



County Administrator
Allen J. Massey

WASHINGTON COUNTY BOARD OF COUNTY COMMISSIONERS

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COMMISSIONERS

ALAN T BUSH
District One

DAVID PETTIS, JR.
District Two

TRAY HAWKINS
District Three

WESLEY GRIFFIN
District Four

DAVID CORBIN
District Five

FUQUA & MILTON
County Attorneys

Washington County Planning Commission Meeting Agenda

Monday, September 11, 2023, 5 p.m.

1. Call to Order

Welcome to Jerrett Pigott, our new District 5 Planning Commission representative.

2. Pledge of Allegiance

3. Roll Call

Planning Commission

District 1 – Roger Hagan

District 2 – Richard Kunde

District 3 – Al Keown, Vice Chairman

District 4 – Cindy Birge

District 5 – Jerrett Pigott

School Board Representative – Kyle Newsom

Member-At-Large – John Gay, Chairman

County Staff

Dawn McDonald, County Planner

Jennifer Enck, Planning Assistant

H. Matthew Fuqua, Esquire, County Attorney

4. Agenda Approval

5. Meeting Minutes Approval

- August 7, 2023

6. Old Business

7. Public Hearings

- A. Variance Request (Holmes) – 4558 Millers Ferry Road, Vernon. Proposal to reduce front setback from 35 to 15 feet. *This case requires a Planning Commission decision of approval or denial, since related to a County Planning Staff-approved application (Land Use Application/Certificate).*
- B. Large Scale Future Land Use Map Amendment Transmittal Hearing (Boucher) – Highway 79, Vernon. Proposal to change existing Future Land Use Map category from Agriculture/Silviculture to Residential Medium 1 to allow for a manufactured home community. *This is the first step of a two-step approval process, since the property is more than 101 acres in size. This case requires a recommendation to the Board of County Commissioners to transmit or not transmit the proposed amendment to the state for review. If approved for transmittal, the amendment would return for adoption hearings by the Commission and Board in the next two months.*
- C. Special Exception (Epic Adventures) – 5200 Manns Landing Road, Vernon. Proposal for recreational Rental/livery with campground (5 campsites) within the Agriculture/Silviculture and Conservation Future Land Use Map categories. *The portion of the property proposed for development is located within the Town of Ebro. The case requires that the Planning Commission make a recommendation to the Town of Ebro Town Council.*

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- D. 2024 Planning Commission Meeting Schedule
- E. Appointments/Reappointments (September 30, 2023, deadline)

9. Public Comments

- *Please limit public comments to three minutes.*

10. Planning Commissioner Comments

11. Staff Comments

- 8/17/2023 BOCC Meeting – Mr. Pigott appointed by Commissioner Corbin. Fee schedule, Dollar General store at Sunny Hills, and Grease Pro development on Main Street approved by the Board. Proposed Small Scale Future Land Use Map amendments for Oakes Residential on Greenhead Road and Seven Summits on Crystal Lake Drive denied by the Board.
- Development Updates/Future Cases: LDC Text Amendments; Scrivener’s Errors (Future Land Use Map corrections) transmittal hearing; Wildstar Networks broadband new towers (3); Mystery Economic Development Project; Williams, Bruner, and Benson/Chambers Map Amendments.

12. Adjournment

- *Next Planning Commission meeting is scheduled for October 2, 2023.*

A copy of the agenda(s) may be obtained by visiting the Washington County website: www.washingtonfl.com or by calling the Planning Department at (850) 415-5093 at least 48 hours prior to the hearing.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the County at least 48 hours before the meeting by contacting the Human Resources Department at (850) 415-5151. If you are hearing or speech impaired, please contact the County.