

Planning Board Minutes & Proceedings

April 7, 2009

Page 1 of 3

Meeting called to order by Co-Chairperson Sue Roskosh at 4:00PM. **Members present:** Ezekiel Johnson, Earl Wallace, Randy Braddy, Zachary Landis, Phil Leary and Anthony Harwell. **Members absent:** Carl Stewart, Clem Saccareccia and School Board Representative. Also present: City Attorney, Donald Holmes; Planning Director, Jim Lee; Assistant Planning Director, Debbie Banks and Recording Secretary, Pam Sprouse.

Motion made by Randy Braddy to approve the minutes of the March 3, 2009 meeting. Seconded by Phil Leary. All members present voted affirmative. Motion carried.

Jim Lee read "To Appeal Any Decision."

Ms. Roskosh requested that any Ex Parte Communication be disclosed prior to each case.

OLD BUSINESS

Case PB 08-29 **Address:** N 16th from Reid Street to St. Johns Ave.
 Applicant: St. Johns Automotive Real Estate LLC
 Agent: Juli Holmes

 Request: To close that portion of N 16th St. from Reid Street to St. Johns Ave.

(Public Hearing)

Staff requested that this case be continued until the May 5, 2009 meeting to allow for further analysis.

(Regular Meeting)

Motion made by Phil Leary to table this request until the May 5, 2009 meeting at 4:00 pm. Seconded by Randy Braddy. All members present voted affirmative. Motion carried.

NEW BUSINESS

Case PB 06-24 **Address:** 2403 Tommy Avenue (13-10-26-6790-0000-0150
 Applicant: Lorraine Wetherington & Marcia A. Carr

 Request: To annex into the City of Palatka city limits, amend the Future Land Use Map (small scale) from County Urban Reserve to City Low Density Residential and rezone from County R 1-A (single-family residential) to City R 1-A (single-family residential)

(Public Hearing)

Ms. Banks advised that this request was previously heard by the Planning Board, and was stopped in the midst of the process, due the State moratorium that had been placed on the City. She additionally advised that this annexation request was for utilities that have been connected.

Planning Board Minutes & Proceedings

April 7, 2009

Page 2 of 3

Case PB 06-24 2403 Tommy Avenue - continued

(Regular Meeting)

Motion made by Phil Leary to forward recommendation of approval to the City Commission. Seconded by Randy Braddy. All members present voted affirmative. Motion carried.

Case PB 07-32 **Address:** 3895, 4001, 4003 & 4005 Reid Street
Parcel(s): 03-10-26-0000-0010-0011 and 03-10-26-0000-0010-0013
Applicant: Palatka Vest, LLC and Athens Vest, Inc.

Request: To annex into the City of Palatka city limits, amend the Future Land Use Map (small scale) from County Urban Service to City Industrial, and rezone from County Industrial to City M-1 (Industrial) and to amend the Future Land Use Map (small scale) from County Urban Service to City Industrial

(Public Hearing)

Mr. Lee advised that this property is a currently developed as a self-storage facility and that it meets the State requirements for annexation, the Future Land use amendment criteria of the Comprehensive Plan and the criteria in the zoning code for zoning amendments.

Mr. Wallace asked why the requested zoning was industrial, as that would open up allowances for billboards and possibly adult entertainment uses.

Ms. Banks explained the airport is zoned Industrial and this zoning designation would allow for a storage warehouse type facility.

Discussion ensued regarding annexing the property with a C-2 (intensive commercial) zoning, that would allow the existing business use by way of a Conditional Use approval versus, rezoning to an Industrial zoning.

(Regular Meeting)

Motion made by Zachary Landis to table this case until the May 5, 2009 meeting at 4:00 pm to allow staff the opportunity to speak with the applicant about an alternate zoning designation. Seconded by Randy Braddy. All present voted, motion carried with (6) yeas, (1) nay.

Case PB 07-43 **Address:** 2405 Tommy Avenue (13-10-26-6790-0000-0160)
Applicant: Rhoda Harris

Request: To annex into the City of Palatka city limits, amend the Future Land Use Map (small scale) from County Urban Reserve to City Low Density Residential, and rezone from County R-1A (single-family residential) to City R-1A (single-family residential)

Planning Board Minutes & Proceedings

April 7, 2009

Page 3 of 3

Case PB 07-43 2405 Tommy Avenue - continued

(Public Hearing)

Ms. Banks advised that this case is another one that has been pending quite sometime, due to the State moratorium, and that services have been provided due to a failing well for this single-family residence.

(Regular Meeting)

Motion made by Earl Wallace to approve the request to annex into the City of Palatka city limits, amend the Future Land Use Map (small scale) from County Urban Reserve to City Low Density Residential, and rezone from County R-1A to City R-1A (single-family residential) for case 07-43. Seconded by Randy Braddy. All members present voted affirmative. Motion carried.

Motion made by Randy Braddy for adjournment at 4:39 pm. Seconded by Zachary Landis. All present voted affirmative. Motion carried.