

Commissioner Bailey asked if the current business is also operating under a Conditional Use Permit, to which Mr. Martin responded no. At the time that business began, it was categorized differently, but Condition 1 addresses that.

Speaking in favor of the request:

- Chip Alger, Applicant – 4203 Big Oak Cir.

Mr. Alger explained that the prospective business is not a depository institution and accordingly has very low traffic, approximately 5-10 customers per week.

No one spoke in opposition to the request.

There being no further discussion, Chairman Hightower called for a motion. Motion by Vice-Chair Steve Miller to recommend approval of the request as presented with Conditions. Commissioner Bythwood second. All voted in favor, no one opposed (8-0). Motion carried.

Agenda Item #6

CU-2024-02 Harden Rental Network LLC (2607 Bemiss Road)
CUP for an Animal Boarding & Daycare facility in C-C zoning

Mr. Martin presented the case in which the applicant is requesting a Conditional Use Permit (CUP) for a proposed Animal Boarding & Daycare facility in a C-C zoning district. The subject property consists of 5.93 acres located at 2607 Bemiss Road, which is along the east side of the road about 600 feet north of Northside Drive. This is also diagonally across from the intersection of Bemiss Road and Connell Road. (This includes the same property which was rezoned from R-P to C-C at the request of the applicant back in November --- file # VA-2023-17). The front portion of this property contains an existing single-family residence which is currently vacant. The remainder of the property is currently undeveloped and heavily wooded. The applicant is proposing to redevelop the entire property as a dog kennel/boarding & daycare facility with 30+ dogs. This includes converting the existing residence to a business office, constructing a dog kennel building (10,000-sf) in the rear portion, with animal outdoor play areas in the center. The applicant is also seeking ZBOA Variance approval from the LDR supplemental regulations for Pet Boarding; specifically, the requirement for outdoor animal yards to be at least 200 feet from a property line (file # APP-2024-05).

The subject property is located within a Community Activity Center (CAC) Character Area on the Future Development Map of the Comprehensive Plan. The existing C-C zoning is compliant with this Character Area designation.

The subject property is part of a much broader commercial area along the Bemiss Road corridor which is dominated by various levels of commercial zoning, as well as a mostly commercial land use pattern. Although there is an existing single-family neighborhood to the east, there is no physical connection or access to the neighborhood from the subject property. The City's general