

Crossroads of Flagler County

Board Members:
Thea Mathen
Shannon Strickland
Jerry Jones
Jan Reeger
Randy Morris
Howard Kane

PLANNING, ZONING AND APPEALS BOARD MINUTES

Tuesday, February 21, 2017

7:00 PM

201 West Moody Boulevard,
City Commission Chambers - Building 3
Bunnell, FL 32110

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1. **Call Meeting to Order for Planning and Zoning Meeting and Roll Call**
Present: Shannon Strickland, Vice Chair; Jerry Jones; Randy Morris; Jan Reeger
Excused: Thea Mathen, Chair
Not Present: Howard Kane (alternate)
Non-Voting: Charlie Cino; Kristen Bates; Yvonne Bolton
 2. **Disclosure of Ex-Parte communications.**
None.
 3. **Approval of Minutes**
2017 01 17 Planning, Zoning and Appeals Board Minutes
Motion: Approve the minutes of the January 17, 2017 meeting.
Moved By: Jan Reeger
Second By: Jerry Jones
Vote: Motion carried by unanimous vote.
- New Business:**
4. **Public Hearing Case Number 2017-02: Variance Request to reduce the front setback from 25 feet to 10 feet at 601 North Pine St.**

This item was introduced by Acting Community Development Director Kristen Bates. The applicant, Penny Buckles, would like to build a detached garage on her property. The size and shape of the lot required the applicant to request a variance to reduce the front set back from 25 feet to 10 feet. The item was advertised as required and the City did not receive any objections to the request.

The applicant, Penny Buckles, was present to answer questions.

Public comment:

William Herschi, neighbor of Mrs. Buckles, advised he supported the request.

Motion: Approve the request to reduce the front set from 25 feet to 10 feet at 601 North Pine St.

Moved By: Randy Morris

Second By: Jerry Jones

Vote: Motion carried by unanimous vote.

5. Public Hearing Case Number 2017-03: Ordinance 2017-XX Request to Vacate a Portion of Hardy St.

This item was introduced by Acting Community Development Director Kristen Bates. The applicant requested an undeveloped portion of the right-of-way known as Hardy Street be vacated. The applicant owns both parcels adjacent to this right-of-way. The City does not have any utilities located in this right-of-way and does not have any plans to develop this right-of-way. If vacated, half of the right-of-way would go to each adjacent property.

The applicant, Stoney Jones, was present to answer questions.

There was discussion by the Board about driveway widths.

Public comment: None.

Motion: Approve Ordinance 2017-XX Request to Vacate a Portion of Hardy St.

Moved By: Jan Reeger

Second By: Randy Morris

Vote: Motion carried by unanimous vote.

6. Public Hearing Case Number 2017-04: Ordinance 2017-XX Changing the Future Land Use Designation on Approximately 1.92 Acres of Property from Bunnell Single Family Low Density and Single Family Medium Density to Bunnell Industrial.

This item was introduced by Acting Community Development Director Kristen Bates. The applicant requested the City change the future land use designation on 2 parcels located on Deen Road from residential designations to an Industrial designation. Immediately to the north, east and west of these properties are established residential lots. The City's 2030 Comprehensive Plan intends for the majority of Deen Road to be a residential area. Applying an industrial land use to these specific properties would change the character of the street and affect the adjacent properties. Although not required, staff sent out hearing notification letters to adjacent property owners. The City did receive objections to this request.

The applicant, Stoney Jones, was present to answer questions. Mr. Jones advised he would like to develop the properties for the storage of dump trucks and trailers. The proposed building would be used to service the vehicles being stored on the properties.

There was discussion by the Board about the adjacent properties and the current uses of the properties.

Public comment:

Darryl Rippey- Owns several properties along Deen Road. He is very concerned about the request because it would impact his home and the other residential properties he owns in this area. This street is primarily residential and should remain residential. He does not support the request.

Florence Maellaro- Owns several properties in this area. Her tenants are using her properties for family homes. Changing the use of these properties will devalue the residential properties. Allowing the properties to be used for industrial or commercial purposes would add additional heavy truck traffic to Deen Road which is already hazardous due to the speeders and through traffic using Deen Road to avoid using the SR 100 West overpass from N. State St.

Motion: Deny the request to change future land use designation to Industrial.

Moved By: Randy Morris

Second By: Jerry Jones

Vote: Motion carried by unanimous vote

7. Public Hearing Case Number 2017-05: Ordinance 2017-XX Changing the Zoning Designation of Approximately 1.92 Acres of Property from City of Bunnell R-1, Single Family Residential district to City of Bunnell L-1, Light Industrial district.

This item was introduced by Acting Community Development Director Kristen Bates. The applicant requested the City change the zoning designation on 2 parcels located on Deen Road to L-1, Light Industrial district. This is a companion item to the previous agenda item. Immediately to the north, east and west of these properties are established residential lots. The City's 2030 Comprehensive Plan intends for the majority of Deen Road to be a residential area. Applying an industrial zoning designation to these specific properties would change the character of the street and affect the adjacent properties.

The applicant, Stoney Jones, was present to answer questions.

There was discussion by the Board about alternatives to allowing the applicant to use the property in a way that would meet his needs without changing the zoning and with minimal impact to the residential properties. The Board Attorney advised the Board it can only consider the zoning change request at this time.

Public comment: None.

Motion: Deny the request to change the zoning designation to L-1, Light Industrial.

Moved By: Randy Morris

Second By: Jerry Jones

Vote: Motion carried by unanimous vote

Old Business: None

8. Public Comment: None

9. Board comment: The Board Attorney advised the applicant, Stoney Jones, the City Commission would also review his requests. The Planning Board's recommendation to the Commission was approval of one item and denial of 2 items.

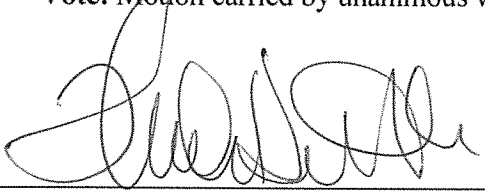
10. Adjournment of Planning and Zoning Meeting

Motion: Adjourn.

Moved By: Jan Reeger

Second By: Jerry Jones

Vote: Motion carried by unanimous vote.

A handwritten signature in black ink, appearing to read 'Thea Mathen', is written over a horizontal line.

Thea Mathen, Chair