LEON COUNTY DEVELOPMENT REVIEW COMMITTEE (DRC)
SEPTEMBER 3, 2003
SUMMARY MINUTES

DRC Members Present: David McDevitt, Development Services Director; Wayne Tedder, Land Use Supervisor, Tallahassee-Leon County Planning Department; Tony Park, Director of Public Works.

DRC Members Absent: None

Staff Members Present: Joan Schairer, Development Services Coordinator; Clay Carithers, Environmental Review Supervisor; Sandra Roper, Environmental Review Specialist.

Mr. McDevitt as Chairperson called the September 3, 2003, meeting of the Leon County Development Review Committee to order at 10:07 a.m. He explained that Ryan Culpepper, project manager, is in training this week, and Joan Schairer will present the report to the DRC.

Agenda Item 1: Williams Sand Mine - Type "C" Site and Development Plan.

Ms. Schairer gave a brief summary of the proposed sand mining operation and placement of a 672 square foot mobile office on site. The property is located in Rhodes Subdivision, which is a recorded subdivision; the zoning is Rural, and it is outside the Urban Services Area. It is located at 6329 Woodville Highway, which is a principle arterial roadway. Sand mining is an allowed use in the Rural Zoning District pursuant to Section 10-1202, and in Section 10-1111. The project requires a Type "C" site and development plan review process, which will require Board of County Commissioners approval. Electric and water will be provided by the City of Tallahassee. A septic system will be approved by the Leon County Public Health Department. The parcel size is 8.73 acres. A final Certificate of Concurrency will be issued upon approval of the site plan. The project will require a Type D Buffer Zone along the property lines adjacent to single family residential lots; and Type D Buffers are required the South and East portions of the property. The project has an approved Natural Features Inventory and an approved Environmental Impact Analysis. Parking has been provided adequately for the office building. Three parking spaces, one handicapped space, and one bicycle parking space have been provided. There are no accessory structures. Ms. Schairer pointed out that in Section 10-1111, Page 4, there is one portion that states that the setback may be reduced if approved in writing by the adjacent property owner(s) prior to site plan approval; or if the adjacent property is also used as a mining activity. Attached to the report are two letters in which the two residential property owners do not object to the setback being reduced. They agreed to a setback of fifty feet.

The Department of Growth and Environmental Management recommends approval with conditions to the Board of County Commissioners. The recommendation is based on the above referenced findings and the incorporation of the following conditions into the site and development plan:

1. A graphic scale must be shown on the site plan indicating how the refuse area will be screened.

2. A vicinity map needs a North arrow.

3. All existing septic systems including drain fields must be shown on the site plan as required by the Health Department.

4. All regulated substances and waste must be disposed of properly as necessary by the Aquifer Protection Section.

5. The unused well must be properly abandoned by a licensed well contractor following the Northwest Florida Management guidelines.

6. A water service plan must be approved by the City of Tallahassee.

Wayne Tedder asked if the reclamation of the site is included in any of Environmental's conditions. Sandra Roper answered that reclamation is a condition that must be addressed at the time of Environmental permitting. David McDevitt asked if a financial binder to insure that the reclamation is done will be included. Sandra stated that no bond is required; it will be enforced through operating permits. Clay Carithers stated that a schedule for reclamation operations can be included in the permit.

David McDevitt suggested that the DRC make a recommendation on the hours of operation to the Board of County Commissioners as a condition of approval. Wayne Tedder agreed. An estimate on a number of years the mining operation will be active should also be included.

Clay Carithers stated that Environmental is negotiating hours of operation with the applicant. The initial proposal is Monday to Friday, 7 AM to 6 PM, Saturday, 12 Noon to 5 PM, and Sunday, no operation. David McDevitt recommended that the DRC follow these recommendations, and the other members agreed.

Wayne Tedder recommended approval of the site plan to the Board of County Commissioners subject to conditions 4, 5, and 6, and hours of operation as discussed. The applicant must submit revised site plans to Growth Management to address conditions 1, 2, and 3 before the site and development plan goes to the Board. Tentatively, the item is scheduled for the September 23, 2003, Board meeting. Tony Park seconded the motion; and it was approved unanimously.