

Staff finds the request consistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommends approval to the City Council, subject to the following conditions:

- (1) Approval shall be granted in the name of the applicant only for an indoor Event Center as described in the applicant's letter of intent, with events taking place indoors only.
- (2) Hours of operation shall be limited to within the hours of 8:00am – 11:00pm daily.
- (3) Total maximum facility occupancy shall be limited to no more than 160 persons.
- (4) All events shall be private and scheduled in advance with attendance numbers pre-determined and managed by the applicant. There shall be no open commercial ticket sales, entry cover charges, or other forms of open public admittance. All sounds generated by the facility shall be in strict adherence to the City's adopted Noise Ordinance.
- (5) All food and beverage served on the premises shall be provided as part of the scheduled event (not sold), and prepared by locally-licensed caterers or by the private lessee(s) of the facility, as pre-arranged through the applicant. All alcoholic beverages shall be served by a licensed alcoholic beverage caterer in accordance with City ordinance.
- (6) Conditional Use approval shall expire one (1) year from the date of approval if no City business license has been obtained by that date.

Commissioner Rountree inquired as to the number of parking spaces available. Mr. Martin stated there are at least 85. Vice-Chair Miller asked if there are any restrictions to alcohol service given the proximity to a church. Mr. Martin explained the requirement is 50 feet and this location exceeds that.

Chairman Hightower opened the Public Hearing portion of the case.

Speaking in favor of the request:

- Yazmin Saucedo, Applicant – 2161 Bemiss Rd.

Ms. Saucedo reiterated her intent is to open an event venue for the purpose of family friendly gatherings to include reunions, receptions, etc.

No one spoke in opposition to the request.

There being no further discussion, Chairman Hightower called for a motion. Motion by Commissioner Rountree to recommend approval of the request as presented with 6 conditions, Commissioner Bailey second. All in favor, no one opposed. Motion carried. (8-0)