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Memorandum

To: Board of Zoning Appeals
 From: Jessica Plowgian, Chair of the Planning Commission *JDP*
 Meeting Date: June 12, 2024
 Re: Conditional Use Permit for Specialized Instruction at 514 and 516 Mill St NE

Overview

The applicant is seeking a Conditional Use Permit (CUP) for specialized instruction at 514 and 516 Mill Street NE, in the Mill District. The applicant currently operates Pitcher's Edge, a baseball training business, at 516 Mill Street NE. The applicant would like to expand their business to include the neighboring tenant space.

The Planning Commission (PC) did not receive any written comments about this matter and no residents attended the meeting.

PC Discussion and Concerns

PC members discussed the location of the facility and the existing parking availability on the street. This facility is located at the end of the street, so traffic is minimal. It was noted that the usage of the facility is frequently at times when neighboring businesses are not active. Staff did not have any records of complaints or issues with the business in its current location.

PC members voiced support for having this type of use in the Mill Street area to make these types of instructional services available to Town residents.

PC Recommendation

The PC made a motion to recommend that the Board of Zoning Appeals approve a Conditional Use Permit for specialized instruction at 514 and 516 Mill Street NE, in the Mill District, described as tax map parcel 0382 02 0147.

Motion: Commissioner Douglas Noble
 2nd: Commissioner Matthew Glassman
 Roll Call Vote: 7-0

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| Jessica Plowgian, Chair | Aye |
| Matthew Glassman, Vice Chair | Aye |
| Keith Aimone | Aye |
| Deepa Chakrapani | Aye |
| Stephen Kenney | Aye |
| David Miller | Aye |
| Douglas Noble | Aye |
