



COMMITTEE REPORT

REPORT TYPE: Development Services Committee Report

MEETING: November 19, 2024

Present: Councilmembers Gerald Cook, Chair, LeAnn Durfey, Maddie Smith, Brandon Greenhaw

Absent: None

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

DISCUSSION OF B-2 ZONING DISTRICT PERMITTED AND CONDITIONAL USES:

As a continuation of discussion from June 18, 2024, Chairman Cook briefed the Committee on current permitted uses of the Retail and Commercial District which preclude automobile paint and body repairs shops as permitted use with the Retail and Commercial District. Staff presented the four options listed below and provided information found from other cities relating to the Conditional Use Permit process.

1. Consider categorizing all auto-related uses currently listed as “permitted uses” as “conditional uses.” With this approach, the Committee may review other, non-auto related “permitted uses” to soften uses within the B-2 district. Existing businesses would continue operation under the non-conforming use provision of the land-use regulations.
2. Make Auto Paint and Body Shop/Repair a conditional use within the B-2 district.
3. Take no immediate action with the understanding that these items may ultimately be addressed under the new Comprehensive Plan (if so adopted) and subsequently revised land-use regulations.
4. Take no action.

ACTION TAKEN

The Committee, by unanimous vote, directed staff to bring proposed revisions to Chapter 154 in relation to Conditional Use Permits in the B-2, Retail and Commercial District.

End of Report