

ITEM 3 HOLD PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 13-02-SUP, AND CONSIDER RECOMMENDATION FOR AN ORDINANCE

Receive public input regarding the request for a Specific Use Permit in Airport Business Park, Block 1, Lot 2R, 1118 S Airport Circle, Suite 150 for Internet Auto Sales in Heavy Industrial District (I-2) and consider recommendation for an Ordinance.

Chairman McNeese opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. The Unified Development Code requires a motor vehicle dealership located in the I-2 zoning district to have a Specific Use Permit and that the minimum area devoted to the sale of new or used vehicles is not less than five (5) acres. An exception to this minimum standard may be recommended by the P&Z and approved by the City Council through the Specific Use Permit. Mr. Nauck is requesting a Specific Use Permit for internet auto sales of vehicles to occupy approximately 1,650 square feet of leased space for an office and interior storage of vehicles for sale. All sales of vehicles will be made online and only utilize the interior leased space as storage for the vehicle inventory. No vehicles will be stored exterior to the leased space. The applicant has stated that no more than five vehicles will be stored at any one time. No major mechanical work will be performed on the vehicles. The owner / operator offers that the business would be run 9:00am to 5:00pm Monday through Friday.

The Development Services Group has reviewed and certified the application for a Specific Use Permit. Staff recommends approval with the following conditions:

- a. Tied to the business owner, Mr. Jonathan Nauck; and,
- b. Tied to the business name: JAMMC Partners, LTD, dba JAM Motorcars; and,
- c. No outdoor advertising display other than a permitted sign indicating the name of the business; and,
- d. No outdoor storage or display of vehicles; and,
- e. No on-site major mechanical or auto body work to be performed on vehicles; and,
- f. No more than five gallons of fuel stored per vehicle (including fuel in the vehicle gas tank) and no more than thirty (30) gallons stored within the facility; and,
- g. The term of this Specific Use Permit shall be granted for a period of one year in order to gauge the further appropriateness of the use at the specific location; and,
- h. The Specific use Permit may be revoked if one or more of the conditions imposed by this permit has not been met or has been violated.

Chairman McNeese asked for any proponents/opponents to come forward for any comments. Seeing none, the public hearing was closed.

Commissioner Huffman requested clarification from the applicant as to what is the applicants experience in automotive sales and how did the applicant get into this business.

Jonathan Nauck, 1118 S. Airport Circle, Suite 150, worked for an auto dealership and wasn't happy with their processes. Mr. Nauck decided to start his own business in Internet Automotive Sales. He is eager to help people find the right vehicle for them.

There were no further comments or questions presented by the Commission.

Commissioner Huffman made a motion to approve Case #13-02-SUP with the SUP Conditions as presented by Staff. Commissioner Tompkins seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Mennis, Commissioners Huffman, Portugal, Tompkins, and Brown.

Nays: None

Abstention: None

The motion carried: (6-0-0)