

MINUTES
Levy County Planning Commission
November 3, 2014
6:30 p.m.

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

Thad Barber
Phil Parker
Ron Grant
Thomas Harper

Also present was County Attorney, Mrs. Anne Brown, Development Director, Mr. Bill Hammond, County Engineer Mr. Lee Mills and County Planner Ms. Shenley Neely.

Chair Lee called for a motion to approve or deny the minutes from September 3, 2014 as presented. Mr. Barber motioned to approve the minutes as presented. Mr. Grant seconded the motion. All members voted “aye.” Motion carried.

Chair Lee then called for anyone giving testimony 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 petition being presented. There was none.

Chair Lee asked Mr. Hammond to begin with his item of business.

PETITION NO. SEA 02-14 EDA Engineers – Surveyors – Planners, Inc., representing B & G Family Partnership, LLLP aka “Prairie Sand,” petitioning the board for a Special Exception Amendment to SE 4-04 to allow an expansion (third phase “C”) of an existing major mining operation for the excavation of sand for the purpose of commercial sales of construction fill dirt. This application will not include any blasting. Parcel located in Section 33, Township 13S, Range 18E (portion of Parcel No. 04507-000-00). Said parcel contains 295 acres more or less and is located within an “ARR” Agriculture/Rural Residential zone.

Mr. Hammond first provided the purpose and intent as set forth in the application submitted by EDA engineers, surveyors, planners, Inc. Mr. Hammond then read into the record the staff report. Mr. Hammond said staff found the application complete and in compliance.

Mr. Clay Sweger of EDA was present to discuss this petition. Also present was Ms. Arlene Bell of B & G Family Partnership, LLLP.

Mr. Sweger representing B & G Family Partnership, LLLP explained the Special Exception Amendment is to amend a prior Special Exception that was approved in 2004. He stated that site B is currently active and that the third site “C” will be to connect sites “A” and “B.” He said that site C would be the next area of excavation and that only one site would be operated at a time. The purpose and intent are to flatten hills for future use of agriculture purposes. He said the buffering would be continued as granted in the previous Special Exception. If the proposed site were to intensify, the operator would come back before the county for a review. He said the applicant is in full agreement to the conditions as set forth by the county staff.

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

OPPOSITION:

Robert Johnson, Patricia Horton, Vicki Hill, Brad Hill, Mike Elliot and Steven Cicalli all expressed their opposition to the proposed Special Exception Amendment. Their concerns were dust pollution, noise from equipment, the number of truck trips per day, hours and days of operation, hazardous to animals, not compatible with neighborhood, property values and water table.

Chair Lee closed the floor to discussion.

BOARD DISCUSSION/AREAS OF CONCERN:

Areas of concern were primarily the buffering for the proposed site "C," dust level and noise.

After discussion, Chair Lee called for a motion to the application for the Special Exception Amendment as presented. Mr. Grant motioned to recommend approval to the Board of County Commissioners to include the staff recommendations from the Development Department, Engineering and Planning and to include an additional condition being:

In addition to any setback requirements already applicable to Mining Activities on the Subject Property, a 200' setback shall be maintained by the applicant between the western boundary of Site C of the Subject Property for the duration of Mining Activities on Site C. Prior to any Mining Activities taking place on Site C, the buffer shall be in place and established at 80 percent opacity and of a length to shield any Mining Activities east of the buffer on Site C from adjoining properties. The 200' buffer may be installed in phases, working from south to north along the western boundary of Site C as Mining Activities progress from south to north with Site C.

Mr. Parker seconded the motion. All members voted "aye." Motion carried.

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

Chairman