

Planning and Zoning Board

April 1, 2024

Video and Agenda can be seen [here](#)

Present: Messrs. Jon Hall, John Frankhouser, Curtis Hodges, Kip Hulvershorn, Thomas Bien, and Chair Larry Wheatcraft. Absent: Stephen Yates. Approval of Minutes for February and March will be next month.

Public Participation/Old Business: None

New Business:

A-1-24 (0.065 + acres, located on the east side of Corbin Park Rd. between SR44 and Patty Rd.)

Voluntary Annexation and Small-Scale Comprehensive Plan Amendment and Rezoning that will change **from** Volusia County Future Land Use (FLU) designation of Urban Medium Intensity, and Volusia County zoning designation of R-4 **to** City FLU designation of Medium Density Residential and City zoning designation of R-2, Single Family Residential which is closest to County R-4, and since the property is owned by the City, it is also an allowed exception under any zoning. This vacant parcel owned by New Smyrna Beach Utilities will be used for a future lift station. Staff recommended approval. **The motion to recommend approval of A-1-24 to the City Commission was unanimous.**

A-2-24 Pioneer Trail (0.32 + acres between Main St. and North Glencoe Rd). Voluntary Annexation and Small-Scale Comprehensive Plan Amendment and Rezoning that will change **from** Volusia County Future Land Use (FLU) designation of Urban Low Intensity, and Volusia County zoning designation of A-3, Transitional Agriculture **to** City FLU designation of Low Density Residential and City zoning designation of R-2, Single Family Residential. There were no questions from the Board nor Public Participation. **Motion to recommend approval of A-2-24 to the City Commission was unanimous.**

A-3-24 Paige Avenue and A-4-24 Paige Avenue. (5.56+ and 1.48 + acres, located on the north side of Paige Ave. and east of Trophy Hunter Tr.). Voluntary annexation, Small-Scale Comprehensive Plan Amendment, and Rezoning that will change from Volusia County Future Land Use (FLU) designation of Environmental Systems Corridor and Urban Medium Intensity and Volusia County zoning of RC, Resource Corridor and R-4, Urban Single Family Residential **to** FLU designation of Conservation and City zoning of Conservation. These parcels were purchased with the Turnbull Conservation Bond/grant money and will never be developed. Chair Wheatcraft noted that this was a win for the City. There was no Public Participation. **Motion to recommend approval of A-3-24 and A-4-24 to the City Commission was unanimous.**

A-5-24 Oliver Drive. (1.1 + acres, located on the west side of Oliver Dr. through Palm Dr., between Patricia Dr. and Hazel Bishop Dr.). Voluntary annexation, Comprehensive Plan amendment, and rezoning **from** Volusia County Future Land Use (FLU) designation of Urban Medium Intensity, and Volusia County zoning designation of R-4, Urban Single Family Residential **to** City FLU designation of Medium Density Residential and City zoning designation of R-2, Single Family Residential. It is currently vacant land that was originally platted for five lots. It can go back to its original five lots with application to the Planning Board. There was no Public Participation. **Motion to recommend approval of A-5-24 to the City Commission was unanimous.**