

Chairman Hightower asked if there were any questions for staff from the commissioners. Commissioner Willis asked for clarification that the recommendation by staff was for M-1 zoning with conditions as opposed to M-2 zoning. Mr. Dillard affirmed. Commissioner Rountree asked about the Ingress/Egress recommendation. Mr. Dillard stated this was a recommendation from the County Engineer. Commissioner Steve Miller asked if the applicant was agreeable to the recommendations. Mr. Dillard stated the applicant was present to speak.

Chairman Hightower asked if there were any additional questions for staff from the commissioners. There being none, Chairman Hightower opened the Public Hearing portion of the case.

Speaking in favor of the request:

- Thomas & Stephanie Sutton, Applicant – 3673 Johnson Rd. SE

Mr. Sutton explained that the business should not be considered a salvage yard because no vehicle parts are sold.

Commissioner Rountree asked if the applicant was agreeable to the conditions. Both Mr. and Mrs. Sutton stated they just want assurance they can run the business if it is zoned M-1 with the conditions. Mr. Dillard re-stated that was the compromise. Mr. Dillard also clarified that the fencing condition applies only to the vehicles would be stored, not to where the office would be located.

Commissioner Willis asked the applicants if they would still transport wrecked vehicles in addition to primarily towing to off site locations to which the applicant answered in the affirmative. Mr. Willis voiced concern about oil and other hazardous materials leaks.

No one spoke against the request.

Chairman Hightower called for a motion. Motion by Commissioner Wildes to recommend approval of the request as presented with six (6) conditions. Commissioner Willis second. All voted in favor, no one opposed (8-0). Motion carried.

Agenda Item #5

CU-2023-03 Kristie Jenkins (2525 N Ashley Street – Suites M & O)
CUP for an Event Center in C-H zoning

Mr. Martin presented the case in which the applicant is requesting a Conditional Use Permit (CUP) for an “Event Center” in a Highway Commercial (C-H) zoning district. The subject property consists of 3.77 acres located at 2525 North Ashley Street. This is the “Garden Plaza” commercial center located along the east side of North Ashley Street, south of Emory Street and directly across from the North Campus of VSU. The applicant is leasing Suite “M” and Suite “O”