

Planning and Zoning Board Meeting August 5, 2019

Chairperson Patrice Arvidson called the meeting to order with all members present as follows: Herb Gardner, Sandra Smith, Steven Danskine, Susan Neylon and Thomas Wheeler. The meeting minutes for May 6, June 3, and July 1 were approved unanimously.

A-4-19L - 2270 Davis Drive – Owner requests voluntary annexation, Comprehensive Plan amendment, and rezoning of this property which is developed with a single-family house and accessory structures. City staff suggests approval of this voluntary annexation of .346 acres. When properties are annexed into the City, the City assigns Future Land Use (FLU) and zoning designations that are as similar as possible to the County designations. The City FLU designation of surrounding properties is LDR (Low Density Residential) and zone R-2 (Low Density Residential). **The motion to voluntarily annex the property was unanimously approved.**

A-5-19 - 2263 Doster Drive – Owner requests the same as A-4-19L and City staff suggests approval of this voluntary annexation of .035 acres for the same reasons as those given above. **The motion to voluntarily annex the property was unanimously approved.**

S-2-19: Palms 4 Revised Plat – This involves a revision from 118 townhouse lots to 43 single residential lots. The average size lots will be changing from 23' x 125' to 60' x 130'. The location of the Palms is the NW corner of US 44 & Airport Road – Venetian Bay subdivision. Note that the maximum lots for the entire Palms is still 1163, per City Staff (which also recommended approval).

- Member Sandra Smith asked questions concerning the “impervious” nature of the lots. There is confusion concerning stormwater requirements and “lot” requirements related to impervious surface area. James Stowers, legal representative for GEOSAM, stated that the requested revision will significantly decrease the number of driveways, thereby lessening the amount of impervious surface.
- Member Steven Danskine inquired regarding “workforce” housing. City staff responded that this issue is not involved in this “revision” of Palms 4. Mr. Stowers stated that there are still plans for 53 “workforce” housing units out of the total 1163 lots.
- Public comments: One concerned resident asked if workforce housing will be addressed in the process. City staff Brian Fields affirmed it will be addressed prior to final signatures.

The motion to approve the Final Plat revisions was unanimously passed.

ZT-7-19: New LDR Section Establishing “Construction Site Management”

Standards – The City of NSB has never had a standard regarding construction sites and there have been concerns by the City Commission about this. The following was presented:

- *Property effected will be one acre and larger.*
- *6' temporary chain link fencing surrounding the site with opaque screenings prior to clearing of site will be required.*
- *Requirements for locating dumpsters, construction materials, construction trailers, and chemical toilets.*
- *There will be a 30' height limit on materials stockpiled for construction including sand, dirt, etc.*

- *All equipment will be located within the screening area.*
- *There must be a parking plan for all vehicles, including construction workers.*
- *Hours for construction will be 7am to 7pm M-F; 8am to 6pm Sat-Sun.*

This new standard generated a lot of discussion by the members. Dust migration i.e. Cutting of “dry” concrete should be addressed. Sunday hours are too long with a consensus reached that 11am to 6pm is a more reasonable time frame. Pile driving should be limited to only M-F with hours of 8am-4pm. Single family lots of less than 1 acre should be exempt from the standard. There is a need to change “property” to “construction” sites for the one-acre definition. This means that the actual construction site is 1 acre or larger for this new section of the LDR.

Public comments:

1. One resident complimented the P & Z and City staff for addressing this! However, she wanted them to please consider applying this to “less” than 1 acre lots due to the city’s narrow streets contributing to tight situations of vehicles getting through when an average remodel could involve four different trade trucks working on site. She also asked if it was impractical for only a 6’ high fence to block a 30’ stockpile. She further asked if the proposed standard would be included in the City’s new Comp Plan.
2. Another resident asked if there will be an increase in cost by the city to enforce this?

Discussion by members: Per City staff Brian Fields, the Comp Plan needs to address this new section of the LDR and it will be amended accordingly. Also, there will be a net gain as a result of these issues being documented. Thus, the City staff can be more efficient in addressing such issues in the new section. The 30’ of stockpile will be reduced to 20’ with an additional 10’ by exception only. Also, noise issues will not be part of this new section as it is a police matter.

The motion to approve the Construction Site Management Standards unanimously passed with the discussion and comments referenced accordingly.

Comments or Statements by Members of the Board

Member Sandra Smith raised the issue of variances being referred to the City Commission. City staff advised that variances from the P & Z Board go to the Circuit Court whereas site plans that are overturned by the P & Z Board can go directly to the City Commission.

Due to the Labor Day holiday, the September meeting of the Board will be held on September 16.

The August 2019 Development Activity Report was handed out and can be found here: [August 2019 Development Activity Report with maps](#)