

Meeting Minutes
Planning and Zoning

Date: 06/07/2022

Roll Call:

Mr. Lydick-Present
Mr. Cooper-Present
Mr. Nelson-Present
Ms. Georgalis-Present

Mr. Carter-Present
Mrs. McKellum-Present
Mr. McMahan-Present

Approval of Past Minutes-Approve the minutes of the 05/03/2022 Meeting.

Motion By: Mr. Lydick

Seconded By: Mr. McMahan

Comments or Revisions:

Mr. Lydick motioned to move the invocation from the historic preservation meeting to the planning and zoning meeting.

Old Business: None

New Business:

Petition # CPA 22-04 and Z22-03 Presented By: **Daniel Crapps**

As owner or agent and gives address of: **2806 W Hwy 90 Lake City FL 32025**

Petitioner is Sworn in by: Ms.Georgalis

Discussion:

Mr. Crapps talked about the need for housing in the area and that there is a housing shortage in Lake City. Mr. Angelo asked if we were talking about the same property because Mr. Crapps said that the property was 19 acres and Mr. Angelo called out that the application said 1.63 acres. Mr. Crapps confirmed that this was the right property. Mr. Lydick asked if lots 47 and 48 were merged. Mr. Crapps said that on the property appraisers web site they were but not legally yet. **Approved unanimously.**

Motion to close Public Hearing: Mr. Lydick

Motion Seconded By: **Mr. Carter**

Motion to Approve/Deny By: Mr. Nelson

Motion Seconded By: **Mr. Carter**

Petition # CPA22-05 and Z22-04 Presented by **Isaac Schlimmer**

As owner or agent and gives address of: **187 Old Cypress Way Lake City FL 32024**

Petitioner is Sworn in by: Ms. Georgalis

Discussion:

Mr. Schlimmer is proposing to build a 12-unit multi housing with 1000 square feet per unit. He talked about the need for housing in the area. Mr. Lydick asked if the current RMF-1 parcels in the area were being used for multifamily or single family. Mr. Schlimmer did not know. Mrs. McKellum asked if there were any other apartments in the area. Mr. Schlimmer did not know. Barbara Carrington of 1097 Tustenuggee said that her parents live there and when they bought the property it was all single family and that is what the people there want. She and other put a petition together to not have this rezoned because of drainage issues and increase in traffic and noise. Mr. Cooper said that he did not agree with multifamily being in the middle of single family but did agree that we need more housing. Kirsinda Byrd of 905 NW Folwer Said that she and her family lived two parcels down from this property and that currently the neighborhood is quiet and they want to keep it that way. Mr. Lydick asked about a possible zoning island but also mentioned that there is multifamily zoning in the area. Ms. Georgalis said that they have to take in to count the possible drainage issues and the change in the life style in the area that this would bring. **Petition passed with a vote of 4 yes to 3 no.**

Motion to close Public Hearing: Mr. McMahan

Motion Seconded By: **Mr. Lydick**

Motion to Approve/Deny By: Mr. Nelson

Motion Seconded By: **Mr. Lydick**

Petition # SPR22-13 Presented By: **Carol Chadwick**

As owner or agent and gives address of: **1208 SW Fairfax Glen Lake City FL 32025**

Discussion:

Carol Chadwick presented the site plan for Frank and Lane's Heating and Air. Mr. Lydick asked why only one tree was being saved. Ms. Chadwick said that as many trees as possible were going to be saved.

Approved unanimously.

Motion to close Public Hearing: Mr. Carter

Motion Seconded By: **Mr. Lydick**

Motion to Approve/Deny By: Mr. Carter

Motion Seconded By: **Mr. Nelson**

Petition # V22-01, SE22-01, and SPR22-02 Presented By: **Brian Pitman**

As owner or agent and gives address of: **206 S Marion Ave Lake City FL 32025**

Discussion:

Mr. Pitman presented the site plan and the need for the variance and special exception. Mr. Lydick asked why we were hearing a variance is the planning and zoning meeting. Mr. Angelo said that was being heard concurrently with the special exception due to the fact that if the variance was not approved the others would not be approved either. Brian said that the reason for the variance was due to the seven-foot encroachment of the setback. Mr. McMahan asked if the lot was clear. Mr. Pitman said that it was not. Mr. Nelson asked what was behind the property if it was residential. Mr. Pitman said that it was a large retention pond used for the commercial properties around it. **All three petitions were approved unanimously.**

Motion to close Public Hearing: Mr. Carter
Motion Seconded By: **Mr. Nelson**

Motion to Approve/Deny By: Mr. Lydick
Motion Seconded By: **Mr. Nelson**

Motion to Adjourn by: Mr. Lydick
Time: **6:12**
Motion Seconded By: **Mr. Carter**

Mavis Georgalis, Board Chairperson

Date Approved

Robert Angelo, Secretary

Date Approved