



PLANNING COMMISSION MINUTES

March 7, 2017

7:00 PM

Administration Building, 4th Floor
BCC Meeting Room, 477 Houston
Street, Green Cove Springs, FL 32043

Call to Order

Present

Joe Anzalone, Chairman
Belinda Johnson, Vice Chairman
Scott Westervelt
Michael Bourré
Brenda Kicsak
Ralph Puckhaber
James Fossa, CCSB
Major Ryan Leonard, Camp Blanding

Absent

Richard Fain

Staff Present

Courtney Grimm, County Attorney
Ed Lehman, Director of Planning & Zoning
Chad Williams, Zoning Chief
Teresa Capo, Recording Secretary

1. Approval of Minutes

Vice Chairman Johnson made the motion to approve the minutes for February 7, 2017. Commissioner Bourré seconded the motion which carried 7-0.

Public Comment

No public comments were received.

Public Hearings

1. **Public Hearing to Consider Rezoning Application PCD-17-01 BA to PCD Corner of CR 220 & Plantation Drive**

Chad Williams, Zoning Chief, informed the Commission of Application PCD-17-01, which is a change in zoning from BA (Neighborhood Business District) to PCD (Planned Commercial Development District), in order to retain the current BA entitlements and add the use of a self-serve tunnel car wash with self-service vacuum stations.

Mr. Williams stated that staff has reviewed the application and determined that the request is consistent with the Comprehensive Plan.

Staff recommended approval of PCD-17-01.

Chairman Anzalone opened the public hearing.

Emily Pierce, Rogers Towers, P.A., 1301 Riverside Place Blvd, Jacksonville, addressed the Commission on behalf of the Applicant and stated that she was available for questions.

Brad Davis, Prosser, 13901 Sutton Park Blvd., South, Jacksonville, addressed the Commission regarding transportation.

Brief discussion followed regarding onsite retention, wetlands, adjacent school/crossing guard, and proposed buffering.

Vasant Bhide, 13510 Mandarin Road, Jacksonville, adjacent property owner to the proposed site, addressed the Commission about the proposed application.

Chairman Anzalone closed the public hearing.

Chairman Anzalone stated for the record that he received an email from Tammi Tyre, expressing her questions/concerns regarding the proposed rezoning, which was submitted for the record.

Vice Chairman Johnson made the motion to recommend approval of the rezoning, to include staff comments and recommendations, along with their findings and conclusions. Commissioner Westervelt seconded the motion.

Commissioner Puckhaber made comments about allowing the applicant to retain the current BA entitlements proposed within the PCD and asked that the PCD be modified to remove the BA zoning uses. He also discussed poor lighting within the area and suggested that down lighting requirements be added to the PCD.

Ms. Pierce addressed the Commission and stated that she would be in favor of the addition of down lighting into the proposed PCD.

Vice Chairman Johnson asked staff about lighting requirements within the County. Mr. Williams replied that the County does not have lighting standards outside of a Master Plan area or the Clay Hill Guidelines.

Ms. Pierce address the Commission regarding the elimination of the BA zoning uses from the PCD and stated that the property owner is not willing to remove the BA zoning uses from the PCD.

Mr. Williams informed the Commission that the proposed zoning, if approved, would be tied to its site plan, which as presented shows the car wash. He added that in the future, should the applicant decide to come back with a different site plan for this location, they would have to apply for a new rezoning application and reappear before the Planning Commission and the Board of County Commissioners.

Commissioner Bourré made comments in support of the proposed application.

With a motion and a second on the table, Chairman Anzalone called for the vote.

The motion carried 5-1 with Commissioner Puckhaber dissenting.

Vice Chairman Johnson made a motion requesting that the Board of County Commissioners direct staff to incorporate lighting standards into the Land Development Code. Commissioner Puckhaber seconded the motion which carried 6-0.

Old Business/New Business

1. Reorganization of Planning Commission

Chairman Anzalone accepted nominations for Chairman and Vice Chairman.

Commissioner Bourré nominated Joe Anzalone to serve another term as Chairman. Commissioner Westervelt seconded the motion which carried 6-0.

Commissioner Bourré nominated Belinda Johnson to serve another term as Vice Chairman. Commissioner Westervelt seconded the motion which carried 6-0.

2. Presentations to Marsha Dumler and Gayward Hendry

Based upon scheduling conflicts with the recipients, this item was tabled.

3. Summary of Comprehensive Plan Update Community Workshops

Ed Lehman, Planning and Zoning Director, reported that during the month of January and the first week of February, staff conducted public workshops to solicit input for the Evaluation and Appraisal Report (EAR) update of the Comprehensive Plan. He stated that a total of seven workshops were held with one in each planning district. He added that attendance was somewhat sparse but those that attended actively participated in developing and ranking issues facing the County in the next two decades.

In closing, Mr. Lehman stated that those issues will be considered as staff develops its updates to the Comprehensive Plan.

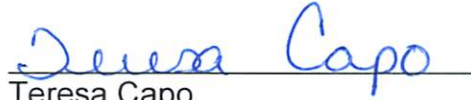
Brief discussion followed.

This item was for informational purposes only.

Public Comment

Vincenzo Zurlo, 4479 US Hwy 17, inquired into the status of the proposed development off US 17 which was formerly known as The Berean Baptist Church. The Commission advised Mr. Zurlo to contact staff.

With no further discussion, the meeting adjourned at 8:04 P.M.



Teresa Capo
Recording Secretary



Joe Anzalone
Chairman