

PLANNING AND ZONING

MEETING MINUTES

Date: 08/01/2023

Roll Call:

Mrs. McKellum- Present
Mr. Nelson- Not Present
Mr. Cooper-Not Present
Mr. McMahon- Present

Mr. Carter- Present
Mr. Lydick- Present

Approval of Past Minutes-Approve the minutes of the 07/11/2023 Meeting.

Motion By: Mr. Carter

Seconded By: Mrs. McKellum

Comments or Revisions: None

Old Business:

Petition # SPR23-10 Presented By: Carol Chadwick P.E. as Agent

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

Petitioner is Sworn in by:

Discussion:

Robert updated the board on the petition. Robert said that he spoke with the contractor and that they may do an interior remodel instead of an expansion.

Petition was continued at the 05/02/2023 meeting.

Motion to Continue By: Mr. Carter **Second By:** Mr. McMahon

Mrs. McKellum: Aye **Mr. Cooper:** Absent **Mr. McMahon:** Aye

Mr. Carter: Aye **Mr. Lydick:** Aye **Mr. Nelson:** Absent

New Business:

Petition # Z23-04 Presented By: Paul Marcinko as Agent

As owner or agent and gives address of: 208 N Greeno Rd, Fairhope, AL 32565

Petitioner is Sworn in by: Mr. Lydick

Discussion:

Robert Introduced the petition. Robert stated that the applicant is looking to rezone the parcels from commercial general to commercial intensive. Robert stated that the property is no contiguous to the commercial intensive zoning district but is at the corner of the district and that it is in close proximity to the commercial intensive district. Robert stated that there may be concerns with the road to the south of the project, but that would be addressed in the site plan review.

Paul stated he was here to answer any question.

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Motion to close public comment by: Mr. McMahon **Seconded by:** Mr. Carter

Motion to Approve/Deny By: Mr. Carter **Motion Seconded By:** Mrs. McKellum

Mrs. McKellum: Aye **Mr. Cooper:** Absent **Mr. McMahon:** Aye
Mr. Carter: Aye **Mr. Lydick:** Aye **Mr. Nelson:** Absent

Petition # SPR23-12 Presented By: Marc Ganskop as Owner
As owner or agent and gives address of: 736 SW Arbor Ln, Lake City, FL 32024
Petitioner is Sworn in by: Mr. Lydick

Discussion:

Robert Introduced the petition. Robert stated that the applicant is looking to build a multi-family complex with eight dwelling units. Robert stated that the rezoning of this parcel was approved by the board but did not pass at the council. Robert stated that the modified their site plan to meet to current density of the property. Robert stated that there were some concerns with the location of the utilities but the owner and the Director of Distribution and Collections worked out the issues. Robert stated that they reduced the height from three stories to two stories.

Marc stated that due to the push back from the community that they reduced the dwelling units from twelve units to eight units. Trying to put in some nice rental housing.

Motion to close public comment by: Mr. McMahon **Seconded by:** Mr. Carter

Motion to Approve/Deny By: Mr. Carter **Motion Seconded By:** Mrs. McKellum

Mrs. McKellum: Aye **Mr. Cooper:** Absent **Mr. McMahon:** Aye
Mr. Carter: Aye **Mr. Lydick:** Aye **Mr. Nelson:** Absent

Petition # SPR23-13 Presented By: Kelsey as Public
As owner or agent and gives address of:
Petitioner is Sworn in by: Mr. Lydick

Discussion:

Robert Introduced the petition. Robert stated that the applicant is looking to add a patient tower to the site. Robert stated that they are currently building an ancillary building and a new emergency room. Robert stated that they are looking to add 28 patient beds to the site. Robert stated that they will need to relocate some of the utilities to be able to build the tower. Robert advised the board to do a conditional approval. The conditional approval would be for the relocating of the utilities and once the utilities are moved correctly and all easements recorded them the project would be approved.

Mr. Lydick asked if Kelsey Lewis was listed on the agent authorization form to be able to speak on the project. Robert looked at the agent authorization form and said that she was not. Mr. Kennon said that she would not be able to speak on the project as the agent but would have to speak as a member of the public. Mr. McMahon asked if this was only for more beds or if there were going to be

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any new medical facilities. Kelsey said that they were adding beds and parking along with moving the utilities. Mr. Brown clarified to the board that the utilities cannot be turned off and will have to be live tapped as the hospital cannot be without utilities. Mr. Carter asked about storm water. Mr. Brown stated that we wanted to make sure that the Suwannee River Water Management. Kelsey said that they have had a meeting with Suwannee River Water Management and they will need to submit a permit for a modification to the existing storm water pond.

Motion to close public comment by: Mr. Carter **Seconded by:** Mr. McMahon

Motion to approve contingent upon obtaining the necessary easements for the utilities by: Mr. Carter
Motion Seconded By: Mrs. McKellum

Mrs. McKellum: Aye	Mr. Cooper: Absent	Mr. McMahon: Aye
Mr. Carter: Aye	Mr. Lydick: Aye	Mr. Nelson: Absent

Workshop: None

Mr. Lydick closed the meeting.

Motion to Adjourn by: Mrs. McKellum
Time: 6:04 pm
Motion Seconded By: Mr. McMahon

Mr. Lydick, Board Chairperson

Date Approved

Robert Angelo, Secretary

Date Approved