

**MINUTES
TYRONE COUNCIL MEETING
JULY 20, 2000**

The Tyrone Town Council held their regularly scheduled meeting on Thursday, July 20, 2000 at Town Hall. Mayor Lee called the meeting to order at 7:30 PM.

PRESENT: Mayor Lee, Council members Lisa Richardson, Ray Bogenschutz, and Paul Letourneau; Town Manager Barry Amos, Town Attorney Brad Sears and Town Clerk Valerie Fowler. Councilman Ronnie Cannon was not in attendance.

Mr. Amos gave the invocation followed by the Pledge of Allegiance.

PUBLIC COMMENTS – None

PUBLIC HEARING ON FAYETTE COUNTY JAIL AND FIRE IMPACT FEE PROGRAM – Mr. Amos presented an overview of the County's revised impact fee program and expressed his concern regarding the equitability of the user fees. Mr. Amos stated no additional information had been received upon the basis or rational utilized for the various weighting of businesses. He stated he felt he would be remiss if he recommended moving forward prior to something truly equitable being formulated. Mr. Amos recommended continuing this item pending receipt of additional data. Councilman Letourneau stated he had a real problem with the weighting of a number of the businesses. He stated he wished to see office development in Tyrone, and this would discourage that type of development. Councilman Letourneau stated he was also concerned about the 3% administrative fee, which will go to the county, however Tyrone would be handling the administrative function of collecting the fees. He stated that Tyrone should be compensated for this, rather than the County. Mr. Amos stated the debt service for the jail was included in the current budget, and suggested the county make a commitment as to what would happen with the additional funds; i.e., reduction in taxes, acceleration of bond pay-off ; etc. Councilman Bogenschutz stated he saw no relief for the citizens. Councilman Letourneau also expressed concern the possibility of challenge to the county fees and the effect such a challenge might have on Tyrone's current impact fees. Councilwoman Richardson asked why the fees could not be negotiated along the same lines as the LOST distributions. There appearing to be more questions generated by the latest proposal, and with no answers forthcoming, **motion was made by Councilman Bogenschutz to continue this item to the August 17th meeting. This motion was seconded by Councilman Richardson and was unanimously approved.**

PUBLIC HEARING ON LAND USE MAP AMENDMENT AND REZONING REQUESTED BY HOWARD GUTHRIE – Mr. Amos stated the petitioner wished to amend the land use map from 1.1 (Agricultural – Residential) to 3.2 (Heavy Industrial) and to rezone approximately 40 acres adjacent to the Railroad, Florida Rock, and Shamrock Industrial Park from AR (Agricultural – Residential) to M-2 (Heavy Manufacturing). Mr. Amos stated that Mr. Guthrie wished to expand the industrial park

by inclusion of the subject property. Speaking in favor was the applicant Howard Guthrie, who stated that he had purchased the property from an adjoining property owner several years ago, with the intent of expansion of the industrial park. Councilman Letourneau questioned the proximity of residential. Mr. Guthrie stated it was fairly isolated back there and Mr. Amos interjected the distance was approximately the depth of the property. Mr. Amos stated that Florida Rock has two lakes and Mr. Slaton, the adjoining property owner from which Mr. Guthrie purchased the subject property, also had a lake in the northeast which flows generally in a southwestward direction, which forms a natural barrier which cannot be developed. He stated that would serve as a natural buffer between an industrial and non-industrial use. No one was present to speak in opposition. Mr. Amos presented the staff reports and read into the record the conditions upon which the Planning Commission had recommended approval. Those conditions are enumerated as follows: (1) establishing a secondary entrance into the park, with the stipulation that access be limited to emergency vehicles only, and enforced by leaving the roadway unpaved, chained and locked, or otherwise secured; (2) maintaining the 100' buffer along the adjoining agricultural – residential property; (3) submission of a landscape plan for the required buffer; (4) all lighting impacting the properties to the north being directed downward and onto the property; (5) prohibition of the installation of telecommunication towers; (6) restricting the use of the property to exclude the following permitted uses: (a) sewage or wastewater treatment plants; (b) heavy manufacturing establishments; (c) use as a landfill or the permanent or temporary storage of any trash, waste, or sanitation products; (d) manufacture of fertilizer or fat processing [rendering]; (e) production or storage of any hazardous chemicals or substances; (f) emission towers or incinerators; and (g) industrial washes. Councilman Letourneau asked Mr. Guthrie if he was agreeable to these conditions. Mr. Guthrie stated that he was, and did not see he would have a problem with any of the stated restrictions. **Motion was made by Councilman Bogenschutz to amend the land use map from 1.1 to 3.2. This motion was seconded by Councilman Letourneau and unanimously approved. Motion to rezone the subject property from AR to M-2 with the stipulations as above stated was made by Councilwoman Richardson, seconded by Councilman Bogenschutz and was unanimously approved.**

PUBLIC HEARING ON VARIANCE REQUEST SUBMITTED BY TOMMY O. DAVIS FOR PROPERTY LOCATED AT 1918 HIGHWAY 74 NORTH – Motion was made by Councilman Letourneau to continue this item to the August 17th meeting. This motion was seconded by Councilwoman Richardson and was unanimously approved.

ADOPTION OF CONSENT AGENDA – Item approved – Minutes of the 07/06/00 meeting

PUBLIC COMMENTS – None

COUNCIL COMMENTS – None