

Mr. Martin presented the case in which Mr. Walter Fletcher 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 1.45 acres located at 1313 South Troup Street, which is along the east side of the road immediately north of the intersection with South Patterson Street. The property contains an existing small 2-story office building in the front with an attached 8,400-sf warehouse building behind. This building housed a previous machine and welding shop business for several decades. 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 a descendant (grandson) of the business founder, and is now wanting to resurrect the old family business. The applicant has already begun an extensive cleanup and renovation of the site, but is not proposing any major changes to the site at this time. 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.

The applicant’s letter of intent describes this original business history, as well as currently proposed scope of operations. The subject property has a long history of being a machine and welding shop for many years without any known complaints, and this request is simply to re-establish the previous use of the property. The surrounding land use pattern is dominated by fairly intensive commercial uses. There is also a very large (grandfathered) junkyard on the property immediately to the north. The applicant’s proposed use will simply maintain the status quo of the subject property, which is considered perfectly acceptable for the foreseeable future.

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 a machine and welding shop facility.
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.

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

Speaking in favor of the request:

- Walter Fletcher, Applicant – 5565 Jumping Gully Rd.

Mr. Fletcher explained that he is the third generation to be doing this line of work and that while of late he has been operating as a mobile business, he wants to operate in the family’s location again. Additionally, he stated that walk-in customers will be welcome.