

## **Meeting: Commercial Pre-Application Meeting**

**Date: December 5, 2018**

The following items came before the Pre-Application Committee:

1. The Utilities Commission wants to expand the existing reuse pond at 3119 SR 44 (behind Walmart and the Fire Station). The purpose of the pond is to pump water back to the water plant to be used for reclaimed water and to allow the water to get back to the aquifer (the pond is not lined). The expansion would be to the east and north sides, not in the direction of Walmart. It was noted that on some occasions in the past the pond level has caused groundwater issues at Walmart and the Fire Station, but they did not think that was a problem for this project.

2. Donna Banks, Community Resource Coordinator and Tony Otte, CRA Director, presented a project to create a 21-space parking lot at 611 Jefferson St. (corner of Jefferson and Duss). The nearby park has no parking areas available and no parking is allowed on Mary Street, so when there is an event in the park, parking is extremely limited. The City wants to purchase two lots for a parking lot. The City wants to create a temporary lot until the necessary funding is available; however, there are a lot of requirements for temporary lots that must be considered:

- A special exception use must be approved by the Planning and Zoning Board, and this could not be accomplished until the February meeting.
- Landscaping, wheel stops, and a watering plan are needed.
- 24-30 feet for access is required (entrance and exit).
- Stormwater work (possibly swales) could result in fewer spaces than desired.
- Survey, geotechnical report, soil samples and an elevation survey must be completed.
- Signage will be needed.
- The police department would have to determine if lighting will be needed.

3. An inquiry was made about the 7-11 convenience store and gas station to be located on the northeast corner of SR 44 and Sugar Mill Drive (center lot of Coastal Woods East). Just a few comments were made including handicap parking, road widths at entry and exit points, upgrades for Oak Street and the intersection of SR 44 and Sugar Mill Drive, and overall traffic patterns. Since the plan was only in concept, the comments were limited and once a full application has been submitted a full review and comments will be given to the applicant. The applicant plans to move forward and apply for a Site Plan Review.