

From: [Patrick C. Leary](#)
To: james@justforthebeach.com; [Bill Newns](#); [Jennie Turner](#); [Richard Godsey](#); [Jason Litteral](#); [Millicent Ott](#); [Cheri Grego](#)
Subject: Pre-Application Conference - James Eaton - Warehouse Text Amendment
Date: Friday, March 14, 2025 4:42:41 PM

Good afternoon James,

Below are the notes from our pre-application conference on March 13, 2025. Please consider all comments and either submit a complete application or we can schedule another pre-application conference.

Attendees:

- James Eaton
- Bill Newns, Planning and Inspections Director
- Jennie Turner, Assistant Planning and Inspections Director
- Rick Godsey, Chief Building Inspector
- Jason Litteral, Senior Planner
- Millicent Ott, Planner 2
- Patrick Leary, Planner 1

Planning

General Comments

1. Please consider the process to text amendment review standards in Section 2.4.2.C of the UDO:

The advisability of amending the text of this Ordinance is a matter committed to the legislative discretion of the Board of Commissioners and is not controlled by any one factor. In determining whether to adopt or deny the proposed text amendment, the Board of Commissioners may weigh the relevance of and consider whether and the extent to which the proposed text amendment:

- (1) Is consistent with the goals, objectives, and policies of the Land Use Plan and other applicable county-adopted plans;
- (2) Is not in conflict with any provision of this Ordinance or the County Code of Ordinances;
- (3) Is required by changed conditions;
- (4) Addresses a demonstrated community need;
- (5) Is consistent with the purpose and intent of the zoning districts in this Ordinance, or would improve compatibility among uses and ensure efficient development within the county;
- (6) Would result in a logical and orderly development pattern; and
- (7) Would not result in significantly adverse impacts on the natural

environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

2. The next submittal deadline is March 27, 2025.

Specific Comments

1. Please provide the answers to Section 10.4.1.D.2 of the UDO when proposing an update to the text amendment when submitting your complete application:

"(a) The volume and type of sales, retail, wholesale, etc.;

(b) The size and type of items sold and nature of inventory on the premises;

(c) Any processing done on the premises, including assembly, manufacturing, warehousing, shipping, distribution;

(d) Any dangerous, hazardous, toxic, or explosive materials used in the processing;

(e) The nature and location of storage and outdoor display of merchandise, whether enclosed, open, inside or outside the principal building;

predominant types of items stored (such as business vehicles, work-in-process, inventory, and merchandise, construction materials, scrap and junk, and raw materials including liquids and powders);

(f) The type, size, and nature of buildings and structures;

(g) The number and density of employees and customers per unit area of site in relation to business hours and employment shifts;

(h) Transportation requirements, including the modal split for people and freight, by volume type and characteristic of traffic generation to and from the site;

(i) Trip purposes and whether trip purposes can be shared by other use types on the site;

(j) Parking requirements, turnover and generation, ratio of the number of spaces required per unit area or activity;

(k) The amount and nature of any nuisances generated on the premises, including but not limited to noise, smoke, odor, glare, vibration, radiation, and fumes;

(l) Any special public utility requirements for serving the proposed use type, including but not limited to water supply, wastewater output, pre-treatment of wastes and emissions required or recommended, and any significant power structures and communications towers or facilities; and

(m) The impact on adjacent lands created by the proposed use type, which should not be greater than that of other use types allowed in the zoning district"

2. Planning staff will investigate the countywide impact of amending Heavy Industrial (HI) use requirements to reduce the 500' setback from residential districts.

Thank you. If you have any questions or concerns, please feel free to reach out.

Regards,
Patrick

Patrick C. Leary

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