



Levy County Board of County Commissioners

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LEVY COUNTY Planning and Zoning Department

Presented by: Tara E. Howell, Interim Zoning Official, JBPro

Date: July 28, 2025

Petition: CZ 25-01

Applicant: Robert Barnhill III

Owner: Chicken Butt Inc.

Property Address: 6750 NW 100th St Chiefland, FL
6850 NW 100th St Chiefland, FL
9851 NW County Road 245 Chiefland, FL

Parcel ID: 0091800000, 0091800300, 0091800100

Parcel Size: 7.25 acres, 2.25 acres, 8.00 acres Total 17.5 acres

FLUM Designation: Low Density Residential/Commercial

Zoning District: R-1/C-2



Commissioners

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Rock Meeks, District 2

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Tim Hodge, Vice Chair, District 4

Johnny Hiers, District 5

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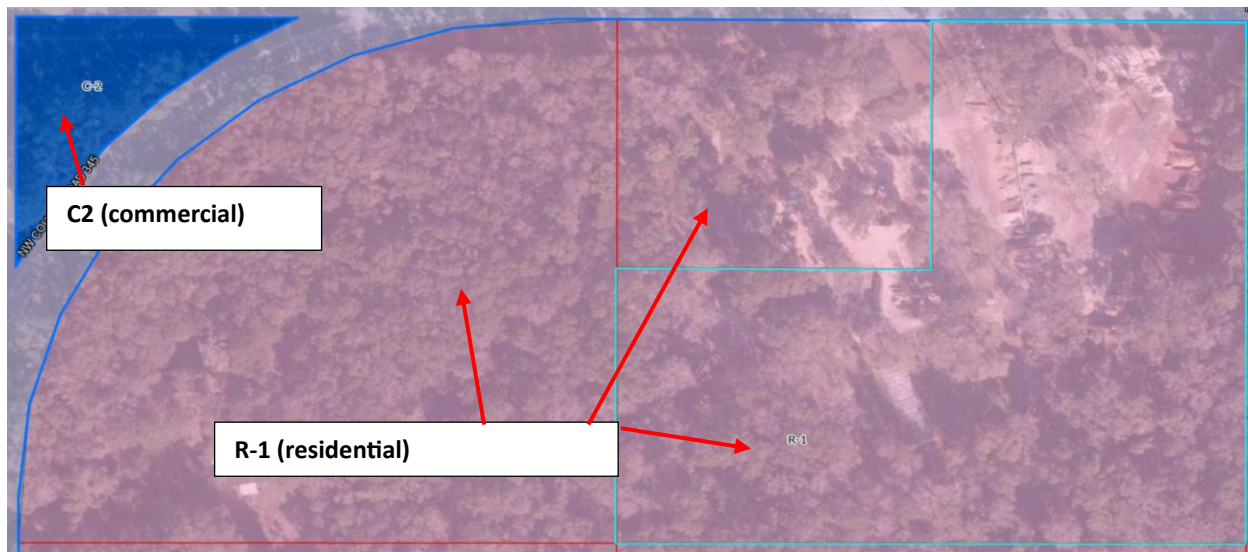
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Request Summary

Robert M. Barnhill III, the owner, is seeking zoning change from R-1 to C-2 for parcels 0091800000, 0091800300, and 0091800100. The total area is approximately 17.5 acres. Parcel 0091800000, located at 6750 NW 100 St, Chiefland, Florida 32626, has been home to Barnhill Garden Center, a nursery and gardening store, since 2007.

Zoning Designation of Subject Property

Image 1



Surrounding Area

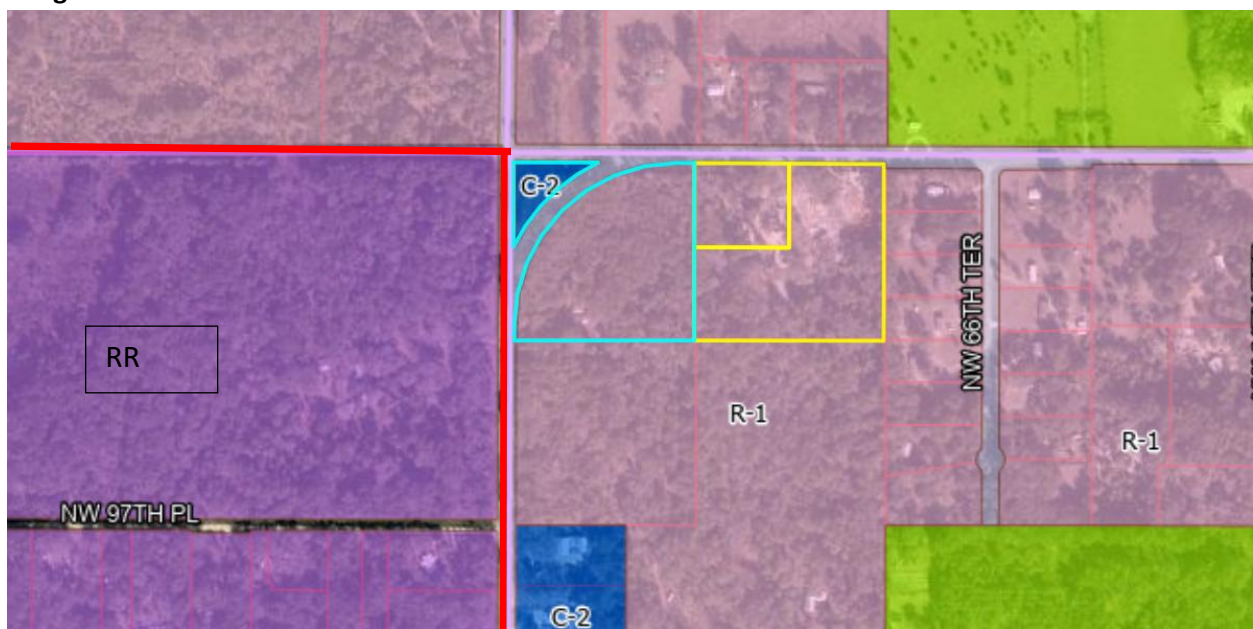
Table 1 and image 3 below illustrate the combined parcels equaling 17.5 acres are surrounding by multiple uses including, residential, timber, pasture, and commercial. Parcel 0091800100 borders the Municipal Service district on the West property line.

Parcel 0091800000 shares the East property line with several residential parcels. A natural tree line, consisting of mostly native tress, provides a buffer between the current commercial use and the current residential use. The buffer is approximately 20' wide at the narrow section and over 100' wide at the wider sections. The buffer will be maintained to establish separation between the different uses.

Table 1

Direction	Current Use	Future Land Use Category	Zoning District
Subject	Nursery-Garden Center/ Residential	Low Density Residential/Commercial	C-2 and R-1
North	Single Family/Mobile Home	Low Density Residential (LDR)	R-1
South	Pasture	Low Density Residential (LDR)	R-1
West	Timber	Rural Residential (RR)	RR
East	Mobile Home/Vacant	Low Density Residential (LDR)	R-1

Image 2



Staff Analysis

Comprehensive Plan and Land Development Code Consistency

Sec. 50-665. - Criteria for amendments to the zoning map atlas.

The following criteria shall be considered by county staff, the planning commission and the board of county commissioners when reviewing an amendment to the zoning map atlas:

- (1) *Consistency.* The proposed rezoning is consistent with the comprehensive plan and this land development code.

The Levy County Comprehensive Plan describes the Commercial Future Land Use (FLU) Designation as the following:

Commercial: This land use category allows for commercial land uses and the development of central business districts. Commercial land uses are described by levels of intensity of Commercial/Professional Office, Neighborhood/Retail Services, Community/Retail and Wholesale Business and Regional/Retail and Wholesale Business. The minimum lot size is one-fourth [1/4] acre and the maximum floor area ratio is 0.5. Lot coverage shall be based on and shall be required to meet all other local and state land development regulations. This land use is only permitted within a Municipal Service Districts and Planned Unit Developments (P.U.D.s), however this designation shall be permitted within rural areas identified on the Future Land Use Map Series as follows: Gulf Hammock, Lebanon Station, Rosewood/Sumner, and the U.S. 19 Corridor between Fanning Springs and Chiefland.

Approval of SSA 25-01 will designate the subject parcels with a Future Land Use (FLU) of Commercial. As stated above the Comprehensive Plan identifies Neighborhood/Retail Services, as compatible uses within the Commercial FLU. Section 50-661 of the Levy County Land Development Code outlines the intent of districts, describing the C-2 zoning district as Neighborhood Commercial (C-2). This district is intended to support uses and intensities that are compatible with and primarily serve the surrounding neighborhood.

Furthermore, Section 50-663 confirms that the C-2 zoning district is compatible with the Future Land Use designation of Commercial. Therefore, the requested zoning change to C-2 is consistent with both the Comprehensive Plan and Land Development Code.

- (2) *Compatibility.* The proposed rezoning is compatible with the present zoning pattern and conforming uses of nearby property and the character of the surrounding area.

As shown above in Table 1 and Image 2 the subject property is among a variety of uses. The subject parcels are also located with the Chiefland Municipal Service District, which is a designated area, intended for a mix of higher density residential and commercial development. The NW corner of parcel 0091800100 is currently zoned C-2. In addition, Parcels 0091600000, 0091800200, and 0091900000 located approximately .1 of a mile south of the subject parcels.

- (3) *Development patterns.* The proposed rezoning shall result in logical and orderly development patterns.

The proposed zoning change for the subject parcels will create a continuous and harmonious development pattern of adjacent commercial lands. Additionally, it will enable the development of more commercial space within the Municipal Service District, where it is both needed and intended.

- (4) *Suitability.* The property is suitable for the uses that are allowed in the proposed zoning district(s).

The subject property for the proposed zoning change is suitable for the allowed uses within the C-2 district in the following way:

- **Location Suitability** – located on a paved county road within the municipal service district.
- **Soil Suitability** – According to the soil survey information provided the soil is suitable for development and shows no indication of issues with flood or drainage.
- **Size Suitability** – the subject parcels are all larger than the minimum lot size requirement for the C-2 district. Provided ample space for development along with required setbacks/buffers to be determined during the Site and Development application process.

- (5) *Adequate public facilities/services.* The property is served by public facilities that are adequate for the uses that are allowed in the proposed zoning district(s).

The subject properties for the proposed zoning change lack access to public water and sewer systems. They will be serviced by private wells and septic systems, and only the level of commercial use that these private services can support will be permitted until public facilities become available to the area.

(6) *Access.* Available ingress and egress is adequate for the uses that are allowed in the proposed zoning district.

The subject property of the proposed zoning change will have ingress/egress from a paved county road (CR 345) which currently has a LOS B, which is above the minimum LOS C set by Levy County.

(7) *Public health, safety, and welfare.* The uses allowed within the proposed zoning district shall not adversely affect public health, safety, and welfare.

Section 50-661 - Establishment of Districts; Intent of Districts of the Levy County Land Development Code specifies that the C-2 zoning district is designed to support uses and intensities that are compatible with and primarily serve the surrounding neighborhood. Given its proximity to residential and other commercial areas, the proposed zoning change is expected to enhance public health, safety, and welfare. It will foster a more compact development pattern, reduce travel time, lower emissions, and improve air quality.

Staff Findings

Petition CZ 25-01 has met the criteria required in Sec. 50-665 of the Levy County Land Development Code.

Planning Commission Findings

On the Public Hearing held June 2nd 2025, The Planning Commission recommended that the Board of County Commissioners approve Petition SSA 25-01.

End of Report