



PLANNING COMMISSION STAFF REPORT

To: Planning Commission Members
From: Liz Fields, AICP, Planner
Meeting Date: April 8, 2026

PC 26-04 Conditional Use – Marathon

Property Information: Location: 1111 William C. Good
Zoning: C-1 “General Commercial District”
Proposed Use: Automobile Fueling/Charging Station
Current Use: Automobile Fueling/Charging Station
Property Size: 3.04 acres
Number of Parking Spaces: 53 spaces

Project Overview: The applicant, Franklin Foodmart, LLC, is requesting conditional use approval for an automobile fueling/charging station located at 1111 William C. Good Boulevard. The use automobile fueling/charging station is conditional in the C-1 General Commercial District.

Comments: Overview: The subject property consists of an existing automobile fueling/charging station constructed in 2000 that has operated continuously as an approved conditional use. In 2025, the property was sold to a new owner, which terminated the original conditional use approval pursuant to Section 1113.01(e) of the UDO, as such approvals are not transferable. Accordingly, the new owner must obtain a new conditional use permit to remain in compliance with the UDO.

Section 1113.01(e) Validity: *A Conditional Use Permit issued under this Section shall have no expiration date, but shall be subject to revocation, as provided below. Conditional Use Permits shall be specific to the applicant and the building, structure and/or address for which the Permit is approved; they shall*

not be transferable to a subsequent owner, tenant or occupant of the designated building, structure and/or address, nor shall they transfer with the applicant to another location. A Conditional Use Permit shall terminate upon the building, structure and/or address no longer being used for such Conditional Use, or upon the change of occupancy of such building, structure and/or address, or upon violation of any provisions of this Section.

Based on the submitted application and supporting materials, no changes to the site are currently proposed. However, the following items must be addressed to ensure compliance with the requirements of the UDO:

Dumpster Enclosure Screening: The dumpster is located at the rear of the property and is currently unenclosed. Section 1111.06(i) requires that all trash containers or receptacles be fully screened or enclosed on all sides.

Parking Lot Striping: The striping of existing parking spaces has faded in certain areas and must be refreshed. Section 1111.07(e)(1) requires that parking space demarcation be adequately maintained through periodic restriping or other appropriate means.

Truck Parking: The site currently includes several parking spaces designed for semi-trailer trucks, which is prohibited under the UDO (see definition of “Truck Stop/Truck Service or Gasoline Center”). These spaces must be removed.

Automobile Fueling/Charging Station Specific Standards:

1. All outdoor storage, if permitted by Planning Commission, must be completely screened from view from adjacent properties and the street.

Outdoor storage is not being proposed at this time.

2. All outdoor display areas, gasoline pumps, canopies, and any buildings used for service shall be located at least 50 feet from any adjacent residential property or district.

There are no adjacent residential properties or districts.

3. A solid wood fence, masonry wall, or hedge six feet high shall be required along any property line adjacent to a residential use or district.

There are no adjacent residential properties or districts.

4. The minimum distance of driveways from intersections shall be as approved by the City Engineer.

The proposed use will utilize the existing driveways along State Route 123 and William C. Good Boulevard.

5. Access shall be from an arterial street or collector or shall be provided in a manner that does not cause heavy impact on residential streets. Access drives shall be as approved by the City Engineer.
The proposed use has access from State Route 123 and will not cause any impact on residential streets. Existing access drives will be used.
6. The circulation areas shall provide smooth, continuous flow with efficient, non-conflicting movement throughout the site. Major vehicular circulation movements shall not conflict with major pedestrian movements. Interconnecting circulation aisles between parcels shall be provided.
Existing circulation areas shall be used which should continue to provide adequate traffic flow and non-conflicting movement.
7. Every parking and loading space shall have sufficient access and maneuvering area. All maneuvering areas shall be on the same lot as the use the area is intended to serve.
All parking and loading spaces provide adequate access and maneuvering areas.
8. Automobile fueling/charging stations are subject to the vehicle stacking requirements of Table 1111.07-2: Required Number of Stacking Spaces.
The proposed use will utilize existing vehicle stacking spaces which are believed to meet the requirements of Table 1111.07-2.
9. All areas not paved or covered by the building shall be landscaped and all landscaped areas shall be separated from all paved areas by six inch high curbing.
Six-inch-high curbing is provided.
10. The proposed use shall comply with all federal, state and/or local underground storage facilities requirements, licensing requirements and/or business regulations.
The proposed use complies with all federal, state, and/or local requirements, licensing requirements, and/or business regulations.
11. The fuel canopy shall be constructed of the same materials used on the principal building.
The fuel canopy is constructed of the same materials used on the principal building.

Conditional Use General Standards for Approval:

- 1) That the proposed use is a Conditional Use in the zoning district for which it is proposed.
An automobile fueling/charging station is an identified Conditional Use in the C-1 Zoning District.

- 2) The proposed Conditional Use will be in accordance with the general objectives, or with any specific objective, of the City's Comprehensive Development Plan or this UDO.
The proposed use is consistent with the intent of the C-1 Zoning District, which is to "provide for general commercial activity, including a wide range of goods and services that will serve the region."

The proposed use aligns with the property's designation on the Future Land Use Map as "Regional Commercial," which is in part intended for auto oriented commercial uses with direct access and visibility from or to the interstate.

- 3) The proposed Conditional Use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the neighborhood.
As the gas station has been in operation since 2000, it is anticipated that it will be operated and maintained so as to be harmonious and appropriate in appearance with the character of the general vicinity.

- 4) The proposed Conditional Use will not be hazardous or unreasonably disturbing to existing or future neighboring uses.
Conditions of approval recommended by Staff are intended to address current issues on the site and to ensure that the use will not be hazardous or unreasonably disturbing to existing or future neighboring uses.

- 5) The proposed Conditional Use will be served adequately by essential public facilities and services such as streets, police and fire protection, drainage, water and sewer, or the persons or agencies responsible for the establishment of the proposed use shall be able to adequately provide any such services.
The proposed use will be served adequately by essential public facilities and services.

- 6) The proposed Conditional Use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
The proposed use will not create excessive additional requirements or be detrimental to the economic welfare of the community.
- 7) The proposed Conditional Use will not involve uses, activities, processes, materials, equipment and conditions or operations that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
The proposed use does not involve uses, activities, processes, materials, etc. which are detrimental to any persons, property, or the general welfare.
- 8) The proposed Conditional Use will have vehicular approaches to the property that are designed so as not to interfere with traffic on surrounding public thoroughfares.
The proposed use will utilize existing vehicular approaches.
- 9) The proposed Conditional Use will not result in the destruction, loss, or damage of a natural, scenic, or historic features of major importance.
The proposed use will not result in the destruction, loss, or damage of a natural, scenic, or historical feature of major importance.

Considerations:

Should the Planning Commission choose to approve the Conditional Use, the following should be considered as conditions of approval:

- 1) The dumpster shall be enclosed in accordance with the requirements of Section 1111.06(i).
- 2) All faded parking space markings shall be restriped in accordance with the requirements of Section 1111.07(e)(1).
- 3) All designated semi-trailer truck parking spaces shall be removed, and the parking of semi-trailer trucks on the property shall be prohibited.