



GLPC AGENDA ITEM # 7

SEPTEMBER 26, 2022

Conditional Use Request by Ron Borders

File #: CU-2022-09

Ron Borders is requesting a Conditional Use Permit (CUP) for a Light Manufacturing facility in a Highway Commercial (C-H) zoning district. The subject property consists of 0.48 acres located at 415 West Hill Avenue, which is along the south side of the street about 500 feet west of the intersection with Oak Street. The property contains an existing commercial building (5,570-sf) which has been vacant since 2018. On behalf of the property owner, the applicant is proposing to lease the building to a local company called "Omega Enterprises South LLC" which is a small mould machining and repair shop which services the glass container industry. The company is currently located within the Arglass bottle manufacturing facility off Rocky Ford Road. The company is small (currently 6 employees) and they desire to relocate to their own facility. The tenant states that the machines are sophisticated but relatively small and self-enclosed, with no noticeable noise outside the existing building. The applicant is proposing only minor renovations to the building interior, with no changes being made to the building exterior or the existing site.

The subject property is located within a **Community Activity Center (CAC)** Character Area on the Future Development Map of the Comprehensive Plan. The property is also located within the local Historic District but is considered a non-contributing resource.

Although the proposed use is technically included with the broad "Light Manufacturing" category of the LDR Use Table (based on NAICS codes), it is at the lighter end of this spectrum and because of its limited size, it should be considered more like a "heavy-heavy commercial" kind of use instead. Because there is a general desire to keep industrial uses and even the very heavy commercial uses out of the Downtown area, staff was initially opposed to this request – based on general principle. However, there are other such borderline commercial/industrial uses nearby which include the VDT publishing house across the street, as well as the Georgia Beer Company microbrewery to the immediate east. These uses are able to operate compatibly within a commercial environment without any adverse impacts. Staff therefore believes that the proposed use, under the right conditions of approval, could also operate here in a compatible manner. One obvious benefit being the re-occupancy of an existing building and site that has been vacant and slowly deteriorating for several years. Therefore, staff is reluctantly supportive of this request.

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 for a Light Manufacturing facility and machine shop in the name of "Omega Enterprises South LLC" only, with no more than 15 employees on any one shift. All machining and other noise-producing activities shall be carried on entirely within the existing building.
- (2) Within one year after Business License approval, the existing parking lot shall be weed-free and properly restored and striped to a standard commercial parking lot with layout approved by the City Engineer.
- (3) Conditional Use approval shall expire after 2 years from the date of approval if no Business License has been approved for the facility by that date..