

MINUTES

Levy County Planning Commission

May 6, 2002

The Levy County Planning Commission 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 April 1, 2002 as submitted. Mrs. Haines motioned to approve the minutes as submitted. Mr. Pollock seconded the motion; motion carried.

Chairman McCallum asked Mr. Rob Corbitt (Building and Zoning Director) to begin with the first item of business.

TABLED BUSINESS:

PETITION NO. SE 3-01 Carol and Howard Marsh, petitioning the Board for a Special Exception to allow a Recreational Vehicle (RV) Park "Rivers Edge RV Park," with an office, restrooms, convenience shopping area, and showers, on a parcel of land located in Part of the S ½ of the NW ¼ of Section 33, Township 12S, Range 13E, in Levy County. Said parcel contains 20 acres more or less and is located within a Forestry/Rural Residential "F/RR" zone.

Mr. George Sandora and Mrs. Carol Marsh were present to discuss this petition.

Mr. Sandora stated to the Board that he felt that Mrs. Marsh had in fact submitted all documentation that has been requested of her.

OPPOSITION:

1. Mr. Phil Beck (attorney representing concerned citizens at Fowler's Bluff) - Mr. Beck stated that the proposed Special Exception is not listed as a use by matter of right, no burden of proof that requirements have been met by the applicant, concerns with screening, buffering, landscaping, number of drives, flood plan densities. Mr. Beck also stated that the property owners object for the following reasons:

- a. Not compatible with character of neighborhood
 - b. Decrease in property values
 - c. Inadequate site plan
2. Tommy Todd - Boat ramp at maximum capacity, traffic impact and hazardous, property values, crime, buffering, landscaping inadequate and increase of density.
 3. Craig Miller - Flood prone, traffic hazard, boat ramp at maximum capacity, noise, and will be within close proximity of existing homes. Mr. Miller also stated that he had documentation from the Sheriff's Department indicating problems that already occur at Treasure Camp and by allowing this use would only increase the crime rate.

Mr. Beck commented that Section 50-877 refers to the ingress/egress/emergency drive which has not been adequately met.

4. Annette Long - This type of use would be too close to the river and would cause water contamination.

Mr. Sandora stated that the Road Department does not see this use increasing the traffic flow or being a traffic hazard, documentation that opposition provided from the Sheriff's Department are not correct and that the proposed use has met the code.

After all discussion Mrs. Haines motioned to recommend approval with the finding that the applicant has met the conditions for a Special Exception and that they have provided the information that was requested. Additional conditions that needed to be addressed more sufficiently were the landscaping and screening to know that they (applicants) will not be dealing with clear cut timber due to the fact that there may be nature trails and the people wouldn't want nature trails with clear cut timber.

Findings: Compliance has been met in conjunction with the Land Development Regulations, the Comprehensive Land Use Plan and from the many discussions that the Board has had regarding the area of designations of what they have tried to for see growth in.

The motion dies for lack of a second.

After further discussion Mrs. Haines reiterated her motion to recommend approval to the Board of Adjustment providing that they place any additional conditions that they feel will be adequate along with the screening and landscaping. Mr. Pollock seconded the motion; motion carried.

All Board members voted "I" to the motion. Mr. Thompson voted against the motion.

PETITION NO. PP-00252 Roger Crossman, petitioning the Board for a Preliminary Plat of the "Replat of Peaceful Acres - Tract A," a subdivision located in Section 34, Township 16S, Range 17E, in Levy County. Said parcel contains 8 acres more or less and is located within a Rural Residential "RR" zone.

Mr. Roger Crossman was present to discuss his petition for the Preliminary Plat.

Mr. Corbitt explained that the proposed Preliminary Plat has met all requirements. The only item that is still needed is a letter from County Attorney Greg Beauchamp regarding the density and how it relates to the Comprehensive Plan.

Chairman McCallum called for any opposition and there was none.

After all discussion Mr. Thompson motioned to recommend approval of the Preliminary Plat to the Board of County Commissioners providing the letter of compliance is received from the County Attorney. Mrs. Haines seconded the motion; motion carried.

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. Walton McJordan was unable to attend the meeting. (no representation)

Mr. Corbitt explained that there were some parties that opposed this Special Exception at the previous meeting but they were not here at this time and no written correspondence had been received.

Chairman McCallum called for any opposition and there was none.

After all discussion Mrs. Haines motioned to recommend approval to the Board of Adjustment as presented. Mr. Lee seconded the motion; motion carried.

PETITION NO. FP-00189 Danny Croft representing Kenneth Toombs, petitioning the Board for a Final 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.

Mr. Danny Croft, the surveyor for Mr. Toombs was unable to attend. (no representation)

Mr. Corbitt stated that the Plat had met all requirements.

After all discussion Mrs. Haines motioned to recommend approval to the Board of County Commissioners. Mr. Pollock seconded the motion; motion carried.

PETITION NO. SE 3-02 Todd Barrett (applicant) representing Lonnie and Margaret Knight for a Special Exception to allow a Shotgun Range consisting of two (2) Trap Fields and one (1) Skeet Field, on a parcel of land lying in Section 35 and 36, Township 16S, Range 17E, in Levy County. Said parcel contains 39.65 acres more or less and is located within a Rural Residential "RR" zone. The proposed Shotgun Range is a portion of three (3) parent tracts consisting of 315.92 acres more or less.

Mr. Todd Barrett was present to discuss his petition. Mr. Barrett stated that he feels that most of the complaints from the surrounding neighbors were noise and property values. Mr. Barrett submitted a letter that he had from the Sheriff's Department (Major Tommy Mashburn) indicating that noise shouldn't be a factor and that it would in fact increase the property values.

After all discussion Chairman McCallum called for any opposition.

OPPOSITION:

1. William Murphy (owner of Withlacoochee Mobile Home Park) - RV transients in his park feel that the noise would be a problem which would have a negative affect on his business.
2. Nick Dewey - noise, location, noise barriers (buffering).
3. Robert Phelps - noise

Board Discussion:

Mrs. Haines - No approved design of range.
Mr. Thompson - Noise and sanitary facilities.
Mr. Lee - Noise and sanitary facilities
Mr. Pollock - Noise and sanitary facilities

After all discussion Mrs. Haines motioned to table the application for thirty (30) days for the following:

1. Hours of operation
2. Explanation of why the proposed area was chosen
3. Sheriff's Office review design
4. Sanitary facilities

Mr. Pollock seconded the motion; motion carried.

PETITION NO. SE 4-02 Anderson Columbia Co. Inc. (applicant) representing Hudson Farms, Inc. (owner) for a Special Exception to allow a borrow pit for the use on FDOT projects, on a parcel of land being a portion of the parent parcel tract of 314 acres, commencing at the SE corner of the SW 1/4 of the S 1/2 of the NW 1/4 of the SW 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4 of Section 33, Township 11S, Range 16E, in Levy County. Said parcel contains 33.15 acres more or less and is located within a Forestry/Rural Residential "F/RR" zone. The proposed borrow pit is to be a 10 acre more or less portion of the 33.15 acre parcel to allow for a buffering.

Mr. Jerry Fletcher was present to discuss this application for a Special Exception.

Chairman McCallum called for any opposition to this application.

OPPOSITION:

1. Annette Long - Did not understand why application was being heard why the regulations are being revised and if approved will this grandfather this use in.

Mr. Corbitt explained that there was no moratorium for these type of applications so therefore they can be processed but by doing so would not grandfather it in as a mine.

After all discussion Mr. Lee motioned to recommend approval for this Special Exception to the Board of Adjustments as submitted. Mr. Thompson seconded the motion; motion carried. All members voted "I".

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

Chairman