storage facility that would be owned and operated by Red Bank Commons LLC, the owner of the property. The remaining portion of the building is currently occupied by a Dollar General.

Commissioner Hafley asked staff for an overview of the rezoning proposal. Planning staff noted that the Land Use Plan gives little guidance about where L-1 uses belong. Goal F in the Land Use Plan calls for protecting Dayton Boulevard from less desirable commercial uses that are not compatible with other land uses on Dayton Boulevard. This rezoning is required because self-storage facilities were specifically removed from the list of permitted uses in the C-1 zoning district. This act by the City Commission would suggest that self-storage facilities are not considered a desirable commercial use that should be permitted on Dayton Boulevard. Staff did point out that other properties across the street had been conditionally rezoned to L-1 to allow for small-scale manufacturing operations. In deciding whether to grant the rezoning request, staff suggested that the Planning Commission determine whether this portion of Dayton Boulevard is different other C-1 zones on Dayton Boulevard in terms the existing or desired character of the corridor. Staff also pointed out that Design Review Standards would apply to the redevelopment of this property. Staff also noted that variances for Type C screening against adjacent commercial properties may be justified.

Commissioner Browder asked if the proposal was for indoor storage. Eric Everette confirmed this. Commissioner Browder asked Mr. Everette about his efforts to market the property or sell the property. Mr. Everette replied that he had previous offers to buy the property, but that the offers were too low.

Commissioner Browder asked whether the property could be subdivided to allow for a commercial use that would front on Dayton Boulevard. Mr. Everette noted that Dollar General is very restrictive about the types of uses that would be permitted next to their business. He noted that Dollar General has no plans to leave the property and has reported that this store does well at this location.

The Planning Commission discusses potential commercial uses and asked how the L-1 rezoning would affect the Dollar General. Planning staff noted that the Dollar General could continue to operate as a non-conforming use, but that new commercial development would not be permitted under the L-1 zoning.

Commissioner Floyd asked about plans to improve the façade of the building. Eric Everette noted that his company would invest $750,000 into the building to make improvements.

Motion by Commissioner Floyd to approve the rezoning of 4707 Dayton Boulevard from C-1 Commercial to L-1 Light Manufacturing. Second by Commissioner Browder.

Commissioner Browder asked that the rezoning be conditioned to only allow climate controlled inside storage. Commissioner Hafley said that he did not believe this use was in keeping with the intent of the Land Use Plan. Indoor storage under L-1 would preclude new commercial development on this large property. Commissioner Cannon agreed with the opinion of Commissioner Hafley and noted that the L-1 rezoning cases across the street were not similar. Commissioner Hafley noted that the size of the property was also a concern.

Commissioners Browder and Floyd voted in favor of the motion. Commissioners Hafley and Cannon voted in opposition to the motion. The motion failed for lack of majority.