

Draft Minutes for the June 7, 2022 Planning Commission Regular Meeting

E) SUP22-166 Public hearing and recommendation to City Council regarding a proposed rezoning to apply a Special Use Permit to allow a martial arts school in the C-O Commercial Office District on Lot 9, Block 2, Green Valley Estates, addressed at 104 Melody Lane. (*Applicant: James Ingalls, P.E., INK Civil; Owners: Jack Whitworth III & Cynthia Whitworth; Case Manager: Matthew Simmont*)

Mr. Simmont presented and recommended approval with conditions as stated in staff report.

Chair Edwards asked if there were any questions for staff.

Commissioner Reaves asked if the SUP for this martial arts school would be removed from the property if the school were to close.

Mr. Simmont stated the SUP would remain on the property unless removed by City Council in the same manner of approving it. He also clarified that the SUP request to allow for a martial arts school could be used by another martial arts school in the future or any of the other C-O allowed uses.

Discussion followed on the land use of the subject property and surrounding properties, as well as potential traffic impact.

Chair Edwards invited the applicant to speak.

James Ingalls, INK-Civil, 2021 State Highway 46, elaborated on the request.

Michael Heinz, 1818 Strawberry Field, provided additional context regarding the proposed martial arts studio and what can be expected should this request be approved.

Chair Edwards opened the public hearing and asked if anyone wished to speak.

No one spoke.

Chair Edwards closed the public hearing.

Chair Edwards asked if there were further discussion or a motion.

Motion by Commissioner Reaves, seconded by Commissioner Sonier, to recommend approval to City Council regarding the proposed rezoning to apply a Special Use Permit to allow a martial arts school in the C-O Commercial Office District on Lot 9, Block 2, Green Valley Estates, addressed at 104 Melody Lane. Motion carried (9-0-0).