



Planning Division

**MINUTES****Planning Commission Meeting: February 8, 2021**

<b>Application:</b>	<u>SU20-0006</u> : Request approval for a special use permit for Motor Vehicle Sales for Car Gallery in the M-2 (General Industrial) District, on approximately 2.12 acres; located at 15695 W. US 169 Highway.
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**Jessica Schuller, AICP Senior Planner** presented Special Use Permit No. SU20-0006, a request for the sale of motor vehicles for Car Gallery. The site is located north of 159th Street and east of US 169 Highway at 15695 W. US 169 Highway, which is the location of an existing automotive transmission business.

**Ms. Schuller** stated the applicant is seeking approval of a special use permit to allow motor vehicle sales on the proposed site. The applicant will use the existing 5,000-square-foot building, which has a brick façade and a garage addition to the rear of the building. No changes are proposed to the existing structure. Staff recommends the vehicle inventory south of the building not extend beyond the front line of the building and that the spaces be designated with striping. The applicant will make improvements to the site which include repair of broken curbs adjacent to the building and parking lot striping.

**Ms. Schuller** explained how the applicant plans to meet landscaping and screening requirements.

Although the applicant is requesting a longer time period, staff recommends approval of the special use permit for two years based on this first application in which the applicant is in the process of making some site improvements. The primary stipulations and the recommendation for changes are to the parking lot striping, site repairs, signage, and the time limits in which these items should be addressed.

**Commissioner Fry** asked about the timing of the project and asked about conversations on that issue between the applicant and staff and how they settled on the two-year timeframe.

**Ms. Schuller** explained that staff has reviewed special use permits for the past 20 years, and the motor vehicle sales permits range anywhere from 1 to 10 years, but when a first-time applicant comes forward with such a request that also include site repairs, a shorter period time is typically recommended. Staff and the applicant are hopeful when they bring the special use permit request back for a renewal, staff can look at a longer period of

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time. Staff wants to have the opportunity to review the special use permit in two years to ensure the repairs were satisfactory, the landscaping still has a good appearance and everyone is comfortable with the request. The applicant agreed with the requested changes and the timeframe of the permit.

**Chair Vakas** opened the public hearing.

No members of the public came forward to speak.

**Chair Vakas** called for a motion to close the public hearing.

A motion to close the public hearing was made by Commissioner Fry and seconded by Commissioner Sutherland. The motion passed by a roll-call vote of 8 to 0.

There being no further discussion, **Chair Vakas** called for a motion.

A motion to approve SU20-0006, subject to staff stipulations, was made by Commissioner Fry and seconded by Commissioner Youker and passed with a roll-call vote of 8 to 0, with the following stipulations:

1. The special use permit to allow motor vehicle sales is valid for a period of two (2) years following the date of Governing Body approval.
2. The maximum number of vehicles for display or sales permitted to be located outdoors is 50 vehicles. These vehicles will be restricted to the rear of the lot SU20-0006 February 8, 2021 Page 7 and to designated spaces on the southside of the structure as shown on the site plan.
3. The portion of fence running east/west at the rear of the building must be removed prior to issuance of a Change of Occupancy permit to allow fire access to the rear of the building.
4. An approved fire department "Knox" county keyed cylinder must be installed at an accessible location on the entry side of the gate to the stored cars lot.
5. Wind signs, including pennants, streamers, balloons, whirligigs or similar devices, are not permitted along the street frontage.
6. The existing non-conforming monument sign must be removed, per UDO 18.50.190.S.5. In the interim, a temporary sign face may be attached for the new business, not to exceed the existing sign face.
7. Metal siding located along areas of fencing must be removed.
8. Exterior ground-mounted or building mounted equipment including but not limited to, mechanical equipment, utilities' meter banks and coolers must be

screened from public view with three (3) sided landscaping or an architectural treatment compatible with the building architecture, per UDO Section 18.30.130.

9. Vehicles for inventory, sales, or display located south of the building (as shown on the site plan) must be parked in designated, striped, parking spaces. Parking in front of the building is for customer and employee parking only.
10. Sidewalks and curbs adjacent to the building must be repaired.
11. Customer parking spaces in front of the building must be striped.
12. Stipulations numbered 6-11 must be completed within 6 (six) months of the date of Governing Body approval.