

TOWN OF BRIDGEVILLE

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PLANNING AND ZONING COMMISSION

RE: Conditional Use Ordinance – An Ordinance to Grant Conditional Use of Land in a C-1 Commerical District for a Mini-Storage Facility on 6.285 Acres, Located at 18541 Main Street

At the July 19, 2022, Planning and Zoning Commission Meeting, the Conditional Use and Ordinance application was discussed and reviewed. Two decisions were made.

The first motion made was to deny the conditional use specifically for the 6.285 acres, as the application contains two different uses. The second use, presented as a future second phase, falls under “Restaurants, including take-out and fast food,” – which is a permitted use with development plan review as listed in Chapter 234-33 Commerical District (C-1). This reduces the area for conditional use review from 6.285 acres to 4.49 acres.

The second motion made was to deny the application for conditional use as the proposed mini storage does not meet the criteria as required in Chapter 234-24 Conditional Uses, which are as follows:

- (1) Is in harmony with the purposes and intent of the Comprehensive Plan.
- (2) Will be in harmony with the general character of its neighborhood considering density, design, bulk, and scale of proposed new structures.
- (3) Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties.
- (4) Will not cause objectionable noise, vibrations, fumes, odors, dust, glare, or physical activity.
- (5) Will have no detrimental effect on vehicular or pedestrian traffic.
- (6) Will not adversely affect the health, safety, security, or general welfare of residents, visitors, or workers in the area.
- (7) Complies with all other applicable standards, laws, and regulations in addition to the provisions of this chapter.
- (8) Meets all other additional requirements for certain conditional uses set forth in § 234-24F.

Both of the above motions were passed 5-0 by Planning and Zoning. Therefore, our recommendation to the Commission is to deny the Conditional Use application.

Sincerely,



Clint Whaley
Chairman

Planning and Zoning Commission

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