

**Commercial Pre-Application Meeting**  
**June 20, 2019**

The meeting was called on a Thursday with one item on the agenda.

1. A second round of questions was made about the property at **204 Magnolia St.** in regard to renovating the three-story MU (Mixed Use but in Arts Overlay district) building. The owner's architect and contractor asked questions about a possible site plan, parking, utilities, energy code, and flood plain. The site plan proposes that the pottery studio that is there now, stay. The plan adds a restaurant that will have inside and outside dining on the first floor. The second floor will have 2 apartments, and the third floor, living quarters for the owner. The second floor will not be changed much, but the third floor will be reconfigured and with need significant renovation, including new windows, which may be an issue since the building is old and brick. Questions about the restaurant kitchen, which will be in a separate structure, seating for dining (49 patrons tops), and buffers were discussed. Parking was also discussed as two spots per resident is required as well as one ACA handicapped parking spot. Since the property is in the Arts Overlay, required parking space for the businesses is in their favor. Sprinkling the entire building and kitchen area will be needed. Also, a hydrant will need to be put in as there isn't one within 50' of the buildings. The owners may need to split the plumbing as commercial pipes need to be 6". Circuits will need to be upgraded and new meters installed. The building is not located in a flood plain, but storm retention and exfiltration will still be needed. The next step will be to meet with Amye King about the project to get more parameters as it is MU before the final site plan can be submitted.