



Department of Planning & Zoning Staff Report – Special Permit Use Case No. 2023-6-SPU

REVOCATION REPORT

Since the approval of this Special Permit Use on October 10, 2023 multiple violations and complaints have been recorded, including direct violation of the approved stipulations. The first violation was recorded on May 15, 2024 when the code case was created (#24-230). Code Enforcement made several attempts to work with the business owner to follow the approved site plan and have the violations corrected, only for such violations to return and prompting regular site visits and continued conversations with the business operator.

These site visits and conversations took place on these dates:

- November 17, 2023
 - A planner spoke with the business operator to confirm that the stipulations attached to the Special Permit Use would need to be met. Operator confirmed plans were underway to meet stipulations.
- December 1, 2023
 - Complaint received from a neighbor regarding car alarms going off throughout the day and night, disturbing the peace of the neighborhood.
- January 29, 2024
 - Complaint received from same neighbor regarding vehicles parked in front of their house and driveway.
- May 15, 2024
 - Code case was created (#24-230)
 - Stipulations including fencing and parking lot striping were not met at this time, business operator said he would begin to address those stipulations.
- May 30, 2024
 - Follow up inspection with Code Enforcement revealed an excessive vehicle inventory of 32 vehicles and violation of the approved site plan. Vehicles were parked in customer parking stalls, on adjacent lots, on the street right-of-way, and in the drive aisle. Code Enforcement told the business operator he had ten (10) days to meet all requirements of the Special Permit Use permit or a cease and desist will be posted on site and the Special Permit Use will be forwarded for revocation.
- July 2, 2024
 - Violations were addressed and the business was in compliance with both local code and the approved stipulations of the Special Permit Use.
- August 1, 2024
 - The business had an excessive vehicle inventory of 43 vehicles, again parked in the customer parking stalls, on adjacent lots, on the street right-of-way, and in the drive aisle. The property owner was informed of the violation.
- August 23, 2024
 - No change from last inspection. The property owner was informed again of the violation of the agreed upon stipulations attached to the Special Permit Use. There were a total of 43 vehicles on property at the time of the site visit.
- October 29, 2024
 - No change from last inspection. Owner was informed again of the violation of the agreed upon stipulations attached to the Special Permit Use. There were a total of 33 vehicles on the property at the time of the site visit.

- November 8, 2024
 - After inspecting the site, Code Enforcement noted no change from the last inspection and there was an inventory of 33 vehicles on the property. Owner was informed a revocation of the Special Use Permit was moving forward.
- November 12, 2024
 - Business operator emailed pictures of the site in compliance with both local code and the stipulations attached to the approval of the Special Use Permit. Informed the business owner that the revocation would still have to move forward despite compliance due to the repeated violations.

As violations continued with the operation of this business, the Department of Planning and Zoning was prompted to initiate the Special Permit Use revocation process as per Appendix A., Section IV.—General Provisions., 9. Special exception uses and special permit uses., H. Revocation.

By initiating the revocation process, the Department deems it appropriate for the SPU approval to be revoked. This item will be forwarded to the Parish Council with the Planning Commissions recommendation for consideration of an ordinance to revoke the SPU approval.