

MINUTES

Levy County Planning Commission April 5, 2004

The Levy County Planning Commission was called to order by Vice Chairman Tommy Thompson. Other members present were:

Vaughn Lee
Duncan McCallum
Gene Pollock
Bill Hammond (alternate)

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

Vice Chair Thompson called for a motion to either approve or deny the minutes from February 2, 2004 as presented. Mr. Pollock motioned to approve the minutes as presented. Mr. McCallum seconded the motion; motion carried.

Susan Haines previously submitted her resignation to the Board of County Commissioners from serving on the Planning Commission due to taking a position with the new County Attorney. Mrs. Haines spoke in appreciation of her years of service to the Planning Commission board.

Vice Chair Thompson thanked Mrs. Haines for her years of knowledge and service. Vice Chair Thompson introduced and welcomed Mrs. Anne Brown as the new County Attorney.

Vice Chair Thompson asked Development Director Mr. Rob Corbitt to present the items of business.

New Business:

PETITION NO. PP 1-04 McMillen Surveying, representing Judy Infinger, for a Preliminary Plat of "Kindred Spirits Farm," a subdivision located in the N ½ of the NW ¼ of Section 25, Township 13S, Range 18E, in Levy County. Said parcel contains 20 acres more or less. This parcel is located within an Agriculture/Rural Residential "A/RR". Parcel No. 04482-003-00.

Mr. McMillen was present to discuss this petition.

Mr. Corbitt explained the plat needs to be adjusted stating the dedication of the right of way to the county for public use.

Vice Chair Thompson called for any opposition from the audience. None was present. Vice Chair Thompson closed the floor to discussion. Vice Chair Thompson called for a motion to this item. Mr. Pollock motioned to recommend approval of the preliminary plat of "Kindred Spirits Farm" to the Board of County Commissioners as presented. Mr. Lee seconded the motion; motion carried. All members voted "aye".

PETITION NO. FP 1-04 Pardue Land Surveying representing Roger Curtis for a Final Plat of “Curtis Estates,” a subdivision located in part of Section 27, Township 12S, Range 14E, in Levy County. Said parcel contains 31.21 acres more or less and is located within an Agriculture/Rural Residential “A/RR” zone. Parcel No.’s 01083-0020B, 01083-0020C and 01083-0020E.

Mr. Corbitt presented the staff report.

Mr. Pardue was present to discuss this petition.

Vice Chair Thompson called for any opposition from the audience. Naomi Carter stated she had a concern about road access and how it affected her property. Vice Chair Thompson closed the floor to discussion. After a short discussion Vice Chair Thompson called for a motion to this item. Mr. McCallum motioned to recommend approval of the Final plat of “Curtis Estates” to the Board of County Commissioners as presented. Mr. Pollock seconded the motion; motion carried. All members voted “aye”.

PETITION NO. SE 1-04 Eng, Denman and Associates, Inc. representing Eddie Hodge for a Special Exception to allow for a Private Family Cemetery, on a parcel of land located in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 29, Township 13S, Range 19E, in Levy County. Said parcel contains 5.10 acres (including strip). This parcel is located within an Agriculture/Rural Residential “A/RR” zone. Portion of Parcel No. 05230-000-00.

Mr. Corbitt presented the staff report.

Mr. Ralph Eng was present to discuss this petition. Mr. Eng stated the plots will be either in ground or mausoleum (above ground).

Vice Chair Thompson called for opposition or support from the audience. Mr. John Yoyster stated he was in support of it. Vice Chair Thompson closed the floor to discussion. After a short discussion Vice Chair Thompson called for a motion to this item. Mr. McCallum motioned to recommend approval of the Special Exception Amendment to the Board of County Commissioners. Mr. Lee seconded the motion; motion carried. All members voted “aye”.

PETITION NO. SE 2-04 Eng, Denman and Associates, Inc. representing Eddie Hodge for a Special Exception to allow for a Major Mining Activity (sale of soil for construction fill dirt from the “flattening” of the hill prior to sod farming) with no blasting, on a parcel of land located in the N $\frac{1}{2}$ of the NW $\frac{1}{4}$, Less and Except the North 40’ thereof for right-of-way of East Levy Street; and the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; and the W $\frac{3}{4}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$; and the N $\frac{1}{2}$ of the SW $\frac{1}{4}$; and the W $\frac{3}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$; All lying and being in Section 29, Township 13S, Range 19E, Levy County, (P.I. # 5230) and Parcel I: 160 acres being the S $\frac{1}{2}$ of the S $\frac{1}{2}$ of Section 29, Township 13S, Range 19E (P.I.D. 5231); Parcel II: 160 acres, being the N $\frac{1}{2}$ of the N $\frac{1}{2}$ of Section 32, Township 13S, Range 19E (P.I.D. 5264); And: 41 acres, being all of the Land East of the abandoned railroad in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 31, Township 13S, Range 19E (P.I.D. 5257); Parcel III: 80 acres, being all of the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 32, Township 13S, Range 19E (P.I.D. 5264-003 & 5264-004); And: 80 acres, being the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 32, Township 13S, Range 19E (Portion of P.I.D. 5264-002); And: 140 acres, being that

part of the N ½ of the S ½ of Section 32, Township 13S, Range 19E that is located East of the abandoned railroad (remainder of P.I.D. 5264-002); And: 140 acres, being that part of the S ½ of the S ½ of Section 32, Township 13S, Range 19E that is located East of the abandoned railroad (P.I.D. 5264-001). This parcel is located within an Agriculture/Rural Residential "A/RR" zone.

Mr. Ralph Eng was present to discuss the petition. Mr. Eng explained what the project plans were for the property and that the set backs that will be used are the required limits plus added distance. Mr. Eng stated that the project plans meets and exceeds the requirements for the Land Development Code for the County.

Vice Chair Thompson called for opposition or support from the audience. Vice Chair Thompson closed the floor to discussion. The board had concerns about the following: seasonal high water table, projection for soil protection, hours of operation, maintenance of equipment and the County Road Departments' concern for adding paved turnout. Mr. Eng stated they will be using clay layer as level not to go below and will stop two feet above clay, hours of operation are mandated by the county LDR, there would be service trucks present to maintenance equipment and they will submit site plan to county for approval. After a short discussion Vice Chair Thompson called for a motion to this item. Mr. McCallum motioned to recommend approval of the Special Exception Amendment to the Board of County Commissioners with the provisions stated in staff review including County Road 323 to not be used by truck traffic until the road is upgraded to county standards for traffic, no back fill. Mr. Pollock seconded the motion; motion carried. All members voted "aye".

Vice Chair Thompson asked Planning Director Mrs. Kathy Winburn to present the next item of business.

PETITION NO. SSA 04-01 Lloyd and Ibrjone Beauchamp, property owners, to amend the Levy County Future Land Use Map from Low Density Residential (LDR) to Commercial (C) on a 0.7 acre portion of tax parcel number 00918-001-00 in Section 2, Township 12S, Range 14E. Site address: 9851 NW SR 345. Located within the Chiefland Municipal Service District.

Mrs. Winburn presented the staff report.

Mr. Beauchamp was present to discuss this petition.

Vice Chair Thompson called for any support or opposition from the audience. Annette Long stated a concern with run off from the property going into Willow Sink.

Vice Chair Thompson closed the floor to discussion. The board had concerns with the following: access to property being on SR 345, what type of commercial use, why parcel was not absorbed into right of way and what comments the City of Chiefland had if any. Mrs. Winburn stated access was a concern of the county road department and that it would not be appropriate to access the property from SR 345, the applicant would be requesting C-2 zoning ,if the land use change was approved, and the county had not received any comments from the City of Chiefland. Vice Chair Thompson called for a motion to this item. Mr. Pollock motioned to recommend approval to the Board of County Commissioners with the following findings of fact:

1. Amendment will not adversely affect the public interest provided access to property is not

from SR 345 2. Amendment is compatible with the surrounding area 3. Amendment is consistent with objectives of Chapter 163, F.S. 9J-5, F.A.C. and the Levy County Comprehensive Plan. Mr. Lee seconded the motion; Mr. McCallum, Mr. Pollock, Mr. Lee and Mr. Hammond voted “aye”; Vice Chair Thompson voted “nay”; motion carried.

Other Business:

Mr. Corbitt stated the proposed Zoning Map and changes to the Land Development Code are almost completed and will be forwarded to the board for review.

Vice Chair Thompson addressed the need to elect a new Chairperson with Susan Haines stepping down from the board. Mr. Pollock motioned to elect Mr. Thompson as Chair; Mr. Lee seconded the motion; motion carried. All members voted “aye”. Mr. Pollock motioned to elect Mr. Lee as Vice Chair; Mr. McCallum seconded the motion; motion carried. All members voted “aye”.

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

Chairman