

**SUP13-1, Special Use Permit Request by Mr. James Dovel  
for a  
Storage Warehouse (Mini-storage Units) in a M1 (Industrial) Zoning District**

**Location and Proposed Use**

The applicant, Mr. James Dovel, has requested a special use permit in order to operate a storage warehouse on a M1 (Industrial) zoned property. In the M1 zoning district, all uses require a special use permit. The subject parcel is located on Tannery Road and is roughly 1-½ acres in size (see map below). An approximately 100 ft x 40 ft structure is located on the parcel; previously, this structure has been utilized for various commercial/industrial uses. However, at this moment it is vacant.

Mr. Dovel desires to enlarge this building's "footprint" by construction a 100' x 40' addition to the existing structure. This proposed addition would be connected to the existing building, but it would have a dedicated entrance and (for all intents and purposes) be a separate building.

**Town Code: Storage Warehouse**

As noted, the term "storage warehouse" is listed as a use allowable by special permit in the M1 zoning district. Town staff interprets this use (storage warehouse) to be a similar/like use as the use "mini-storage units". Mini-storage units are not defined in the Town Code; however, it is listed as a use "allowable by special permit" in the B1 zoning district.

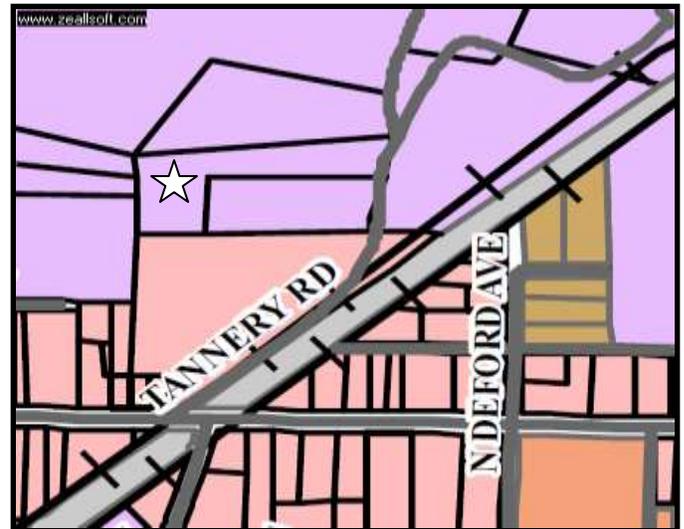
Sometime in the near future, it would be advisable to include a definition for both uses (mini-storage and storage warehouse) in the Town Code.

**Additional Considerations**

The proposed site contains ample parking areas, and safe egress/ingress.

A 100' x 40' addition (to the existing structure) would require an approved Town Site Plan, and building permit. Depending on the size of the storage units, the proposed additions could likely accommodate between 40 to 100 individual units. The exact number of units will related to the proposed building design as determined by the County Building Official.

## Maps



**Pink = B1 (General Business), Purple = M1 (Industrial )**

**Staff Recommendation:** Approval

February 7, 2013

The proposed special use permit for mini-storage units appears to be in an appropriate location, and the use would not be detrimental to the surrounding area. Before construction can begin, the applicant must submit a site plan to the Town, and construction plans to the County Building Official.