

Commercial Pre-Application Meeting January 12, 2022

Note: These are PRELIMINARY inquiries, many of which do not move forward. Public participation is welcomed at both the Planning & Zoning Board meetings and the City Commission meetings where variances and development agreements must be approved.

176 Corbin Park and SR44 (next to Fairwinds Credit Union). A representative for the applicant presented a site plan for a proposed 4,224 SF metal ICF two-story building that will be retail and storage for a gun and ammunition store with the second floor to remain vacant at this time. The applicant hadn't spoken with staff before the site plan was made so wanted to know if he was on the right track. The property is zoned B-3 with a Corridor Overlay, so retail use is permitted.

Planning

- The site plan had the business access on the south which is on a private drive. They must have the approval of the Credit Union to use it. Access may have to be changed to Corbin Park Rd., but it should be noted that a light may be placed at the intersection. Money from the Tractor Supply store is in escrow for this purpose.
- A 50' setback buffer in the front is required as is a 7' buffer on the west side.
- A LDR conceptual design of the building will be needed.
- There is one tree that may be historic (it is under 36"). If removed, it will need a replacement planted somewhere on the property.
- The parcel is small and may not need a sidewalk, but they will have to pay into the sidewalk fund. They may want to contact the Credit Union concerning a mid-block crossing.
- The required size for parking spaces is currently 10'x20', but size is being discussed. Will need 14 spaces unless the warehouse part is designated as such in the plan and then less will be needed.
- If using the pole sign that is there, they will need to replace it by 2025 as all non-historic pole signs will need to be replaced by monument (or other allowed) signage by that time.
- The façade will need either real or fake breakups per our design code.

Fire

- Access of building meets code.
- Applicant stated the building will be sprinkled due to storage of ammunition.

Engineering

- A stormwater pond will be required, and it cannot be in a buffer zone.
- Prefers the access to be on the private driveway.
- Building elevation must be shown on site plan.

Building

- Fire separation wall will be needed.
- Putting in an elevator now for the second story will be both cheaper and easier than after everything is built and in place.

Utilities Commission

- There is a history of this site that is a major issue as there is no sanitary sewer available. There is a manhole on the other side of the Fairwinds Credit Union in Hidden Pines but would need to ask the bank if they could cross their easement to get there. The other manhole is on East Candlewood Ln. and Corbin Park Rd. which is a private roadway in a multi-family area. Septic is no longer allowed (the Tractor Supply store was given the last exception for a commercial building).
- A hydrant is 70' away with and 8" main, so not a problem.
- Electricity is off Corbin Park and SR44 so won't be a problem but may need another transformer once the final building specs are seen.

Next steps will be to contact the credit union to see if the business can use their driveway for access and go through their easement to run sewer lines. If neither, a new access point will need to be made and the Corbin Park neighborhood will need to be contacted to see if they can go under their roadway to connect to their sewer system. If permissions are granted, then a Class 2 Site Plan will be submitted for review and comment by staff. Applications for permits can be submitted after comments are received from City staff.