

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

**Date: January 9, 2019**

The following items came before the Pre-Application Committee:

1. A proposal in regard to opening a daylight hour Bicycle Surrey Rental business (could be near Merks or on the beachside) was made. The prospective owner presented the particulars of the two and four-seater surrey bicycles and explained the benefits of renting them in NSB as they are popular in other beachside towns. These benefits ranged from the economic, to reducing parking (two surreys per one parking spot), to supporting our local parks, trail systems, and recreation department (by holding events), to health benefits, and to being an eco-friendly mode of transportation. And since bicycles are allowed on the beach, this would be another alternative. Renters would be educated on their operation via a pamphlet, maps of allowed streets, and a presentation. Although city staff liked the idea in theory, there were many concerns:
  - Most importantly, city staff would need to check to see if parking would allow non-motorized vehicles, and if not, this would not be able to happen.
  - From what was looked at in city regulations, vehicles must maintain 23-35 mph.
  - Most shoulders/bike paths are not wide enough to safely accommodate them.
  - Brake lights would be needed.
  - Vehicle could only use secondary roads and crossing the bridge, problematic.

City staff told the prospective owner that first, he will have to check back to see if these vehicles would be allowed in parking spots before he can go any further with this idea.

2. An inquiry about 1606 Ross Ln. by the person who is now renting the property was made as he is thinking about buying it. The property is jointly owned by the city and the county and is B-5 zoning. He asked if the zoning would change if he annexed it. City staff told him the zone would change to B-3, if annexed. The steel building which is used for a marine shop and storage will need some minor repair (replacing rusted panels) but nothing major. The only problem seemed to be lighting, and the owner could either request street lights on Ross Ln. or put in private lighting himself.
3. A fourth inquiry for the property at 1708 S. Atlantic Ave. (tri-corner of 5<sup>th</sup> and Hill) was made. The representative first asked about three individual townhomes being built there, but since the property is not zoned for that, a single, Key West style building with three units and parking underneath was proposed. The rep asked about zero lot lines and buffers like Tabby House has, but that property is zoned differently. The subject property requires a 10' setback and 30' for the remaining three sides, which could include landscaping and driveways. A major problem, however, is that the owner/developer wants to either have only one unit fully finished and the other two a shell or have all three be shells, so buyers can design their own units. City staff said they never permitted a residential shell building before, and that the bare minimum for habitation in regard to the kitchen and bathroom would have to be done to get approved. This is a concern for the owner/ developer as there isn't enough money to completely finish all three units at one time. City staff recommended that the rep talk with building officials to see what could be done, get a design professional to see what exactly

would be needed to build out while the structure is at the bare minimum, and pass on the finding to the owner.

The rep had a second inquiry not on the agenda about eight acres adjacent to Venetian Bay, going west which is unincorporated. He asked if it could be annexed and make it residential zoning. Since it is contiguous, it could be but would cost a lot of money. Plus, it is in a Samsula overlay which means there could only be one house per ten acres, and the county would have to agree to the change. City staff recommended that the city and county reps talk first to see if this could even be done before anything is planned.

4. An inquiry was made about 1708 Atlantic Ave. (Valdora Court Motel) in regard to turning the rooms into apartments (450 sq ft. minimum) and/or retail. The developer is investigating buying the entire block (.775 of an acre) and wanted to know the zoning regulations. Right now B-4 for transient lodging, and it would need to be changed to residential, both of which have different densities (24 for transient and 12 for residential per acre) and a variance would be needed. Another suggestion was to keep it as a hotel and add retail, but if that is done, more parking would be needed.

The developer had two other queries not listed on the agenda. The first was about the out parcels at the old Food Lion on Atlantic Ave. and putting up a hotel there. Again, rezoning the property to hospitality would be needed which allows for 48 units per acre. The second query was about the property on SR 44 where the Beacon Apts. will be but found out it was in the pre-construction stage.

5. An inquiry was made about 545 Julia St. regarding putting in an urban garden/market/restaurant. The potential owner came in with lots of ideas but needed direction/ feedback in trying to put this all together. After much discussion about needed sanitary sewer pipe size and grease traps if food was cooked on the premises, it was determined that perhaps just sandwiches and salads from produce grown there could be done, and the owner could buy meals/food from local establishments that could be just warmed up and served to customers, with the bottom line being all food would be fresh, healthy, and unprocessed for the community. Major water would be needed for irrigation, and the owner may need an irrigation meter for the conservation rate. Utilities may stay the same, but if more electricity is needed, there may be a Phase 3 line down Julia where they can be hooked up. The Health Department will also need to be contacted about production methods and a final menu will need to be checked. Parking was not an issue due to zoning. City staff recommended that the potential owner take all of this information into consideration and come up with a specific plan to see if this property would work along with looking at what type of security system she would need.