

Board of County Commissioners

Agenda Request

Date of Meeting: January 6, 2009

Date Submitted: December 18, 2008

To: Honorable Chairman and Members of the Board

From: Benjamin H. Pingree, County Administrator
Lindsay Stevens, Assistant County Administrator
Greg Kostis, Planner I

Subject: Application for Site Plan Approval SP08-18
(Lake Ellen Baptist Church, owners)
(Mike Scott, agent)

Statement of Issue:

This agenda item provides the Board with an Application for Site Plan SP08-18. The Subject Parcel is located at 4495 Crawfordville Hwy (Attachment #1).

Background:

This application requests approval of a site plan for an expansion to an existing conditional use, in the form of a church, known as the Lake Ellen Baptist Church (Attachment #2). This site was approved to be used for a conditional use as a church by the Board of County Commissioners per application CU99-17 (Attachment #3). Furthermore, this application is for the third phase of a previously approved site plan. The previously approved site plan was approved by the Board of County Commissioners in application SP99-19 (Attachment #4).

Technical Review Committee:

On November 20, 2008 the site plan was reviewed by the Technical Review Committee. During the review, the agent for the applicant was provided with a list of items necessary to complete the application, including a statement of intent, and letter of authorization. These items have been submitted.

Planning Commission:

Application SP08-18 was presented during the December 8, 2008 Planning Commission meeting. A motion to recommend approval of application SP08-18 was made and seconded. Following a vote, the motion passed unanimously with all in favor.

Analysis:

Comprehensive Plan:

The current Future Land Use Designation for the Subject Property is Rural-2 (Section 1.2.4 of the Comprehensive Plan). Public land uses may be permitted within this land use designation subject to staff review, public hearing, and approval process if compatible

and consistent with the land use designation and established as a Conditional Use in the Wakulla County Land Development Code, Section 3-21 (Attachment #5).

Land Development Code: The current atlas zonings for the Subject Property are C-2 (Section 5-38 of the LDC) and AG (Section 5-25 of the LDC). Churches are listed as conditional uses in both the AG zoning district and the C2 zoning district. However, for purposes of this application the conditional use has already been approved by the Wakulla County Board of County Commissioners per Application CU99-17 (Attachment #6).

Site Conditions: The FEMA flood zone designation for the property is zone "C". Zone "C" is considered as an area located outside of the 100 year floodplain.

The site currently has two existing access points from State Road 319, numerous buildings on the property, and an existing cemetery. The original approved site plan had the parking described as being left at 'Natural Grade' and the proposed site plan is requesting that grass parking be allowed to continue on the site (Attachment #7).

Adjacent Parcels: All of the parcels abutting the Subject Property are zoned either as AG or as C-2. The zoning districts of the parcels adjacent to the Subject Property are compatible to the site's zoning of AG and C-2 (Attachment #8).

Compatibility: The current zoning districts of the Subject Property both allow for churches as a conditional use. In the case of the Lake Ellen Baptist Church, the conditional use permit has previously been approved along with a phased site plan for the site. The current zoning districts of the Subject Property are also consistent with the zoning districts of surrounding properties.

Public Notification: This request has been noticed and advertised in accordance with the provisions of the Wakulla County Land Development Code. The Code does not require written notice to adjacent property owners for Site Plan Applications. Currently, the Planning Department has not received any written responses regarding this

application. The advertisement for this public hearing was posted in the November 24, 2008 edition of the Tallahassee Democrat and re-advertised in the December 9 edition of the Tallahassee Democrat due to a change of date for the meeting of the Board of County Commissioners (Attachment #9).

Additional Issues:

The applicant's agent, Mike Scott, provided a landscape plan and signed checklist affirming the project meets the requirements of the Landscape Ordinance of Wakulla County (Attachment #10). The applicant's agent also provided a signed transportation study that affirms the project will not exceed the level of service (Attachment #11).

Options:

1. Conduct the second of two public hearings and approve the Application for Site Plan SP08-18 based upon the Planning Department's recommendation, the Planning Commission's recommendation, and the findings of fact and conclusions of law made by the Board and any evidence submitted at the hearing hereon.
2. Conduct the second of two public hearings and deny the Application for Site Plan SP08-18, based on the findings of fact and conclusions of law made by the Board and any evidence submitted at the Hearing hereon.
3. Board Direction.

Recommendation:

Option #1. Staff recommends approval of the Application for Site Plan SP08-18 based upon the application's compliant landscape plan, consistency with the Comprehensive Plan and Land Development Code, the Planning Commission's recommendation, and the findings of fact and conclusions of law made by the Commission and any evidence submitted at the hearing hereon.

Attachments:

1. Application
2. Proposed Site Plan
3. Existing Approval Letter for Conditional Use
4. Existing Approval Letter for Original Site Plan
5. Section 1.2.4 of the Comprehensive Plan
6. Section 5-25 and 5-38 of the Land Development Code
7. Copy of portion of original site plan
8. Zoning Map
9. Proof of Notification
10. Landscape Checklist
11. Traffic Study