

**Planning and Zoning Board Meeting  
September 16, 2019**

Board members present were Herb Gardner, Steve Casserly, Steve Danskine, and Sandra Smith.

Previous minutes were read and approved by a unanimous vote.

**New Business:**

1. **A-6-19:2635 Glencoe Farms** – The request was to change a zoning designation for a small parcel of land from County RA Rural Agricultural Estate to City RA Rural Agricultural Estate.

**The motion to change the zoning designation was approved unanimously.**

2. **A-7-19:957 Corbin Park Road** – This request was to change the land use designation of a parcel of land along Corbin Road. The existing designation is County R-4 Urban Single family residential and Conservation which allows for up to four dwelling units per acre and neighborhood convenience construction. The request was to change to Low Density Residential and Conversation which allows for up to five dwelling units per acre but has no provision for convenience construction. Board member Danskine asked about potential impacts to wetlands and was assured that any future construction would not impact wetlands in the Conservation area.

**The motion to change the land use designation was approved unanimously.**

3. **Street Vacation Application SV-2-19: Luella Street and SV-3-19: Sunset Drive** – Two separate plots of land were discussed in regards to street vacation. During Public Discussion, it was asked why the City provides land to private use with no reimbursement to the City. The staff response was that this was an existing capability of the City and that conditions could be applied to the transfer.

**The motion to allow for street vacation of these two plots was approved unanimously.**

4. **PUD-3-19: Colony Park PUD 4<sup>th</sup> Amendment** – A request for an amendment for the construction of a car wash along the intersection of SR44 and Corbin Park Road was made. The entrance would be off Corbin Park Road, not SR44. During the Public Discussion, a concern was raised about the existing natural vegetation buffer and what would be left after construction. The Board was assured that tree preservation was a matter of concern with the developer and all efforts would be made to retain trees where possible. Similar promises were made at the nearby Beacon Apartments, however, which were not followed and resulted in clear cutting of the property. A request was made to the Board to approve the amendment with a provision to be forwarded to the City Council recommending that vegetative barriers be given a priority in the approval process.

**The motion to approve the amendment was unanimous with no Council recommendation.**

5. **ZT-10-19: Boat Dock Regulations** – This item was pushed back to the October 7 meeting by a unanimous vote.
  
6. **CPA-8-19 and S-2-19 Turnbull Trace Properties** –A request was made to change zoning designations along Turnbull Trace to C, Conservation District. There was some public comment regarding existing residents in the vicinity and potential impacts to their access to homes. The Staff and Board both assured them that no actions other than the land use designation change was being made at this time. Any future actions would take their concerns into consideration at that time.

**The motion to change the zoning designation was approved unanimously.**