



SPECIAL USE REPORT

▶ **FILE #:** 5-F-23-SU

AGENDA ITEM #: 16

AGENDA DATE: 5/11/2023

▶ **APPLICANT:** CARBON RIVERS, INC.
OWNER(S): Jimmy Singh BIR Investments, LLC

TAX ID NUMBER: 94 A A 031.01 [View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 2635 WESTERN AVE

▶ **LOCATION:** West side of Mynderse Ave, north of Western Ave

▶ **APPX. SIZE OF TRACT:** 7.61 acres

SECTOR PLAN: Central City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Mynderse Ave, a local street with a 40-ft pavement width within a 74-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: East Fork

▶ **ZONING:** I-MU (Industrial Mixed-Use)

▶ **EXISTING LAND USE:** Industrial (Manufacturing)

▶ **PROPOSED USE:** Outdoor storage yard, secondary use

HISTORY OF ZONING: Partially rezoned from I-3 to I-2 in 2017, to be consistent with the remainder of the property (6-E-17-RZ).

SURROUNDING LAND USE AND ZONING: North: Mutli-family -- RN-5 (General Residential Neighborhood), IH (Infill Housing Overlay)

South: Commercial, Western Ave -- C-H-1 (Highway Commercial), I-MU (Industrial Mixed-Use)

East: Industrial -- I-H (Heavy Industrial), IH (Infill Housing)

West: Warehouse, Commercial -- I-MU (Industrial Mixed-Use), I-G (General Industrial)

NEIGHBORHOOD CONTEXT: This area is developed with a mix of commercial and light to heavy industrial uses, under C-H-1, I-MU, I-G, and I-H zones, and multi-family residential to the north in the RN-5 zone.

STAFF RECOMMENDATION:

▶ **Approve the request for an outdoor storage yard as a secondary use, subject to 5 conditions.**

1. Providing a Class B Buffer Yard along the north lot line as required by the City of Knoxville Zoning Ordinance (Article 12.8 - Buffer Yards).
2. Meeting the requirements of Article 11 (Off-Street Parking) of the City of Knoxville Zoning Ordinance.

3. Meeting all applicable requirements of the City of Knoxville Department of Plans Review and Inspections.
4. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
5. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.

With the conditions noted above, this request meets the requirements of the I-MU zone, the buffer yard standards, and the criteria for approval of a special use.

COMMENTS:

The applicant is currently operating on the site and storing materials to process (recycle). The applicant has stated that once the materials have been processed, they intend to cease operations at this location and remediate the site.

The property is zoned I-MU (Industrial Mixed-Use), allowing an outdoor storage yard for secondary use with Special Use approval. Outdoor storage yards have principal use standards but they only apply if the property has commercial zoning (Article 9.3.CC).

However, the zoning ordinance also requires a Class B Buffer Yard when a nonresidential district abuts a residential district (Article 12.8). The buffer yard is 20 ft wide and requires one evergreen tree every 20 ft, one shade tree every 30 ft, and one shrub every 3 ft (50% evergreen). To the north is the Lonsdale Homes residential community.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2.)

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE YEAR PLAN.

- A. The One Year Plan and Central City Sector Plan land use designation for this site is LI (Light Industrial).
- B. The LI land use designation recommends industrial uses in the I-MU, I-RD, and I-G zone districts.
- C. The land use designation emphasizes that substantial landscaped buffers are expected between uses of lesser intensity, particularly residential, office and agricultural uses. A Class B Buffer Yard is required along the north property line, which abuts a residential development.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.

- A. The I-MU zoning district is intended to provide for a mix of light industrial uses and a variety of compatible commercial uses such as entertainment, amusement and retail establishments.
- B. With the recommended conditions, the outdoor storage yard for secondary use meets the requirements of the City of Knoxville Zoning Ordinance.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

- A. According to aerials, the subject site has been used for industrial purposes since at least 1969, and the industrial uses to the east have been there since at least 1935.
- B. With the required landscaped buffer yard, the outdoor storage yard is compatible with the neighborhood where it is proposed.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

- A. The proposed use is required to comply with Article 10 of the City of Knoxville Zoning Ordinance, which regulates impacts. Section 10.2 regulates lighting, while noise, dust and pollution, odors, fire hazards, and other noxious concerns are regulated in Section 10.5.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

- A. The subject site only has access to Mynderse Ave, which only leads to Western Avenue.

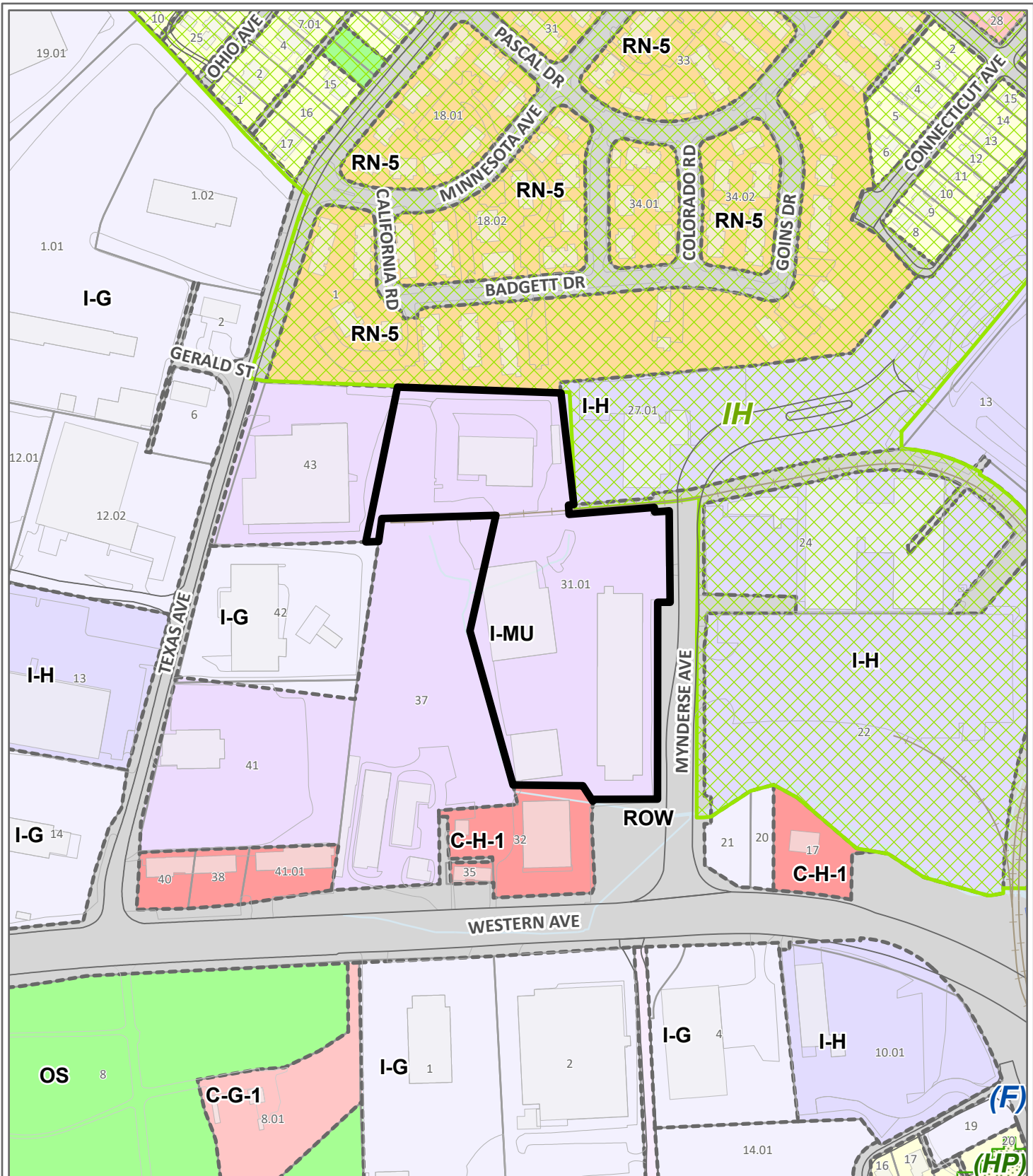
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

- A. There are no known uses in the vicinity that could be a potential hazard or create an undesirable environment for the proposed use on this site.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.



SPECIAL USE

5-F-23-SU

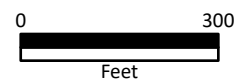
Petitioner: Carbon Rivers, Inc.



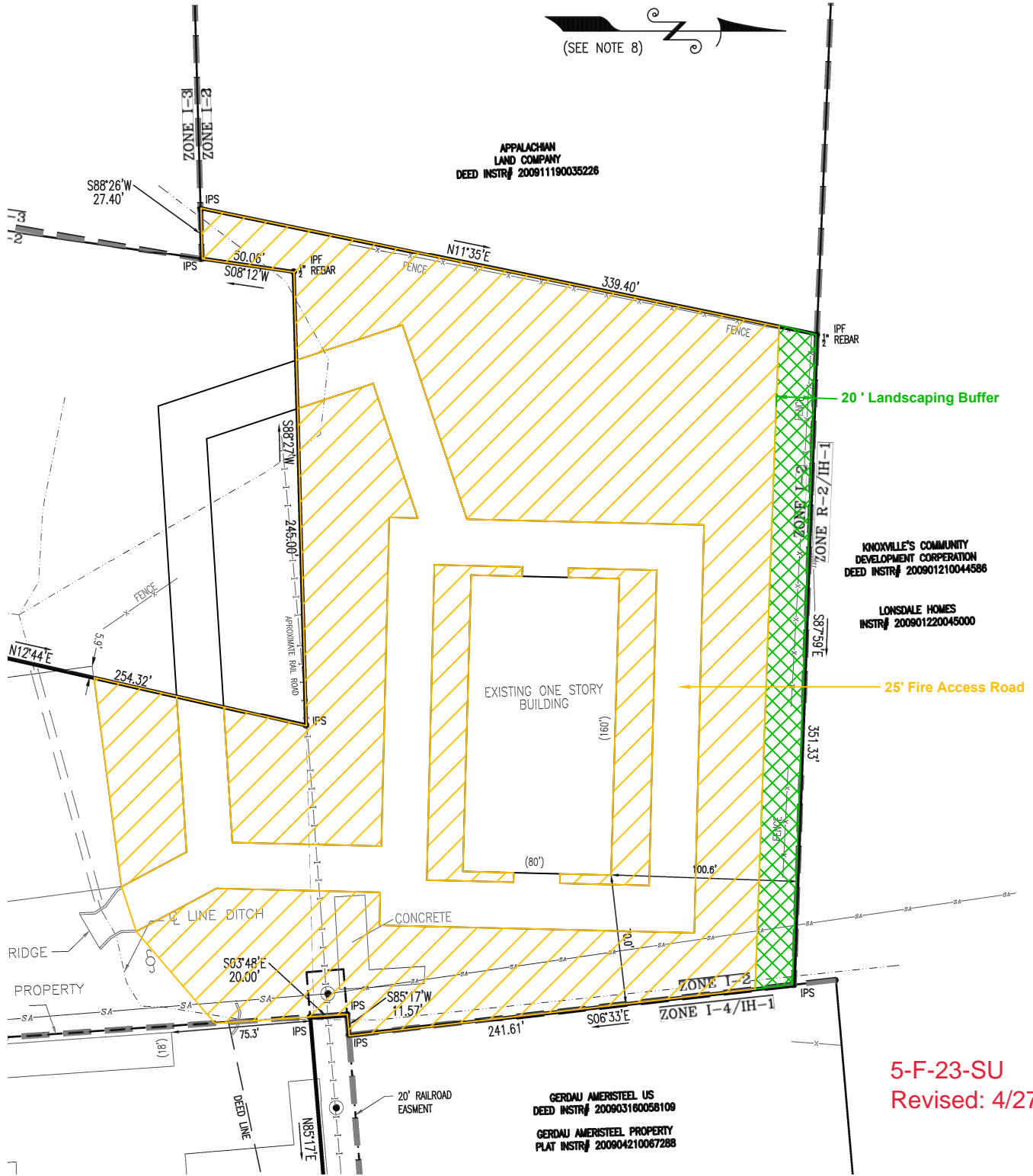
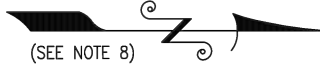
Outdoor storage yard, secondary use in I-MU (Industrial Mixed-Use)

Map No: 94
Jurisdiction: City

Original Print Date: 4/17/2023
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

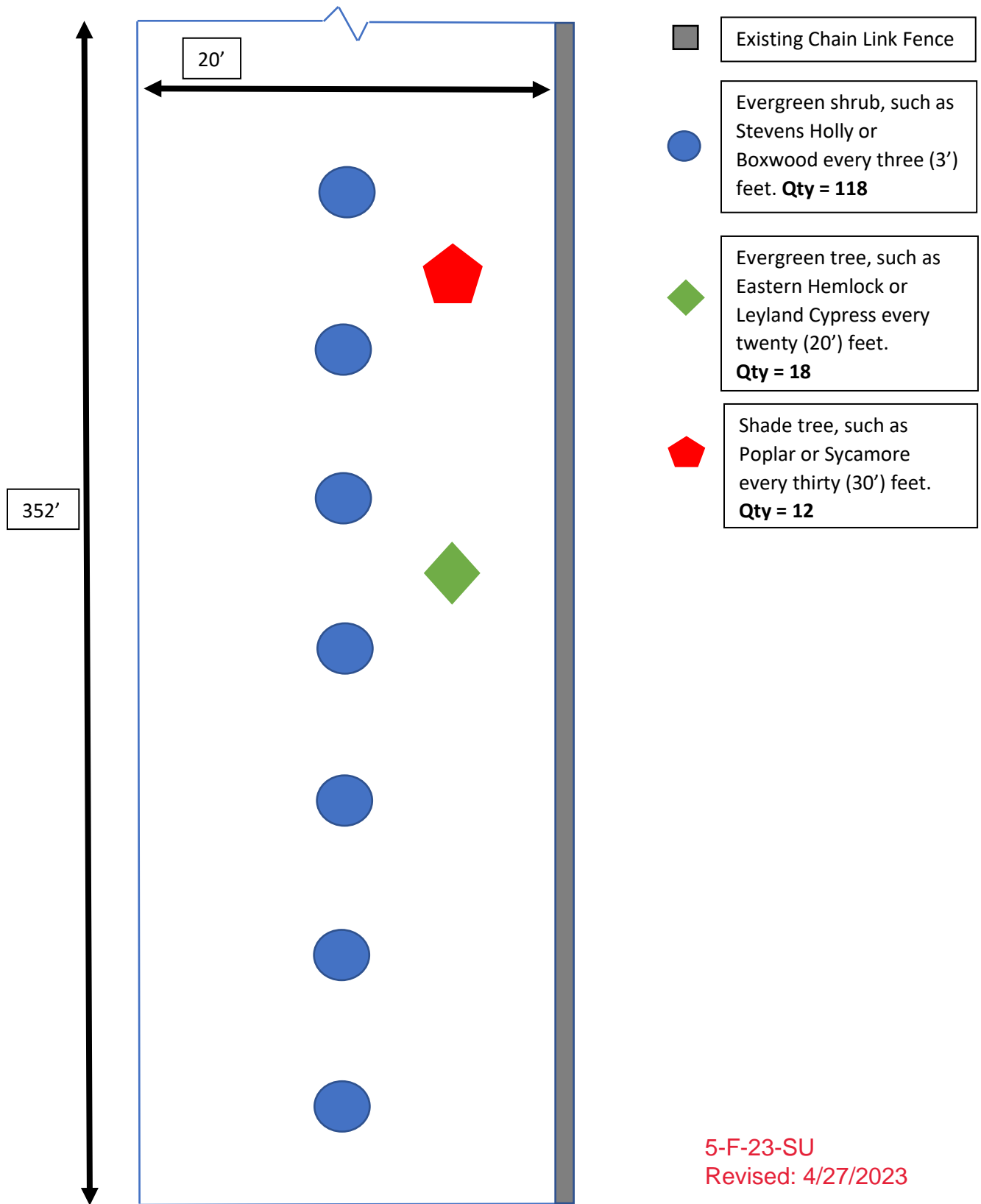


 STORAGE AREA
 LANDSCAPE BUFFER



5-F-23-SU
 Revised: 4/27/2023

Landscape Buffer design for Knoxville-Knox County Planning and Zoning Department
REF: APPENDIX B – ZONING CODE, ARTICLE 12, Subsection 12.8 Buffer Yards, Class B Buffer



5-F-23-SU
Revised: 4/27/2023

CERTIFICATE OF OWNERSHIP AND GENERAL INFORMATION

I, JHS LIMITED PARTNERSHIP, THE UNDERSIGNED (OWNER) OF THE PROPERTY SHOWN HEREON, HEREBY CERTIFY THAT THE MAP OF PLANNING AND ZONING DISTRICT NO. 19, AS SHOWN ON THE MAP OF PLANNING AND ZONING DISTRICT NO. 19, AND THE MAP OF PLANNING AND ZONING DISTRICT NO. 19, AS SHOWN ON THE MAP OF PLANNING AND ZONING DISTRICT NO. 19, ARE THE SAME AS SHOWN ON THIS PLAN.

STATE OF TENNESSEE, COUNTY OF KNOX
ON THIS _____ DAY OF _____, 2023.

BEFORE ME, JAMES SCHMIDT, A NOTARY PUBLIC, TO WHOM THIS INSTRUMENT IS PRESENTED FOR RECORDATION, THE UNDERSIGNED HAS DECLARED THAT HE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN AND THAT HE IS THE SAME AS SHOWN ON THIS PLAN.

MY COMMISSION EXPIRES _____

ZONING SHOWN ON OFFICIAL MAP _____

DATE: _____ BY: _____

THIS IS TO CERTIFY THAT THE PROPERTY LINES AND AREAS SHOWN ON THIS PROPERTY ARE AS SHOWN ON THIS PLAN.

SIGNED: _____ DATE: _____

WITNESSED BY ME AND KNOX COUNTY, THIS THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

ZONING SHOWN ON OFFICIAL MAP _____

DATE: _____ BY: _____

ADDRESSING NEIGHBORHOOD CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION NAME AND NUMBER, THE ADDRESSING SCHEME, THE ADDRESSING RULES OF THE PLANNING COMMISSION, AND THESE RECORDS WILL BE MAINTAINED IN ACCORDANCE WITH THE ADDRESSING ACT.

SIGNED: _____ DATE: _____

CITY OF KNOXVILLE ENGINEERING DIVISION

THE KNOXVILLE ENGINEERING DIVISION HEREBY APPROVES THIS PLAN ON THIS THE _____ DAY OF _____, 2023.

ENGINEERING DIRECTOR _____

THIS IS TO CERTIFY THAT THE SUPERVISION SIGNATURE IS APPROVED SUBJECT TO THE APPLICATION OF GOVERNING ORDINANCES AND REGULATIONS AND THAT THE INFORMATION CONTAINED HEREIN IS IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

DATE: _____

NOX COUNTY HEALTH DEPARTMENT

CERTIFICATE OF FINAL PLAN - CONSTRUCTION COMPLETE

I HEREBY CERTIFY THAT ALL A REGISTERED LAND SURVEYOR, LICENSED TO PRACTICE SURVEYING, HAS REVIEWED THIS PLAN AND FOUND IT TO BE IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES OF THE KNOXVILLE ENGINEERING DIVISION AND THE KNOX COUNTY HEALTH DEPARTMENT. I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

REGISTERED LAND SURVEYOR
TENNESSEE CERTIFICATE NO. _____

DATE: _____

CERTIFICATE OF APPROVAL FOR RECORDING

THIS IS TO CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ACT OF KNOXVILLE AND THE KNOX COUNTY HEALTH DEPARTMENT. I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

COMMISSIONER, IN THE NAME OF THE KNOX COUNTY HEALTH DEPARTMENT

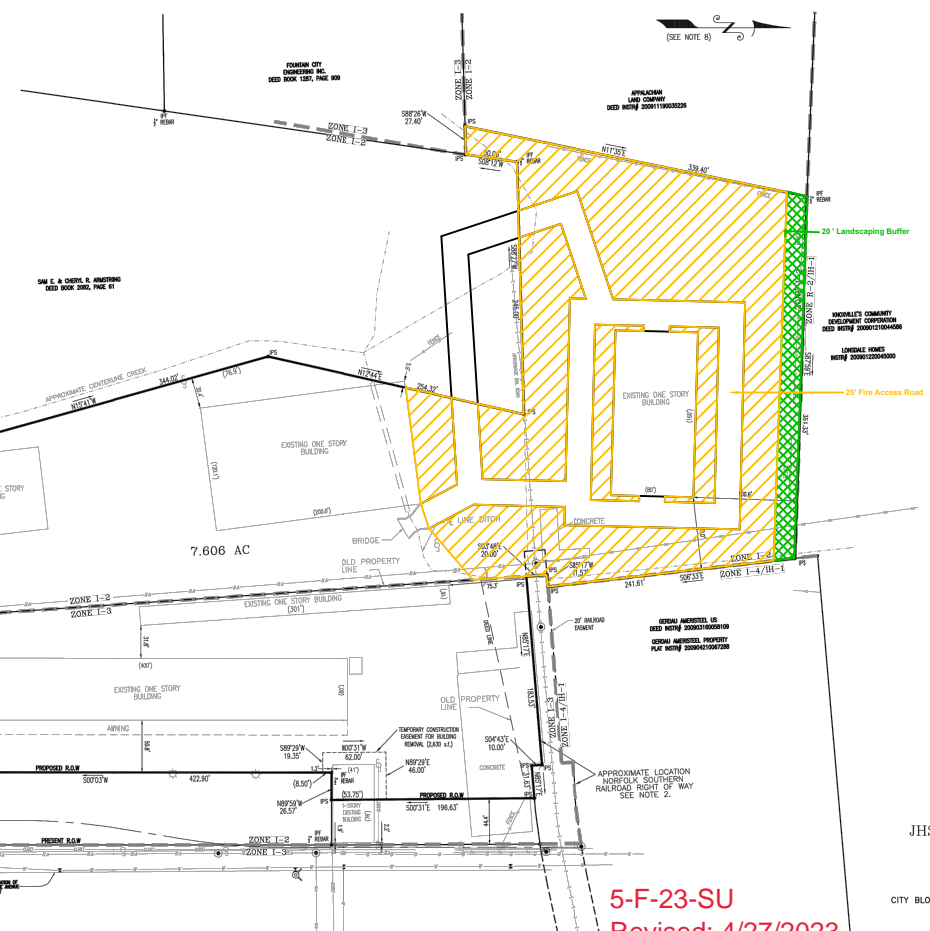
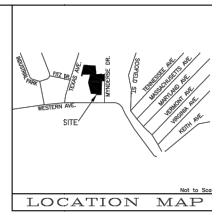
THIS IS TO CERTIFY THAT THESE ARE NO RECORDED CHANGES OR UTILITY CHANGES ON LOT (LAND) BEING ELIMINATED ON THIS SUBDIVISION PLAN.

WITNESSED: _____ DATE: _____

SIGNATURE: _____

STORAGE AREA

LANDSCAPE BUFFER



- NOTES:**
- THIS PLAN SHALL BE OPEN ON PLAT, ALL OTHERS SET BY SUPPLY.
 - RECORDING RIGHTS-IF ANY AS SHOWN ON MAP 1-4313 TR-12, KNOXVILLE PLANNING AND ZONING DISTRICT NO. 19, SHALL BE MAINTAINED ON THE TRANSMITTAL LETTER SHEET CONTAINED ALL SUCH RIGHTS TO THE END, FROM A RECORD OF RECORDS, THE KNOXVILLE ENGINEERING DIVISION, 150 MAJOR REYNOLDS PLACE, KNOXVILLE, TN 37919.
 - IF ANY CHANGES AND CONSTRUCTION CHANGES ARE ALL EXTERIOR CHANGES TO THE PLAN, THE KNOXVILLE ENGINEERING DIVISION SHALL BE NOTIFIED BY THE OWNER OF ANY CHANGES TO THE PLAN, AND THE KNOXVILLE ENGINEERING DIVISION SHALL BE NOTIFIED BY THE OWNER OF ANY CHANGES TO THE PLAN.
 - SANITARY SEWER ELEVATION OF 101.75' EACH SIDE OF SEWER AS INDICATED THEREON.
 - THIS PROPERTY IS ZONED I-1, AND I-3.
 - THIS PROPERTY COVERS 7.606 ACRES.
 - THE EXISTING BLDG HAS BEEN LOCATED FROM FIELD SURVEY. THE EXISTING BLDG HAS BEEN LOCATED FROM FIELD SURVEY. THE EXISTING BLDG HAS BEEN LOCATED FROM FIELD SURVEY. THE EXISTING BLDG HAS BEEN LOCATED FROM FIELD SURVEY.
 - IF ANY CHANGES AND CONSTRUCTION CHANGES ARE ALL EXTERIOR CHANGES TO THE PLAN, THE KNOXVILLE ENGINEERING DIVISION SHALL BE NOTIFIED BY THE OWNER OF ANY CHANGES TO THE PLAN, AND THE KNOXVILLE ENGINEERING DIVISION SHALL BE NOTIFIED BY THE OWNER OF ANY CHANGES TO THE PLAN.
 - QUALITY OF RIGHTS AND RIGHT OF WAY FOR EXISTING UTILITY ESTABLISHED FROM SURVEY OF 1971 OVERLAYS PLANNING DISTRICT NO. 19, AND THE KNOXVILLE ENGINEERING DIVISION SHALL BE NOTIFIED BY THE OWNER OF ANY CHANGES TO THE PLAN, AND THE KNOXVILLE ENGINEERING DIVISION SHALL BE NOTIFIED BY THE OWNER OF ANY CHANGES TO THE PLAN.
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LEGEND

W/F	IRON PIN FOUND
W/S	RAIL ROAD SPIKE FOUND
W/P	IRON PIPE FOUND
W/P	POWER POLE
W/L	LIGHT POLE
W/M	SEWER MANHOLE
W/V	WATER VALVE
W/W	GAS VALVE
W/H	FIRE HYDRANT
W/M	GAS METER
W/B	ROLLERS
W/L	FENCE LINE
W/L	GAS LINE
W/L	OVERHEAD UTILITIES LINE
W/L	ADJUNCTION LINE
W/L	BOUNDARY LINE
W/L	SEWER CENTER LINE
W/L	CENTER LINE



CERTIFICATE OF CATEGORY AND ACCURACY OF SURVEY

I, JAMES SCHMIDT, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE KNOXVILLE ENGINEERING DIVISION AND THE KNOX COUNTY HEALTH DEPARTMENT.

REGISTERED LAND SURVEYOR
TENNESSEE CERTIFICATE NO. 1943

FINAL PLAT

FOR

LOT 1 PROPERTY OF

JHS LIMITED PARTNERSHIP

MYNDERSE AVENUE

TAX MAP 0944A - PARCELS 028
030, AND 031
DISTRICT 5, KNOX COUNTY, TN.
CITY BLOCK 19380, WARD 19, CITY OF KNOXVILLE, TN.

5-F-23-SU

Revised: 4/27/2023

INSTR: 20081229040067

DEED REFERENCES:
PARCEL 1 DEED
028 216072509
030 21607488
031 203211607218
032 21607518

OWNER:

JHS LIMITED PARTNERSHIP
C/O PATRICK SCHAAD
150 MAJOR REYNOLDS PLACE
KNOXVILLE, TN 37919
PHONE: (865) 637-2674

BATSON, HIMES, NORBYLL & POE

REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERBELL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 288-6472
FAX: (865) 588-6473
enr@bhn-p.com



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

Carbon Rivers, Inc.

Applicant Name

Affiliation

3/27/2023

Date Filed

5/11/2023

Meeting Date (if applicable)

5-F-23-SU

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Bailey French Carbon Rivers, Inc.

Name / Company

2409 Sycamore Dr Knoxville TN 37921

Address

865-607-5211 / bailey.french@carbonrivers.com

Phone / Email

CURRENT PROPERTY INFO

Jimmy Singh BIR Investments, LLC

Owner Name (if different)

2225 Sycamore Dr Knoxville TN 37921

Owner Address

540-980-7530

Owner Phone / Email

2635 WESTERN AVE

Property Address

94 A A 031.01

Parcel ID

7.61 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

West side of Mynderse Ave, north of Western Ave

General Location

City

Council District 5

I-MU (Industrial Mixed-Use)

Industrial (Manufacturing)

County District

Zoning District

Existing Land Use

Central City

Planning Sector

LI (Light Industrial)

Sector Plan Land Use Classification

N/A (Within City Limits)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input checked="" type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) Outdoor storage yard, secondary use	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information	Total Number of Lots Created
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment		
Proposed Plan Designation(s)		
Proposed Density (units/acre) Previous Zoning Requests		
Additional Information		

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- COA Checklist (Hillside Protection)
 Design Plan Certification (Final Plat)
 Site Plan (Development Request)
 Traffic Impact Study
 Use on Review / Special Use (Concept Plan)

Fee 1	Total
\$1,600.00	
Fee 2	
Fee 3	

AUTHORIZATION

Applicant Signature: **Carbon Rivers, Inc.** Please Print Date: **3/27/2023**

Phone / Email

Property Owner Signature: **Jimmy Singh BIR Investments, LLC** Please Print Date: **3/27/2023**

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

Carbon Rivers, Inc.

Lessee

Applicant Name

Affiliation

3/27/2023

5/11/2023

File Number(s)

Date Filed

Meeting Date (if applicable)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Bailey French

Carbon Rivers, Inc.

Name

Company

2409 Sycamore Drive

Knoxville

TN

37921

Address

City

State

ZIP

865-607-5211

bailey.french@carbonrivers.com

Phone

Email

CURRENT PROPERTY INFO

BIR Investments, LLC.

2225 Sycamore Drive

540-980-7530

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

2635 Western Avenue

094AA-03101

Property Address

Parcel ID

N/A

N/A

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

West side of Mynderse Ave, north of Western Ave

7.61 acres

General Location

Tract Size

City County

5th
District

I-MU
Zoning District

Industrial
Existing Land Use

Central City

LI (Light Industrial)

N/A

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential

Home Occupation (specify) _____

Industrial use, secondary use as outdoor storage

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Combine Parcels
 Divide Parcel
 Unit / Phase Number _____

Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change

Proposed Zoning _____

Plan Amendment Change

Proposed Plan Designation(s) _____

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

Other (specify) _____

Pending Plat File Number

STAFF USE ONLY

PLAT TYPE

- Staff Review
 Planning Commission

ATTACHMENTS

- Property Owners / Option Holders
 Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1	Special Use - nonresidential	Total
0405		\$1,600
Fee 2		
Fee 3		

MR

AUTHORIZATION

Bailey French

Applicant Signature

Carbon Rivers, Inc. (Bailey French)

Please Print

3/27/2023

Date

865-607-5211

Phone Number

bailey.french@carbonrivers.com

Email

Jimmy Singh

Property Owner Signature

Jimmy Singh

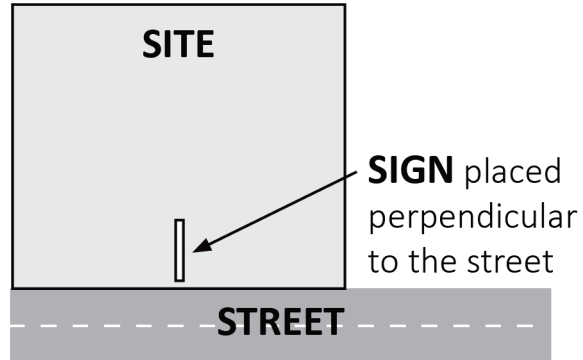
Please Print

3/27/2023

Date

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ April 28, 2023 _____ and _____ May 12, 2023 _____
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Carbon Rivers, Inc.

Date: 3/27/2023

File Number: 5-F-23-SU



Sign posted by Staff



Sign posted by Applicant