

**MINUTES**

**PLANNING & ZONING COMMISSION**

**March 12, 2009**

**ROLL CALL:**

**PRESENT:** JOHN YERKES CHAIRMAN, LARRY GANUS, MARI VANLANDINGHAM, DR. GAIL BRIDGES-BRIGHT, WILLARD RUDD, ERIC HINSON SCHOOL BOARD REP., ED ALLEN, CATHERINE ROBINSON

**ARRIVED LATE:** DIANE SHEFFIELD, DR. TONY ARNOLD

**ABSENT:** FRANK ROWAN, ALONZO MCBRIDE

Chairman Yerkes called the meeting to order at 6:00 PM with a quorum (8 members) present.

**INTRODUCTION OF NEW MEMBERS:** Ms. Robinson and Mr. Allen

**DISCLOSURE OF DECLARATIONS AND CONFLICTS:** None were stated.

Ms. VanLandingham inquired as to the staff changes made to the Planning & Zoning recommendations on the Capital Improvements as discussed in the Board of County Commissioner's minutes from their previous meeting as shown on line.

Mr. Howard explained the changes were that P&Z recommended including the School Districts budget, Capital Improvement Plan, adding it back into the Capital Improvement Element, and that previously it was only referenced in the Plan; staff had included the actual language back into the Plan. He said that was the only change that he could recall. In response to questions from Chairman Yerkes, Mr. Howard said the hospital issue was discussed as to being added as recommended by P&Z, but the Board of County Commissioners wanted to just move forward with the actual text changes with inclusion of only the School District budget Plan and not to include the hospital.

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Ms. VanLandingham asked if it would be possible for the P&Z Commission to get a copy of the staff changes and P&Z staff is to provide that information to the P&Z members.

**NEW BUSINESS:**

4. **PUBLIC HEARING:** SPECIAL EXCEPTION WITH CONCEPTUAL/PRELIMINARY SITE PLAN REVIEW - PAT THOMAS LAW ENFORCEMENT ACADEMY CENTER SE-2009-01.

**LOCATION:** Located on 4.89 acres of a 375 acre tract owned by Tallahassee Community College (approximately 3.8 miles east of the Quincy City Limits and 3.74 miles west of the Midway City Limits, on the south side of State Road 90.

**TAX PARCEL #:** 3-24-2N-3W-0000-00333-0100

**TYPE HEARING:** Quasi-Judicial

Mr. Douglas was sworn and then explained this request for a proposed conference center that would be located on the above parcel, located closest to the western entrance and directly across from East Gadsden High School. He explained this was not part of the original Master Plan development as shown in Attachment # 2 of the Agenda package. The proposed center will consist of 20,600 sq. ft conference center (assembly building) with a seating capacity of 270. This center will be used for large meetings, conferences, seminars, as well as graduation for the Pat Thomas Law Enforcement Academy classes.

Mr. Howard said staff would like to amend items G and H under Option # 1 of the request (page 7 of agenda item).

**Item G will be amended to read --**

"The proposed parking is approved with the reduction of four spaces to protect a 34" Oak Tree in the eastern parking lot island. Both the east and west parking lots are required to be constructed to service the conference center. "

**Item H will be amended to read --**

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"Sidewalks are to be interconnected to the median of the western parking lot with a stripped cross walk and signage installed, connecting the sidewalk along the southern boundary of the eastern parking lot to the parking island located at the northwest corner of the eastern parking lot."

Mr. Joe Miller, Civil Engineer for the Applicant was sworn and gave a brief overview of the request and responded to Mr. Rudd that he was relatively sure the facility (conference center) would be considered as being available to other organizations - not be restricted to the Pat Thomas Law Enforcement Academy only. Mr. Miller said they will utilize the existing storm water pond, and there will be no need for any increase in the level of services that Highway 90 provides (for traffic) - no additional lights or lanes will be required per D.O.T. He said he did not believe the conference center was included in the Applicant's original Master Plan for this site. He said they plan to substitute this building for one of the other buildings that was proposed further down on the south side of the site.

Mr. Howard said staff has discussed the Master Plan with the Applicant and the Applicant will be coming forward with updates to the original Master Plan for consideration and approval of the County.

Mr. Ganus expressed concerns because they don't have all of the information and stated he would like to see the entire Master Plan for further explanation.

After additional discussion, the following action was taken:

**UPON A MOTION BY MR. RUDD TO APPROVE OPTION NUMBER ONE WITH THE CHANGES AS RECOMMENDED BY STAFF AND CONDITIONS A-J, AND UPON A SECOND BY DR. GAIL BRIDGES-BRIGHT, THE BOARD VOTED 10-0 BY VOICE VOTE, IN FAVOR OF THE MOTION.**

**5. PUBLIC HEARING: KEN'S COUNTRY STORE - (4) VARIANCE REQUESTS (V2009-01)**

Mr. Howard was sworn and explained the four variances as being:

(1) Allow the expansion of an existing, non-conforming use which has been removed for more than one year - requesting to expand and replace canopy over the new gas pumps. The old canopy was destroyed several years ago; the underground storage tank has been replaced and gas pumps have been relocated to a better location on the site.

(2) To reduce the required eight foot (80') setback from the centerline of a major collector roadway (Attapulgus Highway) to 40.7 feet.

(3) Reduce the off-street parking requirement from eight (8) to six (6) regular parking spaces.

(4) To allow the revised parking area to back into (egress) the public right-of-way.

There was discussion concerning this being a dangerous situation (especially during the winter months when it is very dark) with vehicles backing into on-coming traffic and the amount of vehicles double parking. There was also discussion on the parking spots being angled on the front part of the store to avoid backing out onto the roadway.

Mr. Prabid Patel, owner/operator of the business was sworn and addressed the Board regarding this request. He said there is no room on the front portion of the site to put a barrier between the parking area and the roadway. He also stated additional lighting is being provided to the outside parking area of the site.

Mr. Willie Scott spoke in favor of the applicant's request.

After additional discussion, the following action was taken:

**UPON A MOTION BY DR. ARNOLD WITH A SECOND BY MR. HINSON FOR APPROVAL OF THE REQUEST, SUBJECT TO A CHANGE THAT THE PARKING SPOTS BE ANGLED, THE BOARD VOTED 9-1, BY VOICE VOTE IN FAVOR OF THE MOTION.**

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Let the Record Reflect Mr. Ganus voted against the Motion.

6. PUBLIC COMMENTS: Chair Yerkes called for any questions/comments from the public, and there was none.

7. ADJOURNMENT:

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD AT THIS TIME, THE MEETING WAS ADJOURNED.

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JOHN YERKES, CHAIRMAN

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Jean Chesser, Deputy Clerk

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