

# CITY OF GREEN COVE SPRINGS PLANNING & ZONING BOARD MEETING

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA  
TUESDAY, AUGUST 24, 2021 – 5:00 PM



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## MINUTES

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### ROLL CALL

#### PRESENT

Chairman Henrietta Francis  
Board Member Brian Cook  
Board Member Justin Hall

#### ABSENT

Vice Chair Gary Luke  
Board Member Richard Hobbs

### APPROVAL OF MINUTES

1. Review and approval of minutes from the June 22, 2021 and July 27, 2021 meetings.

**Motion** to approve the minutes from the June 22, 2021 and July 27, 2021 meetings.

**Motion** made by Board Member Hall, **Seconded** by Board Member Cook. **Voting Yea:**  
Chairman Francis, Board Member Cook, Board Member Hall

**Motion passes 3-0.**

### PUBLIC HEARINGS

2. Small Scale Future Land Use Amendment and Rezoning Request for property located in the 1300 Block of Energy Cove Court for approximately 9.4 acres.

**Future Land Use Amendment:**

**from:** Mixed Use Highway

**to:** Residential High Density

**Zoning Amendment:**

**from:** C-2, General Commercial and M-2, Industrial

**to:** R-3, Residential High Density

Mr. Daniels presented the application. Staff recommend approval of the future land use amendment and rezoning.

Chairman Francis opened the public hearing.

Gregory Stepp, 1293 Energy Cove Ct, asked how traffic being directed to Cooks Lane would be enforced given the opening shown onto Energy Cove. Mr. Daniels explained that the sketch shown is not a final site plan, but only a sketch. Mr. Daniels assured notice would be sent when the site development plan is taken before the board. He explained the Energy Cove entrance would be a stabilized surface, not a full ingress/egress. Mr. Stepp inquired how many units. Mr. Daniels explained the maximum density is 112 units.

Jim Buck, Hayes Trust, 1315 Energy Cove Ct, inquired about the stabilized surface onto Energy Cove Ct. He also asked if the developer would have to pay the proportionate fee Energy Cove developers pay, which Mr. Daniels indicated they would. He then asked what is happening to the south of Energy Cove Ct, which Mr. Daniels explained the Ayrshire Development is proposing a connection from their development to US 17.

Ryan Haney, 1325 Energy Cove Ct, inquired who makes the decision about the project, which is Planning & Zoning making a recommendation and City Council making the final decision after two hearings. Mr. Haney inquired if the Energy Cove entrance would be gated / locked. At this stage, it is unclear. Mr. Haney then mentioned he is concerned about crime. Mr. Haney expressed he's not opposed to development on Cooks Lane, but he would prefer two or three acres along Energy Cove remaining industrial.

Steve Chastain, property owner on Energy Cove Ct, expressed disappointment that the industrial area is being changed, reducing the amount of industrial space. He added the development should be sealed off from the industrial area.

Greg Stepp spoke again to express agreement with Mr. Chastain. He indicated people may walk from their properties to Energy Cove Ct, and he is concerned about vandalism and crime.

Chairman Francis closed the public hearing.

Chairman Francis called for comments from the board.

Board Member (BM) Hall expressed he expected the residential properties nearby would be concerned, as opposed to the business owners on Energy Cove Ct. He supports making the proposed Energy Cove entrance emergency access only. Originally, he had thought Energy Cove would be the best primary entrance given the state of Cooks Lane. Mr. Daniels explained that going on Cooks Lane provides access to a signalized intersection, while Energy Cove Ct does not.

Chairman Francis reopened the public hearing.

Mr. Chastain explained there are trucks regularly loading / unloading and forklifts moving equipment, which poses a risk to residential traffic.

Chairman Francis closed the public hearing.

Board Member (BM) Cook expressed concern about this additional traffic plus the additional traffic being added by the Ayrshire development. He asked what can be done to alleviate the traffic issues and proposed impacts on 16 and 17. Mr. Daniels explained the plan as it relates to the Ayrshire development and how this development, when it is at the stage of a site development plan, will have to include the impact of Ayrshire in their traffic study.

BM Cook discussed including a recommendation for Council to review the concern of the Energy Cove Ct entrance.

BM Cook requested Mr. Daniels explain why staff is recommending approval. Mr. Daniels explained the proposed use is compatible on the Cooks Lane side and is potentially a good development for the city's multi-modal goals. Additionally, the City has a housing shortage, particularly a shortage on multi-family housing.

BM Hall noted the site plan would be more definitive regarding landscaping, buffering, fencing, et cetera.

**Motion** to recommend approval O-15-2021.

**Motion** made by Board Member Cook, Seconded by Board Member Hall. **Voting Yea:** Chairman Francis, Board Member Cook, Board Member Hall.

**Motion passes 3-0.**

Chairman Francis opened the public hearing for the rezoning application.

Mr. Stepp came forward to discuss the intersection of 16 and 17. He mentioned when the Buckman Bridge closes, it becomes a mess. He also feels the Shands Bridge is already maxed out on traffic at the 16 and 17 intersection.

Mr. Haney asked about the next steps for the project. Mr. Daniels offered to set up a meeting between businesses at Energy Cove Ct and the applicant to discuss their concerns.

Chairman Francis closed the public hearing.

**Motion** to recommend approval of O-16-2021.

**Motion** made by Board Member Hall, **Seconded** by Board Member Cook. **Voting Yea:** Chairman Francis, Board Member Cook, Board Member Hall.

**Motion passes 3-0.**

**Motion** to recommend City Council strongly consider restricting traffic from the development onto Energy Cove to emergency vehicles.

**Motion** made by Board Member Cook, **Seconded** by Board Member Hall. **Voting Yea:** Chairman Francis, Board Member Cook, Board Member Hall. **Motion passes 3-0.**

**BOARD BUSINESS**

**BOARD DISCUSSION / COMMENTS**

Chairman Francis commended Ms. Glisson on the July minutes.

**STAFF COMMENTS**

Mr. Daniels reminded the Board that there is a meeting Thursday where there will be a roundtable discussion about the comprehensive plan update. BM Cook had recommended to Mr. Daniels prior to the meeting that questions be held until the end of the joint meeting.

Mr. Daniels asked if the Board had also received Greening Green Cove Springs, which they did.

BM Cook asked what Mr. Daniels hopes to get from the joint meeting. He explained the meeting is a workshop and he hopes to reach agreement on the priorities for the City.

**ADJOURNMENT**

Meeting adjourned at 5:57pm.

CITY OF GREEN COVE SPRINGS, FLORIDA

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Henrietta Francis, Chairman

Attest:

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Heather Glisson, Planning & Zoning Clerk