

# PLANNING AND ZONING

## MEETING MINUTES

DATE: 01/03/2024

### ROLL CALL:

Mrs. McKellum- Present  
Mr. Carter- Present

Mr. McMahon- Present  
Mr. Lydick- Present

Mr. Nelson- Present

**MINUTES:** December 05, 2023 Planning and Zoning Meeting.

**Comments or Revisions:** None

**Motion to approve 12/05/2023 Meeting Minutes by Mr. Carter and seconded by Mr. Nelson.**

**OLD BUSINESS:** None

### NEW BUSINESS:

**Petition # SPR23-15 Presented By:** Ron Crump, as Agent

**As owner or agent and gives address of:** 755 Commerce Ct, Decatur, GA

**Petitioner is Sworn in by:** Mr. Lydick

### Discussion:

Robert Introduced the petition. Robert stated that the applicant is looking for an approval of there site plan review. Robert stated that this is for an expansion of the current facility. Robert stated that the parcel has been rezoned and a special exception approved. Robert stated that this is for an indoor mini storage facility. Robert stated that the would use the existing ingress/egress.

Mr. Crump stated that they are looking to expand the current facility. He stated that the new facility would be an indoor climate-controlled facility. Mr. Crump stated that it would be about 18,000 square feet. Mr. Lydick asked if they did any geo work to make sure there were not graves where the facility would be. Mr. Crump stated that they have not but that the building would be forty (40) feet off of the property line. Mr. Crump stated that the geo work was discuss early on but one has not done.

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

**Motion to Approve SPR23-15 as submitted by:** Mr. Carter **Motion Seconded By:** Mrs. McKellum

**Mrs. McKellum:** Aye

**Mr. Nelson:** Aye

**Mr. McMahon:** Aye

**Mr. Carter:** Aye

**Mr. Lydick:** Aye

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**Petition # SPR 24-01 Presented By:** Brandon Stubbs, as Agent

**As owner or agent and gives address of:** 1450 SR 47, Lake City, FL

**Petitioner is Sworn in by:** Mr. Lydick

**Discussion:**

Robert Introduced the petition. Robert stated that the applicant is looking for an approval of there site plan review. Robert stated that the facility was going to be used for a long-term rehabilitation facility. Robert stated that it was conducive for use per section 4.13.2 and 4.12.2.5.

Brandon stated that the facility was going to be 42,745 square feet. He stated that the facility would employ between 100 to 110 employees. He stated that they facility would operate 24/7. He stated that the average patient would be at the facility for 14 days. He stated that there was no facility like is within about an hour drive. He stated that this is a step-down facility from when someone leaves the hospital but cannot go home at that point. Mr. Lydick asked about the access point. Brandon stated that the majority of the traffic will come in and out on Real Terrace. The ingress/egress on Highway 90 is mostly for truck traffic.

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

**Motion to Approve SPR 24-01 as submitted by:** Mr. Carter **Motion Seconded By:** Mr. McMahon

**Mrs. McKellum:** Aye      **Mr. Nelson:** Aye      **Mr. McMahon:** Aye

**Mr. Carter:** Aye      **Mr. Lydick:** Aye

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**Petition # LDR 24-01 Presented By:** Robert Angelo

**As owner or agent and gives address of:** 205 N Marion, Lake City, FL

**Petitioner is Sworn in by:** Mr. Kennon

**Discussion:**

Robert presented the text amendment LDR 24-01. Robert stated that this was to remove the verbiage in section 13.11.3 of the Land Development Regulations stating that no public notice and hearing is required for site plan reviews. Robert stated that this is in conflict with state statue. He stated that the text amendment would keep the Land Development Regulation be in compliance with the State Statue.

Mr. Carter asked if the word however would also be removed. Robert confirmed that it would be.

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

**Motion to Approve LDR 24-01, with the condition to also remove the word however, by:** Mr. Carter

**Motion Seconded By:** Mrs. McKellum

**Mrs. McKellum:** Aye      **Mr. Nelson:** Aye      **Mr. McMahon:** Aye

**Mr. Carter:** Aye      **Mr. Lydick:** Aye

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**Petition #** LDR 24-02 **Presented By;** Robert Angelo  
**As owner or agent and gives address of:** 205 N Marion, Lake City, FL  
**Petitioner is Sworn in by:** Mr. Kennon

**Discussion:**

Robert presented text amendment LDR 24-02. Robert stated that this was amending section 12.4 of the Land Development Regulations, adding a provision to require notices be sent to all property owners within 300 feet of a petition by the applicant or land owner. Robert stated that this would help be more consistent with all projects. Mr. Carter asked how this would work for the applicant? Robert stated that the department would communicate with the applicant and provide the list from the property appraisers site, letter to be mailed, and envelopes to mail them.

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

**Motion to Approve LDR 24-02 as submitted by:** Mr. McMahon **Motion Seconded By:** Mr. Carter  
**Mrs. McKellum:** Aye    **Mr. Nelson:** Aye    **Mr. McMahon:** Aye  
**Mr. Carter:** Aye    **Mr. Lydick:** Aye

**WORKSHOP:** None

### ADJOURNMENT

**Mr. Lydick closed the meeting.**

**Motion to Adjourn by:** Mr. Carter  
**Time:** 5:59 pm  
**Motion Seconded By:** Mr

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**Mr. Lydick, Board Chairperson**

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**Date Approved**

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**Robert Angelo, Secretary**

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**Date Approved**