

MINUTES

Levy County Planning Commission Levy County Parks and Recreation Advisory Committee

December 4, 2000

The Levy County Planning Commission - Parks and Recreation Advisory Committee was called to order by Chairperson Susan Haines. Member Eugene Pollock was unable to attend. Other members present were as follows:

C.R. Lowman
Duncan McCallum
Tommy Thompson

Chairperson Haines called for a review and motion for the minutes from November 6, 2000. Mr. McCallum motioned to approve the minutes as submitted. Mr. Lowman seconded the motion; motion carried.

PETITION NO. CZ 00-3 Janet Anderson and Joe Morales, petitioned the Board for a Change of Zoning to C-3, to allow the construction of a Corporate Headquarters building used to house a retail sales area including a display and showroom area, warehouse and administrative offices, on a parcel of land located in the SE 1/4 (Parcel No. 05152 containing 107.14 acres) and a Tract in the NW 1/4 of the SE 1/4 (Parcel No. 05154 containing .13 acres) both in Section 9, Township 13S, Range 19E, in Levy County.

Both Mr. Morales and Mrs. Anderson were present to discuss their petition.

Mr. Morales and Mrs. Anderson explained that the Change of Zoning will contain only 6 acres of the 107.27 acres as described, days of operation being Monday through Friday (9:00 a.m. to 5:00 p.m.) and the Range days being Thursday and Saturday (10:00 a.m. to 5:00) and Sunday (12:00 p.m. to 5:00 p.m.).

OPPOSITION:

1. Harriet Downs - Noise (shooting) and no test shooting as an accessory.
2. Iris Brackin - Opposes shooting. (Comments from Mrs. Downs)
3. Reginald Ross - Does not oppose commercial but is against the shooting.
4. Amy Zamora - Noise

After all discussion Chairperson Haines called for a motion to this petition. Mr. McCallum motioned to recommend approval with the stipulation that the Change of Zoning contain only 6 acres of the 107.27 acres as described and a construction permit must be obtained within one (1) year from the date of approval Mr. Lowman seconded the motion; motion carried. All members voted "Y".

Findings of Fact:

Compatible with the Comprehensive Plan and the Land Development Regulations.

PETITION NO. CU 00-3 Janet Anderson and Joe Morales, petitioned the Board for a Conditional Use Permit to allow light manufacturing (patented choke tubes and aluminum gun cases), customized gun smithing to pre-manufactured shot guns, skeet trap and open gun range for testing shot gun pattern. The zoning for this parcel is Rural Residential "RR". Parcel described above.

Mr. Morales stated that their proposed project would be consistent with the Comprehensive Plan.

OPPOSITION:

1. Shane Tripp - Opposes all shooting. Not compatible with horse farming and unsafe for children.
2. Harriet Downs - Not compatible with surrounding uses. She also spoke in Mrs. Brackins behalf regarding the noise factor.
3. Mary Ross - Not compatible with the cattle farming (noise).
4. Amy Zamora - Noise level.
5. Ron Grant - Questions on the possibility of Phase II of the project.

After all discussion Chairperson Haines called for a motion for this petition. Mr. Thompson motioned to recommend approval with the following conditions:

1. No changes in the use of the property without an amendment process.
2. No properties may be sold or otherwise transferred, thereby reducing the size of the parent parcel, possibly reducing setbacks or open spaces on the submitted site plan.
3. That the applicant set forth firm days and times of operation.
4. Set a cap for the number of organized events per year.
5. That the conditional uses of the open gun range be for shot guns only, size 7 ½ shot maximum, and shall not take place until a certificate of occupancy be issued for the primary support facility (the offices, warehouse, showroom and light manufacturing structure).
6. That remote toilet facilities shall be constructed in the 100' setback area on the west side of the trap range, and adequate temporary toilets will be placed at the time of any organized event days, if approved for such organized events.
7. Applicant must provide to the Board of County Commissioners a study regarding the noise level (noise study).

Mr. Lowman seconded the motion; motion carried. All members voted "I".

Mr. McCallum asked whether or not a County member could be available at the time of the noise study? Mr. Corbitt said that it would be possible for a Board member to attend.

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The Board agreed to allow Mr. Morales to make arrangements to have a noise study done. Building Director Rob Corbitt, Sheriff Glass and a member from the Planning Commission will attend.

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

Chairperson