

Planning and Zoning Meeting

November 4, 2019

Members present: Kip Hulvershorn, Herbert Gardner, Patricia Arvidson, Sandra Smith, Susan Neylon.
Absent: Thomas Wheeler.

The minutes of the previous meeting were approved unanimously.

New Business:

1. **A-8-19 & A-9-19: 2565 Glencoe Farms Rd.** Applicant and property owners of two 2.5 acre parcels requested a Voluntary annexation, Comprehensive Plan amendment, and rezoning from Volusia County rural designation to that of City RA, Rural Agriculture which is the same zoning. **Both motions to change the zoning designation were approved unanimously.**
2. **A-10-19 1086 Corbin Park Rd.** Applicant and property owners of the .76 acreage requested a Voluntary annexation, Comprehensive Plan amendment, and rezoning from Volusia County Future Land Use (FLU) designation of Urban Low Intensity, and Volusia County zoning designation of R-4, Urban Single-Family Residential, to City Future land use designation of Low Density Residential, and City zoning designation of R-2, Single Family Residential. **The motion to change the zoning designation was approved unanimously.**
3. **PUD-6-18: Venetian Bay 3rd Amendment.** A request to restate the PUD/MDA to add a permitted use for “Self-storage, mini-warehouse with office or retail...with access to storage facilities being internal to the building” was postponed.
4. **ZT-12-19: Sandwich Board Signs.** Sandwich board signs are currently permitted only in the mixed-use (MU) zoning district, and a business is permitted to have a maximum of one sign located on the public sidewalk immediately in front of the business it is advertising. Small businesses, particularly those on the west side of Canal St., felt they need more signage off site if they are to remain in business. The staff recommended a six month pilot program to see if it can be implemented without impinging on sidewalk space. **The motion to adopt the proposed sandwich board pilot program was approved unanimously.**
5. **7 SE-3-19: 721 Palmetto St.** The request to change the I-1 zoning to Special Exception for Use of Assembly referred back to the Assembly District request of last May to accommodate the renovation of a former citrus packing plant known as “The Barn” into a space for dancing with occasional concerts and weddings; however, the owner has dropped the dance part of it and will cater mainly to weddings and other private or public events, which then brought the discussion to parking for these types of venues. The following concerns were brought up by the Board:
 - The total number of parking spaces required may not be adequate (57 places for 228 people, counting on a ratio 4/1 and no spaces allowed for staff) based on the conceptual site plan.

- The conceptual site plan does not consider items such as stormwater retention or landscaping which will decrease the number of parking spaces once these required improvements have been taken into account.
- Cars could potentially overwhelm this mostly residential neighborhood.
- The conceptual site plan currently shows the parking lot as unpaved, which will require City Commission approval for a temporary lot. If the City Commission does not approve a temporary parking lot, the parking lot will have to be paved.

The board requested a detailed site plan before they can approve the request.

Motion to approve the zoning change to Special Exception for Use of Assembly was denied with a vote of 4-1, with Herbert Gardner voting YES.