

Development Review Comments Letter

8/15/2025 4:31:23 PM

MYER WELCH GROUP LLC 8002-0054-01

ZO SUP #33048

ID	DESCRIPTION	REMARK	STATUS	DEPT
1	Special Use Permit	N/A	INFO	911
2	Special Use Permit	Will be on Central Water. Septic permits will be through the Department of Environmental Protection	INFO	DEP
3	Special Use Permit	Stormwater is not opposed to the special use permit. The applicant is requesting a SUP for the purpose of a commercial warehouse. Parcel # 8002-0054-01 is currently zoned B-2 and is 0.72 acres in size. There are no FEMA Flood Zones or County Flood Prone Areas on this site. Per the MCPA, this site currently has 0 SF of impervious coverage. This site will be subject to a Major Site Plan or waiver when its existing and proposed impervious coverage exceeds 9,000 SF.	INFO	ENGDRN
4	Special Use Permit	17/25/25 – CONDITIONAL APPROVAL – Warehouse proposed is a low traffic generator, averaging 45 trips per day, 23 entering, and 22 exiting. AM and PM peak hour trips are insignificant. Roadway improvement must be built to Code subdivision local roadway standards, requiring widening of the road with pavement applied of the entire surface (existing and widened area) following any saw-cut work. Cross-access easement proposed is an approved design – easement will need to have been recorded prior to site plan approval which must indicate contiguous construction from driveway location to southern property boundary. Project should be subject to site plan review through normal DRC processes beyond what is specifically approved for the special use application. A minimum of 200' of double solid yellow striping extending back from stop bar is required at the intersection to Marion Oaks Blvd (a major local road).	INFO	ENGTRF
5	Special Use Permit	Approval of this special use permit shall not be inferred or assumed that fire approval has been granted for the entire project. Project will be required to submit plans for review including site plans, improvement plans, building plans, etc. All plans submitted in the future will need to comply with national, state, and local fire codes as applicable to the project.	INFO	FRMSH
6	Special Use Permit	will need to address tree mitigation on site plan - no tree removal prior to site plan approval	INFO	LSCAPE
7	Special Use Permit	The review will be conducted at the time of the reporting process.	INFO	LUCURR

8	Special Use Permit	APPROVED Parcel 8002-0054-01 is within the Marion County Utilities service area. Marion County Utilities has no comment on the Special Use Permit at this time but reserves the right to provide comments during the Site Plan review through Development Review. The parcel is located outside the Urban Growth Boundary and within the Secondary Springs Protection Zone.	INFO	UTIL
9	Special Use Permit	The review will be conducted at the time of the reporting process.	INFO	ZONE