



Conditional Use Permit Application

Thrift Stores

P.O. Box 1479, Pelham, Alabama 35124 | 205.620.6543

permits@pelhamalabama.gov

APPLICANT: _____ PHONE: _____

ADDRESS: _____ EMAIL: _____

BUSINESS TYPE: _____ BUSINESS NAME: _____

All thrift store uses are required to obtain a conditional use permit issued by the Pelham City Council upon the recommendation of the Pelham Planning Commission. The permit shall be required prior to the issuance of a business license for said use and prior to occupancy of the premises regarding said use.

1. The Pelham Planning Commission shall hold a public hearing, notice of which will be given, for the consideration of the additional rules and regulations described above, and comments from the applicant(s) and other interested parties will be heard. After completing an applicable public hearing, the Pelham Planning Commission will vote on a recommendation to make to the Pelham City Council and then submit its recommendation and report.
2. The Pelham City Council will also hold a public hearing considering the additional rules and regulations described above, as well as any requested exceptions, and shall make the final decision regarding the granting of a permit and issuance of an applicable business license.

DESCRIPTION OF ALL SERVICES OFFERED: _____

ADDITIONAL REQUIREMENTS FROM APPENDIX A; ARTICLE XV, SECTION 14:

1. Purpose. The general purpose and intent of these regulations are to provide separation, development, and operations standards for thrift stores since they can have a deleterious impact on neighboring properties by lowering property values and adversely affecting rental rates of nearby commercial properties.
2. Applicability. For the purposes of this section, the standards of this section apply to new establishments of thrift stores. An establishment is considered new when no previous thrift store existed at that location for a period of 90 consecutive days or greater immediately preceding the filing date of an application for a permit under this section. Any properly licensed thrift store legally operating at the effective date of this ordinance that is not in compliance with this section shall be considered a legal nonconforming use and shall be subject to the provisions of Article XXVI (Nonconforming Uses of Lands and Buildings) of this ordinance.
3. Discontinuance and termination. Any thrift store, whether existing or subsequently granted under this section, that voluntarily discontinues active operation for more than 90 consecutive days; does not maintain a valid city business license for more than 90 consecutive days; or ceases to be licensed by the State of Alabama or any other applicable licensing authority, shall be considered a termination of the use and all privileges and rights held therein.
4. Definitions. As used in this section, the following words and phrases will have the following meanings:
 - a. *Donation box/bin*. A container, trailer, receptacle, or similar device used to temporarily store items or charitable gifts that have been solicited and/or donated from the public.
 - b. *Thrift store*. A store in which the items sold (or given away to the needy) have been obtained through donations or gifts and where the donor receives no monetary compensation upon the sale (or gift) of such merchandise to a thrift shop customer, and where the use is designed to sell donated merchandise at a price below reasonable market value, or where the revenue received from selling same is retained by a charitable or not-for-profit organization or institution.

5. Locational requirements. No thrift store (as described and detailed within this section) established after the date of this section shall be located within 2,500 linear feet of any other thrift store. The method of measurement that shall be used is a straight line measured from the property line of the site of the proposed business to the closest property line that is already occupied by these businesses.

6. Development and operational standards.

- a. A thrift store shall be a minimum of 12,000 square feet of total gross floor area and operated by a single tenant.
- b. A designated area inside the building, not visible from the retail area, shall be established for the receipt, sorting, processing, and storage of goods. Donated goods shall be accepted only inside the building and during regular business hours; no donated goods shall be left outside.
- c. Collection areas must be screened, and no accumulation of collections or outside storage shall be permitted; they shall be located at the side or rear of the building and not be visible from residentially zoned properties or primary street right-of-way.
- d. Signage prohibiting the dumping of merchandise during non-business hours shall be installed in conspicuous locations to the satisfaction of the Planning Commission. Signage shall include daytime collection hours for donated goods.
- e. Outdoor storage or display of donated goods or merchandise shall not be permitted.
- f. Donation boxes/bins are not permitted on the premises.

REQUIRED ITEMS:

- SITE PLAN
- ARCHITECTURAL FLOOR PLAN
- \$300.00 FEE
- STATEMENT THAT THE USE MEETS ALL LOCATION REQUIREMENTS

SIGNATURE OF APPLICANT

DATE

OFFICE USE ONLY

SUBMITTAL DATE: _____

P&Z RECOMMENDATION: ____ YES ____ NO

DATE: _____

CITY COUNCIL APPROVAL: ____ YES ____ NO

DATE: _____

PERMIT #: _____