

name, which was denied by City Council (4-3 vote) (File No. CU-2021-01). The applicants from last summer are from the Atlanta area and they have now joined with a local development partner. On January 20th, they requested and obtained special permission from the City Council to submit a new CUP request for this property before the required 12-month waiting period expires. There are no changes from the previous CUP request, except for the name and composition of the applicant.

The subject property is located within a **Neighborhood Activity Center (NAC)** Character Area on the Future Development Map of the Comprehensive Plan.

The subject property is part of a well-established commercial corridor along Bemiss Road, with a wide range of existing commercial uses in the vicinity. The former grocery store has been vacant now for a couple years and Staff is not aware of any attempts to re-occupy this with another grocery store or other large retailer. Although the conversion of this large commercial building in a viable commercial area for this kind of use may seem “less than ideal”, it does effectively re-use the large vacant building into something productive. It also leaves the remaining portions of the near-empty shopping center open for commercial occupancy and redevelopment with additional smaller buildings. The only concern with the proposal is the proposed outdoor storage area being adjacent to the vacant residential property to the east, which is already planned for a 125-lot subdivision and whose preliminary subdivision plat has already been approved. It is very important that this proposed outdoor storage area be screened and buffered from this future subdivision as much as possible, and that the intensity level of this storage be kept reasonable. The LDR contains supplemental standards for Mini-Warehouses as well as Outdoor Storage (see page 4), and these should be followed as they are applicable to the existing site. Unfortunately, the original buffer yard vegetation has vanished and there is insufficient space between the rear maneuvering