

MINUTES

Levy County Planning Commission

March 7, 2011

6:30 p.m.

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

Vaughn Lee
Thomas Harper
Toni Collins
Ron Grant

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

Chair Barber called for a motion to approve or deny the minutes from January 3, 2011 as presented. Mr. Lee motioned to approve the minutes with the correction of the last paragraph that is repeated at the top of page two be removed. Mr. Harper seconded the motion. All members voted "aye." Motion carried.

Chair Barber called for the board to disclose any ex-parte communications. Attorney Brown said no ex-parte communications would be needed. Chair Barber called for anyone who was going to speak to be sworn in. Attorney Brown said swearing in was not needed.

Chair Barber asked Ms. Neely to begin with the items of business.

Petition SSA 10-02, application by Darryl Diamond, property owner, to amend the Levy County Future Land Use Map from Urban Low Density Residential (LDR) to Commercial (C) on approximately 4 acres. Located on 4 tax parcels 19211-000-00, 19212-000-00, 19213-000-00 and 19214-000-00 in Section 26, Township 16, Range 16. Located within the Inglis Municipal Service District, directly on U.S. Highway 19/98.

Ms. Neely briefly went over her staff report and focused on the high points of the application. Ms. Neely stated the applicant was proposing a real estate office and possibly a mini-storage.

Mrs. Collins asked if there were any changes since the application was last submitted? Ms. Neely stated no changes have been made except a letter from the Town of Inglis has been received.

Mr. Diamond was present for his application.

Chair Barber called for any opposition or support for this item.

SUPPORT:

Bob Obert, owner of Villages Pines Mobile Home Park and Campground. Mr. Obert stated that allowing mini-storage would be a benefit to the area, especially when the power plant (Progress Energy) is in place. He said once the power plant goes in there will be a need for more commercial.

OPPOSITION:

Claudia Keiser Anderson said there was already adequate property allocated for commercial use that could be utilized without requesting and adding more commercial property. She also stated that the parcel in question is considered as wetlands. She said by allowing this use will open the doors for the adjacent parcels to get commercial next to her property and that Mr. Diamond should use his home as a home occupation to have a real estate business, not create more commercial property.

Chair Barber closed the floor to discussion.

Mr. Lee stated that there would not be any negative impact on any of the urban sprawl indicators by allowing the change to commercial and that the proposed use is consistent with the Comprehensive Plan. Mr. Harper stated that everyone recognizes that Inglis is going to grow. Mr. Harper said the purpose of the MSD is to provide for growth for each whether it is residential or commercial.

After discussion Chair Barber called for a motion to this item. Mr. Lee motioned to recommend approval to the Board of County Commissioners. Mr. Harper seconded the motion. Mrs. Collins and Mr. Grant voted “ney.” Chair Barber voted “aye.” **MOTION CARRIED.** Vote 3 to 2 in favor.

PLANNING DEPARTMENT:

CPA 10-04 Capital Improvement Element and the Public School Facilities Element of the Levy County Comprehensive Plan.

Ms. Neely stated that this item part of the annual five year schedule capital improvement update.

ISSUES OF CONCERN:

Mrs. Collins and Mr. Harper both expressed their concerns on having the appropriate representatives present to answer any questions that they may have regarding any upcoming projects for the next five years as it pertains to the County’s 5-Year Capital Improvement Plan.

After discussion, Mr. Grant motioned to table this item until the appropriate representatives are present (Road Department, School Board, Parks and Recreation etc.). Mrs. Collins seconded the motion. Mr. Lee voted “ney.” Mr. Grant, Mrs. Collins, Mr. Harper and Mr. Barber voted “aye.” **MOTION CARRIED.**

There being no further business for the Levy County Planning Commission, Mrs. Collins motioned to adjourn. Mr. Grant seconded the motion. All members voted "aye." Motion carried. The meeting was adjourned.

Chairman