

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

PUBLIC HEARING AND REGULAR MEETING TUESDAY, MARCH 5, 2019 @ 7PM

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

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

PUBLIC HEARING

- a. Vice Chair Glenn Higginbotham opens the Public Hearing and reads Variance No. 20190131 – Build on Reduced Lot Width & Area West Fourth Avenue

VARIANCE NO. 20190131

ALLOW THE CONSTRUCTION OF TWO SINGLE-FAMILY DWELLINGS ON LOT WIDTHS OF 75 FEET AND A LOT AREA OF 9,375 SQUARE FEET EACH. THE PROPERTY TAX ID IS 08-3N-24-2380-0128-0130, AND IS DESCRIBED AS BLOCK 128 LOTS 13 THROUGH 18 LOCATED ON WEST FOURTH AVENUE BETWEEN MONTANA STREET AND IOWA STREET. THE PROPERTY IS ZONED R-2 SINGLE FAMILY AND REQUIRES A 90 FOOT LOT WIDTH AND A 10,000 SQUARE FEET LOT AREA.

No public comments.

Motion to close the Public Hearing on Variance No. 20190131 at 7:03 p.m.

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

- b. Vice Chair Glenn Higginbotham opens the Public Hearing and reads Ordinance No. 2019-01 - Changing Future Land Use Classification Agricultural to Industrial US Hwy 1

ORDINANCE NO. 2019-01

AN ORDINANCE OF THE TOWN OF HILLIARD, FLORIDA, CHANGING THE FUTURE LAND USE CLASSIFICATION OF THAT CERTAIN PROPERTY CONSISTING OF 4.08 ACRES, MORE OR LESS LOCATED ON THE EAST SIDE OF U.S. HIGHWAY 1 BETWEEN COUNTY ROAD 108 AND EASTWOOD ROAD, HILLIARD, FL, NASSAU COUNTY PARCEL #16-3N-24-2320-0007-0020, FROM AGRICULTURAL CLASSIFICATION TO INDUSTRIAL CLASSIFICATION; AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN OF THE TOWN OF HILLIARD TO REFLECT SUCH CHANGE; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE.

No public comments.

Motion to close the Public Hearing on Ordinance No. 2019-01 at 7:05 p.m.

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

- c. Vice Chair Glenn Higginbotham opens the Public Hearing and reads Ordinance No. 2019-02 - Rezoning R-1 & C-1 to M-1 US Hwy 1

ORDINANCE NO. 2019-02

AN ORDINANCE OF THE TOWN OF HILLIARD, FLORIDA, A MUNICIPAL CORPORATION, CHANGING THE ZONING DESIGNATION FROM TOWN ZONING R-1, SINGLE FAMILY RESIDENTIAL DISTRICT AND C-1, GENERAL COMMERCIAL DISTRICT; TO TOWN ZONING M-1, MANUFACTURING & INDUSTRIAL WAREHOUSING DISTRICT; FOR THE 4.08 ACRE PARCEL MORE OR LESS; LOCATED ON THE EAST SIDE OF U.S. HIGHWAY 1 BETWEEN COUNTY ROAD 108 AND EASTWOOD ROAD, HILLIARD, FL, NASSAU COUNTY; AND PROVIDING AN EFFECTIVE DATE.

No public comments.

Motion to close the Public Hearing on Ordinance No. 2019-01 at 7:07 p.m.

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

OPEN REGULAR MEETING

1. ADDITIONS OR DELETIONS TO THE AGENDA:

None.

2. APPROVAL OF MINUTES:

Motion to approve the February 5, 2019 regular meeting minutes.

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

3. OLD BUSINESS:

- a. Request for Extension of Special Exception No. 11-07-29 – Arthur D. Libby

Town Clerk Lisa Purvis advises the Board that the Town’s Building Official Mr. Gary Larson has granted Mr. Libby a 90 day extension to get his house under construction. Mr. Libby requests that the Planning & Zoning Board grant him an extension to his terminated special exception that will allow his mobile home to remain on the property until his home has been built. Mr. Libby further explains what the delays have been that have prevented him from getting started building. Board Vice-Chair, Glenn Higginbotham explained that if he begins construction in 90 days, he will have one year to complete it. If construction is not completed in one year, the special exception will be terminated. Mr. Libby agrees to this and thanks the Board for working with him.

Motion to allow the Special Exception to be extended for one year if construction begins within the extended 90 day period granted by the Building Official.

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

4. NEW BUSINESS:

- a. Variance No. 20190131 – Build on Reduced Lot Width & Area West Fourth Avenue

Vice Chair Glenn Higginbotham reads Variance No. 20190131 – Build on Reduced Lot Width & Area – West Fourth Avenue

ALLOW THE CONSTRUCTION OF TWO SINGLE-FAMILY DWELLINGS ON LOT WIDTHS OF 75 FEET AND A LOT AREA OF 9,375 SQUARE FEET EACH. THE PROPERTY TAX ID IS 08-3N-24-2380-0128-0130, AND IS DESCRIBED AS BLOCK 128 LOTS 13 THROUGH 18 LOCATED ON WEST FOURTH AVENUE BETWEEN MONTANA STREET AND IOWA STREET. THE PROPERTY IS ZONED R-2 SINGLE FAMILY AND REQUIRES A 90 FOOT LOT WIDTH AND A 10,000 SQUARE FEET LOT AREA.

Mr. Bobby Franklin, P. O. Box 878, Hilliard, Florida states that he is requesting this variance so that more affordable housing can be constructed in the area. He explains that he would like to build two brick homes that will meet set-backs and not exceed the land coverage percentage.

Motion to approve Variance No. 20190131.

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

- b. Ordinance No. 2019-01 – Changing Future Land Use Classification Agricultural to Industrial US Hwy 1

Vice Chair Glenn Higginbotham reads Ordinance No. 2019-01 - Changing Future Land Use Classification Agricultural to Industrial US Hwy 1

AN ORDINANCE OF THE TOWN OF HILLIARD, FLORIDA, CHANGING THE FUTURE LAND USE CLASSIFICATION OF THAT CERTAIN PROPERTY CONSISTING OF 4.08 ACRES, MORE OR LESS LOCATED ON THE EAST SIDE OF U.S. HIGHWAY 1 BETWEEN COUNTY ROAD 108 AND EASTWOOD ROAD, HILLIARD, FL, NASSAU COUNTY PARCEL #16-3N-24-2320-0007-0020, FROM AGRICULTURAL CLASSIFICATION TO INDUSTRIAL CLASSIFICATION; AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN OF THE TOWN OF HILLIARD TO REFLECT SUCH CHANGE; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE.

Mr. Bobby Franklin, P. O. Box 878, Hilliard, Florida states that he is serving as agent for the property owner, Mr. Shawn McClinton, and that this change is being requested so that a light manufacturing business can be located on this property.

Motion to approve Ordinance No. 2019-01.

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

c. Ordinance No. 2019-02 - Rezoning R-1 & C-1 to M-1 US Hwy 1

Vice Chair Glenn Higginbotham reads Ordinance No. 2019-02 - Rezoning R-1 & C-1 to M-1 US Hwy 1

AN ORDINANCE OF THE TOWN OF HILLIARD, FLORIDA, A MUNICIPAL CORPORATION, CHANGING THE ZONING DESIGNATION FROM TOWN ZONING R-1, SINGLE FAMILY RESIDENTIAL DISTRICT AND C-1, GENERAL COMMERCIAL DISTRICT; TO TOWN ZONING M-1, MANUFACTURING & INDUSTRIAL WAREHOUSING DISTRICT; FOR THE 4.08 ACRE PARCEL MORE OR LESS; LOCATED ON THE EAST SIDE OF U.S. HIGHWAY 1 BETWEEN COUNTY ROAD 108 AND EASTWOOD ROAD, HILLIARD, FL, NASSAU COUNTY; AND PROVIDING AN EFFECTIVE DATE.

Board Member Skip Frey questions the planned use of the property. Mr. Bobby Franklin, P. O. Box 878, Hilliard, Florida states again that he is serving as agent for the property owner, Mr. Shawn McClinton, and that the light manufacturing business that he wishes to relocate to this property does boat/ship repairs and maintenance work.

Motion to approve Ordinance No. 2019-02.

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

5. PUBLIC COMMENTS:

None.

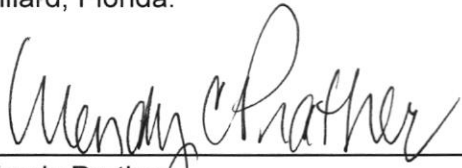
6. BOARD COMMENTS:

None.

7. CLOSE REGULAR MEETING:

There being no additional business, the meeting adjourns at 7:25 p.m.

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

A handwritten signature in cursive script that reads "Wendy Prather". The signature is written in black ink and is positioned above a horizontal line.

Wendy Prather
Planning & Zoning Board Chair