

Meeting: Commercial Pre-Application

Date: January 23, 2019

The following three COMMERCIAL items came before the Pre-Application Committee.

1. The proposed five phase NSB Airport project that started back in 1995 with the building of the first of five planned T-hangers was brought to city staff, discussing the fourth hanger of five being planned. It was explained that T-hangers are used for the storage of small private aircraft. These hangers can be seen from US 1. They are the long multi-doored structures on the south side of the airport next to the fire dept. facility. This 24 year old project is funded by multiple grants from local, state and federal agencies. As the city grows so does the demand for aircraft storage facilities. There seemed to be no concerns about this next step.
2. An inquiry was made by The Little Theatre at 726 E. 3rd Street in regard to the process needed to replace its existing marquee with a more modern electronic one that doesn't require climbing a ladder to change the plastic letters and numbers. They were sent to the zoning department to look at City's regulations regarding the type of signs permitted.
3. An exploratory inquiry was made about 323 Flagler Ave., the S.W. corner of Flagler and Cooper. The property stretches from Flagler to Jessamine Ave. and currently has two businesses on it: a Citgo Station/convenience store and a Famous Philly's sub shop. The owner wants to build a large restaurant (150 seats were mentioned) with a bar. He was wondering, however, if he could get all of this on the property under existing zoning regulations which does allow for a restaurant. The only plans submitted were a rough sketch of a site plan showing proposed parking spaces as he has yet to get with a builder and design an actual structure. There were a host of issues that must be addressed to allow this project to move forward such as traffic and entry/exit points, but since there were no real building plans, concerns were just general in nature. It was noted, though, that the underground gas tanks don't have to be removed, for there is a process where they fill the empty tanks with some type of plastic foam and leave them in the ground. More concrete building site plans will have to be submitted before more discussion can take place.