

## **Planning and Zoning Board Meeting December 7, 2020**

All members were present: Stephen Snively, Sandra Smith, Steve Danskine, Thomas Wheeler, Susan Neylon, Kip Hulvershorn, John Causey. Motion to approve the November 9, 2020 minutes was unanimous.

### **New Business:**

**SV-2-20, Pleasant Grove Baptist Church.** Background: The City of New Smyrna Beach is requesting the vacation of a section of a 10-foot-wide platted public alley located in the Inwood Subdivision to the Pleasant Grove Church and a neighboring property that is also owned by the church. Staff recommended approval of the City's abandonment of the easement, for the City does not use the land, and the Utilities Commission has no plans for it. This strip of land will be used as part of a parking lot and enable the church to comply with setback requirements. One member of the public expressed concerned with the precedent of the City giving away land.

**Motion to approve the vacation request was unanimous.**

**Class III Site Plan approval for SP - 5-20 Donatti Mini-Warehouse Storage (3.6 acres).** This is a boat storage facility that was approved last year with an agreement to save an historic tree on one of the three parcels. The applicant found he was unable to make the project work financially. He added a fourth parcel to the north, rezoned it, and removed the parcel with the historic tree. The warehouse will have ten storage buildings and an office (41,516 square feet). The project meets the City design standards and does not have setback problems.

**Motion to approve the requested Class III Site Plan, with the condition that the three parcels be combined prior to the issuance of a building permit, was unanimous.**

**Special Exception SE-3-20 Tonia Road Recreational Vehicle and Boat Storage Facility** was postponed, at the applicant's request, to the next regular meeting.

**ZT-10-20; Banner Signs.** The Planning Department is requesting an amendment to the Land Development Regulations, Section 604.12, Signs. The Land Development Regulations currently allow new businesses in non-residential zoning districts to apply for and obtain a sign permit for the display of a temporary banner for up to 30 days. The proposed text amendment would remove the requirement for a new business to get a building permit for temporary banner signs since the permit is more expensive than the banner sign itself. However, members of the board were concerned that there needed to be something to tie the sign to a start date, so a motion was made to change the 30-day temporary timeframe to 45 days from the business tax receipt. Upon passage, the Board will send a recommendation to the City Commission for their approval of the requested amendment.

**Motion to approve the amendment was unanimous.**

The next regular meeting is January 11, 2021.