

**SUMTER COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SUMMARY**

SUBJECT: *R2010-0009 - Rezoning to ID (Industrial) - Harry Harmer - NE 37th Place/Wildwood
REQUESTED ACTION: Table to a date to be determined to allow for the applicant to resubmit as Planned Industrial (IP).

Work Session (Report Only) **DATE OF MEETING:** 10/26/2010
 Regular Meeting Special Meeting

CONTRACT: N/A Vendor/Entity: _____
Effective Date: _____ Termination Date: _____
Managing Division / Dept: Planning

BUDGET IMPACT: _____
 Annual **FUNDING SOURCE:** _____
 Capital **EXPENDITURE ACCOUNT:** _____
 N/A

HISTORY/FACTS/ISSUES:

The applicant originally requested a rezoning from A10 to ID (Industrial) on 9.99 acres located to the west of NE 37th Place. The rezoning request is related to the small scale amendment SS2010-0001.

At the Zoning & Adjustment Board public hearing on October 18, 2010, the applicant requested the rezoning be tabled to allow the applicant to resubmit the rezoning request as Planned Industrial (IP). The reason for the request is to assure the surrounding residential properties are appropriately protected from the extension of the South Wildwood Industrial Park to the west. The IP zoning is a site plan controlled zoning district that provides for additional protections for surrounding residential properties (i.e. increased buffering, limitation of uses, site access, etc.).

At the request of the applicant, the Zoning & Adjustment Board, at their public hearing on October 18, 2010, tabled R2010-0009 to a date to be determined to allow the applicant to resubmit the rezoning request as Planned Industrial (IP) (10-0).

The Board is requested to table this application to a date to be determined to allow the applicant to resubmit the rezoning application as Planned Industrial (IP).

ZAB cases:

- 1) Harry Harmer - SS2010-0001
 - 2) Harry Harmer - R2010-0009*****
-



SUMTER COUNTY ZONING AND LAND USE APPLICATION

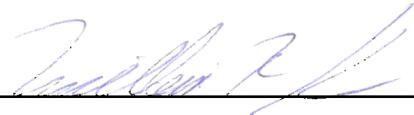
910 N. Main Street, Suite 301 Bushnell, FL 33513
Tel. (352) 793-0270 Fax (352) 793-0274

Project No: R2010-0009

Application: 9/7/2010 SMC

Parent Project: SS2010-0001

REZONING

PROJECT TYPE REZONING		PROJECT SUBTYPE INDUSTRIAL		PROJECT DESCRIPTION REZONE 9.99 ACRES MOL FROM RUR TO ID	
OWNER HARMER, HARRY		ADDRESS 1454 CR 22 LOT D GOUVERNEUR, NY 13642		PHONE (352) 303-1327	
AGENT/APPLICANT WILLIAM KEEN		ADDRESS		PHONE (352) 303-6634	
PARCEL # F25=261	SEC/TWP/RNG 251922	GENERAL COLEMAN	DIRECTIONS TO PROPERTY N ON US 301. N ON WARNELL RD E ON CENTRAL AVE. N ON CR 519. E ON CR 519A APPROX 1/4 MILE. THE PROPERTY IS LOCATED ON THE N SIDE OF THE ROAD.		
Property Address 2990 CR 519A, WILDWOOD, FL 34785					
PARCEL SIZE 27.58 ACRES MOL		F.L.U. LDR	LEGAL DESCRIPTION S 1/2 of W 1/2 of SE 1/4 of NE 1/4 & E 1/2 of SE 1/4 of NE 1/4 & comm. at SE cor of SE 1/4 of SW 1/4 of NE 1/4 run N 25' to POB cont N 638.78' W 90.96' S 638.35' E 90.04' POB less E 168.37' N 233.72' S 258.72' of W 1/2 of SE 1/4 of NE 1/4 and less W 168.37' of N 233.72' of S 258.72' of W 1/2 of SE 1/4 of NE 1/4 less E 400' of W 568.37' of N 217.80' of S 242.80' of E 1/2 of SE 1/4 of NE 1/4 and less S 25' of SE 1/4 of NE 1/4		
PRESENT ZONING A10		PRESENT USE MOBILE HOME			
REQUESTED REZONING REZONE 9.99 ACRES MOL FROM A10 TO ID		REZONED ACREAGE 9.99 ACRES MOL		REZONED LEGAL DESCRIPTION N 654.24' OF NE 1/4 OF SE 1/4 OF NE 1/4	
ABUTTING PROPERTY	NORTH	EAST		SOUTH	WEST
ZONING/USE F.L.U.	A5/CITY OF WILDWOOD LDR	CITY OF WILDWOOD CITY OF WILDWOOD		A1, A5, RR1 R2C,RR/RES LDR	RR, A5/MHS RES LDR
<p>As owner/agent, I agree to post the hearing plaques within 24 hours on the property's road frontage at the corners and at 300' intervals between. I understand any action on my application will be governed by Sumter County's Comprehensive Plan and Development Code, and my payment of the non-refundable application fee will not influence the decision made on this application.</p>					
<p>UNDER PENALTIES OF PERJURY, I DECLARE THE ABOVE INFORMATION THAT I HAVE GIVEN TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.</p>					
 _____ Signature(s)					September 7, 2010 _____ Date
<p>A Public Hearing before the Zoning and Adjustment Board will be held on the date indicated below in the Sumter County Courthouse, Bushnell, FL. This application will be heard at the time indicated below. Your appearance or representation at this hearing is required, and lack of same will cause your application to be disposed of according to the policy adopted by the Board of County Commissioners. The recommendation of the Zoning and Adjustment Board on this request will be presented to the Board of County Commissioners at a Public Hearing to be held at the date/time indicated below in the Sumter County Courthouse, Bushnell, FL, room number indicated below.</p>					
Zoning and Adjustment Board		10/4/2010 6:30 PM	Room:	Colony Cottage Rm 112, Bushnell	Action: <u>add to 10/12/10 table to date to be done</u>
County Commission Meeting		10/12/2010 5:30 PM	Room:		Action: _____
NOTICES SENT 19		RECEIVED IN FAVOR 0		RECEIVED OBJECTING <u>1 petition</u>	

10

NOTARY PUBLIC STATE OF FLORIDA

Authorization Form for Individuals

State of ~~Florida~~ New York
County of ~~Sumter~~ St Lawrence

I/we, the undersigned as the () Applicant () Owner hereby authorize WILLIAM P. KEEN to act as my/our agent in connection with the Rezoning () Comprehensive Plan Amendment () Special Use Permit () Temporary Use Permit () Conditional Use Permit () Operating Permit () Other: _____
F25-241
on the following described property located in Sumter County, Florida:

Dated this 27th day of July, 2010

[Signature] _____
Signature
Printed Name Harry Harmer Printed Name: _____

SWORN TO and subscribed before me this 27 day of July, 2010 by Harry Harmer, personally known to me to be the person(s) named above. He produced the following identification:

[Signature] _____
Notary Public, State of Florida New York (3rd)
My Commission expires: 12-4-2010

Notary Public State of New York
No. 016016051806
Qualified in St. Lawrence county
Com. expires 12-4-10

SUMTER COUNTY ZONING AND ADJUSTMENT BOARD
October 18, 2010

BOARD OF SUMTER COUNTY COMMISSIONERS
October 26, 2010

CASE NO.	R2010-0009
APPLICANT:	Harry Harmer
REPRESENTATIVE:	William Keen
REQUESTED ACTION:	Rezone 9.99 acre MOL from A10 to ID (Industrial)
EXISTING ZONING:	A10
FUTURE LAND USE:	Low Density Residential (Pending Industrial)
EXISTING USE:	Mobile Home
PARCEL SIZE:	9.99 acres MOL
GENERAL LOCATION:	Coleman
<u>SURROUNDING LAND USE:</u>	<u>SURROUNDING ZONING:</u>
NORTH: Low Density Residential	NORTH: A5/City of Wildwood
SOUTH: Low Density Residential	SOUTH: A1, A5, RR1,R2C, RR = Res
EAST: City of Wildwood	EAST: City of Wildwood
WEST: Low Density Residential	WEST: RR, A5 = Mobile Homes & Residences
COMMISSIONER'S DISTRICT:	Doug Gilpin

CASE SUMMARY:

The subject property is located to the west of the South Wildwood Industrial Park located on US 301 north of CR 468.

The subject property is approximately 9.99 acres with a width of approximately 664.98 feet and depth of approximately 654.24 feet. The request is to rezone the property from A10 to ID (Industrial) related to the Small Scale Future Land Use Map Amendment (SS2010-001) to assign the subject property an Industrial Future Land Use.

CASE ANALYSIS:

The purpose of the rezoning is to expand the South Wildwood Industrial Park. The expansion of the existing industrial park is consistent with the County's goals related to promoting economic development and job creation. Buffering of adjacent residential uses will be subject to the standards of the County's Land Development Code at the time of development permitting.

DIVISION OF PLANNING & DEVELOPMENT STAFF CONCLUSIONS:

Staff deemed the application sufficient and in compliance with the minimum requirements of the Sumter County Land Development Code and Comprehensive Plan and recommends approval.

Update - At the October 18, 2010, Zoning & Adjustment Board public hearing, Mr. William Keen, representative for the applicant, requested the case be tabled to allow the applicant to resubmit as Planned Industrial (IP). Staff does not object to the request to table to reapply as IP.

Notices Sent: 19 (In objection) 10 & Petition (In favor) 0

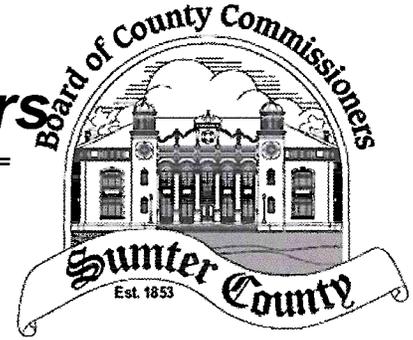
Zoning & Adjustment Board Recommendation: At the request of the applicant, tabled to a date to be determined to allow the applicant to resubmit as Planned Industrial (IP). (10-0)

Board of County Commissioners

Division of Planning & Development

Planning Services

910 N. Main Street, Suite 301 • Bushnell, FL 33513 • Phone (352) 793-0270 • FAX: (352) 793-0274
Website: <http://sumtercountyfl.gov/planning>



NOTICE OF PUBLIC HEARING

PLEASE NOTE NEW MEETING DATE.

October 1, 2010

PHILLIPS RICHARD A & CAROLYN W
PO BOX 667
COLEMAN, FL 33521



To **property owners** whose property boundaries are within a distance of 150 feet of the outside perimeter of property in the name of **Harry Harmer**. This property is being considered for a **land use change and a rezoning** at a public hearing.

CASE# **SS2010-0001 & R2010-0009** To change the land use on **9.99 acres MOL** from **Low Density Residential** to **Industrial** and rezone from **A10** to **ID (Industrial)** to provide for manufacturing, fabrication, processing, assembly, treating, servicing and repairing, salvaging and recycling, storage and warehousing, wholesaling and distribution, and research and testing where such activities have no more than a moderate adverse impact on adjoining non-industrial properties.

A **public hearing** before the Zoning and Adjustment Board/Local Planning Agency will be held at **Colony Cottage Recreation Center, 510 Colony Blvd, The Villages, Florida 32162** on **Monday, October 18, 2010, at 6:30 p.m.**

The property is located as follows. **Coleman area:** The property is located on CR 519A approximately ¼ east of CR 519 on the north side of the road.

The recommendations of the Zoning and Adjustment Board will be presented to the Sumter Board of County Commissioners at a public hearing to be held at Colony Cottage Recreation Center, Parlor Room, 510 Colony Boulevard, The Villages, Florida, on **Tuesday, October 26, 2010, at 5:30 p.m.**

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: SUMTER COUNTY PLANNING DEPARTMENT, 910 North Main Street, Suite 301, Bushnell, Florida, 33513. Questions should be directed to the Planning Department at (352)793-0270

I approve of the above.

I do not approve of the above for the following reason(s): *We moved here because it was a nice quiet country area. We don't want any industrial land here or any adverse impact on our land.*

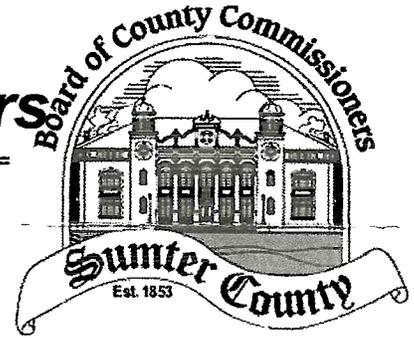
Please return no later than. **ASAP** RE. CASE# **SS2010-0001 & R2010-0009**

Board of County Commissioners

Division of Planning & Development

Planning Services

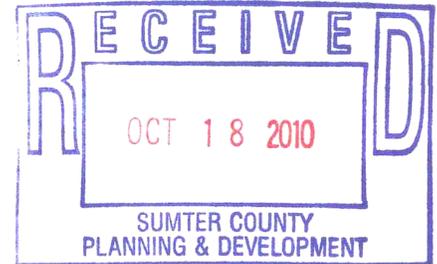
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October 1, 2010



Steve L. ... 5164 EVANS ST. COLEMAN, FL 33521

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I approve of the above.
 I do not approve of the above for the following reason(s): *Leave Coleman the quiet town it is. We don't need industrial park at the city limits*

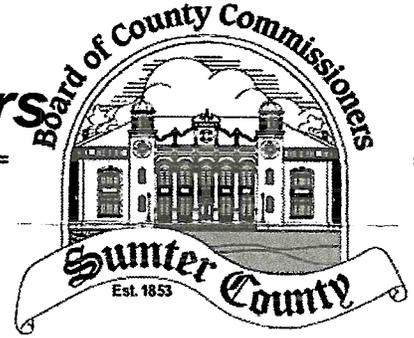
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NOTICE OF PUBLIC HEARING

PLEASE NOTE NEW MEETING DATE.

October 1, 2010



Jammy Dean 4568 Magnolia Dr. CR 519

To property owners whose property boundaries are within a distance of 150 feet of the outside perimeter of property in the name of Harry Harmer. This property is being considered for a land use change and a rezoning at a public hearing.

CASE# SS2010-0001 & R2010-0009 To change the land use on 9.99 acres MOL from Low Density Residential to Industrial and rezone from A10 to ID (Industrial) to provide for manufacturing, fabrication, processing, assembly, treating, servicing and repairing, salvaging and recycling, storage and warehousing, wholesaling and distribution, and research and testing where such activities have no more than a moderate adverse impact on adjoining non-industrial properties.

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I approve of the above.

I do not approve of the above for the following reason(s): All the noise

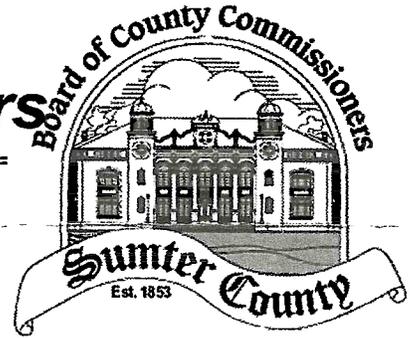
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NOTICE OF PUBLIC HEARING

PLEASE NOTE NEW MEETING DATE.

October 1, 2010



Melba Mathis 4568 Magnolia Dr County RD 519

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I approve of the above.

I do not approve of the above for the following reason(s): *All the noise*

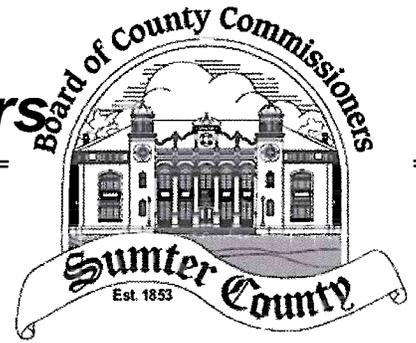
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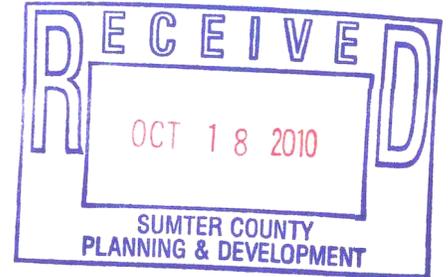


NOTICE OF PUBLIC HEARING

PLEASE NOTE NEW MEETING DATE.

October 1, 2010

POWELL JAMES & DARLENE
PO BOX 479
COLEMAN, FL 33521



To **property owners** whose property boundaries are within a distance of 150 feet of the outside perimeter of property in the name of **Harry Harmer**. This property is being considered for a **land use change and a rezoning** at a public hearing.

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I approve of the above.

I do not approve of the above for the following reason(s): *To close to represent my husband has health reasons, COPD (breathing) of which could confine him to indoors which would affect his well being, also this may lower our property value.*

Please return no later than. **ASAP**

RE: CASE# **SS2010-0001 & R2010-0009**

*We thank you for considering this.
Darlene Powell
James Powell*

Board of County Commissioners

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NOTICE OF PUBLIC HEARING

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October 1, 2010

Mr. + Mrs. Gerald E. Davis
P.O. Box 342
Coleman, FL 33521
2786 N.E. 33 Pl.

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I approve of the above.
 I do not approve of the above for the following reason(s): We are here because the air is good. Don't want any to change this.

Please return no later than: ASAP RE: CASE# SS2010-0001 & R2010-0009



Board of County Commissioners

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I approve of the above.

I do not approve of the above for the following reason(s) We bought our residence in this area because of its quiet & peaceful environment on a non through-traffic road. We view this proposal as a threat to all this. Plus, the land for this proposal has been & is a flood area.

Please return no later than: ASAP RE: CASE# SS2010-0001 & R2010-0009

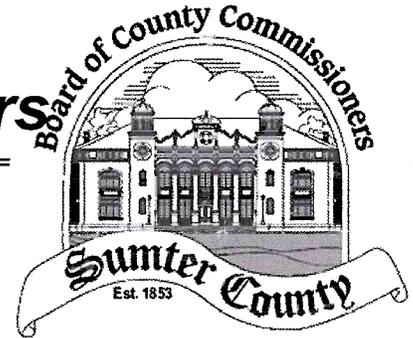
Mr. & Mrs. Austin Dyggett
2817 C.R. 519-A (P.O. Box 523)
Coleman, FL 33521

Board of County Commissioners

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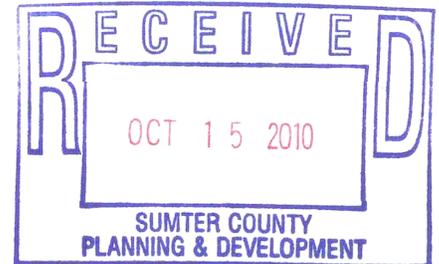


NOTICE OF PUBLIC HEARING

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October 1, 2010

BARTH WILLIAM & THEDA
PO BOX 505
COLEMAN, FL 33521



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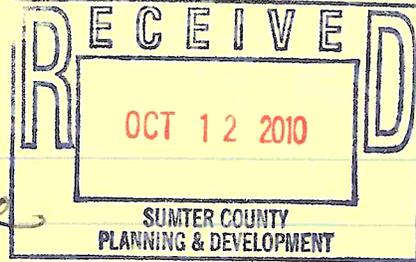
I approve of the above.

I do not approve of the above for the following reason(s): *50 some years ago we bought our property and plan to retire in a peaceful area. Now there is too much noise from the industrial park. When Mr. Stokes owned the property he had to sub it in 5 acre lots for homes. Mr. Harmer*

Please return no later than: **ASAP** RE: CASE# **SS2010-0001 & R2010-0009**

can sell with just a building. This decreases our property value if we would decide to sell. This property is right in middle of residential. There are several people in Coleman subdivision that have health problems. Also people are using Mr. Harmer's
OVER

Oct. 2010



Petition Present and Future

Regarding Land use Changes and rezoning of Property own by:

Darby Harmer

Case # 552010-0001

and R 2010-0009

This regards only property with Residents that surround Mrs. Harmer property being located on 519 - 519A and Evans Street near Coleman Hk.

We the Residents and Property Owners do not approve of the above for reasons:

1. Property Value may decrease
2. Noise levels up.
3. Dust

4. possible increase in traffic

This Residential area has always been a quiet, with children and residents with health issues which could effect them as breathing problems etc.

We ask that the Sumter County Comissioner to please do not approve this rezoning.

- 1- James Powell } Box 479 352-330-2466
Darlene Powell } Coleman, FL 33521-
- 2- Clinton Reed Box 701 352-3036167
Frances Reed Coleman Fl. 33521
- 3- Gloria Penley 2807 CR 519A Box 41 352-603-4211
- 4- James W. Euple 4578 CR. 519A ^{PO Box 113} Coleman
- 5- Gant Fairchild P.O. Box 113 Coleman
- 6- Donna Halary P.O. Box 113 Coleman, FL 33521
- 7- Evelyn Davis Box 342 Coleman, FL.
Gerald Davis 352-748-2598
- 8- Eleanor Richardson Coleman, FL 352-399-2179
- 9- Elizabeth Foy Coleman FL. 352-748-5375
- 10- Cary Ramsey 3418 NE 28 Ter. Coleman Fl. 33521 ³⁵²⁻ ₃₉₉₋₂₁₇₅
Clayton Lightfoot
- 11- Joan E Colby P.O. Box 218 Coleman Fl. 33521 653-3199
- ~~12~~ Will Colby " " " " "
- 12- Ava Benjamin P.O. Box 366 Coleman, FL 33521 748-4447
- 13 ~~W E Benjamin~~ P.O. " " " "
- 14 Jennifer Quilling P.O. Box 313 Coleman 33521
Jerome Quilling "
- 15 Tiffany Bowen "PO. Box 404 Coleman 33521
Michael Bowen 352-400-6750
- 16 Kim Kemper PO Box 403 Coleman 33521
352-557-1021
- 17 Julie Powers PO Box 403 Coleman 33521
352-702-1258
- 18 Steven Kemper PO Box 403 Coleman 33521
352-557-1263

- 352-817-2801
- 19 Joe COSTA P.O. Box 391 Coleman FL. 33521
 - 20 Rhela Barth P.O. Box 505 2973 CR 519A Coleman FL 33521
352-748-4879
 21. ~~William Barth~~ P.O. Box 191 352-748-7507
 2608 CR. 519A Coleman FL 33521
 22. Jeannette Whitehead 3773 CR - P.O. Box 351 - 33521
 - 23 Garry Whitehead 3787 CR 519 P.O. Box 351
 - 24 Sarah Whitehead 3787 CR 519 P.O. Box 351
 - 25 Roscoe Bowersox 3791 CR 519 Po Box 525
 - 26 KAREN Bowersox 3791 CR 519 Po Box 525
 - 27 HANNAH Bowersox " " " " " "
 - 28 Ross Bowersox " " " " " "
 - 29 John Smith, 519 Co Rd Coleman FL
 - 30 Della Smith " " " Coleman FL
 - 31 Ed Poak " " " " " "
 - 32 Penny Howard 3865 cr ~~519~~ Po. Box 8 Coleman
 Penny Talley 3865 CR 519 Coleman
 33. Jennifer L Daniels 3861 CR 519 Coleman - P.O. Box 541
 Charles Talley 3861 CR 519 Coleman P.O. Box 541
 - 34 Judy Mason 3853 CR 519 Coleman, FL.
 - 35 Austin J. Daggett 2817 CR. 519-A Coleman, FL
 Ruth E. Daggett " " " "
 - 36 Roger Reed 2924 33rd Coleman Fl.
 - 37 Ron Reed 2931 34th Rd. Coleman F
 - 38 Corrae Penley 5169 Evans St. Coleman
 - 39 Darrel Penley 5169 Evans St. Coleman
 - 40 Alsha Davis 5171 Evans St. Coleman
 - 41 James Garcia 5171 Evans St. Coleman

42. Marianne ~~Thatcher~~ Joslyn
 Tim Joslyn 2649 CR 519 Colma
 Jessica Sultan
 Angela Joslyn 748-7615
 Amanda Joslyn
 Matt Sultan
- 43 James Perhex COLEMAN 214 P.O. - 33049 935
- 45 Ellen Stokes 10402 STOKES, COLEMAN FL
 William Johnson " " " "
46. Jason A. Hatfield 2793 CR 519a PO BOX 67 Coleman FL 33521
47. Christina Hatfield 2793 CR 519A PO Box 67 Coleman FL 33521
48. Jason Hatfield Jr. 2793 CR 519A PO. Box 67 Coleman FL 33521
49. Amanda Rice Johnson 5163 EVANS ST Coleman FL 33521
50. Christopher Johnson 5163 EVANS St. Coleman FL 33521
51. John Rice 2597 CR 519. Coleman FL 33521
 Carolyn Rhyly 2705 CR 519 Colma
 Richard Rhyly 2705 CR ~~519~~ 519 Colma
52. Karen Sweet 2918 CR. 519-A Colman FL
 Ralph Sweet 2918 " " " "

Total = 71

Board of County Commissioners

Division of Planning & Development

Planning Services

910 N. Main Street, Suite 301 • Bushnell, FL 33513 • Phone (352) 793-0270 • FAX: (352) 793-0274
Website: <http://sumtercountyfl.gov/planning>

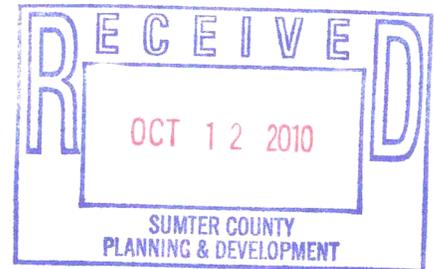


NOTICE OF PUBLIC HEARING

PLEASE NOTE NEW MEETING DATE.

October 1, 2010

Georgia Denley
2807 CR 519A
PO BOX 41
Coleman, FL 33521



To property owners whose property boundaries are within a distance of 150 feet of the outside perimeter of property in the name of Harry Harmer. This property is being considered for a land use change and a rezoning at a public hearing.

CASE# SS2010-0001 & R2010-0009 To change the land use on 9.99 acres MOL from Low Density Residential to Industrial and rezone from A10 to ID (Industrial to provide for manufacturing, fabrication, processing, assembly, treating, servicing and repairing, salvaging and recycling, storage and warehousing, wholesaling and distribution, and research and testing where such activities have no more than a moderate adverse impact on adjoining non-industrial properties.

A public hearing before the Zoning and Adjustment Board/Local Planning Agency will be held at Colony Cottage Recreation Center, 510 Colony Blvd, The Villages, Florida 32162 on Monday, October 18, 2010, at 6:30 p.m.

The property is located as follows: Coleman area: The property is located on CR 519A approximately ¼ east of CR 519 on the north side of the road.

The recommendations of the Zoning and Adjustment Board will be presented to the Sumter Board of County Commissioners at a public hearing to be held at Colony Cottage Recreation Center, Parlor Room, 510 Colony Boulevard, The Villages, Florida, on Tuesday, October 26, 2010, at 5:30 p.m.

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I approve of the above.

I do not approve of the above for the following reason(s):

breathing problems, health issues. Noise factor I moved 2 a great neighborhood because of my health. We have children & it's a nice area re children.

Please return no later than: ASAP RE: CASE# SS2010-0001 & R2010-0009

Board of County Commissioners

Division of Planning & Development

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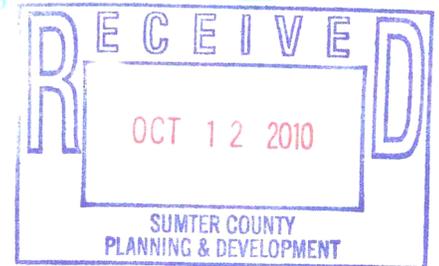


NOTICE OF PUBLIC HEARING

PLEASE NOTE NEW MEETING DATE.

October 1, 2010

Michael Hammond
2608 C.R. 519A P.O. Box 191
Coleman FL 33521-0191



To property owners whose property boundaries are within a distance of 150 feet of the outside perimeter of property in the name of Harry Harmer. This property is being considered for a land use change and a rezoning at a public hearing.

CASE# SS2010-0001 & R2010-0009 To change the land use on 9.99 acres MOL from Low Density Residential to Industrial and rezone from A10 to ID (Industrial to provide for manufacturing, fabrication, processing, assembly, treating, servicing and repairing, salvaging and recycling, storage and warehousing, wholesaling and distribution, and research and testing where such activities have no more than a moderate adverse impact on adjoining non-industrial properties.

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I approve of the above.

I do not approve of the above for the following reason(s): Noise Level traffic
Property values we can't afford more government

Please return no later than: ASAP RE: CASE# SS2010-0001 & R2010-0009