

P.E., McNeil Carroll Engineering, Inc., who was present to answer any questions. Ms. Richard stated the parcel location is Sallie Mae Drive, and the parcel numbers are 08922-060-000 & 08925-010-000. The existing land use is Industrial, and the proposed land use is Low Density Residential. The parcel is approximately 14.36± acres and the parcels are vacant. The parcels are not located within the CRA or corridor overlay.

Ms. Richard stated the applicant is requesting a future land use map designation of Low Density Residential for a portion of these two (2) parcels which currently have a land use of Industrial. Industrial allows for light industrial, trade & service activities, as well as multi-family dwelling units up to 20 units per acre. The requested land use of Low Density Residential allows for single family homes up to 4.99 units per acre. The current land use designations of adjacent parcels are North: Industrial, South: Low Density Residential, East: Low Density Residential, and West: Industrial and Conservation.

Ms. Richard stated a Low Density Residential land use allows for single family detached homes up to 4.99 units per acre, so the land use is less intense than an Industrial land use. Ms. Richard stated when a land use change request is submitted the land use of the adjacent parcels are to be considered to ensure the land use change request is consistent with the surrounding parcels. Ms. Richard stated potential future developments are not to be considered, as once the land use is changed, the parcel could be sold, or potential developments change.

Mr. Jeff Leprone, 2106 Coral Drive, asked if wetlands were in the area. Mr. Sean McNeil stated about half is wetlands, it is a low-lying area, the buildings will be elevated, and the conservation area will remain. Mr. Leprone asked about the timeframe. Mr. McNeil stated it would take approximately three (3) to four (4) months for construction to begin.

Mr. Rich Walker, 1106 Michigan Ave., provided a brief history of the area. He stated there is a lot of discontentment, and there are concerns that changing the land use from Industrial could affect the ability of the Economic Development Authority (EDA) to attract companies to the area.

Ms. Richard stated the property owner is allowed to ask for a land use change, and if the request is not challenged within thirty (30) days of approval, then the land use change becomes effective. She stated that Low Density Residential is a reduced impact on the surrounding area, as Industrial allows for multi-family, and the State would consider this change as favorable, due to being less intense.

Board Member, Mr. Parron, made a motion to approve the Small Scale Future Land Use Change Map Amendment as presented,

Second to motion: Mr. Snyder,

On vote:	Waddell:	aye
	Ashbrook:	aye

Parron: aye
Jones: aye
Snyder: aye
Whitworth: aye

Motion passed: 6-0

4. Small Scale Future Land Use Map Amendment – Market Shops of Lynn Haven, Parcel #11667-280-004; from Mixed Use to Commercial

Ms. Richard stated the applicant/owner is Market Shops of Lynn Haven, LLC. The agent is Will Thompson, Panhandle Engineering, who was not present. However, Mr. Jim Slonina, P.E., Panhandle Engineering, was present to answer any questions. Ms. Richard stated the parcel location is Hammock Square Drive, and the parcel number is 11667-280-004. The existing land use is Mixed Use, and the proposed land use is Commercial. The parcel is approximately 3.040± acres, and the parcel is vacant. The parcel is not located within the CRA or corridor overlay.

Ms. Richard stated the applicant is requesting a future land use map designation of Commercial for this parcel which currently has a land use of Mixed Use. Mixed Use allows for a number of commercial and professional office uses, as well as single family and multi-family dwelling units. The requested land use of Commercial allows for many of the same uses as Mixed Use, it also allows for certain additional uses, and does not allow for single family homes (please see attached Table of Uses). The current land use designations of adjacent parcels are North: Mixed Use, South: Mixed Use, East: Mixed Use, and West: Mixed Use.

Ms. Jodi Moore, Amherst Rd, asked about the stormwater plan. Ms. Richard stated this is not a Development Order application, so stormwater is not being reviewed. She stated this is for a land use change request. Ms. Richard stated this parcel is part of a commercial subdivision, which includes the Aldi parcel along with this parcel and they are considered pad ready, so the stormwater has been reviewed and approved.

Board Member, Mr. Snyder, made a motion to approve the Small Scale Future Land Use Map Amendment as presented,

Second to motion: Mr. Ashbrook,

On vote: Waddell: aye
Ashbrook: aye
Parron: aye
Jones: aye
Snyder: aye
Whitworth: aye

Motion passed: 6-0

5. City Planner Report

Ms. Richard stated items have been submitted to the Planning Department and there will be a March meeting. Ms. Richard stated when Vicki polls each of you for attendance, and you indicate that you are attending, it is imperative that you attend. Ms. Richard stated Public Notice advertisement requirements in the newspaper must be met, and she really appreciates everyone's attendance.

Ms. Richard stated Mr. Whitworth has an announcement to make. Mr. Whitworth stated this is his last meeting as he has termed out his eight (8) years of service on the planning board. He thanked Amanda and Vicki for all their hard work and stated it has been a pleasure serving on the planning board.

Mr. Whitworth nominated Vice-Chair, Mr. Snyder as President, Mr. Jones seconded, motion carried by show of hands.

Mr. Snyder nominated Mr. Jones as Vice-Chair, Mr. Ashbrook seconded, motion carried by show of hands.

With there being no further business or discussion, the meeting adjourned at 5:46pm.



Jeffrey Snyder, Vice Chairman

prepared by Vicki Harrison