

## MINUTES

### Levy County Planning Commission

July 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

Also present were Development Department Director Mr. Rob Corbitt and County Planner Mrs. Krista Kelly.

Chairman Thompson called for a motion on the minutes from the June 4, 2001 meeting as presented. Mrs. Haines motioned to approve the minutes as submitted. Mr. Pollock seconded the motion; motion carried.

Chairman Thompson asked Development Department Director Mr. Rob Corbitt to begin with the first item of business.

For the record Mr. Corbitt stated that the decision that will be made at this meeting regarding the Change of Zoning and Special Exception are recommendations. The Change of Zoning will be recommended to the Board of County Commissioners and the Special Exception will be recommended to the Board of Adjustment, both for final action. In the case of the Preliminary Plat, the Board has the authority to either approve or deny and upon approval it will become a recommendation to the Board of County Commissioners.

#### NEW BUSINESS:

**PETITION NO. CZ 2-01** David Ruttinger, petitioning the Board for a Change of Zoning to C-2 to allow for a retail sales store, on a parcel of land located in the SE 1/4 of the SW 1/4 south of SR 40, said parcel containing 2.26 acres more or less and the NE 1/4 of the NE 1/4 of the NW 1/4 and the W 15' of vacated street adjoining east side of the above described parcel in Section 4, Township 16S, Range 17E, said parcel contains 2.98 acres more or less, both lying within Levy County. Existing land use being commercial.

**Parcel No.'s 03953 and 03899**

Prior to reading the petition into the record, Mr. Corbitt explained two corrections that needed to be made. First was that Mr. Ruttinger was asking for a Change of Zoning in a Rural Commercial Node and the highest designation that would be achievable is a C-2 and could not be for a C-3. Secondly was that his application read that it would be located in Section 34 and in fact it should be Section 4.

Mr. Ruttinger was present to discuss his project. He stated that what he would like to do with the total five (5) acres is turn the existing building into a store and laundromat for a RV campground. The store and laundromat would be used primarily for the RV campground. The building, store and parking lot already exist.

**OPPOSITION:**

Michael Rooks representing William Bachschmidt - increase of traffic, possible level of service change, the infrastructure does not support this type of use, effects on solid waste and the fact if this is approved then it would open the door for other uses.

**PETITION NO. SE 2-01** David Ruttinger, petitioning the Board for a Special Exception to allow a RV Park with laundromat, on a parcel of land located in the SE 1/4 of the SW 1/4 south of SR 40, said parcel containing 2.26 acres more or less and the NE 1/4 of the NE 1/4 of the NW 1/4 and the W 15' of vacated street adjoining east side of the above described parcel Section 4, Township 16S, Range 17E, said parcel contains 2.98 acres more or less, both lying within Levy County. Existing land use being commercial.

**Parcel No.'s 03953 and 03899**

After all discussion Chairman Thompson called for a motion on the Change of Zoning. Before any motion being made, Mrs. Haines commented that she would like it to be clarified that the zoning needs to be consistent with the Comprehensive Plan. Mr. Pollock then motioned to recommend approval for the Change of Zoning to C-2 with the stipulations that there be a maximum of thirty (30) sites for the entire campground and that any increase in RV sites will require Board approval. Mrs. Haines seconded the motion. Mr. McCallum called for discussion regarding Phase I and Phase II and said that he would like to see approval on Phase I only so that engineering can be provided by DEP indicating what type of well and septic system will be needed. After continued discussion Mr. McCallum withdrew his recommendation on the 16 spaces in Phase I. With this discussion Mrs. Haines continued to second the motion; motion carried.

Mr. Thompson then called for a motion for the Special Exception. Mr. Pollock motioned to recommend approval for the Special Exception for the C-2 zoning including the laundromat, and

providing that all DEP permits and Health Department inspections are complete. Mrs. Haines seconded the motion for discussion to amend the motion to include that the electrical would be contained in one name which is the property owner (Mr. Ruttinger) and the sites will not be individual in order to patrol excessive length of time and maintain the boat ramp as a private boat ramp, not to be used as a public boat ramp. Mr. Pollock clarified the amendments that Mrs. Haines wanted to add and then amended his original motion to include the additions. Mrs. Haines then motioned to amend her second. Motion carried. Mr. Corbitt then asked if they would amend their motion to say house meters. Mr. Pollock agreed to amend motion to say house meters rather than electrical services. Mrs. Haines said that she was in agreement with changing the motion to say house meters. Mr. Corbitt requested that findings of fact be stated. Mr. Pollock stated the he believes that this use is consistent with the Comprehensive Plan and that it would add recreational value to the County.

Five minute recess.

**PETITION NO. PP-00250** John Pettit petitioning the Board for a Preliminary Plat of “Chiefland Sky Ranch,” a subdivision located the W ½ of the NE ¼ of the NW ¼ (Parcel No. 01137) and the NW ¼ of the NW ¼ (01137-001) both in Section 36, Township 12S, Range 14E, in Levy County. Said parcel contains 50 acres more or less and is located within an Agriculture/Rural Residential “A/RR” zone.

Both Mr. Pettit and Mr. Gene Parrish (surveyor) was present.

Mr. Corbitt began his presentation of this Preliminary Plat by giving the Board an overview of the recommendations from the Plat Review Committee.

Mr. Thompson asked if he would state the names of the Plat Review Committee Members. Mr. Corbitt stated that the Plat Review Committee consists of the following and himself.

Lee Mills, County Engineer  
Justin Watson, Administrative Road Superintendent  
Krista Kelly, County Planner  
Tony Parker, County Commissioner District No. 1

After some discussion Mr. Thompson asked for any support to this project.

SUPPORT:

Frank Pitts - will increase property values.  
Tony Cousins - representing Mrs. Fisher  
Bud Lunsford - will enhance property value and area.

Mr. Corbitt stated for the record some names that he had in the file that were opposition that had called. The names were: Sonya Hudson, Laura Hudson and Carolyn Hudson

Mr. Pettit spoke in support of his petition stating that there will be deed restrictions, no airfield is proposed on the plat and that any future property owner could contract with Mr. Pitts in order to use his airstrip.

OPPOSITION:

Laura Hudson - Hazardous to animals, wants area to remain private and feels that this will be commercialized by offering flying lessons.

Charles Hudson - Increase in air traffic.

Michael Hudson - Hazardous, not a safe area to teach people to fly.

John Fisher - Increase in air traffic and a safety hazard.

Mrs. Tabor - Air traffic flies to low.

Walter Cannon - Safety

Sonya Fisher - Decrease property values.

Rufus Meriwhether - Needs more restrictions and would like for it to remain a private air strip and not become commercial.

Judith Whitener - In proper use of runway.

After all discussion Mrs. Haines motioned to recommend approval for the Preliminary Plat with the following recommendations of the Plat Review Committee:

1. Remove the three (3) easements as previously mentioned.
2. Add the work "existing" to the private aircraft runway shown adjacent to the south side of the subdivision.

Mr. McCallum seconded the motion for discussion regarding the removal of the easements. Mrs. Haines stated that her motion did include this. Mr. Pollock wanted to amend the motion in the respect that if the easements are legally required to be placed on the plat then so be it, if they are not then they should be removed. Motion carried. All members voted "I".

There being no further business for the Levy County Planning Commission Mrs. Haines motioned to adjourn. Mr. McCallum seconded the motion; motion carried.