

MINUTES
Levy County Planning Commission
May 1, 2017
6:30 p.m.

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

Phil Parker
Thomas Harper
Thad Barber
Karen Smith

Also present was County Attorney, Mrs. Anne Brown, Development Department Director, Mr. Bill Hammond and Mrs. Alice LaLonde, Levy County Road Department.

Chair and Vice-Chair Nominations

Mr. Parker nominated Thad Barber as Chair. Mr. Harper seconded the nomination. All members voted “aye.” Mr. Harper nominated Mrs. Karen Smith as Vice-Chair. Mr. Grant seconded the nomination. All members voted “aye.” Motion carried.

Chair Barber called for a motion to approve or deny the minutes. None were prepared at this time.

Chair Barber 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 Barber called for the board to disclose any ex-parte communications related to the petition being presented. There was none.

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

PETITION NO. SE 16-02 Tillman and Associates Engineering, Inc. representing Sleepy Creek Lands, LLC, petitioning the board for a Special Exception for a Food Processing Plant within an ARR zoning district as a permitted use through the Special Exception process as identified in Chapter 50, Division 3. – District Regulation; Section 676 – Generally; Schedule 1 Use Regulations; Special Exceptions, on a parcel of land located in Section 20, Township 12S, Range 15E, in Levy County. Said parcel contains 166 acres which only 98 acres will be used for the project area. Parcel No. 01826-002-00.

Mr. Hammond provided a brief overview of the staff report for the proposed special exception SE 16-02 to allow a Food Processing Plant to harvest swine and sheep. Mr. Hammond also include conditions and comments from Engineering, Planning and Road and Bridge.

Mr. Jimmy Gooding, attorney for Sleepy Creek Lands, LLC was present along with Chip Bazemore, Doug McKoy, David Tillman and George Horton.

Mr. Gooding was in agreement with the County's staff report as presented by Mr. Hammond. Mr. Gooding stated that his client also has a food processing plant similar in nature but much bigger in Ft. McKoy. Mr. Gooding assured the board members the proposed food processing plant would be inspected regularly by USDA, adequate buffers would be in place and the surrounding properties would not be adversely affected.

Mr. Gooding said his client plans on building all 3 phases not just phase 1. He said his client would like to have the Special Exception application to include all 3 phases in which, they would return with a full complete site plan.

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

OPPOSITION:

Mr. David Carter had concerns on the potential flooding onto his property that would come from the food processing plant. He also was concerned about the possibility of the contamination of Long Pond and the gulf.

Chair Barber closed the floor to discussion.

After all discussion, Chair Barber called for a motion to this item. Mr. Parker motioned to recommend approval to the Board of County Commissioners to include the conditions, including Engineering, Planning and Road and Bridge. Mrs. Smith seconded the motion. Mr. Parker, Mr. Harper, Mrs. Smith and Chair Barber voted "aye." Mr. Grant voted "ney." Motion carried with a 4 to 1 vote.

1. Hours of operation for the harvesting facility shall be from 7:00 am to 5:00 pm (not including clean-up). In the event of unforeseen mechanical failures, the processing time may be extended.
2. All harvesting of the swine and sheep will be conducted within an enclosed building.
3. All vehicles and construction equipment will access the proposed harvesting facility via US 19. The use of NW 30th Avenue will be for emergency purposes only.
4. All off-street and loading will comply with Chapter 50, Land Development Code, Article IX. Roads and Bridges, Vehicle Parking, Pedestrian and Off-Street Traffic Flow.
5. All landscaping will comply with Chapter 50, Land Development Code, Section 384 – Off- Street traffic flow.
6. The special exception use shall be operated in a manner consistent with the application and supporting documents.

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

Chairman