

**WASHINGTON COUNTY PLANNING COMMISSION  
1331 SOUTH BOULEVARD, CHIPLEY, FL 32428  
MINUTES**

**January 13, 2004**

1. Meeting - Call to order
2. Conduct roll call.
  - District 1 - Theodore Simmons
  - District 2 - Todd Anderson
  - District 3 - Al Keown
  - District 4 - Jerry Obert
  - District 5 - David Morris (Chairperson)
  - School Board - Mike Welch
  - Member-At-Large - Tonya Pippin
3. Approval of Meeting Minutes - August 5, 2003
4. Prather, Roland and Sue - Variance to Subdivide 4.05 Acres - Property owners are applying to subdivide one acre out of a four-acre parcel. The property is south of Greenhead and fronts Highway 77. Approval granted with a reminder that the existing house to be included in the one-acre cutout conforms to all setback requirements of the Washington County Land Development Code.
5. William E. Shaw and Lisa Atkinson Special Exception Type V - The applicants are seeking approval to place a borrow pit on approximately 93 to 102 acres of land on the east side of Highway 77 north of the Bay/Washington County line. The Planning Commission considered this at the December 2, 2003 meeting. They asked the applicants to return to this meeting to provide additional information. The applicants returned with the additional information. Commission, applicant, and objecting neighbors can work out a compromise that would satisfy the adjacent property owner. Concessions made by the applicant were to place a four-foot fence topped with three strands of barbed wire completely around the property and plant trees within ten days of approval. Fill dirt is to be placed in the existing pit on the northside of the property to create a 50-foot buffer.
6. Vernon Evangelistic Church - Special Exception Type V (Cemetery) - Applicant is seeking to establish a cemetery next to the church. Property is designated as Public/Semi-Public use. The decision of the Planning Commission was to refer the matter to the City of Vernon for a final decision. Obert/Anderson.

7. Jerry Sapp - Conceptual Approval of Subdivision - Mr. Sapp is seeking conceptual approval to proceed with a subdivision of 26 lots, on Highway 77, south of Chipley. The Commission agreed that the plan had merit and suggested a land use change to accommodate the subdivision.
8. Planning Consultant - Randy Parker - Briefly explained the handout Potential Local Government Revenue Sources. The Board of County Commissioners had asked him to do research on this matter.
9. Adjournment



**WASHINGTON COUNTY PLANNING COMMISSION  
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MINUTES**

**April 6, 2004**

1. Meeting - Call to order.
2. Conduct roll call. The following members were present:
  - District 1 - Theodore Simmons
  - District 2 - Todd Anderson
  - District 4 - Jerry Obert
  - District 5 - David Morris (Chairperson)
  - School Board - Mike Welch
  - Member-At-Large - Tonya Pippin
  
  - Planning Commission Secretary - Lynda Waller
  - Planning Consultant - Randy Parker
3. Approval of Meeting Minutes - March 8, 2004
4. Fleming, Florence - Variance to Sell Parcel Less Than 4.5 Acres. The property owner wishes to sell a parcel of land consisting of approximately 2.33 acres (+ or -). The 242 feet proposed lot fronts Gum Creek Road, a county-maintained road. Approved. (Simmons/Obert)
5. Florida Asphalt, Inc., - Partial Vacation of Plat - Long Lake Estates. This is an informal review of a plat vacation as required by the *Washington County Land Development Code*. The property owners wish to vacate that portion of the plat that would result in return of six lots to acreage. Florida Asphalt has never developed the road that appears on the plat (Snapper Road) and the owner requests that this road also be included in the plat vacation. No adverse effects would be imposed on any property owner and no one would be denied access to their property. The owner would not need to grant any road easements to the county. The Planning Commission recommendation is that this matter be scheduled for a public hearing before the Board of County Commissioners on April 22, 2004. (Obert/Simmons)
6. Northwest Florida Greenway - Debbie Keller. A 100-mile corridor that follows the flight pattern of military aircraft. This is 750,000 acres that is largely undeveloped and rich in wildlife and native flora. The Greenway will span six counties and connect Eglin Air Force Base with the Apalachicola National Forest. Conservation easements will allow property owners and communities to continue to derive economic benefit from the land while protecting it from development. Protected land and airspace will allow for continued military testing and training operations in the Panhandle while conserving the land for recreation such as hunting, fishing, hiking, paddling, and nature study. The Planning Commission concurred and referred this matter and a related resolution to the Board of County Commissioners for their consideration.
6. Sapp, Jerry and Sharon Sapp - Variance to Sell Parcel Less Than 4.5 Acres. The property

owner wishes to sell a parcel of land consisting of approximately 1.0 acres to an employee. The lot fronts Roche Road. Approved. (Simmons/Obert)

7. Washington County School Board - Extension of Hoyt Street. Mike Welch presented a preliminary plan to extend Hoyt Street through school property from South Boulevard to Brickyard Road. The extension will eliminate some of the traffic problems encountered during drop off and pickup of students between the middle and high schools. The Planning Commission recommended that the school board coordinate plans, work with the County Engineer, and present to the Board of County Commissioners for their approval.
8. Adjournment.

# MINUTES

May 4, 2004

1. Meeting - Call to Order - Chairperson
2. Conduct Roll Call.
  - District 4 - Jerry Obert
  - District 5 - David Morris (Chairperson)
  - School Board - Mike Welch
  - Member-At-Large - Tonya Pippin
3. Approval of Meeting Minutes April 6, 2004 Approved
4. Town of Wausau Capital Improvements Element of the Comprehensive Plan - Public Hearing. The Town of Wausau is considering amending the Comprehensive Plan. This amendment involves changing/updating the 5-year Schedule of Capital Improvements contained as part of the Capital Improvements Element of the Comprehensive Plan. Approved. Welch/Obert
5. Ward, Alfred - Special Exception Type V - Public Hearing - The applicant is seeking approval to place a borrow pit on approximately 40 acres of land on the south side of Highway 277. We previously approved eight acres of this property as a Special Exception Type V Use as a Borrow Pit. This request is for the remaining 32 acres with the 16 acres of wetlands on the parcel to be excluded from this acreage. This special exception request is for 16 acres of actual excavated land. Obert/Welch
6. Barbee, Deborah - Approval of Parcel as a Legal Building Block - This was a lot left over from some subdividing of 4.5-acre lots on Pleasant Hill Road. Five or six lots of 4.5 acres was divided out and one lot of 3.71 acres was left. This is similar to the same type of variance that was give two months ago on Highway 279. Approved as a legal building block. Obert/Welch.
7. Adjourned.