

There being no further questions for staff, Chairman Miller opened the Public Hearing portion of the case.

Speaking in favor of the request:

- Nikki Rogers, Branch Manager – 8274 Miller Rd.

Ms. Rogers explained that their clientele is mostly by appointment only as a mortgage service.

No one spoke in opposition to the request.

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

There being no further questions for staff, nor anyone present to speak in favor of or in opposition to the request, Chairman Miller called for a motion. Motion by Commissioner Willis to recommend approval of the request as presented with one condition and recommended by staff. Commissioner Webb second. All voted in favor, no one opposed (8-0). Motion carried.

Agenda Item #6

CU-2025-04 Mills PMD Company (821 & 823 South Lee Street)
CUP for a machine & welding shop in C-H zoning

Mr. Martin presented the case in which 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 a Community Activity Center (CAC) Character Area on the Future Development Map of the Comprehensive Plan.