

## Commercial Pre-Application Meeting March 9, 2022

**Note: These are PRELIMINARY inquiries which are of interest to the Coalition, but 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.**

**Northeast Corner of Williamson and SR44 (Next to Popeyes).** The applicants wanted to know about the permitting process as well as re-platting for the auto parts store that is going to be built on this lot. The business had taken 24' from the adjacent lot (lot 4) and wanted to know if it needed to now be re-platted since Popeyes had taken 30' of their lot. The following items were discussed with the applicant:

### Planning

- The parcel will need to be re-platted, which isn't a major problem, and if Popeye's did take that 30', it will have to be noted in the change.
- MDA setbacks will be required and are required to comply with current ordinances.
- Will submit a Class 2 Site plan simultaneously with the re-plat.

**Next steps** will be to contact the UC as they were not at this meeting. The process will then be to submit both applications as soon as possible for staff to review and comment. Plans will need to be approved by both the Planning & Zoning Board and the City Commission which will take two-three months.

**2204 S. Atlantic.** The owners wish to build a primary residence, with a second building that would be used for short term rentals. A site plan was presented showing the 2-story guest house up front with a circular drive, a courtyard with a pool, and a 2-story owner's residence in back. Each building would have a living space, kitchen, and a garage. The rental building would have 2 bedrooms and 2 bathrooms downstairs, and the upstairs would be a separate studio unit. The property is located within the short-term rental district of the County. The following issues/concerns from staff were discussed with the applicant:

### Planning

- The lot width is 75' which allows for a duplex. However, two separate dwelling structures do not meet the definition of a duplex.
- If they redesign to have a shared wall to meet the definition, the 3<sup>rd</sup> unit might push the structure into a multi-family structure, which requires a 100'x100' lot.

### Building

- If the 3<sup>rd</sup> unit is included as a separate rental, the minimum size required is 450 sf..

### Fire

- The site plan currently shows a 10 foot driveway. Trucks require a minimum of 14'.
- A fire hydrant needs to be within 300 ft of property.

### Engineering

- The driveway apron would be permitted through Volusia County.
- Drainage might need to be addressed. The lot coverage shown meets the zoning requirement, but the retention area is also based on the coverage.
- The City doesn't allow the circular driveway, but the County might.
- The existing sidewalk access will need to be maintained throughout the project.

### Utilities Commission

- Only one meter would be allowed.
- The main tie-ins for sewer and water are on west side, but the electrical is on east side and would require a county permit to bring across the road. This would probably require going underground. The City could provide a design to submit to the county for a 3" conduit to go under the county road.

- Based on the usage, they might need to provide electrical counts to determine the capacity. Residential load requires less than 400 amps, but they also need to know if it would continually be on the upper end of that limit.

**Next Steps** will be for City reps to confirm the applicable definitions and clarify options based on the lot size and density zoning. Further guidance will be provided upon review for options that would best fit the owners' intent, so that the Site Plan can be updated.

**NSB Glass – 332 N. Dixie Frwy.** A site plan was presented for a new building that would serve as an assembly building for NSB Glass, which would continue to operate out of its location at 823 S. Dixie Freeway. The new building would be a prefabricated metal building that would be clad with siding to meet the architectural design codes. In addition to the assembly area, there would be a small office and a small showroom with a unisex ADA compliant bathroom. Parking would be primarily for employees with one handicap space for the public. The following issues/concerns from staff were discussed with the applicant:

**Planning**

- No issues. They would need to submit a Class 2 Site Plan to the planning department for staff review, keeping in mind that Article 12 contains the architectural design rules that would apply.

**Building**

- There is a utility drop on south side of property. It could be an encumbrance to the handicap space.

**Fire**

- Access is tight but could work.
- Water access appears to be within an acceptable range.

**Engineering**

- The shell parking area shown on the plan is considered impervious, so they need to check the coverage calculations.
- They need to see stormwater design for the property. A few parking spaces might need to be eliminated for retention.

**Utilities Commission**

- They need to see stormwater on the Site Plan.
- There are two poles on the property. One might not be servicing anything and could come down. A field inspection should be done to confirm this.
- The property is on septic. Newer City rules require all commercial properties to be connected to city sewer, so the drainage field will need to be located and rehabbed. Sewer should be easy to tie in.
- There are possibly two active water meters on the property. If there are, one could be converted for irrigation.

**Next steps** will be to confirm the electrical and water access, and to submit a redesigned Site Plan using the suggestions made.