

Commercial Pre-Application Meeting March 30, 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.

412 Canal St. (Little Drug). The applicant, who has helped to open many restaurants in NSB such as Yellow Dog Eats and The Corkscrew Bar & Grille, inquired what he needed to do to reopen the diner “like it was”. He is currently leasing part of the building from an Atlanta company who is opening an art gallery there. The applicant was mainly concerned about needed upgrades, the grease trap, and parking. The following items were discussed:

Planning

- No major issues as both are permitted uses but there will need to be upgrades.
- Parking will remain the same if there isn’t an increase in seating nor square footage. The applicant stated that he wanted to add 12 seats outside, which won’t be a problem if there is a 5’ passage area and tables/chairs would be taken in at night. It was noted that throughout the 100 years, seating changed, and it ended having 57 seats which exceeded the occupancy threshold of 50 because it was classified as “assembly”. The applicant said he would stay at 49 seats inside and the 12 outside.
- The café will need a firewall separation between that and the gallery.

Building

- The grease trap may be a problem. The City requires a 750 gallon in-ground gravity grease trap. The applicant wants to upgrade the under the sink trap and make it three compartments. If he deviates from what is required, he will need to hire an engineer and perhaps work with the building owner.
- The applicant asked about installing a walk-in cooler/freezer which could easily be done with a permit.

Fire

- Exhaust hood will need to be updated.
- Fire suppression for storage will be needed and a firewall separation for walk-in cooler/freezer. There may be an existing firewall. The owner of the building is responsible for that, so applicant needs to speak with him about it.
- The existing kitchen cooking system will need to be inspected.
- The Life Safety Plan should be submitted.

Engineering

- The UC map showed a sanitary sewer in the alley going west, so that may be able to be used for the grease trap. There may not be enough room; applicant and engineer may have to get creative and maybe put it under the parking lot in the back.

Next steps will be to get in touch with the UC about sewer connections and grease trap design and hire an engineer to help with planning and estimation of cost.

820 S Timberlane. The property owners requested this meeting to inquire about separating a parcel at the rear of the property into three building lots. City staff informed them that any more than two lots is considered a subdivision, and they would be required to have sewer service to the properties. Any existing sewer lines are distant, and it will be costly to run the lines. If the property is divided into two lots, then septic would be allowed.

The county will be taking over the area in 30 days, and then their rules would have to be followed. City staff did not know if the rules will differ, so their next steps should be to talk to the County Planning Department.