

HILLIARD PLANNING AND ZONING BOARD MEETING

Hilliard Town Hall / Council Chambers
15859 West County Road 108
Post Office Box 249
Hilliard, FL 32046

BOARD MEMBERS

Harold "Skip" Frey, Vice Chair
Lee Anne Wollitz, Board Member
Charles A. Reed, Board Member
Josetta Lawson, Board Member
Wendy Prather, Board Member

ADMINISTRATIVE STAFF

Janis Fleet, AICP
Land Use Administrator

PLANNING AND ZONING ATTORNEY

Mary Norberg

MINUTES

TUESDAY, SEPTEMBER 13, 2022, 7:00 PM

NOTICE TO PUBLIC

Anyone wishing to address the Planning & Zoning Board regarding any item on this agenda is requested to complete an agenda item sheet in advance and give it to the Land Use Administrator. The sheets are located next to the printed agendas in the back of the Council Chambers. Speakers are respectfully requested to limit their comments to three (3) minutes. A speaker's time may not be allocated to others.

PLEDGE OF CIVILITY

WE WILL BE RESPECTFUL OF ONE ANOTHER
EVEN WHEN WE DISAGREE.
WE WILL DIRECT ALL COMMENTS TO THE ISSUES.
WE WILL AVOID PERSONAL ATTACKS.
"Politeness costs so little." – ABRAHAM LINCOLN

CALL TO ORDER

PRAYER & PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Vice Chair Harold "Skip" Frey
Planning and Zoning Board Member Charles A. Reed
Planning and Zoning Board Member Josetta Lawson
Planning and Zoning Board Member Wendy Prather
Planning and Zoning Board Member Lee Anne Wollitz

PUBLIC HEARINGS

ITEM-1 Planning and Zoning Board Recommendation on Ordinance No. 2022-08, to amend the Comprehensive Plan to add the Property Rights Element Amendment.

Janis Fleet, AICP - Land Use Administrator

Disclosure of Ex Parte Communication
None

Open Public Hearing

Land Use Administrator Janis Fleet reads Staff Report.

Call for Public Comment
No public wish to address Board.

Close Public Hearing on Ordinance No. 2022-08 at 7:07 p.m.

Motion made by Planning and Zoning Board Member Reed, Seconded by Planning and Zoning Board Member Prather.

Voting Yea: Vice Chair Frey, Planning and Zoning Board Member Reed, Planning and Zoning Board Member Lawson, Planning and Zoning Board Member Prather, Planning and Zoning Board Member Wollitz

REGULAR MEETING – Planning & Zoning Board Action

Following discussion by the Planning and Zoning Board, motion is made to recommend Ordinance No. 2022-08 to the Town Council.

Motion made by Planning and Zoning Board Member Reed, Seconded by Planning and Zoning Board Member Lawson.

Voting Yea: Vice Chair Frey, Planning and Zoning Board Member Reed, Planning and Zoning Board Member Lawson, Planning and Zoning Board Member Prather, Planning and Zoning Board Member Wollitz

CHAIR To call on members of the audience wishing to address the Board on matters not on the Agenda.

No public wish to address the Board.

REGULAR MEETING

ITEM-2 Additions/Deletions to Agenda

No additions or deletions to the agenda.

ITEM-3 Planning and Zoning Board Recommendation on Ordinance No. 2022-03, Future Land Use Map Amendment from Medium Density Residential to High Density Residential; Parcel ID No. 08-3N-24-2380-0063-00100; Property Owner – Wayne Bishop

Janis Fleet, AICP - Land Use Administrator

Land use Administrator Janis Fleet explains to the Board that it is up to them if they would like to reopen the public hearing to hear additional public input or to not and move forward with their recommendation.

Motion is made to reopen Public Hearing on Ordinance No. 2022-03.

Motion made by Planning and Zoning Board Member Reed, Seconded by Planning and Zoning Board Member Prather.

Voting Yea: Vice Chair Frey, Planning and Zoning Board Member Reed,

Planning and Zoning Board Member Lawson, Planning and Zoning Board Member Prather, Planning and Zoning Board Member Wollitz

Land Use Administrator Janis Fleet reads Staff Report.

Call for Public Comment

Mr. Wayne Bishop, 15977 County Road 108, Hilliard, states he is there to answer any questions.

Mr. Dominic Webb, 37188 West Seventh Street, Hilliard, states he is concerned with that many apartments how much traffic will be coming in the entrance.

Mrs. Tawanna and Mr. Kevin Webb, 361896 Pine Street, Hilliard, Mrs. Webb states they are concerned with changing from a medium to high density that the neighborhood crime rate will increase. State what does affordable housing means since there is no affordable housing in the area. Mr. Webb states he is concerned about having inadequate infrastructure.

Ms. Alzeda Hall Harrell, 371064 Oxford Street, Hilliard, states she is concerned for the safety of children due to the increase of traffic.

Mr. Wayne Bishop, 15977 County Road 108, Hilliard, answers all questions by stating the following:

- The entrance to the apartments will be reviewed during site plan review that will be reviewed and approved by the Planning and Zoning Board. He proposes the entrance will be on Oxford Street with buffers around the side road and adjacent properties.
- The higher density allows more dwelling units, which reduces the construction cost per unit and the rents could be less.
- He is concerned with safety and states that he does not want to bring crime or safety issues into Town.

Close Public Hearing on Ordinance No. 2022-03 at 7:21 p.m.

Motion made by Planning and Zoning Board Member Wollitz, Seconded by Planning and Zoning Board Member Lawson.

Voting Yea: Vice Chair Frey, Planning and Zoning Board Member Reed, Planning and Zoning Board Member Lawson, Planning and Zoning Board Member Prather, Planning and Zoning Board Member Wollitz

Following discussion by the Planning and Zoning Board, motion is made to recommend Ordinance No. 2022-03 to the Town Council.

Motion made by Planning and Zoning Board Member Wollitz, Seconded by Vice Chair Frey.

Voting Yea: Vice Chair Frey, Planning and Zoning Board Member Wollitz

Voting Nay: Planning and Zoning Board Member Reed, Planning and Zoning Board Member Lawson, Planning and Zoning Board Member Prather

ITEM-4 Planning and Zoning Board Recommendation for Approval of the Preliminary Plat for Whisper Ridge PUD

Janis Fleet, AICP - Land Use Administrator

Land Use Administrator Janis Fleet reads Staff Report.

Planning and Zoning Board Member Wollitz questions, once Whisper Ridge is completed, what are the responsibilities for the Town and what are the responsibilities for the Homeowners Association. She asks for clear separation and clarification of the responsibilities.

Following discussion by the Planning and Zoning Board, motion is made to recommend approval of the preliminary plat to the Town Council.

Motion made by Planning and Zoning Board Member Lawson, Seconded by Planning and Zoning Board Member Reed.

Voting Yea: Vice Chair Frey, Planning and Zoning Board Member Reed, Planning and Zoning Board Member Lawson, Planning and Zoning Board Member Prather, Planning and Zoning Board Member Wollitz

ITEM-5 Planning and Zoning Board to set date for appeal No. 20220809

Janis Fleet, AICP - Land Use Administrator

Motion is made hear the appeal on the November 8, 2022, Planning and Zoning Board meeting.

Motion made by Planning and Zoning Board Member Prather, Seconded by Planning and Zoning Board Member Lawson.

Voting Yea: Vice Chair Frey, Planning and Zoning Board Member Reed, Planning and Zoning Board Member Lawson, Planning and Zoning Board Member Prather, Planning and Zoning Board Member Wollitz

ITEM-6 Planning and Zoning Board of Election of New Board Chair to fill vacancy.

Janis Fleet, AICP - Land Use Administrator

Motion is made to elect Harold "Skip" Frey as Board Chairman.

Motion made by Planning and Zoning Board Member Reed, Seconded by Planning and Zoning Board Member Prather.

Voting Yea: Vice Chair Frey, Planning and Zoning Board Member Reed, Planning and Zoning Board Member Lawson, Planning and Zoning Board Member Prather, Planning and Zoning Board Member Wollitz

Motion is made to elect Wendy Prather as Board Vice Chair.

Motion made by Planning and Zoning Board Member Lawson, Seconded by Planning and Zoning Board Member Wollitz.

Voting Yea: Vice Chair Frey, Planning and Zoning Board Member Reed, Planning and Zoning Board Member Lawson, Planning and Zoning Board Member Prather, Planning and Zoning Board Member Wollitz

ITEM-7 Planning and Zoning Board approval of the Minutes from the August 9, 2022, Public Hearing and Regular Meeting.

Motion made by Planning and Zoning Board Member Reed, Seconded by Planning and Zoning Board Member Prather.

Voting Yea: Vice Chair Frey, Planning and Zoning Board Member Reed, Planning and Zoning Board Member Lawson, Planning and Zoning Board Member Prather, Planning and Zoning Board Member Wollitz

ADDITIONAL COMMENTS

PUBLIC

No public wish to address the Board.

BOARD MEMBERS

Planning and Zoning Board Member Reed thanks the Public for providing input during the meeting.

LAND USE ADMINISTRATOR

Land Use Administrator Janis Fleet congratulates Planning and Zoning Board Chair Frey, Planning and Zoning Board Vice Chair Prather, and Planning and Zoning Board Member Wollitz on their appointment on the Planning and Zoning Board.

PLANNING AND ZONING ATTORNEY

No comment.

ADJOURNMENT

Motion to adjourn at 7:53 p.m.

Motion made by Planning and Zoning Board Member Reed, Seconded by Planning and Zoning Board Member Prather.

Voting Yea: Vice Chair Frey, Planning and Zoning Board Member Reed, Planning and Zoning Board Member Lawson, Planning and Zoning Board Member Prather, Planning and Zoning Board Member Wollitz

Approved this 11th day of October 2022, by the Hilliard Planning & Zoning Board,
Hilliard, Florida.



Skip Frey, Chair
Hilliard Planning & Zoning Board