

## MINUTES

### Levy County Planning Commission

March 4, 2002

The Levy County Planning Commission meeting was called to order by Chairman Duncan McCallum. Other members present were:

Susan Haines  
H. Vaughn Lee  
Eugene Pollock  
T.F. Thompson

Chairman McCallum called for a motion to dispose of the minutes from February 4, 2002. Mrs. Haines motioned to approve the minutes as submitted. Mr. Pollock seconded the motion; motion carried.

For the first item of business Mrs. Haines had Chairman McCallum read into the record a resolution that had been prepared for Mrs. Krista Kelly regarding her valuable services to Levy County. Mrs. Chairman McCallum then called for a motion to this item. Mrs. Haines motioned for approval. Mr. Thompson seconded the motion; motion carried. All members voted "I".

#### NEW BUSINESS:

PETITION NO. PP-00256 Danny Croft (Emerald Coast and Associates) representing Kenneth Toombs, petitioning the Board for a Preliminary Plat a Replat of Lot 1, Block A, Cedars Mobile Home Paradise, in Section 36, Township 14S, Range 13E, in Levy County. Said parcel contains 2 acres more or less and is located within a Commercial "C-2" zone.

Building Department Director Mr. Corbitt explained to the Board that Mr. Croft was unable to attend the meeting and that he would review it with them. Mr. Corbitt then explained that the plat had met all of the requirements of the Plat Review Committee.

Chairman McCallum called for any support and opposition.

#### SUPPORT:

Walt McJordan

There was no opposition.

After all discussion Mrs. Haines motioned to recommend approval of the Preliminary Plat to the Board of County Commissioners with a favorable recommendation. Mr. Pollock seconded the motion; motion carried.

PETITION NO. CZ 1-02      Walton McJordan, petitioning the Board for a Change of Zoning from C-2 to C-3 to allow an Auto Sales (no repair), on a parcel of land located in that portion of the E ½ of the NW ¼ of the SW ¼ of Section 36, Township 14S, Range 13E, in Levy County. Said parcel contains 2.30 acres more or less.

Mr. McJordan was present to discuss both his proposed Change of Zoning and Special Exception.

Mr. McJordan explained that he had an inquiry in regards to being able to park a small amount of vehicles on this parcel for retail purposes and that's what prompted him to request a change of zoning.

Building Department Director Mr. Corbitt stated that he feels that the requested Auto Sales would be compatible with the surrounding area.

Chairman McCallum called for any support and opposition. There was no opposition.

SUPPORT:  
Doris Hellerman

After all discussion Mr. Thompson motioned to recommend approval for the Change of Zoning to the Board of County Commissioners with a favorable recommendation. Mrs. Haines stated that the proposed use would be compatible with the Land Development Regulations and the long term plans of the Comprehensive Plan and with that she seconded the motion; motion carried. All members voted "I".

PETITION NO. SE 2-02      Walton McJordan, petitioning the Board for a Special Exception to allow for an RV Park, on a parcel of land located in that portion of the E ½ of the NW ¼ of the SW ¼ of Section 36, Township 14S, Range 13E, in Levy County. Said parcel contains 2.30 acres more or less.

Mr. McJordan stated that he would like to hear the opposition and to request that the Board table his petition so that he can determine whether or not it would be feasible to continue with his project.

OPPOSITION:

Marlene Westling - Mrs. Westling has owned and operated the Rainbow Country Campground since 1984. She stated that she currently has 62 units in her park and they have never been filled all at once, therefore why would there be a need for another park.

Natalie Westling - Would increase the number of campsites in the area that are not needed.

Rebuttal: Walt McJordan

Mr. McJordan stated that he was told that he could not expand and therefore that's why he is asking for the Special Exception. He also mentioned that his guest would primarily be from tourism.

After hearing from the opposition Mrs. Haines motioned to table the petition for the Special Exception for sixty (60) days or if the petitioner can collect all information required no later than fifteen (15) days prior to the next meeting and meet all advertising requirements then he may be placed on the agenda for April, 2002. Mrs. Haines also included in her motion to notify all surrounding land owners again when a meeting will be scheduled. Mr. Lee seconded the motion; motion carried. All members voted "I".

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

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Chairman