



February 9, 2012

Shalimar Planning and Zoning Board (P&Z) Recommendation

A. A development application by property owner Teramore Development, LLC, with plan drawings by Bell Engineering Services (Jennifer Bell, P.E., agent), has been reviewed by the Shalimar Planning and Zoning Board. Application is dated 1/24/12 and preliminary review held at the regular P&Z meeting on 1/25/12. This recommendation was approved at a P&Z special meeting held on 2/6/12 and based on presented plans dated 1/31/12.

B. The following changes to the plans presented and conditions for development have been recommended for approval by the Shalimar Town Commission for the following development:

Dollar General - convenience goods store

1. Change the Plew Ave. access point to the approx. location of the previous commercial establishment (current Plew access).
2. Modify plans to retain the 14' oak tree at the far rear of the proposed site. Reforestation requirements are fulfilled with rear trees as currently depicted in the landscaping plan.
3. Increase the height of the proposed buffer zone fence at the rear of the property to 8 ft. and change construction to one sided privacy instead of shadow box. Length of fence toward Plew Ave will be until Plew side of waste receptacle area. New fence will replace current property owner's (8 Plew ave.) fence. A 6 ft. high (opaque when mature) vegetative buffer will then proceed to the end of the rear development property line.
4. A 6 ft. high opaque vegetative buffer will be added on Town ROW next to the development Plew Ave. property line, proceeding from the end of the rear buffer to the west end of the Plew access point. A 4 ft. buffer or hedge will be added on Town ROW next to the Plew property line to the Eglin pkwy end of the parking area along Plew.
5. The parking area along Plew Ave will be up to 14 parking slots uninterrupted with any landscaping island.
6. The planned swale along the south side the building will be augmented with a buried drainage pipe connected to the south side roof spouts.
7. The waste receptacle area will be privacy gated.
8. The Elevation Plan will be as depicted in the photo dated 1/27/12 and as annotated with architecture enhancements to stucco sides/rear and stucco front roof parapet.

9. The proposed exterior lighting plan may be adjustment by lowering bulb wattage on selected fixtures as determined by P&Z inspection after installation.
10. Irrigation is required for all landscaping.
11. No merchandise will be displayed outside of the building.
12. Delivery hours will be governed by current noise ordinance.
13. Final Development Order is contingent on acceptable county, DOT, and Water Management District concurrency and application approvals.
14. Poly Engineering will review all plans for accuracy and feasibility at Town expense. Poly Engineering will review load bearing sufficiency of Plew Ave at Developer's expense. Deficiencies in Plew load bearing capabilities will be addressed before Final development order approval.

This recommendation is as approved by the Shalimar P&Z at their public meeting held on Feb 6, 2012.

A rectangular box containing a handwritten signature in cursive script that reads "Thomas A. Burns".

Attest: _____
Thomas A. Burns, Town Manager