

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 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 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.

Commissioner Bailey asked if the establishment will be strictly for their business or if "walk-up" customers would be able to utilize their services. Mr. Martin stated that the intent is strictly for their business. Chairman Miller asked if the parking provided is sufficient. Mr. Martin confirmed that it is.

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

No one spoke in favor of, nor in opposition to the request.

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

#### **Agenda Item #7**

CU-2025-05 Walter Fletcher (1313 South Troup Street)  
CUP for a machine & welding shop in C-H zoning