

## MINUTES

### Levy County Planning Commission

December 4, 2006

6:30 p.m.

The Levy County Planning Commission was called to order by Chairperson Toni Collins. Other members present were:

Ron Grant  
Vaughn Lee  
Thomas Harper  
Thadus Barber

Also present was Development Director, Mr. Rob Corbitt, County Planner, Ms. Kathy Winburn and County Attorney, Ms. Anne Bast Brown.

Chairperson Collins called for a motion to either approve or deny the minutes from November 6, 2006 as presented. The board at this time agreed to postpone the approval or denial of the minutes until they have had adequate time to review them.

Chairperson Collins brought to the board's attention that the next regular meeting would fall on a holiday and asked the board what they would like to do. All board members decided to hold the next regular Planning Commission Meeting on Thursday, January 4, 2007, 6:30 p.m. She also asked to have the review of the Zoning Districts Map placed on the agenda as the last item of business.

Chairperson Collins called for the board to disclose any ex-parte communications related to the petitions being presented. There were none.

Chairperson Collins then called for anyone giving testimony for the petitions listed on the agenda to be sworn in by the county attorney. Attorney Brown officially swore in anyone that wished to speak or present themselves as an expert witness.

Chairperson Collins asked the County Planner, Ms. Kathy Winburn to present her item.

#### **Proposed Land Development Code Amendment:**

Comprehensive Plan consistency review of an ordinance amending Sections 50-301 through 50-304 of the Land Development Code related to concurrency management and creating a new Section 50-305 providing for proportionate fair share mitigation.

Ms. Winburn presented her report. Ms. Winburn stated that staff has found that the ordinance is consistent with the plan and state statutes.

Chairperson Collins closed the floor to discussion.

After a lengthy discussion Chairperson Collins called for a motion to recommend to the Board of County Commissioners that the proposed Land Development Code Amendment is consistent with the Levy County Comprehensive Plan. Mr. Barber motioned to recommend to the Board of County Commissioners that the proposed Land Development Code Amendment complies with the Levy County Comprehensive Plan. Mr. Harper seconded the motion. Ms. Winburn stated that there were two changes made by staff that should be included in the motion. Chairperson Collins asked for an amendment to the motion. Mr. Barber amended his motion to include the staff recommendations. Mr. Harper seconded the motion. All members voted “aye.” Motion carried.

#### TABLED BUSINESS:

**PETITION NO. PP 24-06** David Stonecypher of Dynan Group representing Feaster Development Corp., petitioning the board for a Preliminary Plat of “**Ivey Run Estates**,” a subdivision located in the SW 1/4 of the SE 1/4 of Section 36, Township 12S, Range 18E, in Levy County. Said parcel contains 10 acres more or less. This subdivision will consist of three residential lots. This parcel has a land use designation of “MDR” Medium Density Residential and a zoning classification of “R” Residential and is within the Williston Municipal Service District.

Mr. David Stonecypher, representing Dynan Group was present to discuss this petition.

Mr. Corbitt stated that the plat review committee recommended approval of the plat as submitted.

Mr. Corbitt stated that the City of Williston had no objection to the proposed subdivision plat.

Chairperson Collins asked for anyone in support or opposition to the petition. There were none.

Chairperson Collins closed the floor to discussion.

After a short discussion Chairperson Collins called for a motion to this item. Mr. Grant motioned to recommend approval of the preliminary plat of “Ivey Run Estates,” to the Board of County Commissioners as presented. Mr. Barber seconded the motion. All members voted “aye.” Motion carried.

**PETITION NO. FP 19-06** Croft Land Surveying representing R. Gaited Ranch, LLC, petitioning the board for a Final Plat of “**R. Gaited Ranch II**,” a subdivision located in the SE 1/4 of Section 20, Township 13S, Range 18E, in Levy County. Said parcel contains 30 acres more or less and is located within an “A/RR” Agriculture/Rural Residential zone. This subdivision will consist of three 10 acre more or less residential lots.

Mr. Jason Murphy, representing Croft Land Surveying was present to discuss this petition.

Mr. Corbitt stated that the plat review committee recommended approval of the plat as submitted.

Chairperson Collins asked for anyone in support or opposition to the petition. There were none.

Chairperson Collins closed the floor to discussion.

After a short discussion Chairperson Collins called for a motion to this item. Mr. Grant motioned to recommend approval of the Final Plat of "R. Gated Ranch II" to the Board of County Commissioners as presented. Mr. Harper seconded the motion. All members voted "aye." Motion carried.

**PETITION NO. FP 20-06** Croft Land Surveying representing Perry and Deana Greenspan, petitioning the board for a Final Plat of "Serenity," a subdivision located in the NW 1/4 of Section 15, Township 12S, Range 17E, in Levy County. Said parcel contains 6.24 acres more or less and is located within a "RR" Rural Residential zoning. This subdivision will consist of one 6.24 acre residential lot.

Mr. Jason Murphy, representing Croft Land Surveying was present to discuss this petition.

Mr. Corbitt stated that the plat review committee recommended approval of the plat as submitted.

Chairperson Collins asked for anyone in support or opposition to the petition. There were none.

Chairperson Collins closed the floor to discussion.

After a short discussion Chairperson Collins called for a motion to this item. Mr. Lee motioned to recommend approval of the Final Plat of "Serenity" to the Board of County Commissioners as presented. Mr. Harper seconded the motion. All members voted "aye." Motion carried.

**PETITION NO. FP 22-06** Croft Land Surveying representing Robert P. & Laverne G. Sandlin, petitioning the board for a Final Plat of "Ancient Oaks Estates," a subdivision located in the N 1/2 of Section 25, Township 12S, Range 18E, in Levy County. Said parcel contains 50 acres more or less. This subdivision will consist of three residential lots.

Mr. Jason Murphy, representing Croft Land Surveying was present to discuss this petition.

Mr. Corbitt stated that the plat review committee recommended approval of the plat as submitted.

Chairperson Collins asked for anyone in support or opposition to the petition. There were none.

Chairperson Collins closed the floor to discussion.

After a short discussion Chairperson Collins called for a motion to this item. Mr. Harper motioned to recommend approval of the Final Plat of "Ancient Oaks Estates" to the Board of County Commissioners as presented. Mr. Lee seconded the motion. All members voted "aye." Motion carried.

5 Minute Break - 7:40 p.m. Reconvene at 7:45 p.m.

**PETITION NO. SE 6-06** Ralph Eng of Eng, Denman & Associates, Inc. representing Eddie Hodge, petitioning the board for a Special Exception to operate a Permanent wood chipping business (pine shaving mill), on a parcel of land located in the SE 1/4 of Section 29, Township 13S, Range 19E, in Levy County. Said parcel is a portion of Parcel No. 05230-000-00 and will consist of 14.9 acres more less. This parcel is located within an Agriculture/Rural Residential "A/RR" zone.

Mr. Corbitt presented his staff report.

Both Mr. Ralph Eng of Eng, Denman and Associates and Mr. Will Irby were present, representing Mr. Eddie Hodge.

Mr. Eng gave a short presentation of the proposed project and stated that it was similar in use to wood chipping.

The board had questions concerning the noise measurements, truck route, and the necessary approvals by the EPA, DEP etc.

Chairperson Collins asked for anyone in support. There were none. Chairperson Collins asked for any opposition to the petition. Mr. and Ms. Gary Moss were concerned about traffic, truck noise, pollution, property values and environment for the endangered species. They also commented that there was already an existing shaving mill in the area and did not see the need for more.

Mr. Irby stated that the proposed use would only create one additional truck and no additional employees.

Chairperson Collins closed the floor to discussion.

After a short discussion Chairperson Collins called for a motion to this item. Mr. Grant motioned to recommend approval of the Special Exception to include the

recommendations by staff to the Board of County Commissioners as presented. Mr. Barber seconded the motion. All members voted “aye.” Motion carried.

**Staff Conditions:**

1. The Special Exception Use granted is for a wood shaving and mulching operation.
2. The Special Exception Use is limited to the 14.9 acre parcel as shown on the mapping provided with the application.
3. Days and hours of operation shall be limited to 7:00 a.m. to 7:00 p.m., Monday through Saturday.
4. All shaving operations shall be conducted within an enclosed building to attenuate sound emissions.

Chairperson Collins asked if there was any other business and reminded the board members to come prepared at the next regular meeting to review both the text portion of the Land Development Code and the Zoning District Maps.

There being no further business for the Levy County Planning Commission, the meeting was adjourned.

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Chairperson