

Minutes
Hilliard Planning and Zoning Board
Public Hearing and Regular Meeting
Date: June 3, 2014

Meeting called to order with prayer and Pledge of Allegiance at: 7:03 P.M.

Members Present: Vice-Chair Etta Faye Burnham (**Chair**). Wendy Prather, Waldo Romero, Joesetta Lawson. Land Use Administrator (**LUA**) Glenn Higginbotham

Absent: Chair Charles A. Reed (Excused)

Public Present: Johnny and Lewis Donley, Susan Smith, Jason and Carolina Collins.

OPEN FOR PUBLIC DISCUSSION ON: Zoning Special Exception #2014-05-12 to allow Jason Collins to maintain a mobile home on his property after Jason moves out of the house next door..

Mrs. Lawson asked what the exception was for?

Mr. Collins said it was to keep his father in the mobile home, for he has nowhere to go, and he is not financially able to move the mobile home, or pay the mortgage on the house.

Chair recapped the reason for the original special exception, and said that Mr. Collins is asking for a financial exception because he wants to move to Yulee.

Mr. Collins said he can't sell the property for that would leave his father homeless as he has nowhere else to go.

Mrs. Collins said that the mobile home has been there for many years, and that the father has maintained water service ever since the Hardship Exception was granted in 2009.

There followed lengthy discussion on the original nonconforming use, and reason for granting the Hardship Exception in 2009.

Mrs. Prather made a motion to close the public hearing.

Mrs. Lawson Seconded the motion.

Open Regular Meeting for June 3, 2014 at 7:20 P.M.

Motion to approve the minutes of May 6, 2014 by **Mrs. Lawson**.

Seconded by Mr. Romero.

Motion carried by voice vote 4 – 0.

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OLD BUSINESS: None

NEW BUSINESS:

1. Hardship Special Exception Review for Mr. Lewis Donley.

Chair asked if the circumstances remained the same?

Mr. Lewis Donley said they did.

Mr. Romero made a motion to continue the exception.

Second by Mrs. Lawson.

Vote: Mr. Romero – Yes. Mrs. Prather – Yes. Mrs. Lawson – Yes. Chair – Yes.

Motion carried 4 – 0.

2. Hardship Special Exception Review for Mr. Phillip Smith.

Chair asked Mrs. Smith if the mother in-law still resided on the property?

Mrs. Smith said she did, and the situation was the same.

Motion by Mrs. Lawson to continue the exception.

Second by Mr. Romero.

Vote: Mrs. Prather – Yes. Mr. Romero – Yes. Mrs. Lawson – Yes. Chair - Yes.

Motion carried 4 – 0.

3. Hardship Special Exception 2014-05-12 for Mr. Jason Collins to retain a mobile home on his property for his father to live in after Jason moves out of the house next door.

Chair stated that the exception being sought was a Financial Hardship Exception which was brought on by Mr. Collins desire to move.

Lengthy discussion followed as to why the father couldn't move into the house.

LUA explained the reason behind the original exception granted in 2009, and that the current exception was because Mr. Collins (Jason) could not financially pay for two homes,(Hilliard and Yulee) and wished to rent the existing home to cover the mortgage, and that his father couldn't pay the mortgage on the house if he moved into it.

Chair again stated that the financial hardship was brought on by Jason wishing to move to Yulee.

Mrs. Lawson asked Mr. Collins if the person moving into the house was family, and **Mrs. Prather** asked if the people moving in were related to him.

Mr. Collins said they were not related.

Chair asked for a motion to approve or deny the application.

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Mrs. Lawson said it just wasn't in the code and that other exceptions granted for financial reasons were different than this one.

Mrs. Prather told Mr. Collins that it was his decision to move that created the situation.

Chair asked again for a motion.

Mr. Romero made a motion to grant the Financial Hardship Special Exception for as long as the father has to live there.

Mrs. Prather seconded the motion.

Vote: Mrs. Lawson – Yes. Mrs. Prather – Yes. Mr. Romero – Yes. Chair – No.
Motion carried 3 -1.

COMMENTS: **Mr. Romero** said that he had visited the Collins' property and that it was well kept.

Motion to adjourn by Mrs. Prather.

Seconded by Mrs. Lawson.

Meeting adjourned at 7:50 P.M.

Glenn Higginbotham
Land Use Administrator

Approval Date