

HILLIARD PLANNING AND ZONING BOARD MINUTES

**HILLIARD TOWN HALL/COUNCIL CHAMBERS
POST OFFICE BOX 249**

**15859 WEST COUNTY ROAD 108
HILLIARD, FL 32046**

CHAIRWOMAN Wendy Prather	VICE-CHAIR Glenn Higginbotham	LAND USE ADMINISTRATOR Bernita Dinwiddie
ATTORNEY Christian Waugh	MEMBER Charles A. Reed	MEMBER Josetta Lawson
		MEMBER Harold "Skip" Frey

REGULAR MEETING TUESDAY, JUNE 4, 2019 @ 7PM

- Call to order
- Prayer and Pledge of Allegiance
- Roll Call

Chair Wendy Prather	Present
Vice Chair Glenn Higginbotham	Present
Board Member Josetta Lawson	Present
Board Member Charles A. Reed	Present
Board Member Harold "Skip" Frey	Present
Land Use Administrator Bernita Dinwiddie	Present
Town Attorney Christian Waugh	Present

Chair Wendy Prather opens the meeting at 7:00 PM.

1. ADDITIONS OR DELETIONS TO THE AGENDA:

- Chair Wendy Prather asks to add under New Business items a and b as:
- a. Bobby Franklin – Reapplying for a zoning change from low density to high density and A-1 Agricultural to R-3 Multi Family, in order to construct apartment buildings.
 - b. Greg Boree – Co-owner of the mobile home park on Pine Street and would like to convert his mobile home park into an age 55 and over RV Park/Mobile Home Park.

- Chair Wendy Prather then states that the original a and b will now become c and d.
- c. Chapter 62 Zoning & Land Development Regulations – Section 62-357 Excavation and/or filling & Section 62-361 Ponds and borrow pits – Code Enforcement Officer Del Miley
 - d. Current Hardship Special Exceptions & Future Hardship Special Exceptions Financial & Medical New Requirements

2. APPROVAL OF MINUTES: May 7, 2019

Motion to approve the May 7, 2019 public hearing and regular meeting minutes.

Motion	Result	M	2 nd	SF	CR	JL	GH	WP
Approve	Approved	JL	CR	Y	Y	Y	Y	Y

3. OLD BUSINESS:

None.

4. NEW BUSINESS

- a. Reapplying for a zoning change from low density to high density and A-1 Agricultural to R-3 Multi Family – Bobby Franklin

Mr. Franklin advises the Board that he is reapplying to change the property at US Hwy 1 & 8th Street from low density to high density and the zoning from A-1 Agricultural to R-3 Multi Family. So that he can construct two apartment buildings with one containing four 2-bedroom apartments and the second containing four 3-bedroom apartments. Mr. Franklin states that there will be plenty of room for adequate parking and provides a site plan on the layout. Town Clerk Lisa Purvis states that the proposed Ordinances are being presented to the Town Council at their June 6, 2019, regular meeting for first reading. Town Clerk Lisa Purvis further states that a Public Hearing before the Planning & Zoning Board would be held at the July 2, 2019, regular meeting. Then if approved on first reading the Town Council would hold their Public Hearing at their July 18, 2019 meeting and at that time the Planning & Zoning Board would make their recommendation to the Town Council prior to their second and final reading at that same meeting.

- b. RV Park in an RMH Mobile Home District by Special Exception – Greg Boree

Mr. Boree advises the Board that he would like to create an Age 55+ RV Park in his RMH Mobile Home District by applying for a special exception. Town Clerk Lisa Purvis advises that RV Parks are only permissible in C-1 Commercial Districts, though even then only by special exception. Town Clerk Lisa Purvis then presented an idea to amend the Town Code to also permit RV Parks in the RMH Mobile Home District by special exception.

Motion to have Town Attorney Waugh draft language amending the Town Code to accomplish this for presentation to the Board.

Motion	Result	M	2 nd	SF	CR	JL	GH	WP
Approve	Approved	SF	GH	Y	Y	Y	Y	Y

- c. Chapter 62 Zoning & Land Development Regulations – Section 62-357 Excavation and/or filling & Section 62-361 Ponds and borrow pits – Code Enforcement Officer Del Miley

Code Enforcement Officer Del Miley responded to a complaint that he had received concerning dirt being taken from a pre-existing borrow pit to an off-site area. He presented minutes from a previous P&Z meeting showing that permission had been granted for this procedure. After discussion, the Board did not make any recommendations. Mr. Miley would make any necessary decisions.

d. Current Hardship Special Exceptions and Future Hardship Special Exceptions
Financial and Medical New Requirements

Motion to have Town Attorney Waugh draft an amendment to the code converting the six existing special exceptions to nonconformings and stating that future exceptions will be granted with an upgraded form requiring signatures acknowledging conditions of the hardship and clarifying bi-annual reviews.

Motion	Result	M	2 nd	SF	CR	JL	GH	WP
Approve	Approved	SF	GH	Y	Y	Y	Y	Y

5. PUBLIC COMMENTS:

None

6. BOARD COMMENTS:

Glenn Higginbotham speaks on the upcoming D-Day commemoration and how important this event was to our country and that we should remember the casualties.

7. CLOSE REGULAR MEETING:

There being no additional business, the meeting adjourns at 8:30 p.m.

Approved this 2nd day of July, 2019, by the Hilliard Planning & Zoning Board, Hilliard, Florida.



Wendy Prather
Planning & Zoning Board Chair