

Commercial Pre-Application Meeting January 8, 2025

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.

2669 SR44 (a 0.77 acre lot between Culver's and Zaxby's) The applicant is proposing a Take 5 Oil Change on this leased parcel and presented a Concept Plan for the franchisee. The business will have a private access drive. This will be the second one in NSB. The following are some of items that were discussed by Staff with the applicant:

Planning

- 8 of the 17 parking spaces shown on the preliminary plan are for Culver's. The owner of the property made an agreement with them that will need clarification before submitting the Site Plan for review. The plan must show the overall area plan for traffic circulation.
- This is a permitted use.
- The applicant won't need a TIA (Traffic Impact Analysis) due to the type of business.
- Staff noted that elevations will need to be approved before permits can be given with the applicant stating they will follow Culver's and Zaxby's for continuity.

Engineering

- Regarding traffic circulation with Culver's, there may be a problem with the one-way stop bar, but that can be discussed when the Site Plan is submitted.
- No sidewalks are needed as no businesses in that outparcel are required to have them, but the trail will need to be shown.
- Nothing additional will be required for stormwater as everything is there.

Fire

- Auto turns for firetruck access and fire hydrants will need to be shown on Site Plan.
- Building won't need to be sprinkled but will need to see building plans.

Utilities

- The site is almost "turnkey" but there will be a problem hooking up to reclaimed water. Zaxby's has a system they may be able to use, or they can put in a well like Culver's did. They will also need a pad for a transformer.
- A grease interceptor will need to be shown on the Site Plan.

Building

- Used oil will be held in a 25 gallon tank in the building, not underground.

Economic Development

- Staff asked if their overall building design has different versions that would follow our design standards and colors scheme of earth tones, to which the response was yes, and then asked for something written that they could follow. An email with our standards will be sent.

Next Steps will include the applicant checking with owner and Culver's about the parking issue and follow all suggestions before submitting their Site Plan for Staff review.