

ITEM NO. 2 SPECIAL USE PERMIT FOR PRECIOUS ONE'S LEARNING CENTER; 1100 KASOLD DR (KES)

SUP-14-00488: Consider a Special Use Permit for Precious One's Learning Center, located at 1100 Kasold Dr. The proposal includes four pre-school classrooms accommodating approximately 50 children on weekdays. Submitted by Precious One's Learning Center, for Christ Community Church, property owner of record.

STAFF PRESENTATION

Ms. Katherine Simmons presented the item.

APPLICANT PRESENTATION

Mr. Jeff Barclay, Lead Pastor for Christ Community Church, said he agreed with the staff report. He said it was the church's desire to be good neighbors. He said he went and visited with the woman who sent a letter of concern, Ms. Marcia Carney. He said another letter received from Chuck and Sara Holley indicated concern about water runoff. He stated there would be no new construction at the site so water runoff was not an issue.

PUBLIC HEARING

No public comment.

COMMISSION DISCUSSION

Commissioner Kelly inquired about resurfacing of the parking lot.

Mr. Barclay said that had nothing to do with this application and that it had been scheduled previously.

Commissioner Britton inquired about mechanisms for enforcing the change of operator.

Mr. McCullough said it was a way to ensure the new owner was cognizant of the conditions with fire inspections and a way to track ownership in case there were issues. He said it was incumbent upon the operator to advise of any change in operator.

ACTION TAKEN

Motioned by Commissioner von Achen, seconded by Commissioner Britton, to approve a weekday three hour Preschool/Daycare Center inside the Christ Community Church located at 1100 Kasold Dr. and forwarding the request to the City Commission with a recommendation of approval, subject to the following conditions to be completed prior to the release of the site plan for issuance of occupancy or building permits:

1. Provisions of a revised site plan with the following changes:
 - a. Additional use, number of students and hours of operation identified.
 - b. Identify area/location of outdoor play.
 - c. A note indicating that City review is required if there is a change in the preschool/daycare operator.

Commissioner Kelly said he would vote in favor of the motion. He thanked the applicant for reaching out to neighbors.

Unanimously approved 8-0.