



PLANNING AND ZONING CASE SUMMARY

BACKGROUND

APPLICANT:	Monte Akers on behalf of TA Operating, Inc.
REQUESTED ACTION:	Rezoned from C, Commercial to PD-C, Planned Development-Commercial with a Conditional Use Permit for a Truck Stop.
LOCATION:	2614 Big Town Blvd.
CASE NUMBER:	34-46B-2016

STAFF COMMENTS AND ANALYSIS

In 2003, TA Operating, Inc. closed their truck stop located on the subject property. They are now proposing to demolish the existing site improvements, including the building and building a new, modern truck stop facility. As proposed there would be two new buildings and would include fueling facilities for trucks, as well as, passenger vehicles. The proposed truck stop would meet all of the requirements of the SLH (Skyline Logistics Hub) Overlay. In part, those requirements include 24-hour security, a full service restaurant, and electrification hookups for trucks. Initially, TA did not want to comply with the electrification requirement. The Planning and Zoning Commission debated the issue at two meetings. Prior to the March 13th meeting, the applicant contacted staff and indicated that they are willing to provide the electrification facilities for 20 of the 95 truck parking spaces. A new concept plan was submitted that includes the electrification facilities.

The request is consistent with the recommendations of the Comprehensive Plan and all requirements of the SLH Overlay.

One comment form was returned from area property owners in favor of the request. At the March 13, 2017 meeting, four citizens spoke, two in opposition and two with questions regarding operations. One was concerned about security and it was made clear by staff and TA that 24-hour security would be provided. The other concerned dropped trailers. Staff stated that they are not allowed and TA indicated that they do not allow them on their properties. At the January 9, 2017 meeting, eight citizens spoke in opposition.

RECOMMENDATION

At the December 12, 2016 meeting, the Planning and Zoning Commission voted to continue the item to January 9, 2017, to obtain more information about electrification facilities. At the January 9, 2017, meeting a motion was made to approve the request. The motion failed by a vote of three in favor (Garcia, Dharmarajan and Abraham) to two opposed (Bell and Williams). By ordinance, when a zoning action fails to obtain four concurrent votes, it is automatically continued to the next Planning and Zoning Commission meeting. At the January 23, 2017 meeting, the Commission postponed the item at the applicant's request. At the March 13, 2017 meeting, the Planning and Zoning Commission unanimously (4-0) recommended



approval of the rezoning to PD-C with a conditional use permit for a truck stop with the following conditions:

1. A conditional use permit is hereby granted for a truck stop. It shall meet all requirements of the Skyline Logistics Hub Overlay and meet the requirements of this ordinance.
2. All truck repairs and servicing shall take place within an enclosed structure.
3. Any fencing within 200 feet of Big Town Blvd. shall be constructed of wrought iron or similar decorative metal.
4. All parking and vehicle maneuvering surfaces shall be concrete.
5. All parking spaces for trucks and passenger vehicles shall be striped.