

MALABAR PLANNING AND ZONING BOARD REGULAR MEETING
May 13, 2015 7:30 PM

This meeting of the Malabar Planning and Zoning was held at Town Hall at 2725 Malabar Road.

A. CALL TO ORDER, PRAYER AND PLEDGE:

Meeting called to order at 7:30 P.M. Prayer and Pledge led by Chair Pat Reilly.

B. ROLL CALL:

CHAIR:	PAT REILLY
VICE-CHAIR:	LIZ RITTER
BOARD MEMBERS:	BUD RYAN, Excused
	WAYNE ABARE
	GEORGE FOSTER
ALTERNATE:	DOUG DIAL
ALTERNATE:	VACANT
BOARD SECRETARY:	DENINE SHEREAR

ADDITIONAL ATTENDEES:

C. ADDITIONS/DELETIONS/CHANGES:

Reilly said that Doug Dial will be voting in Bud Ryan's absence tonight.

D. CONSENT AGENDA:

- 1. Approval of Minutes** Planning and Zoning Meeting – 4/22/15

Exhibit: Agenda Report No. 1

Recommendation: Request Approval

Motion: Ritter /Abare to Recommend Approval of Minutes of 4/22/15 as corrected All Vote: Aye

Dial Corrections:

Page 5/29 7th parag. down 3rd line withdrawal should be withdraw

Ritter Corrections:

Page 4/29 1st parag. 3rd line road way = roadway & 5th parag. down 4th line Rooftops should be rooftops

Page 6/29 2nd parag from bottom 1st line is should be are

E. PUBLIC HEARING: none

F. ACTION: none

G. DISCUSSION

2. Continue Discussion re: Future Land Use Maps for R/LC

Exhibit: Agenda Report No. 2
Recommendation: Discussion

Reilly explained that the defining of R/LC is complete and now the Board is going to define which lots should be changed from the current zoning to R/LC.

Reilly explained to the Board that he will have to give reasons to Council why to change the use to R/LC.

Reasons why are we changing to R/LC?

- Main Roadways (Ritter)
- Bring Business into Town (Ritter)
- When was the last time any residences been built on these main roadways? No residential development in decades (this was also a comment by a resident in the past meetings, Ms. Juliana Hirsch)(Reilly)
- Help give land owners options on developing their property (Reilly)
- It was looked at in the 1980's to add R/LC but never got implemented (Reilly)

Foster:

- Arterial Roads , Malabar is connected to the interstate off-ramp of I-95
- Opportunity for more commercial
- We realize that limited commercial is coming and we embrace it, it is an inevitable change

Dial:

- Future growth, anticipation, pathway to the future

Ritter

- Water is at west end of Town limits

Abare:

- It is not a forced land change, it is an option to develop
- It is a country flavor, mom & pop business's with commercial activity

Board asked when R/LC was first implemented to Malabar. Sherear said she would research the answer for next meeting.

Reilly said that other municipalities have "mixed use" the R/LC would be Malabar's mixed use.

Foster said these major arterials are there to give them a choice no one is forced into doing anything, if you want limited commercial go ahead or a residential go ahead. There is 100% use on the Limited Commercial (LC) and zero % on the Residential side of developing; there has not been any residential building along these arterial roads in a long time.

Abare commented that we are giving property owners a path a good step forward. Reilly said we are about to change the rural look of Malabar on the arterials (Babcock, Highway 1, Malabar Rd).

Reilly commented that there is going to be different comments from residences about changing the RR65 to R/LC and we need to just be aware that some people will like it, and want R/LC tomorrow others will want to keep the rural look of Malabar. Abare said we have a vacant seat on this Board and we encourage people to come in and share their views.

Abare said we have a certain amount of R/LC right now, he asked if it will be double during this process and Ritter/Reilly said probably more than double. But Ritter comment that this is strictly an option.

Reilly went over R/LC Maps starting with the west end of Town

- Babcock Street

The Boards discussed city water availability to different areas along Babcock and the reason for more commercial zoning due to being along I-95 and possibilities of an Industrial Park area off Foundation Park Blvd to the east of Babcock St.

Foster commented about always having the option to develop your land if you want to or stay in your existing zoning.

Board discussed extensively different options along Babcock St.

Ritter and Board discussed to advertise and let residences be aware of different zoning options that are being discussed at the PZ Meetings so they can add their comments.

Dial asked about big parcel at the end of Osage St. near I95 could it be CL vs OI, it was explained that it could go either way for development.

- Malabar Road

Reilly explained the individual maps along Malabar Road and the splitting of lots.

- It was suggested to give property owners the option to have R/LC for their complete depth of property.

Foster would like the lots to be uniform to go back 660 feet in depth. Reilly explained that not all the property lines measure up to do this. The 660 ft. depth needs to be altered to follow the lot lines. Dial asked if you should include lower lot line or higher lot line. Ritter said to give property owners the choice

Board discussed that between Weber Road & Alexander Lane on south side to lineup changes according to property line boundaries.

Reilly suggested for a discussion in a future meeting if the depth of R/LC off Malabar Road should be 1, 2, or 3 lots deep.

Abare suggested not making it too complicated with the depths of the lots. Ritter added that with the widening of Malabar Road 660 ft. would work if people had sidewalks and driveways. Foster agrees with Ritter about 660 ft.

Discussion Item for future meeting: Option between Cory Road to Howell Lane OI to R/LC

Board discussed areas along Malabar Road to US 1. Abare suggested stepping up and down to go by property lines.

- Highway US 1

Board discussed areas along US 1.

Reilly goal was to go over maps and bring new Board Members up to date. The Board can go back through these maps for next meeting to review for suggestions or changes.

Reilly said to go for the rational to make the changes.

Abare suggested he will do maps per section to enlarge.

Reilly said he will ungroup the maps and change the lines. Reilly is going to send Abare and Ritter the maps to update.

- H. **ADDITIONAL ITEMS FOR FUTURE MEETING**
- I. **PUBLIC**
- J. **OLD BUSINESS/NEW BUSINESS:**

Discuss upcoming meetings:

Reilly will miss 2 meetings (May 27th & June 10th)

The consensus of the Board was to cancel the next regular meeting May 27th. The next meeting regular meeting is June 10th, leave June 24th open. Reilly said to decide to cancel or keep June 24th on the June 10th meeting.

Foster said that at the April 22, 2015 PZ Meeting, after the meeting he went to leave and he discovered nails in his left front tire. He said the nails looked carefully placed. The nails were in the high parts of his tire. Foster said they were very specific nails called "stud nails" for wire lathe on a wall. Abare asked why would you be singled out. Foster responded that he says some things sometimes that upset some people. Foster said his thoughts are that this was meant to intimidate him to be quiet.

Abare asked if Foster had mentioned this to Debby or Bonnie. Foster said he thought he mentioned it to Pat, but Pat doesn't do text messaging. Dial asked if it could have happen elsewhere. Foster said he noticed nails in tire at Town Hall parking lot in his tire.

Ritter suggested about cameras outside Town Hall.

Ritter and Abare shared incidences that happened to them.

K. ADJOURN

There being no further business to discuss, MOTION: Abare / Ritter to adjourn this meeting. Vote: All Ayes. The meeting adjourned 9:25P.M.

BY:

Patrick T. Reilly
Pat Reilly, Chair

Denine Sherear
Denine Sherear, P&Z Board Secretary

6/10/15
Date Approved: as corrected