

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, MAY 7, 2019 @ 7PM

Call to order
Prayer and Pledge of Allegiance
Roll Call

Chair Wendy Prather	Present
Vice Chair Glenn Higginbotham	Excused Absence
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	Excused Absence

PUBLIC HEARING

- a. Ordinance No. 2019-03 – Amendment to Chapter 62 Zoning and Land Development
Sections 62-67 and 62-360 Nonconforming Uses

ORDINANCE No. 2019-03

**AN ORDINANCE AMENDING CHAPTER 62 ZONING AND LAND DEVELOPMENT
REGULATIONS OF THE HILLIARD TOWN CODE; AMENDING SECTION 62-67
DESTRUCTION OF A NONCONFORMING USE BUILDING; AMENDING SECTION 62-
360 RESIDENCES DESTROYED BY ACTS OF GOD; AND PROVIDING FOR AN
EFFECTIVE DATE.**

Chair Wendy Prather opens the Public Hearing and reads Ordinance No. 2019-03, by title. No public comments. Motion to close the Public Hearing on Ordinance No. 2019-03 at 7:03 p.m.

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

OPEN REGULAR MEETING

1. ADDITIONS OR DELETIONS TO THE AGENDA:

None.

2. APPROVAL OF MINUTES:

Motion to approve the April 2, 2019 regular meeting minutes.

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

3. OLD BUSINESS:

a. Hardship Special Review – Robert Smith

Mr. Smith appears before the Board and requests that the special exception that had been granted him would be extended for two more years. When he was asked if the financial hardship exception was still needed, he cited circumstances to support his request. Motion to extend Special Exception for two years.

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

4. NEW BUSINESS:

a. Ordinance No. 2019-03 - Amendment to Chapter 62 Zoning and Land Development Sections 62-67 and 62-360 Nonconforming Uses

ORDINANCE No. 2019-03

AN ORDINANCE AMENDING CHAPTER 62 ZONING AND LAND DEVELOPMENT REGULATIONS OF THE HILLIARD TOWN CODE; AMENDING SECTION 62-67 DESTRUCTION OF A NONCONFORMING USE BUILDING; AMENDING SECTION 62-360 RESIDENCES DESTROYED BY ACTS OF GOD; AND PROVIDING FOR AN EFFECTIVE DATE.

Chair Wendy Prather reads Ordinance No. 2019-03, by title. Following discussion of the need for amending this section of the Town Code. Motion to approve Ordinance No. 2019-03.

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

b. Current Hardship Special Exceptions & Future Special Exceptions Financial & Medical New Requirements

Town Clerk Lisa Purvis explains to the Board the reasons for the needed changes to the future hardship medical and financial special exceptions. Town Clerk Lisa Purvis also explains each of the six remaining current hardship exceptions that were approved years prior and are being reviewed every two years. The Board briefly discusses this issue and decides to table it to the next meeting so that the Town Attorney can be present to provide input and direction to the Board. Motion is made to table this item to the June 4, 2019 meeting.

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

5. PUBLIC COMMENTS:

Town Clerk Lisa Purvis advises the Board that she would like to go over each of the six current individual hardship exceptions so that a decision can be made as to how to move forward. Town Clerk Lisa Purvis also explains to the Board that she should have the iPads for the Board and will set up for a training over the iPads and the new agenda management system Municode Meetings. The training will consist of how to review the agenda and supporting items, how to manage individual email accounts and navigate the internet to the Nassau County Property Appraiser's web site for property information.

6. BOARD COMMENTS:

Board Member Skip Frey makes the Board aware of a code violation that had recently occurred off of Pine Street related to Sections 62-357 and 62-361. After discussion, the Board requested that the Land Use Administrator invite the Code Enforcement Officer to attend the June 4, 2019 meeting to address this issue.

7. CLOSE REGULAR MEETING:

There being no additional business, the meeting adjourns at 8:22 p.m.

Approved this 4th day of June, 2019, by the Hilliard Planning & Zoning Board, Hilliard, Florida.


 Wendy Prather
 Planning & Zoning Board Chair