

CITY OF DELTONA
DEVELOPMENT REVIEW COMMITTEE MEETING (“DRC”)

MINUTES
June 18, 2009

IN ATTENDANCE:

Development Review Committee:

Chris Bowley, Director - Planning & Development Services
Tom Burbank, Planning & Development Services
Gerald Chancellor, City Engineer
Chris Nabicht, Fire Department

City Staff:

Chris Collier, Planning & Development Services
Lori Roland, Planning & Development Services
Patrice Murphy, Economic Development
Cy Butts, Building & Zoning

Representing McDonald’s

David Morris, CPH Engineer’s
Jeremy Helle, McDonald’s Corp.

Representing Family Dollar

Bill Hockensmith, McVay – Wood Engineering

CALL TO ORDER:

Tom Burbank called the meeting to order at 9:04am

APPROVAL OF MINUTES:

- A. Motion by Gerald Chancellor, seconded by Chris Nabicht to approve the minutes of May 21, 2009. The motion was unanimously approved.

DEVELOPMENT REVIEW:

- A. **McDonald’s Drive-thru, 2190 Howland Blvd. – FSP09-004** – Applicant proposes replacing the existing single lane drive-thru with a double lane drive thru by eliminating 4 existing parking spaces. Applicant is also proposing relocating the existing dumpster and enclosure and installing a small storage building in the former dumpster location. With the elimination of the 4 parking spaces site still exceeds min. required parking by 13 spaces. Overall impervious area will increase by 9.61 square feet.

David Morse of CPH Engineers inquired if Chris Collier had spoken to Jeremiah Owens, of CPH and had come to an agreement on the landscaping issues. Chris commented that they have come

to an agreement and that they would be paying approximately \$1112.00 into the tree fund, and they also would be planting around the dumpster area.

Mr. Morris addressed one of Gerald Chancellor's comments and identified on the plans the location of the grease trap, stating they would not be disturbing that area. Gerald Chancellor also commented that they would need maintenance on the grease trap on a quarterly basis.

Gerald also asked for more information on the plans to show positive drainage for the work to be performed. Mr. Morris commented that he would show proposed grades for the new concrete drive areas on the revised plans.

Gerald stated that he would need the specifications for the pavement marking. Mr. Morris explained that McDonalds Corp. had a standard book and he would try to obtain a copy of the needed material.

Mr. Morris questioned the need of some type of signage where the 2 lanes merge and that McDonalds has never had any type of signage on previous Drive-Thru Modifications. Gerald stated that he thought it was needed or there would be a few incidents with customers trying to get to the pick-up window first. Mr. Morris replied that he would consult with the Project Manager on this issue. David Morris also questioned if this would not be the same as a Bank drive-thru, seeing that they do not have any type of signage. Gerald responded that a bank drive-thru width is not as tight as the McDonalds drive-thru. David Morris agreed and that he would look into some type of merge sign.

Tom Burbank suggested **Motion to Approve with Conditions**, conditions being that staff comments be addressed with the next submittal. Chris Nabicht seconded the motion. The motion was unanimously approved.

- B. Family Dollar, 971 Doyle Road – CSP09-007-** Applicant proposes constructing a 9,200 SF Family Dollar store at the southeast corner of Doyle Road and Braddock Road, together with 30 parking spaces.

Mr. Hockensmith began with referring to the rezoning back in 2003 and having to have a 40 ft. buffer, Tom Burbank referred this question to Chris Bowley on how much of a variance the committee would recommend. Chris stated it would be based off of the parking study the applicant will supply, and the stormwater management plan. Mr. Hockensmith responded that this was basically the same plan that was approved back in 2003, in which Chris Nabicht replied that this was a larger store that required additional parking. Chris Bowley asked if this was the same configuration as the 2003 submittal which Mr. Hockensmith replied that Family Dollar requires 3 dumpsters as opposed to 2, which required some changes. Mr. Bowley suggested a few ideas to acquire the parking needed. Mr. Burbank commented on reducing and moving back the berm required for screening. Mr. Hockensmith questioned how far could they encroach into the 40 ft. buffer, which Tom replied that if they supplied the proper screening that Chris Bowley could reduce the amount. Chris replied that he could reduce the 40 ft buffer down to 25 ft all around if proper screening was achieved.

Tom Burbank supplied Mr. Hockensmith with information on the Enterprise Overlay District Standards and discussed the proper screening and architectural treatments to help maintain the character of the historic Enterprise area.

Tom Burbank informed Mr. Hockensmith that it has been determined by the county that it is a county right of way. Tom supplied the applicant with the right of way information for the Live Oak Estates subdivision, which could be useful for the development of this project.

Mr. Hockensmith inquired on who to contact for utilities, to which Gerald answered to contact Jeff Elder, and any impact fee information could be obtained from Crystal Harris. It was also told to Mr. Hockensmith that county impact fees would be charged, and City's would be waived through April 20, 2010 as long as the building permit is issued before this date.

Mr. Hockensmith asked the question that being they were sprinkling the building that they would not need the Fire Department access on the 2 sides, to which Chris Nabicht agreed. He also asked if it was allowed to use the 6" line for the sprinkler system. Nabicht replied that as long as the design professional was able to get the water needed to protect the building and that there also has been some improvement to the water main in the area.

Tom Burbank suggested Motion to Approve with Conditions, conditions being that staff comments be addressed with the next submittal. Chris Bowley moved to approve, seconded by Gerald Chancellor, Denied by Chris Nabicht stating that there was too much work to be done.

ADJOURNMENT:

Meeting adjourned at 9:35 a.m.

I attest to the above minutes. The Development Review Committee members have reviewed and approve the above minutes for acceptance to the public record.

Secretary: _____ **Approval Date:** _____