



BOARD OF ADJUSTMENT MINUTES

**BOARD OF ADJUSTMENT
PUBLIC HEARING
THURSDAY, February 18th, 2021
9:00 AM**

**Zoom Meeting + Council Chambers
201 S. CORTEZ STREET
PRESCOTT, ARIZONA
(928) 777-1207**

CALL TO ORDER – Chairman Teeters called the meeting to order at 9:01 AM.

I. ATTENDANCE

Board Members	
Tony Teeters, Chair	Mary Frederickson, absent
Larry Meads, Vice Chair	Jerry Kaufman
Thomas Davis	Jim Lamerson
Johnnie Forquer	
Staff	
Bryn Stotler, Community Dev. Director	Kimberly Blanco, Recording Secretary
George Worley, Planning Manager	
Tammy DeWitt, Community Planner	
Council	
Phil Goode	

II. MINUTES

Approve the minutes of the November 19th, 2020 Board of Adjustment meeting.

Member Forquer made a motion to approve the November 19th, 2020 minutes. The motion was seconded by Member Davis and passed (5-0). Member Kaufman abstained.

III. PUBLIC HEARING ITEMS

1. CUP21-002, 711 Miller Valley Rd. APN: 113-06-039. LDC Sections 2.3, 4.7, and 9.3. Zoning is Business General (BG). Request is for a Conditional Use Permit for a pawn shop. Owner: Purvis Family Limited Partnership, Applicant: Michelle Garside

Community Planner Tammy Dewitt summarized the relocation of a Pawn Shop now located at 711 Miller Valley Rd. The zoning is Business General, the same zoning district as the previous location. There have been no structural changes to building. The previous location on Fair St. and Hillside Ave has been sold to a new owner and will be demolished. Ms. Dewitt presented images displaying the former and new locations. There have been no issues or complaints from the public during their occupancy at the previous location. The Review Criteria determines there is no effect on the environment, the use is compatible with the surrounding area, and has no impacts on external features of the property or infrastructure. It is compatible with the general plan and city code. There are no additional conditions recommended by staff. Neighbors within 300 ft were properly notified and no

comments from the public have been received. The use type of pawn shop is required by the Land Development Code to acquire a CUP even when allowed by right in the zoning district. Staff recommends approval of a pawn shop in Business General (BG) zoning district, located at 711 Miller Valley Road.

Member Meads questioned the relocation time frame of the business and if the application should have come before the Board of Adjustment sooner.

Planner Dewitt clarified that it is an allowed use in the Business General district. The Conditional Use Permit is used to identify if additional restrictions need to be applied. Due to the lease agreement termination date, the business had permission to relocate when they did.

Member Meads asked if businesses are required to post signage for their business. Planning Manager George Worley stated businesses don't often choose to operate without signage. Per the Land Development Code, they are not required to post signage of their business. When businesses choose to post signage they must acquire a permit. Community Planner Dewitt clarified that signage in the windows does not need to be permitted.

Member Davis asked for clarification about the parking requirements. He stated that it is hard to tell where parking is available for the new location.

Planner Dewitt stated there is a shared parking agreement with the adjacent property. Planning Manager Worley stated both parcels have the same ownership.

Ms. Dewitt asked if there were any public in the meeting wishing to comment. There were no comments from the public.

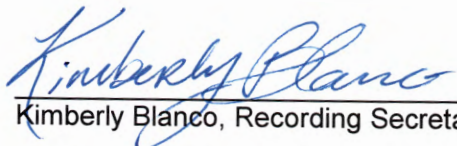
Member Meads made a motion to approve CUP21-002. The motion was seconded by Member Kaufman. The motion passed (6-0).

IV. STAFF UPDATES

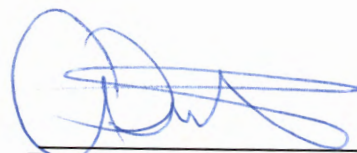
None

V. ADJOURNMENT

Meeting adjourned at 9:15 am.



Kimberly Blanco, Recording Secretary



Tony Teeters, Chair