

be plainly visible will be the office building and customer parking area at the front entrance. The mini-warehouses and the extensive outdoor storage area will not be visible. As part of the overall site, each of these uses will still need to follow their own LDR supplemental standards as well as the general requirements of the IPR-COD and LDR or seek approved variances as necessary. Because this is a unique combination of commercial uses with a still unknown development pattern on the surrounding properties, there should be careful consideration of the CUP conditions of approval.

Staff Recommendation: Find consistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommend approval to the City Council, subject to the following conditions:

- (1) Approval shall be granted in the name of the applicant only, as owner/manager of the business, for a mixed commercial development that includes self-storage mini-warehouses, outdoor rental storage for recreational vehicles, as well as other storage and staging area for the applicant's trailer and storage unit business.
- (2) Site development shall be in general accordance with the conceptual site plan, which includes preserving the natural evergreen trees and other vegetation around the perimeter of the site, so that the site's interior is not very visible from Inner Perimeter Road or adjacent properties. The site's internal layout and pavement design for maneuverability and Fire Dept. access shall be at the discretion of the City Engineer and Fire Marshal.
- (3) Conditional Use approval shall expire after 2 years from the date of approval if no building permit and site development plans have been approved by that date.

Speaking in favor of the request:

- Burke Batten

Mr. Batten stated he is the applicant and went into further detail regarding the project. He stated he is amenable with the proposed conditions.

Commissioner Miller had questions regarding any limit on units.

There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Wildes to recommend approval of the request as presented, including the conditions. Commissioner Webb second. All in favor, no one opposed. Motion carried.

### **Agenda Item #8**

CU-2022-02 Bemiss Development Partners, 4036 Bemiss Road, CUP for Self-storage facility in C-C zoning

Mr. Trey Taylor, on behalf of Bemiss Development Partners LLC, is requesting a Conditional Use Permit (CUP) for a Self-Storage Mini-Warehouse facility in a C-C zoning district. The subject property consists of 5.57 acres located at 4036 Bemiss Road, which is along the east side of the road directly across from the intersection with Cat Creek Road. This site is the former Winn Dixie grocery store and shopping center. The applicant is proposing to convert the vacant larger building (former grocery store - 46,946 sf) into a climate-controlled self-storage facility. The