

MINUTES

Levy County Planning Commission

December 6, 2010

6:30 p.m.

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

Thad Barber
Thomas Harper
Duncan McCallum (alternate)
Catherine Lawhun (alternate)

Board members Mr. Grant and Mrs. Collins were unable to attend.

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

Chair Lee stated that there were no minutes prepared at this time.

Chair Lee then called for anyone giving testimony for the items 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 was none.

Chair Lee asked Mr. Corbitt to begin with the items of business.

PETITION NO. FP 5-10 Croft Land Surveying representing Shell Pond LLC, and Larry King, for a Final Plat of "Hampton Corners," a residential subdivision located in the SW 1/4 of Section 16, Township 12S, Range 18E, (AKA Tract 1, Hampton Farms unrecorded subdivision), in Levy County. Said parcel contains 20 acres more or less and is located within an "A/RR" Agriculture/Rural Residential zone. This subdivision will consist of two 10 acre lots.

Mr. Corbitt stated this plat was given a recommendation of approval from the Plat Review Committee as submitted.

Mr. Jason Murphy of Croft Land Surveying was present to discuss this petition.

Chair Lee called for any opposition or support for this item. There were none.

Chair Lee closed the floor to discussion.

After discussion Chair Lee called for a motion to this item. Mr. McCallum motioned to recommend to the Board of County Commissioners the approval of the Final Plat of "Hampton Corners" as presented. Mr. Barber seconded the motion. All members voted "aye." MOTION CARRIED.

PETITION NO. CUP 1-10 Cross Brand Cowboy Church, Inc. And William E. Keith III, petitioning the board for a Conditional Use Permit for the development of a “Cowboy Church,” (a place of worship in which sermons may be preached from horseback, and that typically include uses that are non-typical or customarily associated with more conventional churches). This parcel will be located in that part of the SE 1/4 of the NW 1/4 of Section 34, Township 12S, Range 18E, Levy County, Florida, lying North of US 27A and East of the centerline of NE 162nd Court. Said parcel is located within an “A/RR” Agriculture/Rural Residential zone and contains 25.7 acres total project area.

Mr. Corbitt presented his staff report of the project.

Present to discuss this petition was Pastor Billy Keith.

Chair Lee called for any opposition or support for this petition.

Support: Mr. Mike Smith stated by allowing this use of the property would provide both positive beneficial effects on Levy County, surrounding counties and for the youth. Mr. Smith said stated that the illumination and noise from the PA System would only be limited to weekends.

Opposition: Mrs. Rhonda Griffis voiced her concerns regarding allowing commercial uses with off-site impacts (noise and traffic) and noted that additional portions NE 162nd Court should be paved. She also suggested the hours and use of the property be downsized to 9:00 a.m. TO 7:00 p.m. Monday through Sunday.

Chair Lee closed the floor to discussion.

After discussion, Chair Lee called for a motion to this item. Mr. McCallum motioned to recommend approval of CUP 1-10 with a revision to No. 5 of the staff conditions to read as follows:

5. Outdoor equestrian events shall be permitted seven (7) days of the week from 7:00 a.m. until 10:00 p.m.

Motion dies for lack of a second. Discussion called for. After further discussion, Chair Lee then called for a motion to dispose of this item. Mr. Harper motioned to recommend approval of CUP 1-10 to include the staff conditions and a revision to No. 5.

CONDITIONS OF APPROVAL

1. The approval of Application CUP 1-10 is solely for the development of the Cross Brand Cowboy Church consistent with the application, project description and site plan provided for the review of CUP 1-10.
2. The Applicant or any of its successors or assigns, or any one or more of them, shall be jointly and severally responsible for compliance with the conditions of approval set forth herein by the board of county commissioners.

3. The Applicant or any of its successors or assigns, or any one or more of them, shall provide a non-community public water source and onsite sanitary facilities in accordance with the requirements of the Florida Department of Health prior to the use of any structures or amenities related to CUP 1-10, if either or both are required by the Florida Department of Health.
4. The Applicant or any if its successors or assigns, or any one or more of them, will be responsible for the reconstruction of NE 162nd Court from US Alt. 27 to the most northern reach of the radius of the most northerly access driveway connection. Prior to the use of any structures or amenities that may have offsite impacts, which shall include but not be limited to the use of any equestrian arena or amenity that may generate traffic, or light or noise that may be detectable off-site, the road reconstruction shall be performed consistent with the construction requirements of the Levy County Road Department, with the exception of the connection to US Alt. 27 which shall be performed consistent with the requirements of Florida Department of Transportation.
5. Hours for outdoor equestrian events shall be limited to the following days and times: Mondays through Thursdays 7:00 a.m. until 9:00 p.m.; Fridays and Saturdays 9:00 a.m. until 12:00 midnight; Sundays 9:00 a.m. until 7:00 p.m.
6. The Applicant or any of its successors or assigns, or any one or more of them, shall maintain all structures and attendant utilities on the subject property in good operating condition.
7. The Applicant or any of its successors or assigns, or their assigns or transferees, shall be subject to the conditions of approval contained herein, which shall run with the conditional use permit application approved herein.

Mr. McCallum seconded the motion. Mr. McCallum stated the findings of fact indicate the proposed use does conform to the requirements of a Conditional Use Permit. All members voted "aye." Motion carried.

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

Chairman