

CITY OF LYNN HAVEN
PLANNING COMMISSION
REGULAR MEETING
April 5, 2022

The Lynn Haven Planning Commission’s Regular Meeting was held on Tuesday, April 5, 2022, at 5:30 p.m., at the Garden Club:

Present Jeffrey Snyder, Chairman
 Neil Jones, Vice Chairman
 Joseph Ashbrook
 Stanley Parron
 Robert Waddell
 Brian Dick
 Amanda Richard, Planning Director

Absent Kenneth Murphy

Board Chairman, Mr. Snyder stated Mr. Murphy absence is unexcused as he did not notify staff of his absence prior to the meeting.

2. Approval of Regular Planning Commission meeting minutes of March 1, 2022,
Board member, Mr. Jones, made a motion to approve the March 1, 2022 minutes,

Second to motion: Mr. Parron,

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

Motion passed: 6-0

3. Request for Annexation – Hayat Properties – Parcel #12850-010-000

Ms. Richard stated this application is for an annexation. Ms. Richard stated the applicant/owner is Hayat Properties, LLC, and the agent is Amir Zafar. Mr. Zafar was unable to attend the meeting, however, Mr. Claude Elkins was present to answer any questions.

The parcel is contiguous to the City of Lynn Haven on the East and South side, and water and sewer is available to the property. The existing land use map category is Bay County Residential, and the proposed land use map category is City of Lynn Haven Mixed Use. The parcel is approximately 1.44± acres and is vacant. The parcel is not located within the CRA or the corridor

overlay.

The applicant is requesting to annex this parcel into the City of Lynn Haven city limits and is located on the north side of Baldwin Road adjacent to the Baldwin Medical Complex, which is on the East side of the property. The water and sewer infrastructure necessary to support this annexation is in place.

There were no public comments.

Board Member, Mr. Ashbrook, made a motion to approve the annexation as presented,

Second to motion: Mr. Waddell,

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

Motion passed: 6-0

4. Small Scale Future Land Use Map Amendment – Hayat Properties, LLC – Parcel #12860-010-000; from Bay County Residential to City of Lynn Haven Mixed Use

Ms. Richard stated the applicant is Hayat Properties LLC and the agent is Amir Zafar. Mr. Zafar was unable to attend the meeting, however, Mr. Claude Elkins was present to answer any questions. The property is located at 225 Baldwin Road and the parcel # is 12860-010-000. The parcel is approximately 1.44± acres, and the parcel is vacant. The parcel is not located within the CRA or the corridor overlay.

Ms. Richard stated the applicant/owner is requesting a future land use map designation of Mixed Use for this vacant parcel which they have applied to annex into the City of Lynn Haven. The existing land use is Bay County Residential, and the proposed land use is Mixed Use.

Ms. Richard stated the current land use designations of adjacent parcels are: North, Bay County Residential; South, East Baldwin Road & City of Lynn Haven High Density Residential; East, City of Lynn Haven Commercial; West, Bay County Residential. Ms. Richard stated Mixed Use is a good land use choice with residential on one side, as it allows for residential, a commercial land use would be more intense.

Mr. Ashbrook asked if any comments have been received. Ms. Richard stated she had received an email from a resident that lives in the County. The resident's question pertained to a past issue concerning stormwater and did not pertain to a request for annexation or land use designation. Stormwater would be required to be addressed with the submittal of any Development Orders.

There were no public comments.

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

Second to motion: Mr. Parron,

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

Motion passed: 6-0

5. City Planner Report

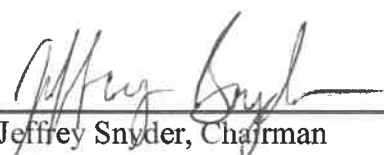
Ms. Richard stated the planning department has received a re-plat, and a Development Order for townhomes that are being reviewed, and comments have been returned to the applicants. If the re-plat or townhome plans are re-submitted by the deadline for public noticing, then a May meeting will be held. Vicki will contact you on Monday to let you know either way. Friday is a holiday, and the ad will be submitted to the newspaper on Tuesday to advertise on Thursday.

Mr. Dick asked about the Albibi property. Ms. Richard stated a workshop was held regarding that property and it will be presented at the April 12th City Commission meeting for the final reading and public hearing.

Ms. Richard stated the agenda items for today's meeting will be presented at the City Commission at the April 12th meeting for a first reading by title only, and on April 26th for the final reading and public hearing.

Ms. Richard stated she appreciates the board for their attendance.

With there being no further business or discussion, the meeting adjourned at 5:39pm.



Jeffrey Snyder, Chairman

Prepared by Vicki Harrison