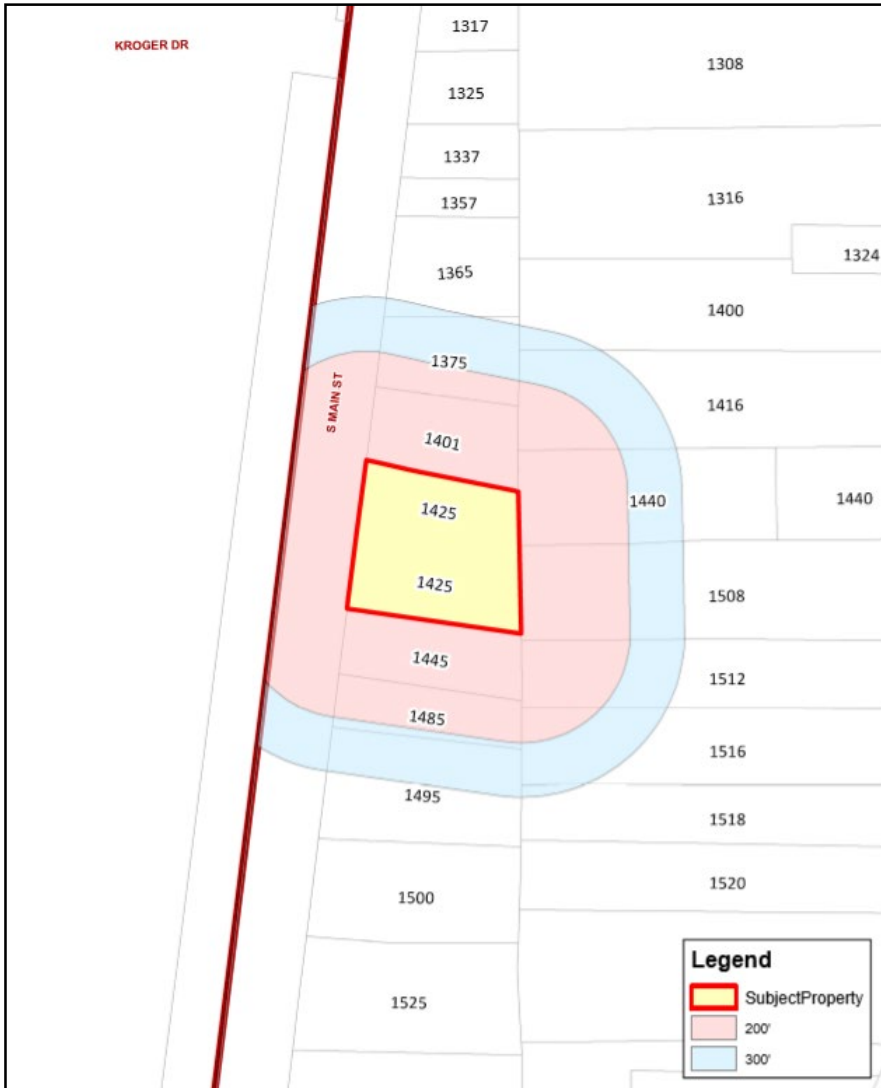
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### Proposed Hours of Operation:

- Monday - Friday: 9 a.m. to 5 p.m.
- Saturday: 9 a.m. to 1 p.m.

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- On Oct. 30, 2020, the city mailed 13 letters of notifications for this Public Hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was posted on the site.
- As of today, staff has not received any additional written support or opposition regarding this SUP application.

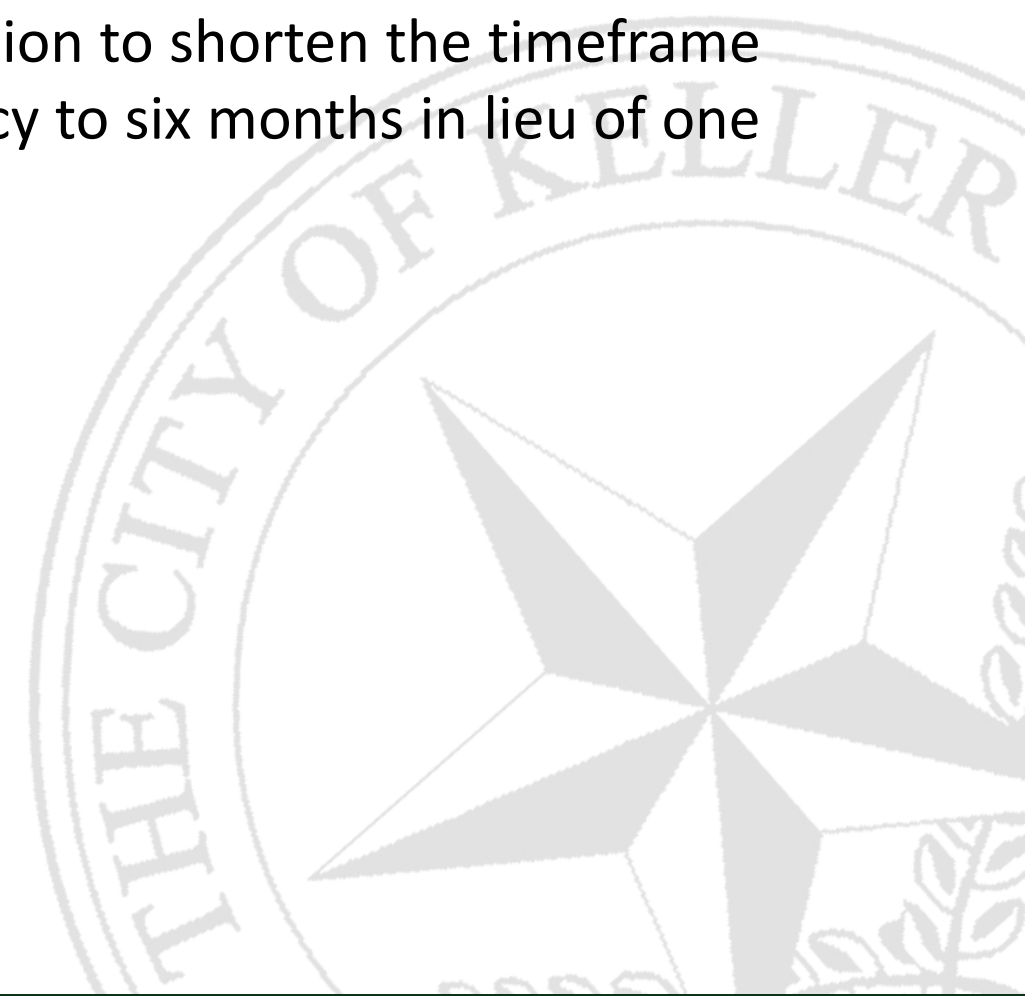
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Section 8.02 (F) (2) of the UDC states that when considering a SUP request, the Planning and Zoning Commission and City Council shall consider the following factors:

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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On Nov. 10, 2020, the Planning and Zoning Commission voted unanimously to recommend approval of the item with the condition to shorten the timeframe for the tenant to obtain a Certificate of Occupancy to six months in lieu of one year before the SUP expires.





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The City Council has the following options when considering a Specific Use Permit :

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



**Questions?**  
**Julie Smith**  
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