



AGENDA SUMMARY/ REPORT

MEETING DATE: January 5, 2025

PREPARED BY: Otis T. Spriggs, AICP, Director of Development Services

AGENDA CONTENT: Conduct a public hearing, discussion and receive public comments on a Zoning Text Amendment request to amend the Code of Ordinances, Section 28-81(b)- Use Regulations (Charts), adding “Studio Tattoo or Body Piercing” as a S.U.P., Specific Use Permit allowance within the Central Business District (CBD), Light Industrial (LI), C-MU, Commercial-Mixed Use(C-MU), and Commercial- Office/Retail (C-OR) Zoning Districts.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY: This is a request to discuss and take possible action on a Text Amendment request by the City Manager to amend Section 28-81(b), Use Charts, and amending Section 28-112, clarifying the definition (Cemetery or mausoleum), including “Columbarium”. This will allow for S.U.P., Specific Use Permit for a Columbarium to be considered within the CBD, Central Business District, Agricultural (AG), Commercial-General (CG), Commercial- Office/Retail (C-OR), and Light Industrial (LI) Districts.

Section 28-81 Use Regulation (Charts); (a) (4) Classification of new/unlisted uses sets forth the requirements for the classification of an unlisted use. The Code requires that when new types of land arise, a determination regarding a change or addition to the use chart may be made by the city manager and the city manager shall refer the question concerning any new or unlisted use to the planning and zoning commission requesting a recommendation as to the zoning classification of any new or unlisted form of land use and into which such use should be placed. The referral of the “use” determination question shall be accompanied by the following statement of facts:

- I. The nature of the use and whether the use involves dwelling activity, sales, services, or processing; (*N/A, Proposed use is primarily a wall for storing burial urns*)
- II. The type of product sold or produced under the use; (*Columbarium*)
- III. Whether the use has enclosed or open storage and the amount and nature of the storage; (*Use is a self-contained wall with cubby holes*).
- IV. Anticipated employment typically anticipated with the use; (*N/A*)
- V. Transportation requirements; (*N/A*)

- VI. The nature and time of occupancy and operation of the premises; (***No limited***)
- VII. The off-street parking and loading requirements; (***N/A***)
- VIII. The amount of noise, odor, fumes, dust, toxic materials and vibration likely to be generated; (***None***).
- IX. The requirements for public utilities such as sanitary sewer and water and any special public services that may be required; (***N/A***), and
- X. Impervious surface coverage. (***Wall only***).

P&Z Commission Action:

The Planning and Zoning Commission voted unanimously to adopt this as its Final Report on the use determination and forwards the request to City Council with a positive recommendation of the additions and amendments to the Use Regulations Chart for consideration and adoption thereof.

Recommendation.

City Council should adopt this text amendment request, amending Use Charts, Section 28-81(b), adding a columbarium use in the designated districts as an SUP Permit.