

New Smyrna Beach Planning and Zoning Board January 11, 2021

All Board members were present: Snively, Hulvershorn, Smith, Danskine, Wheeler, Neylon, Causey. Approval of the December 7, 2020 minutes was unanimous.

New Business:

SE 5-20 Special Exception 1512 Airway Circle, Crematorium (1.5 acres). The applicant wishes to operate a crematorium in an existing building of approximately 5,000 sq. ft. in an area zoned I-3. Crematoria are allowable special exceptions in an I-3 zone. Staff recommended a yes vote as all criteria had been met, and per the report by the Cremation Association of North America (CANA), projected rates are going up with expectations "in 2024 [to be] at 60.7%. Therefore, it is likely that there will be a continued need in New Smyrna Beach for crematory facilities." Two members of the public objected. One because she owned a business 40 ft away and kept the garage doors to her building open year-round, but an engineer, speaking for the applicant, explained why there would be no smoke or odors. The second just didn't like the idea of a crematorium even though there are two others in the area.

Motion to approve the request passed by a vote 6 to 1, with Causey voting, NO.

V-6-20 3010 Turnbull Bay Rd (.40 acres). The applicant wishes to purchase the property to build a single-family home. The lot was platted by the county many years ago, but it is now located within the city. The lot is very narrow and would only allow a 20 ft wide house if current setback requirements were met. The variance is requested to allow 15 ft setbacks rather than the currently require 25 ft.

Motion to approve the requested variance failed by a 6 to 1 vote, with Wheeler voting, YES.

SE-3-20, Tionia Rd. (2.94 acres). The applicant requests a Special Exception in the I-1 Light Industrial zoning district to build a 59 space RV storage facility. RV storage is allowed if there is appropriate landscaping and fencing which the applicant is happy to do. The sticking points were that the land would need to be cleared, and it had floodplain issues. Staff had requested site plans and water table studies before agreeing, but the applicant wanted permission for the concept before investing in the studies.

Motion to approve the request failed by a 5 to 2 vote with Causey, Hulvershorn, Smith, Neylon, and Snively voting, NO; and Danskine and Wheeler, voting YES.

There was a presentation on the Sunshine Law by the Assistant City Attorney. This presentation, like the one last month, is given to all city boards and Commissions. The entire presentation is available in the official minutes.

Brian Fields, Assistant City manager, discussed when the Planning Board is the final review on an application i.e. Site Plans. He also felt that since architectural design standards have been approved by the Board in the past, there needs to be a process to make sure these are re-enforced.

Officers for 2021 are Danskine, Chair and Smith, Vice Chair. Mr. Danskine mentioned that his new job in Deltona may mean that he will miss some meetings, but the Board felt that was not a problem.