

MINUTES

Levy County Planning Commission

April 2, 2001

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

Susan Haines
C.R. Lowman
Duncan McCallum
Eugene Pollock

Chairman Thompson called the meeting to order and asked for a motion on the minutes from March 5, 2001 meeting. Mrs. Haines motioned to approve the minutes with the correction of a typo on the second page, third paragraph from "Therefore" to "Therefore". With this correction Mr. Pollock seconded the motion; motion carried.

Chairman Thompson asked Development Department Director Mr. Rob Corbitt to begin with the first item of business as it was shown on the agenda.

PETITION NO. SE 1-01 Sam and Vicki Kilby, petitioned the Board for a Special Exception to allow for farm equipment repair and farm related sales, on a parcel of land located in the W ½ of the NW ¼ of the NE ¼ of Section 11, Township 13S, Range 14E, in Levy County. Said parcel contains 20 acres more or less and is located within an Agriculture/Rural Residential "A/RR" zone.

Mr. Sam Kilby and his wife Vicki were present to discuss this petition. Mr. Kilby explained that he is retired and does not intend to make this into a commercialized business and that it would just be like a hobby. He also stated that he would sometimes purchase equipment to take to other locations for re-sale but not on his property.

Mrs. Kilby explained that they do not plan to have any signs just an occasional ad in a newspaper only.

OPPOSITION:

Richard Eastman - Does not want property to be commercial would like for it to remain as agriculture. Feels that this type of business would create extra traffic, noise, pollution, well contamination and wildlife concerns.

Dave Eicher - Would like to keep the area residential. Concerns on noise and ground water contamination. (Submitted a petition from some additional opposition)

Ann Sharky - Would like to keep the area agriculture.

Mr. Corbitt read into the record two letters that were received from Mr. and Mrs. Eugene White and Mrs. Barbara Overton Wood.

Amanda Smith - Has concerns that this small business would eventually increase in size in the future.

Mr. Corbitt again for the record made a clarification that this petition is not for a Change of Zoning and that it is for a Special Exception. He then read to the Board members and to the audience the narrative that was provided by Mr. and Mrs. Kilby.

After all discussion Chairman Thompson called for a motion so that this item may be disposed of. Mrs. Haines motioned to recommend approval to the Board of Adjustment based on the fact that it would be an accessory use in an Agriculture area, and with the conditions that were provided by staff with some changes. (See attached) Mr. Pollock seconded the motion but asked if it should be amended by eliminating any signage. Mrs. Haines agreed with this changed and amended the motion. Mr. Pollock seconded the motion; motion carried.

PETITION NO. PP-00247 Danny Croft of Emerald Coast Associates, Inc., representing Ken Boyer Sr., Ken Boyer Jr., and Wade Bullock, petitioned the Board for a Preliminary Plat of "Hutson Acres," a subdivision located in the South 1316 feet, more or less of the E ½ of the SW 1/4 of Section 34, Township 12S, Range 18E, (a portion of parcel no.'s 04267-002-00 and 04267-003-00) said parcel containing 40 acres more or less and is located within an Agriculture/Rural Residential "A/RR" zone.

Mr. Danny Croft was present to discuss this petition.

Mr. Justin Watson from the Levy County Road Department attended and had questions on how the residents would be able to access Lot 3 due to the enormous sinkhole. He felt that there should be an analysis done by the Southwest Florida Water Management District.

Mrs. Haines questioned the access for the adjacent 40 acres and that maybe this may be an issue that the Department of Transportation would be helpful in. Mr. Corbitt commented that he did not think that the 40 acres could be developed without a 30' ingress/egress plus 10' for utilities. He also stated that this parcel happens to lie within the 100 year flood.

After all discussion Chairman Thompson called for a motion so that this item can be disposed of. Mr. McCallum motioned to table this petition for thirty (30) days until the next regular meeting until all necessary documentation can be provided by the proper agencies. (See attached) Mrs. Haines seconded the motion; motion carried.

OTHER BUSINESS:

The Board members discussed that maybe the meeting time should be changed from 7:00 p.m. to 7:30 p.m. due day light savings time. Mr. Lowman motioned to approve this change. Mrs. Haines seconded the motion; motion carried.

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

Chairman