

PLANNING ~~COMMISSION~~ AND DEVELOPMENT

**~~RECOMMENDATION~~ APPROVAL WITH STAFF RECOMMENDATIONS
DENIAL_0203202501162025**

NOTE: The following conditions are provided as a guide should the City Council choose to approve the petition of this request.

SUP2024-00097

Approval of a Special Use Permit to allow Outdoor Storage of equipment, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. General Business uses, which may include the Outdoor Storage of equipment. Repairing of equipment shall be limited to the interior of the existing structure.
 - B. Outdoor storage shall be limited to the areas shown on the submitted architectural plans titled “Sosebee’s” prepared by “HEP Architecture”, dated October 14, 2024. Outdoor repair of equipment shall be prohibited.
 - C. No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers, or sign walkers shall be prohibited.
 - D. Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited.
 - E. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within seventy-two (72) hours.
 - F. The Special Use Permit shall be specific to operation of Sosebee Auto Supply Inc. (Applicant) on the subject property, and in the event of a transfer, this Special Use Permit shall expire. The Applicant shall notify the City’s Planning and Development Department within thirty (30) days of transfer of property ownership and operation.
 - G. In the event that the property is issued three (3) citations by the City’s Code Enforcement Department within one (1) year, 365-day period, this Special Use Permit shall be revoked.

H. The Special Use Permit shall be limited to a period of two years, at which time the use shall cease, or an application made for renewal.

2. To satisfy the following site development considerations:

A. The design and location of the proposed structures shall be in general accordance with the architectural plans titled “Sosebee’s” prepared by “HEP Architecture”, dated October 14, 2024, and the images shown with the Letter of Intent (LOI) dated December 6, 2024, with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and/or Development Regulations, and other minor adjustments subject to final approval by the Director of Planning and Development.

B. Provide a chain link fence with slats at a minimum height of six feet (6 ft.). The slats and chain link fence shall be coated in durable black or dark green vinyl.

C. The fence shall provide effective screening to neighboring properties, especially where the fence faces a public right-of-way (e.g., roads, sidewalks) or neighboring properties that might otherwise have direct sightlines into the property.

D. The required fencing shall not contain any signage and shall be always maintained and in good repair. All fencing and screening shall be subject to review and approval by the Director of Planning and Development.

E. Prior to the issuance of a Certificate of Completion the new structures shall be in compliance with the rules and regulations of applicable International Building Code (IBC).