



GLPC AGENDA ITEM # 6

MAY 19, 2025

Conditional Use Request by Mills PMD Company File #: CU-2025-04

Mills Permanent Metal Decking (PMD) Company is requesting a Conditional Use Permit (CUP) for a reinstated machine and welding shop in a Highway Commercial (C-H) zoning district. The subject property consists of two (2) small parcels totaling 0.24 acres located at 821 & 823 South Lee Street. This is at the NE corner of South Lee Street and Youles Street, and is directly across the street from Ella's Top Corral Restaurant. The properties contain two existing buildings (4,200-sf total) which formerly housed the "Walker's Welding & Fabrication" business for about 40 years. It became a grandfathered-in nonconforming use in 2006 when this property was annexed into the City as part of the "islands annexation". The business later lost its grandfathering status soon after it closed a few years ago. The property has recently sold to the applicant, who is now wanting to renovate and utilize this property as part of their existing metal fabrication business – thus requiring the CUP approval. See attached letter of intent for more details.

The subject property is located within an **Community Activity Center (CAC)** Character Area on the Future Development Map of the Comprehensive Plan.

The applicant's letter of intent describes their business as primarily a heavy construction civil subcontractor, which operates in several states. Their proposed use of this property is to use it as a "logistics hub for storing equipment and tools, as well as a facility for maintenance and field support", of their equipment which will include some degree of welding for repairs a\etc.. Most of the applicant's operation can be classified as a Permitted Use in C-H zoning, under the heading of a heavy construction *contractors office*. However, it is the non-office portion of the use as a "logistics hub and maintenance facility" that crosses into the light industrial category that requires CUP approval in C-H zoning. Nonetheless, the subject property has a long history of being "Walkers Welding & Fabrication" which operated without any known complaints, and in many ways this request is simply to re-establish the previous use of the property. Although this is one of the most intensive forms of commercial use, the property's small size (0.24 acres) greatly limits the overall scope of the operation and any potential impacts that did not occur in the past. Therefore, approval should be granted but in the name of the applicant only.

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 condition:

- (1) Approval shall be granted in the name of the applicant only, for a machine and welding shop facility in conjunction with the applicant's heavy construction business.
- (2) Conditional Use approval shall expire one (1) year from the date of approval if no Business License for the proposed use has been issued by that date.