

COLUMBIA COUNTY
BOARD OF ADJUSTMENT MEETING
COLUMBIA COUNTY SCHOOL BOARD ADMINISTRATIVE COMPLEX
372 WEST DUVAL STREET, LAKE CITY, FLORIDA
JUNE 28, 2012
7:00 P.M.
AGENDA

Pledge to U.S. Flag

Invocation

Public Hearing(s):

V 0286

AMENDED - Leon McCall and Vera R. McCall, to request a variance be granted allowing a decrease of the west side and/or the east side setback from 25 feet to 19 feet within an ARICULTURAL-3 (A-3) zoning district located on south side of SE Seth Nettles Drive near the corner of SE Hopeful Drive and approximately half a mile west of County Road 245.

APPEAL FOR VARIANCE

TO

BOARD OF ADJUSTMENT

AMENDED

DO NOT WRITE IN THIS SPACE-FOR OFFICE USE ONLY

Date Filed 3 MAY 2012 Variance Request No. V- 0286 Received By BLK

Date Set for Hearing 24 MAY 2012 Date Hearing Held _____

Published Notice Made 11 MAY 2012 Newspaper Lake City Reporter

Fee Paid--Receipt No. 4281 Amount 750.00 Date 3 MAY 2012

Comments: (indicate other actions such as continuances) Application to be revised to ask

for variance on either East or West side per motion of BofA meeting 24 May 2012 + readvertise

Action by Board On Request for a Variance _____
(granted, denied, other)

SECTION TO BE COMPLETED BY APPLICANT

Information concerning Title Holder(s) and Agent

Name of Title Holder(s) Leon McCall

Address 4180 SW High Falls Drive Lake City FL

Zip 32025 Phone 386.752.0013

Any other persons having any ownership, interest in subject property? Yes X No _____

If Yes, list such persons VERA McCall

NOTE: If the Title Holder(s) of the subject property of this application is appointing an agent to represent him/her, a letter from the Title Holder(s) addressed to the Chairman, Board of Adjustment, MUST be attached to this application at the time of submittal stating such appointment.

Title Holders Representative (Agent), if applicable Lois Pearce

Address 206 NW NEPTUNE COURT LAKE CITY FL

Zip 32055 Phone 365-5291

A variance is requested in conformity with the powers vested in the Board to permit the

Residence

(Insert use or construction proposed)

on the property described below, and in conformity with the plans on permit number 30016,
dated April 20, 2012.

Location and Use

Legal Description See attached Deed

Tax Parcel Number 35-45-17-09030-077

Location or Address of Property 532 SE 5th Nettles Rd. Lake City 32025

Size of Property 0.17 ACRE

Present Use Vacant Residential
(commercial, industrial, residential, agricultural, etc.)

Land Use Plan Map Category A-3

Zoning District A-3

Actions by Applicant on Property

Permit applied for and denied? YES NO Permit Application No. BPA-1203-09

A previous appeal _____ was made with respect to these premises,
 was not Appeal Application No. N/A

Reasons for Request for a Variance

Please note that the following questions must be answered completely. If additional space is needed, attach extra pages to application.

Before answering read the attached Notice to Applicants.

1. What characteristics of your property prevent its being used for any of the uses permitted in your zone.

Too narrow X

Elevation _____

Other _____

Too small X

Slope _____

(specify)

Too shallow _____

Shape X

2. Describe the items checked, giving dimensions where appropriate: See attached drawing for dimensions of the 0.17 acre lot and mobile home

3. How do the above stated conditions prevent any reasonable use of your land under the terms of the Zoning Regulations? Shape and size of lot will not allow a 24x40 double wide mobile home to be placed on property

4. To the best of your knowledge, can you affirm that the hardship described above was not created by an action of anyone having property interests in the land after the Zoning Regulations or applicable part thereof became effective? YES X NO _____
If "NO" explain why the hardship should not be regarded as self-imposed (self-imposed hardships are not entitled to a variance)

5. Are the conditions on your property the result of other man-made changes (such as relocation of a road or highway) YES _____ NO X If "YES", Please describe _____

6. Which of the following types of modifications will allow you a reasonable use of your land?
Change in setback requirement? X Change in lot coverage requirement? _____
Change in side yard requirement? _____ Change in offstreet parking requirement? _____
Change in area requirement? _____ Other _____

7. State the section of the Zoning Regulations for which a Variance is requested. Section 4.5.9

8. State what is the Variance requested, giving distances where appropriate. Reduction in west side setback from 25' to 19' because of the angle of the west property line, encroachment of approximately

28' of the MH OR the east side setback from 25' to 19', encroachment would be the entire length of MH (40 feet)

9. Are the conditions of hardship for which you request a Variance true only of your property? Yes No If not, how many other properties are similarly affected?
the other lots in the neighborhood are small but not this small

10. Will the grant of a Variance in the form requested be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Regulations? YES Elaborate _____

I (we) certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

APPLICANT ACKNOWLEDGES THAT EITHER APPLICANT OR A REPRESENTATIVE MUST BE PRESENT AT THE PUBLIC HEARINGS BEFORE THE BOARD, OTHERWISE THE REQUEST WILL NOT BE CONSIDERED

Glen McCall

(Signature)

Title Holder(s) or Authorized Agent

6-14-12

Date

NOTICE TO APPLICANTS

A Variance is a zoning adjustment which permits minor changes or dimensional requirements where individual properties are both harshly and uniquely burdened by the strict application of the Zoning Regulations. The power to vary is restricted and degree of Variance is limited to the minimum change necessary to overcome the inequality inherent in the property. Use Variance are specifically prohibited. "Variance" means the modification of the dimensional requirements of a zoning district and does not include the substitution of uses assigned to other districts.

1. A Variance recognizes that the same district requirements do not affect all properties equally; it was invented to permit minor changes to allow hardship properties to enjoy equal opportunities with properties similarly zoned. You must prove that your land is affected by special circumstances or unusual conditions. These must result in uncommon hardship and unequal treatment under the strict application of the Zoning Regulations. Where hardship conditions extend to other properties a Variance cannot be granted. The remedy for general hardship is a change of the map or the text of the Zoning Regulations.

2. You must prove that the combination of the Zoning Regulations and the uncommon conditions of your property prevents you from making any reasonable use of your land as permitted by your present zoning district. Since zoning regulates land and not people, the following conditions cannot be considered pertinent to the application for a Variance: (1) Proof that a Variance would increase the financial return from the land, (2) Personal hardship, (3) Self-imposed hardship. In the last case, the recognition of conditions created after the enactment of the Zoning Regulations would encourage and condone violation of the law.

3. No Variance may be granted which adversely affect surrounding property or the general neighborhood. All Variances must be in harmony with the intent and purposes of the Zoning Regulations.

4. An appeal from a decision of the Board of Adjustment may be taken to the circuit court having jurisdiction in the County for judicial relief within thirty (30) days after the rendition of the decision by the Board of Adjustment.

NOTICE OF AUTHORIZATION

The Owner(s), VERA McCALL, do hereby authorize LOIS PEARCE to act on my behalf as agent concerning an application for a variance before the Columbia County Board of Adjustment on the below described property;

Tax Parcel ID #(s) 35-4S-17-09030-077

Subdivision (Name, Lot, Block, Phase) _____
(if applicable)


Owner

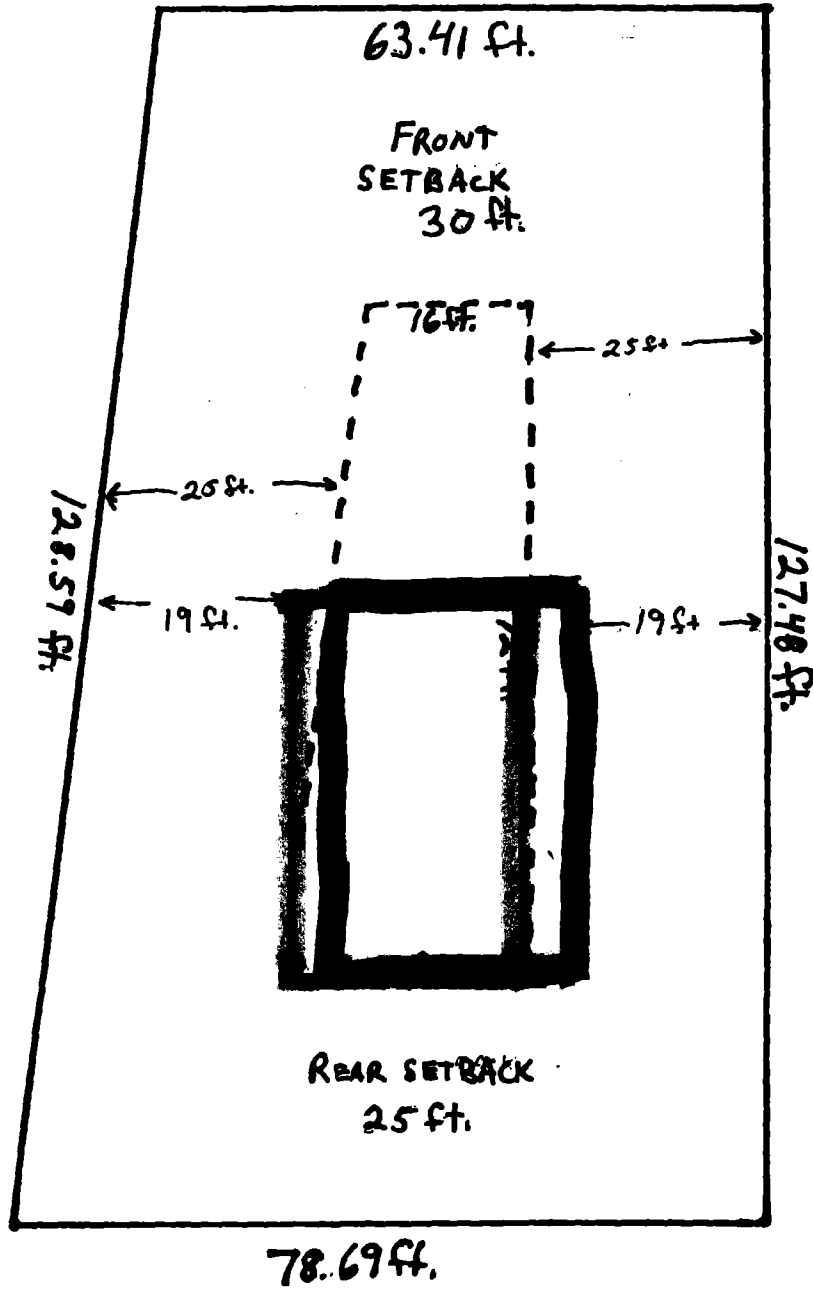
EXHIBIT "A"



LEGAL DESCRIPTION FOR V 0286 (Leon McCall)

A parcel of land lying within Section 35, Township 4 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of said Section 35; thence North 06°02'14" East, along the West right-of-way line of Southeast Hopeful Circle Drive (F/K/A Hopeful Circle Road) a distance of 579.19 feet to the South right-of-way line of Southeast Seth Nettles Drive; thence South 89°25'50" West along said South right-of-way line of Southeast Seth Nettles Drive a distance of 253.49 feet to the Point of Beginning; thence South 00°31'50" West 127.48 feet; thence South 89°29'29" West 78.69 feet; thence North 07°21'20" East 128.59 feet to said South right-of-way line of Southeast Seth Nettles Drive; thence North 89°25'50" East along said South right-of-way line of Southeast Seth Nettles Drive a distance of 63.41 feet to the Point of Beginning.

Containing 0.17 acre, more or less.

SE SETH NETTLES DRIVE



-  - Mobile Home west side
 -  - Mobile Home east side
- 1" = 20 ft.

District No. 1 - Ronald Williams
District No. 2 - Rusty DePratter
District No. 3 - Jody DuPree
District No. 4 - Stephen E. Bailey
District No. 5 - Scarlet P. Frisina



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

28 June 2012

TO: Board of County Commissioners

FROM: Planning and Zoning Board,
Serving also as the Local Planning Agency

SUBJECT: V 0286 (McCall) Amended

Concurrency Assessment Concerning a Variance

The following assessment is provided for the purpose of a binding concurrency determination concerning the demand and residual capacities for public facilities required to be addressed within the Concurrency Management System. This assessment serves as a binding concurrency determination, but does not ensure that facilities, which are not owned, operated or permitted by the County will be available to the property at the time development occurs.

V 0286, a petition by Leon McCall and Vera R. McCall, to request a variance be granted from the requirements of Section 4.5.9 of the Land Development Regulations allowing a decrease of the west side setback from 25 feet to 19 feet within an AGRICULTURAL-3 (A-3) zoning district in accordance with a site plan submitted as part of a petition filed May 3, 2012, to be located on property described, as follows:

A parcel of land lying within Section 35, Township 4 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of said Section 35; thence North 06°02'14" East, along the West right-of-way line of Southeast Hopeful Circle Drive (formerly known as Hopeful Circle Road) 579.19 feet to the South right-of-way line of Southeast Seth Nettles Drive; thence South 89°25'50" West, along said South right-of-way line of Southeast Seth Nettles Drive, 253.49 feet to the Point of Beginning; thence South 00°31'50" West 127.48 feet; thence South 89°29'29" West 78.69 feet; thence North 07°21'20" East 128.59 feet to the South right-of-way line of said Southeast Seth Nettles Drive; thence North 89°25'50" East, along the South right-of-way line of said Southeast Seth Nettles Drive 63.41 feet to the Point of Beginning.

Containing 0.17 acre, more or less.

BOARD MEETS FIRST THURSDAY AT 7:00 P.M.
AND THIRD THURSDAY AT 7:00 P.M.

Availability of and Demand on Public Facilities

Potable Water Impact -

The site is not located within a community potable water system service area. Consequently, the use to be located on the site will be served by individual water well. The individual water well is anticipated to meet or exceed the adopted level of service standard for potable water established within the Comprehensive Plan.

The proposed variance could potentially result in one single family dwelling unit on the site.

Based upon an average potable water usage of 100 gallons of potable water usage per capita per day x 2.55 persons per dwelling unit = 255 gallons of potable water usage per dwelling unit per day.

1 (single family dwelling unit) x 255 (gallons of potable water usage per dwelling unit per day) = 255 gallons of potable water usage per day.

Sanitary Sewer Impact -

The site is not located within a community centralized sanitary sewer system service area. Consequently, the use to be located on the site will be served by individual septic tank. The individual septic tank is anticipated to meet or exceed the adopted level of service standard for sanitary sewer established within the Comprehensive Plan.

The proposed variance could potentially result in one single family dwelling unit on the site.

Based upon an average of 70 gallons of sanitary sewer effluent per capita per day x 2.55 persons per dwelling unit = 179 gallons of sanitary sewer effluent per dwelling unit per day.

1(single family dwelling unit) x 179 (gallons of sanitary sewer effluent per dwelling unit per day) = 179 gallons of sanitary sewer effluent per day.

Solid Waste Impact -

Solid waste disposal is provided for uses to be located on the site at the County landfill. The level of service standard established within the Comprehensive Plan for the provision of solid waste disposal is currently being met or exceeded.

The proposed variance could potentially result in one single family dwelling unit on the site.

Based upon 12 pounds of solid waste generated per dwelling unit per day:

1 (single family dwelling unit) x 12 (pounds of solid waste per dwelling unit per day) = 12 pounds of solid waste per day.

Total County average solid waste disposal per day (including municipalities) = 471,300 pounds per day.

Based upon the annual projections of solid waste disposal at the sanitary landfill for 2012, solid waste facilities are anticipated to continue to meet or exceed the adopted level of service standard for solid waste facilities, as provided in the Comprehensive Plan, after the single family residential use of the site.

Drainage Impact -

As there will be only a minimal increase in the amount of impervious surface created, the proposed amendment is not anticipated to adversely impact drainage systems. Therefore, the adopted level of service standard for drainage established with the Comprehensive Plan is anticipated to continue to be met or exceeded.

Recreation Impact -

The level of service standards established within the Comprehensive Plan for the provision of recreation facilities are currently being met or exceeded.

The proposed variance could potentially result in one single family dwelling unit on the site.

Based upon 2.55 persons per single family dwelling unit:

1 (single family dwelling unit) x 2.55 (persons per single family dwelling unit) = 3 persons.

The additional population associated with the single family residential use of the site is not anticipated to adversely impact the current level of service provided by recreational facilities. Therefore, recreational facilities are anticipated to continue to meet or exceed the level of service standards established within the Comprehensive Plan after the single family residential use of the site.

Traffic Impact -

The roadway serving the site is currently meeting or exceeding the level of service standard required for traffic circulation facilities as provided in the Comprehensive Plan.

The proposed variance could potentially result in one single family dwelling unit on the site.

Summary of Trip Generation Calculations for Single Family Residential Dwellings

Based upon 1.02 p.m. peak hour weekday trips per single-family dwelling unit.

1 (single family dwelling unit) x 1.02 (p.m. peak hour trips per weekday) = 2 p.m. peak hour trips per weekday.

Existing p.m. peak hour trips for Section 57 = 5,050 annual average daily traffic (2011 Estimates Based on 1989 Annual Average Daily Traffic Count Station Data, Florida Department of Transportation) x .097 (k factor) = 490 p.m. peak hour trips.

The following table contains information concerning the assessment of the traffic level of service on the surrounding road network by the proposed variance.

Level of Service Section	Existing P.M. Peak Hour Trips	Existing Level of Service	Reserved Capacity P.M. Peak Hour Trips Previously Approved	Development P.M. Peak Hour Trips	P.M. Peak Hour Trips With Development	Level of Service With Development
Section 57 C.R. 133 (from Lake City Urban boundary to C.R. 245)	490 ^a	C	0	2	492	C

a 2011 Estimates Based on 1989 Annual Average Daily Traffic Count Station Data, Florida Department of Transportation.

Sources: Trip Generation. Institute of Transportation Engineers, 8th Edition, 2008.

Quality/Level of Service Handbook. Florida Department of Transportation, February 2009.

Based upon the above analysis and the adopted level of service standard of “D” with a capacity of 1,350 p.m. peak hour trips for Section 71, the roadway serving the site is anticipated to continue to meet or exceed the level of service standard required for traffic circulation facilities as provided in the Comprehensive Plan after adding the projected number of trips associated with the proposed variance.

Surrounding Land Uses

Currently, the site is vacant. The site is bounded on the north by single family residential, on the east by single family residential, on the south by single family residential and on the west by single family residential land uses.

Historic Resources

According to Illustration A-II of the Comprehensive Plan, entitled Historic Resources, which is based upon the Florida Division of Historical Resources, Master Site File, dated 1989 and 1996, there are no known historic resources located on the site.

Flood Prone Areas

According to Illustration A-V of the Comprehensive Plan, entitled General Flood Map, which is based upon the Flood Insurance Rate Map, prepared by the Federal Emergency Management Agency, dated February 4, 2009, the site is located within a zone X. Zone X has been determined to be areas with a 0.2 percent annual chance of flooding.

Wetlands

According to Illustration A-VI of the Comprehensive Plan, entitled Wetland Areas, which is based upon the National Wetlands Reconnaissance Survey, dated 1981, and the National Wetlands Inventory, dated 1987, there are no wetlands located on the site.

Minerals

According to Illustration A-VII of the Comprehensive Plan, entitled Minerals, which is based upon Natural Resources, prepared by the North Central Florida Regional Planning Council, 1977, the site is within an area known to contain phosphate deposits.

Soil Types

According to Illustration A-VIII of the Comprehensive Plan, entitled General Soil Map, which is based upon the U.S. Department of Agriculture, Soil Conservation Service, Soil Survey dated October 1984, the site contains Ocilla fine sand soils.

Ocilla fine sand soils are somewhat poorly drained, gently sloping soils on undulating landscapes in the uplands. The surface and subsurface layers are comprised of fine sand to a depth of 32 inches. The subsoil layer is comprised of fine sandy loam to a depth of 68 inches.

Ocilla fine sand soils have moderate limitations for building site development and severe limitations for septic tank absorption fields.

Stream to Sink

According to the Stream to Sink Watersheds, prepared by the Suwannee River Water Management District, dated October 7, 1997, the site is not located within a stream to sink area.

Aquifer Vulnerability

According to the Columbia County Floridan Aquifer System Protection Zone Map, prepared by the Advance GeoSpacial Inc., dated September 29, 2009, the site is located in a more vulnerable area.

Vegetative Communities/Wildlife

According to Illustration V-I of the Data and Analysis Report, entitled Vegetative Communities, the site is located in a pine flatwood vegetative community. However, the site has been cleared. There are no known wildlife habitats associated with a non-vegetative community.

**COLUMBIA COUNTY
PLANNING AND ZONING BOARD
COLUMBIA COUNTY SCHOOL BOARD ADMINISTRATION COMPLEX
372 WEST DUVAL STREET, LAKE CITY, FLORIDA
JUNE 28, 2012
7:15 P.M.
AGENDA**

Public Hearing(s);

- CPA 0206 - Womble Holdings Inc., requesting to change the future land use classification from COMMERCIAL to RESIDENTIAL, MEDIUM DENSITY (less than or equal to 8 dwelling units per acre) on 0.55 acre located at the southeast corner of NE Country Club Road and NE Jacksonville Loop.**
- Z 0529 - Espenship Investment Group, LLC, REQUESTING to change the zoning district from RESIDENTIAL SINGLE FAMILY-2 (RSF-2) to RESIDENTIAL, (MIXED) SINGLE FAMILY/MOBILE (RSF/MH-2) on 4.22 acres located on SW Prairie Street.**
- LDR 12-01 - Board of County Commissioners, to amend the text of the Land Development Regulations, Section 4.17.5 entitled, Special Exceptions to delete public and private schools providing technical services in association with industrial uses, to allow public, charter and private schools offering curricula similar to public schools located within existing structures only and provided that such structures are in compliance with all other applicable codes and ordinances.**

CPA 0206

**COLUMBIA COUNTY
COMPREHENSIVE PLAN AMENDMENT
APPLICATION**

Name of Applicant(s): William Wamble (Wamble Holdings Inc.)

Address: 533 NW AMANDA St.

City, State, Zip Code: Lake City, FL 32055

Telephone: 386 984 6020

Name of Applicant's Agent (if applicable): _____

Address: _____

City, State, Zip Code: _____

Telephone: _____

Please complete Part I for proposed amendments to the Future Land Use Plan Map.
For amendments to the text of the Comprehensive Plan, which do not require a Future Land Use
Plan Map amendment, please omit responses to Part I and only complete Part II of this Application.

PART I

Legal Description:

see attached deed

Tax Parcel ID #: 34-35-17-07094-000

Total Acreage of land to be considered under amendment: . 559

Future Land Use Plan Map Category: Present: Commercial

Requested: ~~RESIDENTIAL~~

PART II

Residential Medium Density
(less than or equal to 8 dwelling units per acre)

**APPLICATION FOR AMENDMENT
OF THE COMPREHENSIVE PLAN**

For amendments to the text of the Comprehensive Plan, please provide in the space provided below (or on separate pages to be attached and made a part herewith) the text of the proposed amendment.

APPLICATION FOR AMENDMENT
OF THE COMPREHENSIVE PLAN

A previous application for amendment to the Comprehensive Plan:

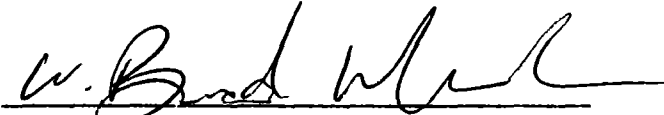
_____ was made with respect to these premises. Application No. _____

was not made with respect to these premises.

I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and correct to the best of my knowledge and belief.

If title holder(s) are represented by an agent, a letter of such designation from the title holder(s) addressed to the Land Development Regulation Administrator must be attached.

William "Brad" Womble
Applicant/Agent Name (Type or Print Name)


Applicant/Agent Signature

5/16/12
Date

APPLICATION FOR AMENDMENT
OF THE COMPREHENSIVE PLAN

FOR OFFICE USE ONLY

Date Filed: 31 MAY 2012
Application No: CPA 0206
Fee Amount: \$1,250.00
Receipt No. 4287
Date of Planning and Zoning Board Public Hearing: 28 JUNE 2012
Date notice published: _____
Newspaper: LAKE CITY REPORTER
Date of Local Planning Agency Public Hearing: _____
Date notice published: _____
Newspaper: _____
Date(s) Board of County Commissioners Public Hearing: (1) _____ (2) _____
Date notice published: (1) _____ (2) _____
Newspaper: _____
Date Notice of Enactment of an Ordinance published: _____
Newspaper: _____
Board of County Commissioners decision: _____
(Granted/Denied)

The amendment is is not _____ a small scale land use amendment pursuant to Chapter 163.3187(1)(c)1.

The small scale amendment, pursuant to Chapter 163.3187(1)(c)1. was _____ was not _____ Processed with only one public hearing before the Board of County Commissioners.

Date adopted small scale amendment submitted to Department of Community Affairs: _____

Regular land use amendment submitted to Department of Community Affairs for review: N/A

Date adopted regular land use amendment submitted to Department of Community Affairs: N/A

Date notice of intent issued by the Department of Community Affairs finding regular amendment in compliance with the Comprehensive Plan; _____

Property considered in this amendment is _____ Is not in a area of critical state concern.

Property considered in this amendment is _____ Is not directly related to a Development of Regional Impact (DRI).

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS



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[Previous on List](#) [Next on List](#) [Return To List](#)

[Entity Name Search](#)

No Events

No Name History

Detail by Entity Name

Florida Profit Corporation

WOMBLE HOLDINGS INC

Filing Information

Document Number P12000026732
FE/EIN Number NONE
Date Filed 03/19/2012
State FL
Status ACTIVE
Effective Date 03/19/2012

Principal Address

533 NW AMANDA STREET
LAKE CITY FL 32055

Mailing Address

533 NW AMANDA STREET
LAKE CITY FL 32055

Registered Agent Name & Address

SCHAEFER, PAUL A
955 SW BAYA DR
LAKE CITY FL 32025 US

Officer/Director Detail

Name & Address

Title P

WOMBLE, WILLIAM B
533 NW AMANDA STREET
LAKE CITY FL 32055 US

Annual Reports

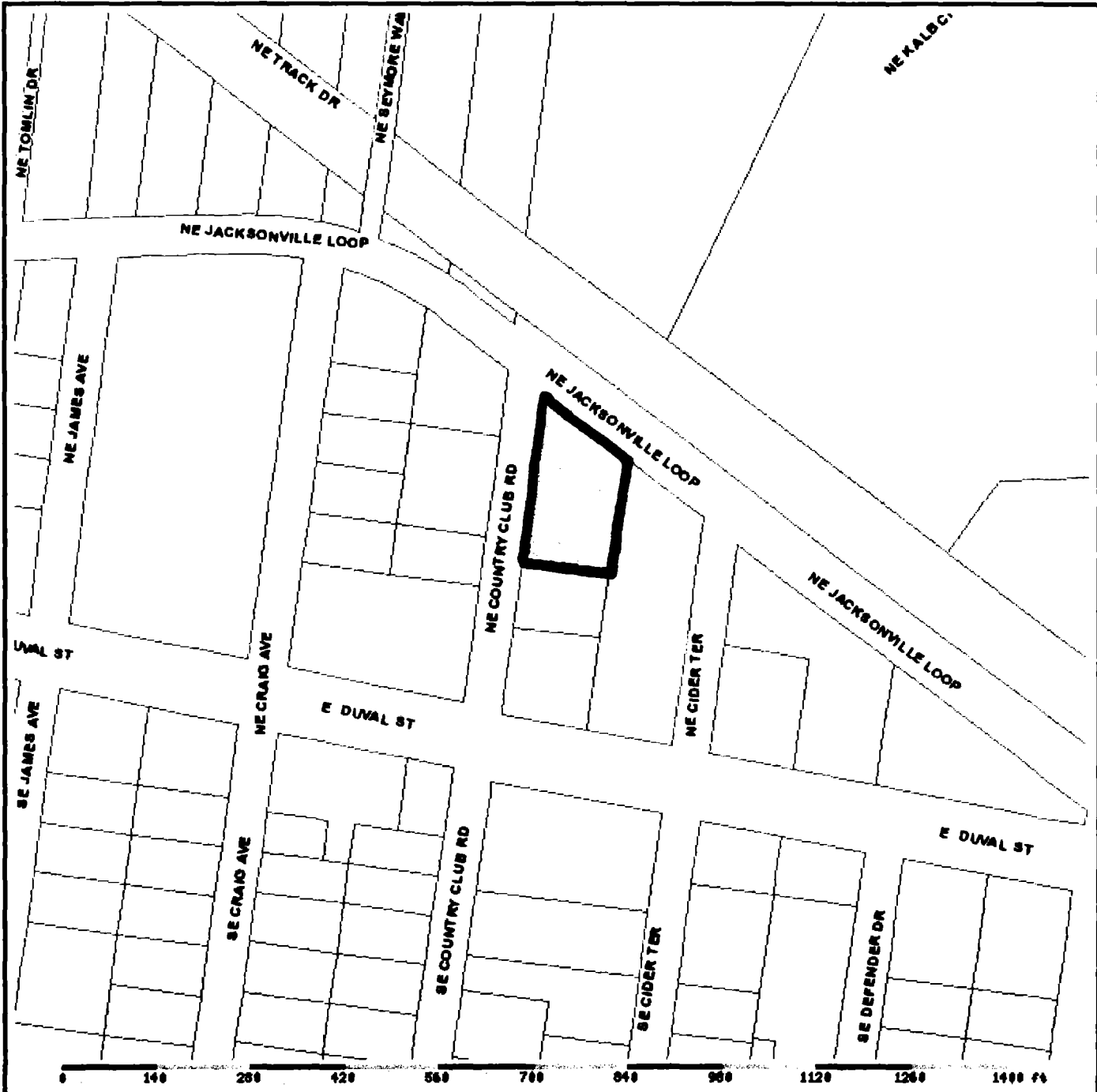
No Annual Reports Filed

Document Images

03/19/2012 -- Domestic Profit

Note: This is not official record. See documents if question or conflict.

[Previous on List](#) [Next on List](#) [Return To List](#)



Columbia County Property Appraiser
 J. Doyle Crews - Lake City, Florida 32055 | 386-758-1083

PARCEL: 34-3S-17-07094-000 - VACANT (000000)
 LOTS 3, 4, 5 & 6 BLOCK 22 COUNTRY CLUB ESTATES S/D. ORB 459-162,670-87,WD 1049-589 WD 1118-1168,WD 1233-782

Name: WOMBLE HOLDINGS INC	2011 Certified Values	
Site: 179 NE COUNTRY CLUB RD	Land	\$22,655.00
Mail: 533 NW AMANDA ST	Bldg	\$17,589.00
LAKE CITY, FL 32055	Assd	\$40,444.00
Sales 4/17/2012	Exmpt	\$0.00
Info 5/7/2007		Crty: \$40,444
	Taxbl	Other: \$40,444 Sch: \$40,444

NOTES:



This information, updated: 6/7/2012, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, if its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

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District No. 1 - Ronald Williams
District No. 2 - Rusty DePratter
District No. 3 - Jody DuPree
District No. 4 - Stephen E. Bailey
District No. 5 - Scarlet P. Frisina



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

28 June 2012

TO: Board of County Commissioners

FROM: Planning and Zoning Board,
Serving also as the Local Planning Agency

SUBJECT: CPA 0206 (Womble Holdings Inc.)

Concurrency Assessment and Supporting Data and Analysis Concerning
a Small Scale Development Amendment to the Future Land Use Map of
the Comprehensive Plan

Land use amendments are ineligible to receive concurrency reservation because they are too conceptual and, consequently do not allow an accurate assessment of public facility impacts. Therefore, the following information is provided, which quantifies for the purposes of a nonbinding concurrency determination, the demand and residual capacities for public facilities required to be addressed within the Concurrency Management System.

CPA 0206, an application by Womble Holdings Inc., to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from COMMERCIAL to RESIDENTIAL, MEDIUM DENSITY (less than or equal to 8 dwelling units per acre) to for the property described, as follows:

A parcel of land lying within Section 34, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: Lots 3, 4, 5 and 6, Block 22 of the Country Club Estates, as recorded in the Public Records of Columbia County, Florida.

Containing 0.55 acre, more or less.

BOARD MEETS FIRST THURSDAY AT 7:00 P.M.
AND THIRD THURSDAY AT 7:00 P.M.



Availability of and Demand on Public Facilities

Potable Water Impact -

The site is not located within a community potable water system service area. Consequently, the uses to be located on the site will be served by individual wells. Individual water wells are anticipated to meet or exceed the adopted level of service standard for potable water established within the Comprehensive Plan.

The proposed amendment could theoretically result in 4 single family dwelling units located on the site.

Based upon an average potable water usage of 100 gallons of potable water usage per capita per day x 2.55 persons per dwelling unit = 255 gallons of potable water usage per dwelling unit per day.

4 (single family dwelling units) x 255 (gallons of potable water usage per dwelling unit per day) = 1,020 gallons of potable water usage per day.

Sanitary Sewer Impact -

The site is not located within a community centralized sanitary sewer system service area. Consequently, the uses to be located on the site will be served by individual septic tanks. Individual septic tanks are anticipated to meet or exceed the adopted level of service standard for sanitary sewer established within the Comprehensive Plan.

The proposed amendment could theoretically result in 4 single family dwelling units located on the site.

Based upon an average of 70 gallons of sanitary sewer effluent per capita per day x 2.55 persons per dwelling unit = 179 gallons of sanitary sewer effluent per dwelling unit per day.

4 (single family dwelling units) x 179 (gallons of sanitary sewer effluent per dwelling unit per day) = 716 gallons of sanitary sewer effluent per day.

Solid Waste Impact -

Solid waste disposal is provided for uses to be located on the site at the County landfill. The level of service standard established within the Comprehensive Plan for the provision of solid waste disposal is currently being met or exceeded.

The proposed amendment could theoretically result in 4 single family dwelling units located on the site.

Based upon 12 pounds of solid waste per dwelling unit per day:

4 (single family dwelling units) x 12 (pounds of solid waste per dwelling unit per day) = 48 pounds of solid waste per day.

Total County average solid waste disposal per day (including municipalities) = 471,300 pounds per day.

Based upon the annual projections of solid waste disposal at the sanitary landfill for 2012, solid waste facilities are anticipated to continue to meet or exceed the adopted level of service standard for solid waste facilities, as provided in the Comprehensive Plan, after adding the theoretical solid waste demand generated by the single family residential use of the site.

Drainage Impact -

As there will be only a minimal increase in the amount of impervious surface created, the proposed special exception is not anticipated to adversely impact drainage systems. Therefore, the adopted level of service standard for drainage established with the Comprehensive Plan is anticipated to continue to be met or exceeded.

Recreation Impact -

The level of service standards established within the Comprehensive Plan for the provision of recreation facilities are currently being met or exceeded.

The proposed amendment could theoretically result in 4 single family dwelling units located on the site.

Based upon 2.55 persons per single family dwelling unit:

4 (single family dwelling units) x 2.55 (persons per single family dwelling unit) = 11 persons.

The additional population associated with the potential single family residential use of the site is not anticipated to adversely impact the current level of service provided by recreational facilities. Therefore, recreational facilities are anticipated to continue to meet or exceed the level of service standards established within the Comprehensive Plan after the theoretical single family residential use of the site.

Traffic Impact -

The roadway serving the site is currently meeting or exceeding the level of service standard required for traffic circulation facilities as provided in the Comprehensive Plan.

The proposed amendment could theoretically result in 4 single family dwelling units located on the site.

Summary of Trip Generation Calculations for Single Family Residential Dwellings

Based upon 1.02 p.m. peak hour weekday trips per single-family dwelling unit.

4 (single family dwelling unit) x 1.02 (p.m. peak hour trips per weekday) = 5 p.m. peak hour trips per weekday.

The following table contains information concerning the assessment of the traffic level of service on the surrounding road network by the proposed amendment.

Level of Service Section	Existing P.M. Peak Hour Trips	Existing Level of Service	Reserved Capacity P.M. Peak Hour Trips Previously Approved	Development P.M. Peak Hour Trips	P.M. Peak Hour Trips With Development	Level of Service With Development
Section 27 U.S. 90 (from East city limits of Lake City to S.R. 100)	1,009 ^a	B	0	5	1,014	B

a 2010 Annual Average Daily Traffic Count Station Data, Florida Department of Transportation.

Sources: Trip Generation. Institute of Transportation Engineers, 8th Edition, 2008.

Quality/Level of Service Handbook. Florida Department of Transportation, February 2009.

Based upon the above analysis and the adopted level of service standard of “D” with a capacity of 3,280 p.m. peak hour trips for Section 27, the roadway serving the site is anticipated to continue to meet or exceed the level of service standard required for traffic circulation facilities as provided in the Comprehensive Plan after adding the projected number of theoretical trips associated with the proposed amendment.

Affordable Housing

The change in land use to residential low density could theoretically result in an additional 4 affordable housing units. Therefore, the amendment could have a potential positive effect on affordable housing stock.

Surrounding Land Uses

Currently, the site is vacant land. The site is bounded on the north by the Norfolk Southern Railroad and single family residential, on the east by vacant land, on the south by commercial and on the west by single family residential land uses.

Historic Resources

According to Illustration A-II of the Comprehensive Plan, entitled Historic Resources, which is based upon the Florida Division of Historical Resources, Master Site File, dated 1989 and 1996, there are no known historic resources located on the site.

Flood Prone Areas

According to Illustration A-V of the Comprehensive Plan, entitled General Flood Map, which is based upon the Flood Insurance Rate Map, prepared by the Federal Emergency Management Agency, dated January 6, 1988, the site is located within a zone X. Zone X has been determined to be areas with a 0.2 percent annual chance of flooding.

Wetlands

According to Illustration A-VI of the Comprehensive Plan, entitled Wetland Areas, which is based upon the National Wetlands Reconnaissance Survey, dated 1981, and the National Wetlands Inventory, dated 1987, there are no wetlands located on the site.

Minerals

According to Illustration A-VII of the Comprehensive Plan, entitled Minerals, which is based upon Natural Resources, prepared by the North Central Florida Regional Planning Council, 1977, the site is within an area known to contain phosphate deposits.

Soil Types

According to Illustration A-VIII of the Comprehensive Plan, entitled General Soil Map, which is based upon the U.S. Department of Agriculture, Soil Conservation Service, Soil Survey dated October 1984, the site contains Chipley fine sand soils (0 to 5 percent slopes).

Chipley fine sand soils (0 to 5 percent slope) are moderately well drained, nearly level to gently sloping soils in somewhat depressed areas and on flats in the uplands. The surface is comprised of fine sand to a depth of 7 inches. Fine sand extends to a depth of 80 inches.

Chipley fine sand soils (0 to 5 percent slope) have moderate limitations for building site development and severe limitations for septic tank absorption fields.

Topography

According to the 7.5 minute series topographic quadrangle, prepared by the United States Department of Interior Geological Survey, the topography of the site is level to gently sloping.

Stream to Sink

According to the Stream to Sink Watersheds, prepared by the Suwannee River Water Management District, dated October 7, 1997, the site is not located within a stream to sink area.

Aquifer Vulnerability

According to the Columbia County Floridan Aquifer System Protection Zone Map, prepared by the Advance GeoSpatial Inc., dated September 29, 2009, the site is located in a more vulnerable area.

Vegetative Communities/Wildlife

According to Illustration V-I of the Data and Analysis Report, entitled Vegetative Communities, the site is located in a non-vegetative community. There are no known wildlife habitats associated with a non-vegetative community.

COLUMBIA COUNTY
LAND DEVELOPMENT REGULATIONS AMENDMENT
APPLICATION

Name of Applicant(s): Espenship Investment Group
Address: P.O. Bx. 1102
City, State, Zip Code: Lake City, FL 32056
Telephone: 386-755-3649 FAX: 386-438-5314

Name of Applicant's Agent (if applicable): Scott C. Espenship
Address: P.O. Bx. 2151
City, State, Zip Code: Lake City, FL 32056
Telephone: 352-318-8117 FAX: 386-752-6002

Please complete the following for proposed amendments to the Official Zoning Atlas.

For amendments to the text of the Land Development Regulations, which do not require an Official Zoning Atlas amendment, please omit responses to Part I and complete Part II of this Application.

PART I

Legal Description (Include Copy of Deed): See Attached

Total acreage of land to be considered under this amendment: 4.22

Present Use: Vacant
(commercial, industrial, residential, agricultural, vacant, etc.)

Zoning District:
Present: RSF2 Requested: RSF-MH2

Future Land Use Plan Map Category: RESIDENTIAL Low DENSITY

Tax Parcel ID #: 10-45-16-02856-000 (cut-out)

PART I - Continued

Previous Application for Amendment of the Property or a Part of the Property:

Land Use Amendment, Yes _____ No X

Land Use Amendment Application No. CPA -

Land Development Regulations (Zoning) Amendment, Yes _____ No X

Land Development Regulations (Zoning) Amendment, Application No. Z -

PART II

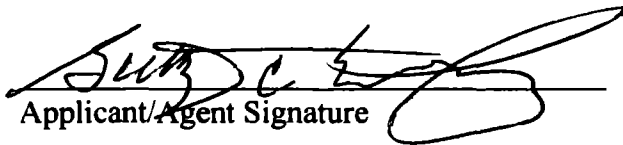
For amendments to the text of the Land Development Regulations, please provide in the space provided below (or on separate pages to be attached and made a part herewith) the text of the proposed amendment.

APPLICATION FOR AMENDMENT
OF THE LAND DEVELOPMENT REGULATIONS

I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

If title holder(s) are represented by an agent, a letter of such designation from the title holder(s) addressed to the Land Development Regulations Administrator must be attached.

Scott C. Espenship
Applicant/Agent Name (Type or Print)


Applicant/Agent Signature

5-18-12
Date

FOR OFFICE USE ONLY

Date Filed: 21 MAY 2012 Application No: 20529
Fee Amount: \$1,250.00 Receipt No. 4285
Date of Planning and Zoning Board Public Hearing: 28 JUNE 2012
Date notice published: _____
Newspaper: Lake City Reporter
Date of Local Planning Agency Public Hearing: Planning and Zoning Board acting as L.P.A.
Date notice published: as above
Newspaper: as above
Date(s) of Board of County Commissioners Public Hearing(s): (1) _____ (2) _____
Date(s) notice published: (1) _____ (2) _____
Newspaper: _____
Date Notice of Enactment of Ordinance published: _____
Newspaper: Lake City Reporter

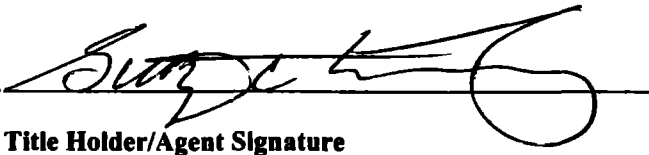
Board of County Commissioners decision: _____
(Granted/ Denied)

SIGNS POSTED FOR BOARD HEARINGS

The Columbia County Land Development Regulations require that properties for which a Land Use Change, Zoning Change, Special Exception or Variance is requested must be posted by the Zoning Department for a minimum period of ten (10) days prior to the Board of Adjustment or Planning and Zoning Board hearing. Once the property is posted, it is the property owner's responsibility to keep the property posted until after the final hearing of the Planning and Zoning Board. If the request is one that must also be heard by the Board of County Commissioners, then it continues to be the property owner's responsibility to keep the property posted until after the final hearing of the Board.

In the event the signs are moved, removed from the property, torn down, defaced, or otherwise disturbed, the applicant/property owner must immediately notify the Zoning Department so the property can be re-posted. If the property is not properly posted until all hearings of the Board of Adjustment, Planning and Zoning and/or the Board of County Commissioners are completed, all Boards reserve the right to table a discussion on the request or continue the hearing until such time as the property is properly posted for the required period of time.

I have read the above statement and understand that I am responsible for keeping my property properly posted until all hearings are completed.


Title Holder/Agent Signature

5-18-12
Date

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS



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No Events

No Name History

Detail by Entity Name

Florida Limited Liability Company

ESPENSHIP INVESTMENT GROUP, LLC.

Filing Information

Document Number L10000074377

FEI/EIN Number 273043430

Date Filed 07/14/2010

State FL

Status ACTIVE

Effective Date 07/14/2010

Principal Address

1206 SW MAIN BLVD
LAKE CITY FL 32025 US

Changed 01/12/2011

Mailing Address

PO BX 1102
LAKE CITY FL 32056 US

Changed 02/01/2012

Registered Agent Name & Address

CHAMBERS, RONALD C
1225 NW FRONTIER DRIVE
LAKE CITY FL 32055 US

Manager/Member Detail

Name & Address

Title MGRM

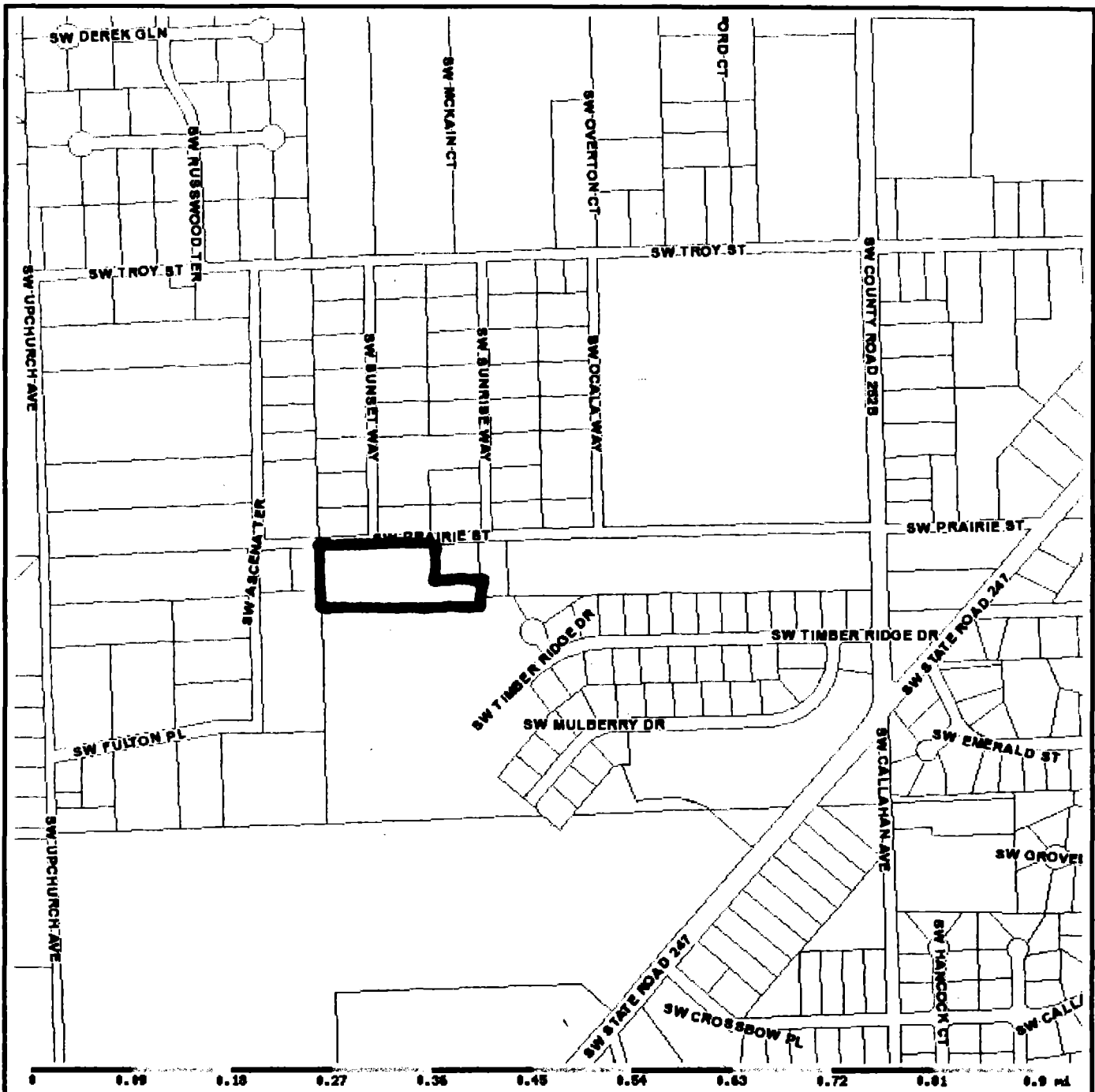
ESPENSHIP, SCOTTY C
1206 SW MAIN BLVD
LAKE CITY FL 32025 US

Title MGRM

ESPENSHIP, DEWLTON B III
1206 SW MAIN BLVD
LAKE CITY FL 32025 US

Annual Reports

Report Year Filed Date



Columbia County Property Appraiser

J. Doyle Crews - Lake City, Florida 32055 | 388-758-1083

PARCEL: 10-4S-16-02856-001 - TIMBERLAND (005500)
 COMM NE COR OF SE1/4 OF SW1/4, W 575.07 FT, S 220 FT FOR POB, CONT S 92.81 FT, W 749.57 FT TO W LINE OF SE1/4 OF SW1/4 N 306.45 FT TO NW COR OF SE1/4

Name: **ESPENSHIP INVESTMENT GROUP LLC 2011 Certified Values**

Site: P O BOX 1102

Mail: P O BOX 1102
 LAKE CITY, FL 32056

Sales Info: 4/18/2012 \$100.00 V / U

There are no 2011 Certified Values for this parcel

NOTES:



This information, updated: 6/7/2012, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

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District No. 1 - Ronald Williams
District No. 2 - Rusty DePratter
District No. 3 - Jody DuPree
District No. 4 - Stephen E. Bailey
District No. 5 - Scarlet P. Frisina



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

28 June 2012

TO: Board of County Commissioners
FROM: Planning and Zoning Board,
Serving also as the Local Planning Agency
SUBJECT: Z 0529 (Espenship Investment Group, LLC)

Concurrency Assessment Concerning a Zoning Amendment
to the Official Zoning Atlas of the Land Development Regulations

Zoning amendments are ineligible to receive concurrency reservation because they are too conceptual and, consequently do not allow an accurate assessment of public facility impacts. Therefore, the following information is provided, which quantifies for the purposes of a nonbinding concurrency determination, the demand and residual capacities for public facilities required to be addressed within the Concurrency Management System.

Z 0529, an application by Espenship Investment Group, LLC, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from RESIDENTIAL SINGLE FAMILY-2 (RSF-2) to RESIDENTIAL, (MIXED) SINGLE FAMILY/MOBILE (RSF/MH-2) for the property described, as follows:

A parcel of land lying within Section 10, Township 4 South, Range 16 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of said Section 10; thence North 84°41'10" West, along the North line of said Southeast 1/4 of the Southwest 1/4 of Section 10, a distance of 575.07 feet; thence South 00°44'18" West 220.00 feet to the Point of Beginning; thence continue South 00°44'18" West 92.81 feet; thence North 89°12'00" West 749.57 feet to the West line of said Southeast 1/4 of the Southwest 1/4 of Section 10; thence North 00°40'08" East, along said West line of the Southeast 1/4 of the Southwest 1/4 of Section 10, a distance 306.45 feet to the Northeast corner of said Southeast 1/4 of the Southwest 1/4 of Section 10; thence South 89°41'10" East, along the North line of the Southeast 1/4 of the Southwest 1/4 of said Section 10, a distance o 529.96 feet; thence South 00°44'18" West 220.00 feet; thence 89°41'10" East 220.00 feet to the Point of Beginning.

Containing 4.22 acres, more or less.

BOARD MEETS FIRST THURSDAY AT 7:00 P.M.
AND THIRD THURSDAY AT 7:00 P.M.

Availability of and Demand on Public Facilities

Potable Water Impact -

The proposed amendment would not change the permitted density of 2 dwelling units per acre. It changes the permitted uses to allow for mobile homes in addition to site built homes. As there will be no increase in the density, the proposed amendment is not anticipated to adversely impact potable water facilities. Therefore, the adopted level of service standard for potable water established in the Comprehensive Plan is anticipated to continue to be met or exceeded.

Sanitary Sewer Impact -

The site is not located within a community centralized sanitary sewer system service area. Consequently, the uses to be located on the site will be served by individual septic tanks. The individual septic tank is anticipated to meet or exceed the adopted level of service standard for sanitary sewer established within the Comprehensive Plan.

The proposed amendment would not change the permitted density of 2 dwelling units per acre. It changes the permitted uses to allow for mobile homes in addition to site built homes. As there will be no increase in the density, the proposed amendment is not anticipated to adversely impact sanitary sewer facilities. Therefore, the adopted level of service standard for sanitary sewer established in the Comprehensive Plan is anticipated to continue to be met or exceeded.

Solid Waste Impact -

Solid waste disposal is provided for uses to be located on the site at the County landfill. The level of service standard established within the Comprehensive Plan for the provision of solid waste disposal is currently being met or exceeded.

The proposed amendment would not change the permitted density of 2 dwelling units per acre. It changes the permitted uses to allow for mobile homes in addition to site built homes. As there will be no increase in the density, the proposed amendment is not anticipated to adversely impact solid waste facilities. Therefore, the adopted level of service standard for solid waste established in the Comprehensive Plan is anticipated to continue to be met or exceeded.

Drainage Impact -

As there would be only a minimal increase in the amount of impervious surface created, the proposed special exception is not anticipated to adversely impact drainage systems. Therefore, the adopted level of service standard for drainage established with the Comprehensive Plan is anticipated to continue to be met or exceeded.

Recreation Impact -

The level of service standards established within the Comprehensive Plan for the provision of recreation facilities are currently being met or exceeded.

The proposed amendment would not change the permitted density of 2 dwelling units per acre. It changes the permitted uses to allow for mobile homes in addition to site built homes. As there will be no increase in the density, the proposed amendment is not anticipated to adversely impact recreational facilities. The amendment could have a potential positive effect on resource based and user based recreational facilities. Therefore, the proposed amendment is not anticipated to adversely impact recreation facilities.

Traffic Impact -

The roadway serving the site is currently meeting or exceeding the level of service standard required for traffic circulation facilities as provided in the Comprehensive Plan.

The proposed amendment would not change the permitted density of 2 dwelling units per acre. It changes the permitted uses to allow for mobile homes in addition to site built homes. As there will be no increase in the density, the proposed amendment it is not anticipated to adversely impact traffic circulation facilities. Therefore, the proposed amendment is not anticipated to adversely impact traffic circulation facilities.

Surrounding Land Uses

Currently the site is vacant land and agriculture-forest. The site is bounded on the north by single family residential, on the east by single family residential and agriculture-forest, on the south by agriculture-forest and on the west by single family residential land uses.

Historic Resources

According to Illustration A-II of the Comprehensive Plan, entitled Historic Resources, which is based upon the Florida Division of Historical Resources, Master Site File, dated 1989 and 1996, there are no known historic resources located on the site.

Flood Prone Areas

According to Illustration A-V of the Comprehensive Plan, entitled General Flood Map, which is based upon the Flood Insurance Rate Map, prepared by the Federal Emergency Management Agency, dated February 4, 2009. The site is located within a zone X. Zone X has been determined to be areas with a 0.2 percent annual chance of flooding.

Wetlands

According to Illustration A-VI of the Comprehensive Plan, entitled Wetland Areas, which is based upon the National Wetlands Reconnaissance Survey, dated 1981, and the National Wetlands Inventory, dated 1987, there are no wetlands located on the site.

Minerals

According to Illustration A-VII of the Comprehensive Plan, entitled Minerals, which is based upon Natural Resources, prepared by the North Central Florida Regional Planning Council, 1977, the site is within an area known to contain phosphate and sand deposits.

Soil Types

According to Illustration A-VIII of the Comprehensive Plan, entitled General Soil Map, which is based upon the U.S. Department of Agriculture, Soil Conservation Service, Soil Survey dated October 1984, the site contain Bonneau fine sand soils (2 to 5 percent slopes).

Bonneau fine sand soils (2 to 5 percent slopes) are moderately well drained, gently sloping soils on uplands and on knolls in the uplands. The surface and subsurface layers are comprised of fine sand to a depth of 27 inches. The subsoil layer is comprised of fine sandy loam and sandy clay loam to a depth of 80 inches.

Bonneau fine sand soils (2 to 5 percent slopes) have slight limitations for building site development and moderate limitations for septic tank absorption fields.

Stream to Sink

According to the Stream to Sink Watersheds, prepared by the Suwannee River Water Management District, dated October 7, 1997, the site is not located within a stream to sink area.
Aquifer Vulnerability

According to the Columbia County Floridan Aquifer System Protection Zone Map, prepared by the Advance GeoSpacial Inc., dated September 29, 2009, the site is located in a most vulnerable area.

Vegetative Communities/Wildlife

According to Illustration V-I of the Data and Analysis Report, entitled Vegetative Communities, the site is located in a non-vegetative and agriculture community. There are no known wildlife habitats associated with a non-vegetative and agriculture community.

COLUMBIA COUNTY
LAND DEVELOPMENT REGULATIONS AMENDMENT
APPLICATION

Name of Applicant(s): Columbia County Board of County Commissioner

Address: 135 NE Hernando Avenue / P.O. Drawer 1529

City, State, Zip Code: Lake City, Florida 32056-1529

Telephone: 386-755-4100

Name of Applicant's Agent (if applicable): N/A

Address: _____

City, State, Zip Code: _____

Telephone: _____

Please complete the following for proposed amendments to the Official Zoning Atlas.
For amendments to the text of the Land Development Regulations, which do not require an
Official Zoning Atlas amendment, please omit responses to Part I and complete Part II of this
Application.

PART I

Legal Description (Include Copy of Deed):

N/A

Total acreage of land to be considered under this amendment: _____

Present Use: _____
(commercial, industrial, residential, agricultural, vacant, etc.)

Zoning District:
Present: _____ Requested: _____

Future Land Use Plan Map Category: _____

Tax Parcel ID #: _____

PART I - Continued

Previous Application for Amendment of the Property or a Part of the Property:

Land Use Amendment, Yes No
Land Use Amendment Application No. CPA - _____

Land Development Regulations (Zoning) Amendment, Yes No
Land Development Regulations (Zoning) Amendment, Application No. Z - _____

PART II

For amendments to the text of the Land Development Regulations, please provide in the space provided below (or on separate pages to be attached and made a part herewith) the text of the proposed amendment.


Amending Section 14.17.5(#15) of the LDR's, special exceptions in the Industrial zoning district by adding Public, Charter and Private Schools provided they are located in existing buildings and meet all other applicable codes and ordinances. See attached Schedule "A".

APPLICATION FOR AMENDMENT
OF THE LAND DEVELOPMENT REGULATIONS

I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

If title holder(s) are represented by an agent, a letter of such designation from the title holder(s) addressed to the Land Development Regulations Administrator must be attached.

Dale Williams, County Manager
Applicant/Agent Name (Type or Print)


Applicant/Agent Signature

4/5/12
Date

FOR OFFICE USE ONLY

Date Filed: _____ Application No: LDR 12-01
Fee Amount: \$1,250.00 Receipt No. N/A
Date of Planning and Zoning Board Public Hearing: _____
Date notice published: _____
Newspaper: Lake City Reporter
Date of Local Planning Agency Public Hearing: Planning and Zoning Board acting as L.P.A.
Date notice published: _____
Newspaper: _____
Date(s) of Board of County Commissioners Public Hearing(s): (1) _____ (2) _____
Date(s) notice published: (1) _____ (2) _____
Newspaper: _____
Date Notice of Enactment of Ordinance published: _____
Newspaper: Lake City Reporter
Board of County Commissioners decision: _____
(Granted/Denied)

SCHEDULE "A"

SECTION 14.17 "I" INDUSTRIAL

4.17.5 SPECIAL EXCEPTIONS (see also Articles 12 and 13)

1. **Wrecking yards (including automobile wrecking yard); junk yards; or yards used for scrap, salvage, second-hand building materials, junk automotive vehicles, or second-hand automotive parts; provided any such yard shall be completely enclosed by an opaque fence or wall not less than six (6) ft. high.**
 - a. **Where a landscape buffer is provided to meet this requirement, such landscape buffer shall be at least eighty (80) percent opaque between two (2) and six (6) feet above average ground level when viewed horizontally and shall be of a plant material which maintains such opaque quality throughout the year. Further, such fence, wall or landscape buffer shall be maintained and continued so long as the main use continues. Failure to maintain such fence, wall or landscape buffer shall be a violation of these land development regulations.**
 - b. **The enclosure requirements set forth in subparagraph (a) above may be delayed as to any such yard for such portion thereof that borders or lies adjacent to a natural or cultivated woodlands, if the owner of such woodlands gives his consent in writing to such delay. Upon development of such adjacent woodlands for any purpose, or removal or clearing of such woodlands, such delay shall terminate and the enclosure requirements for such portion as was previously delayed shall be complied with within ninety (90) days after such development or clearing. The Land Development Regulation Administrator may grant the delay provided for herein, and shall also notify the owner of such yard of the termination date of such delay.**
 - c. **Any such wrecking yard in existence on the date of adoption of these land development regulations shall comply with the enclosure requirements as provided in this section for wrecking yards.**
2. **Bulk storage yards including bulk storage of flammable liquids, subject to provisions of local and State Fire Codes.**
3. **Chemical and fertilizer manufacture.**
4. **Paint, oil (including linseed), shellac, turpentine, lacquer or varnish manufacture.**
5. **Paper and pulp manufacture.**
6. **Petroleum refining.**

Words **bolded and underlined** have been added
Words ~~**bolded and struck through**~~ have been deleted

7. Rendering plant.
8. Storage, sorting, collecting or baling of rags, iron or junk.
9. Off-site signs (see Section 4.2).
10. Truck stops and automotive service and self-service stations (see Section 4.2 for special design standards for automotive service stations).
11. Hazardous waste disposal sites.
12. Electric or gas generating plants.
13. Asphalt or concrete batching plants.
14. Public buildings and facilities.
15. ~~Public and private schools providing technical services in association with industrial uses.~~ **Public, charter and private schools offering curricula similar to public schools located within existing structures only, provided that such structures are in compliance with all other applicable codes and ordinances.**
16. Other similar uses compatible with the uses of this district.

District No. 1 - Ronald Williams
District No. 2 - Rusty DePratter
District No. 3 - Jody DuPree
District No. 4 - Stephen E. Bailey
District No. 5 - Scarlet P. Frisina



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

May 9, 2012

M E M O

TO: Board of County Commissioners
FR: Dale Williams, County Manager *Dale*
RE: Industrial Zoning – Prohibition of Schools

The Columbia County Land Development Regulations currently prohibit schools in Industrial Zones. I have been advised that one (possibly two) private schools exist in industrial areas. A third school (charter) has made application to locate in an industrial zoning. The current application must be denied under current regulations. As they have now been brought to the attention of the county, the existing private schools will be required to close.

These are not large, public schools. These are small schools which I believe are all housed in churches. The Board may wish to amend its LDR's to provide for such schools with restrictions. Possible restrictions may include the following:

- 1.) existing buildings only; no new construction
- 2.) limit on number of students
- 3.) compliance with all applicable codes, etc.

I look forward to discussing this option with you. Please advise with your comments or concerns.

DW/cnb

XC: Marlin Feagle, County Attorney
Brian Kepner, County Planner

BOARD MEETS FIRST THURSDAY AT 7:00 P.M.
AND THIRD THURSDAY AT 7:00 P.M.

Brian Kepner

From: Lisa Roberts
Sent: Wednesday, May 23, 2012 4:46 PM
To: Brian Kepner
Cc: Dale Williams
Subject: FW:
Attachments: SDOC0001.pdf

Brian:

The Board of County Commissioners in regular session held May 17, 2012, approved to amend its LDR's to provide for private schools existing in industrial zoned areas inclusive of the following restrictions:

- 1.) existing buildings only; no new construction
- 2.) limit on number of students
- 3.) compliance with all applicable codes, etc.

You are requested to expedite this language amendment. If you have any questions regarding the same, please let me know.

Thank you,
Lisa

-----Original Message-----

From: Patrick Weaver
Sent: Wednesday, May 23, 2012 3:56 PM
To: Lisa Roberts
Subject:

This E-mail was sent from "RichoScanner" (Network Scanning Unit Type A).
Scan Date: 05.23.2012 19:55:38 +0000