

MINUTES

Levy County Planning Commission

May 3, 2010

6:30 p.m.

The Levy County Planning Commission was called to order by Chair Vaughn Lee. Other members present were:

Toni Collins, Vice-Chair
Thad Barber
Thomas Harper

Board member Mr. Ron Grant was unable to attend.

Also present was Development Director, Mr. Rob Corbitt, County Attorney, Mrs. Anne Brown and Planning Director, Ms. Shenley Neely.

Chair Lee called for a motion to approve or deny the minutes for January 4th, February 1st and March 1st, 2010 as presented. Mr. Harper motioned to approve the minutes as presented. Mr. Barber seconded the motion. All members voted "aye." MOTION CARRIED.

Chair Lee then called for anyone giving testimony for the preliminary and final Plats listed on the agenda to be sworn in by the county attorney. Attorney Brown officially swore in anyone that wished to speak or present themselves as an expert witness.

Chair Lee called for the board to disclose any ex-parte communications related to the petitions being presented. There were none.

Chair Lee asked Planning Director, Shenley Neely, to begin with the first item of business.

PETITION NO. LSA 10-01 for property owners William and Linda Grafton. Amend the Levy County Future Land Use Map from Urban Low Density Residential (LDR) to Commercial (C) on approximately 10.58 acres located within the Williston Municipal Service District. Section 09, Township 13S, Range 19E.

Ms. Neely read into the record her staff report and focused on the high points.

Mr. Phil Chancey, Mills Engineering, was present to discuss this petition.

Chair Lee asked for anyone in support of or in opposition to the petition.

Opposition:

Marissa Reuter and Debra O'Neal both spoke in opposition to this item. Their concerns included potential noise from the factory, air pollution, tax increase, not compatible with the area and the fact there is already enough property allocated for commercial that can be utilized.

Chair Lee closed the floor to discussion.

Board Discussion:

Mr. Harper stated that the MSD's are the growth areas and that the use would provide a positive effect on the current economy. Mr. Lee concurred that the area chosen was already put into place for potential commercial use.

After a short discussion Chairman Lee called for a motion to this item. Mr. Harper motioned to transmit to the Board of County Commissioners as presented. Mrs. Collins seconded the motion. Mr. Harper, Mr. Barber and Mrs. Collins voted "aye." Mr. Lee voted "ney." MOTION CARRIED.

PETITION NO. CZ 1-10 William W. and Linda A. Grafton, petitioning the board for a Change of Zoning to C-3 [Moderately Intensive Commercial] to a commercial land use (pending the approval of Large Scale Plan Amendment LSA 10-01, a request to change the land use from Low Density Residential to Commercial), on a parcel of land located within the Williston Municipal Services District. Parcel described as: A parcel of land in the NE 1/4 of the NW 1/4 of Section 9, Township 13S, Range 19E, lying North of US Hwy 27 and South of CR 316, Levy County. Said parcel contains 10.58 acres more or less.

Mr. Corbitt stated he had received a letter from the City of Williston and that they had no objections to the petition. Mr. Corbitt read into the record his staff report focusing on the high points.

Mr. Phil Chancey, Mills Engineering was present to discuss this petition.

Chair Lee closed the floor to discussion.

After a short discussion Chairman Lee called for a motion to this item. Mrs. Collins motioned to recommend approval to the Board of County Commissioners as presented. Mr. Barber seconded the motion. Mr. Harper, Mr. Barber and Mrs. Collins voted "aye." Mr. Lee voted "ney." MOTION CARRIED.

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

Chairman