

Commercial Pre-Application Meeting November 13, 2019

These items came before the Pre-Application Committee:

- 1. 207 Live Oak St. and 820 Canal St.** An inquiry was made about which of these two properties would permit a vehicle window tinting business. He wants to add a carport with an awning in the back of the chosen property where the work would be done. The Oak Street property is in the Historic District, so locating the business there would require approvals for the design of the structure and roof in keeping with historic district standards. Locating at the Canal St. address would require merging two lots (one has a house on it). The existing house would have to be upgraded for commercial use (showroom for the tints) and be ADA accessible. DOT would have to approve the shared driveway. Parking at either location would not be a problem. The business owner left saying he would have to think about what was discussed and decide which property would be more suitable for his business.
- 2. 301 Smith St. (site of an old generating plant).** This is a city owned property. The hospital wants to use it for temporary, fenced, unlit parking for visitor overflow and possible staff parking during the day. City staff asked if the hospital might consider letting "The Barn" use the lot at night, but the hospital representative declined. The engineer who was representing the hospital wanted to know if the parking lot would be permitted as the property is zoned I-1. City staff responded that a stand-alone parking lot is not allowed in that zone but suggested applying for it to be re-zoned MU (Multiple Use) or apply for an amendment. Since the city owns the property, it was suggested that the hospital communicate its desires with the city in a follow-up email.

City staff asked about proposed access and exit points. The engineer stated that both Palmetto Ave. and Smith St. would be used. The UC indicated there is a centrally located gravity line running through the property that might cause problems with the plan. City staff also pointed out that the lot would need to have a retention pond, the required buffers, and interior landscaping which was already anticipated and would be put into the design. Staff recommended that the engineer speak with the hospital, and then contact Staff again about the rezoning/amendment application.