



**Technical Review Committee
September 8, 2022
AGENDA**

1. Application for Conditional Use:

CU22-02

Applicant: Ralph Edwin & Patricia Meadows
Agent: Karen Williams
Proposal: Wakulla Christian School
Tax ID Number: 36-3S-02W-000-01764-004
Existing FLU Map: Urban Fringe (FLUE Policy 1.2.7)
Current Zoning: RR-1 (Section 5-27, LDC)
FEMA Flood Info: "X" zone on Panel 0250E
Parcel size: 3.0+/- acres
Location: 158 Arran Road
Hearings Required: Planning Commission: Monday, October 10, 2022 @ 6:00 PM

2. Application for Site Plan Approval

SP22-23

Applicant: Ralph Edwin & Patricia Meadows
Agent: Karen Williams
Proposal: Wakulla Christian School
Tax ID Number: 36-3S-02W-000-01764-004
Existing FLU Map: Urban Fringe (FLUE Policy 1.2.7)
Current Zoning: RR-1 (Section 5-27, LDC)
FEMA Flood Info: "X" zone on Panel 0250E
Parcel size: 3.0+/- acres
Location: 158 Arran Road
Hearings Required: Administrative Approval

3. Application for Site Plan Approval

SP22-24

Applicant: HL Development Ventures, LLC
Agent: Southeastern Consulting Engineers, Inc./Tyler Marsh
Proposal: Dairy Queen Restaurant
Tax ID Number: 00-00-077-015-10697-000
Existing FLU Map: Urban Fringe (FLUE Policy 1.2.7)
Current Zoning: HIC (Section 5-66, LDC)
FEMA Flood Info: "X" zone on Panel 0250E
Parcel size: 0.90+/- acres
Location: southeast corner of Crawfordville Highway & Dogwood Drive intersection
Hearings Required: Administrative Approval

4. Application for Site Plan Approval

SP22-25

Applicant: Robert Edward & Tiffany Leigh Hartsfield
Agent: Edwin Brown & Associates, Inc./Wade Brown
Proposal: The Chill Spot Restaurant
Tax ID Number: 00-00-065-000-10103-000
Existing FLU Map: Rural 1 (FLUE Policy 1.2.4)
Current Zoning: C-2 (Section 5-38, LDC)
FEMA Flood Info: "X" & "0.2PCT" zones on Panel 0380E
Parcel size: 1.24+/- acres
Location: 3119 Spring Creek Highway, south of Spring Creek Highway & Shell Point Road intersection
Hearings Required: Administrative Approval



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5. Application for Change of Zoning:

R22-20

Applicant: Thomas & Teresa Wollschlager Trust
Proposal: rezone to low intensity commercial
Tax ID Numbers: 19-3S-01W-000-04532-000
Existing FLU Map: Rural 2 (FLUE Policy 1.2.5)
Current Zoning: C-2 (Section 5-38, LDC) & RR-1 (Section 5-27, LDC)
Proposed Zoning: LIC (Section 5-67, LDC)
FEMA Flood Info: "X" zone on Panel 0250E
Parcel size: 3.29+/- acres
Location: 2167 Crawfordville Highway
Hearings Required: Planning Commission: Monday, October 10, 2022 @ 6:00 PM
BOCC: Monday, October 17, 2022 @ 5:00 PM

6. Application for Change of Zoning:

R22-22

Applicant: Flowers Property Development, LLC
Agent: Urban Catalyst Consultants, Inc./Sean Marston
Proposal: modifications to The Flowers Phase 2 & 3 PUD
Tax ID Numbers: 31-2S-01W-000-04177-006
Existing FLU Map: Rural 3 (FLUE Policy 1.2.6)
Current Zoning: PUD (Section 5-50, LDC)
Proposed Zoning: PUD (Section 5-50, LDC)
FEMA Flood Info: "X" & "A" zones on Panel 0100E
Parcel size: 163.73+/- acres
Location: south side of Bloxham Cutoff Road, west of The Flowers Phase I Subdivision
Hearings Required: Planning Commission: Monday, October 10, 2022 @ 6:00 PM
BOCC: Monday, October 17, 2022 @ 5:00 PM