

Workshop Meeting



To: Town Council
From: Travis Morgan
Date: 12/8/2020
Re: **Building Center Outdoor Saw Expansion** (*Informational Item*)

BACKGROUND:

The Building Center located on Industrial Drive and zoned General Industrial (G-I). That zoning use is considered “Building material and Lumber Storage and Sales”. That use is conditionally approved only in that zoning district. The property and use exist as grandfathered or legal non-conforming. Property needs conditional plan approval before they can expand the buildings or outdoor equipment.

PROPOSAL:

Coy Coley on behalf of the Building Center requests to add an outdoor saw at the corner of the Northwest corner of the existing building to custom cut lumber to order. The saw is within a lean-to type shelter addition to the existing building in line with the main driveway entrance (see plans). The shelter will be open on the North side facing away from entry. There will be a wall facing the front entry drive (South) and short (West) side will have a Fan vent opening. Fan vent opening required as per the GAR engineering letter but will not be for dust collection just for safe ventilation of the space.

DEVELOPMENT SUMMARY:

Location:	10201 & 10049 Industrial Drive
Lot Size:	11.75 & 4.9 acres
Zoning:	Existing: G-I Proposed: G-I(CD)
Building Size:	Existing: existing campus not shown Proposed Addition: 1,320 sqft
Parking Provided:	Existing
Ordinance Parking:	Warehouse and office space not provided for calculations
Landscape and Overlay:	Sidewalks and landscape as shown

STAFF SUMMARY:

Site plan has been updated to include 5’ sidewalks from left of front driveway on Industrial to around the corner up to the drain pipe just before the Lance Distribution Street. Additional screening plans are shown around the left front parking lot and Street trees on the left bend of Industrial Drive. All other saw and shed information the same from prior.

STAFF RECOMENDATION:

Plan has been improved. Staff supports the sidewalks and landscaping as more in keeping with standard requirements and town enhancement. Staff would note any addition or structures added after this proposal would need to come back to Council with other items like curb and gutter improvements.

PROCEDURE:

This is an informational item. There has not been the required 2 week newspaper ad yet. This proposal is to share with you the updates. January 12 would be our next scheduled opportunity for a formal vote on the request.