



STAFF REPORT

MEETING DATE: November 24, 2025

MEETING TYPE: Planning & Zoning

SUBMITTED BY: Blake Moore

AGENDA CAPTION: Discuss and consider a request by Nick Vinson representing Foundry Commercial for a Specific Use Permit (SUP) to allow Parking Lot, Truck and Trailer; Heavy Load Vehicle Storage; and Truck Sales and Storage under 1 SUP in the Light Manufacturing district.

Presented by: Blake Moore

Background Information

Nick Vinson of Foundry Commercial is requesting a Specific Use Permit (“SUP”) for a proposed development at 725 E. Wintergreen Road to allow the following uses: Parking Lot, Truck and Trailer; Heavy Load Vehicle Storage; and Truck Sales and Storage. The site is zoned Light Industrial (“LI”) and will feature two Class A tilt-wall maintenance facilities totaling 25,000 SF on an 11.4-acre, fully paved and fenced lot with perimeter landscaping.

The LI, Light Industrial, district is intended primarily for the conduct of light manufacturing, assembling and fabrication activities, and for warehousing, research and development, wholesaling and service operations that do not typically depend upon frequent customer or client visits. Such uses do require accessibility to major thoroughfares, major highways, and/or other means of transportation. The uses they are requesting require an SUP under LI (Light Industrial). The City Attorney has advised placing all the uses under one SUP.

SECTION 32.7

Transportation Uses	A	SF-10	SF-8.5	SF-7	SF-PH	D	SFA	MF	MH	O	R	C-1	HC	LI	HI
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Parking Lot, Trucks and Trailers												S	S	S	S
Heavy Load Vehicle Storage*												S	S	S	S

SECTION 32.11

Commercial Uses	A	SF-10	SF-8.5	SF-7	SF-PH	D	SFA	MF	MH	O	R	C-1	HC	LI	HI
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Truck Sales & Storage												S	S	S	P
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Budget Implications

N/A

Operational Impact

N/A

Legal Review

N/A

Staff Recommendation

Staff Recommends Approval.

Supporting Documentation and Attachments