

MINUTES
Levy County Planning Commission
February 7, 2000
7:00 p.m.

The Levy County Planning Commission was called to order by Chairman Susan Haines. Other members present were as follows:

Eugene Pollock
C.R. Lowman
Duncan McCallum
Tommy Thompson

Chairman Haines called for approval of the minutes from the January 3, 2000 meeting as submitted. Mr. McCallum motioned to approve the minutes as presented. Mr. Thompson seconded the motion; motion carried. All members voted "aye".

NEW BUSINESS:

PETITION NO. PP-00244 Croft Land Surveying representing Hartley and Sons Inc., petitioned the Board for a Preliminary Plat re-submittal of "Morriswood", a subdivision located in the E ½ of the SW ¼ of the NW ¼ and the W ½ of the NW ¼ of the NW ¼ and the W ½ of the SE ¼ of the NW ¼ and 2 acres in the NW corner of the NE ¼ of the SW ¼ and the W ½ of the SW ¼ of the NW ¼ and the E ½ of the NW ¼ of the NW ¼ of Section 7, Township 14S, Range 19E, in Levy County. Said parcel contains 102 acres more or less and is located within a Rural Residential "RR" zone.

Both Mr. Croft and Mr. Gary Hartley were present to discuss this petition.

Opposition – none present

Support –

Mr. Gary Hartley – Plans on limiting the construction to large site built homes (approximately 1500 square feet) which wouldn't fall below the \$100,000 range.

After all discussion Mr. McCallum motioned to recommend approval to the Board of County Commissioners with the following stipulations:

1. Copy of Deed Restrictions
2. Documentation on Wildlife and Endangered Species
3. Variance from Article 4 – Design Standards, Section 4.07 (b) [Section Line Dedication]
4. Section 3.25 (A) – Lot Sizes Less Than Ten [10] Acres (requirement of paved roads).

Mr. Pollock seconded the motion; motion carried.

PETITION NO. PP-00246 Croft Land Surveying representing Charlon Robert, petitioned the Board for a Preliminary Plat of "Sycamore Acres," a subdivision located in that portion of the W ½ of the NW ¼ of Section 30, Township 12S, Range 19E, lying West of US 41 and East of Levy County Road 501 and the abandoned CSX Railroad, in Levy County. Said parcel contains 23.80 acres more or less and is located within an Urban Low Density Residential "ULDR" zone.

Mr. Croft was present to discuss this petition.

Oppose –

1. Myles Mixson – traffic hazard on 41 and concerns on what type of dwellings will be placed on the lots.
2. Ruth Prince – type of dwellings, property value and ground water concerns.
3. Jack Whitehurst (representing Whitehurst and Sons) – concerned that problems may arise regarding the existing pit when neighbors move in this area.

Mr. Joe Mixson spoke but not in opposition, but he would like to have some restrictions on what type of dwellings will be placed.

After all discussion Mr. Pollock motioned to recommend approval to the Board of County Commissioners with the following stipulations:

1. Deed Restrictions; voluntary by applicant
2. Documentation on Wildlife and Endangered Species
3. For warn property buyers about the mines.
4. Confirmation from FDOT regarding driveway connections.

Mr. Lowman seconded the motion; motion carried. Mr. Pollock amended the motion and changed No. 3 to say “Make the County commissioners aware of the potential concerns of the mining”. All Board members voted “I”.

Other Business:

Mr. Ralph Turner “Joppa Road Ranchettes”. Mr. Turner presented to the Board a mylar copy of his plat that needed the signature of the Chairman. Because of some confusion Mr. Turner’s Plat did not get the required signature at a previous meeting.

Plats –

There was discussion by the Board regarding receiving copies of plats in a timely manner. Therefore, Mr. Pollock made a motion that all plats that have been to the Plat Review Committee must submit eight (8) copies with all of the corrections on the Friday following the Plat Review Committee and a minimum of ten (10) days prior to the scheduled meeting. Mr. McCallum seconded the motion; motion carried.

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

Chairman