

Building restrictions imposed on Live Oak

Tough restrictions were slapped on new development in Live Oak Tuesday until the Live Oak General Plan is completed.

Live Oak Supervisor Phil Baldwin, however, maintains the restrictions passed by supervisors do not constitute a "building ban." The restrictions, made effective Tuesday evening, will apply only to new applications for certain permits and developments, not to applications for certain permits and developments, not to applications already in the works of the county planning department.

The supervisors voted to deny without prejudice proposals for subdivisions, minor land divisions, planned unit developments or mobile home parks for a six-month period, or until the Live Oak plan is completed.

All other permit applications must first be found consistent with the 1961 General Plan in order to receive approval during the interim period.

Regarding planned development (PD) permits, supervisors agreed to consider approval of a limited number of them during the interim period if delays would cause hardship on the developers.

These permits will only be considered, however, after a new general plan is recommended by the planning commission. Also, the planned development must meet all these criteria:

—The project must be consistent with most existing buildings in the immediate area (within a 300-foot radius).

—The project cannot extend present boundaries of any com-

mmercial strip or create a new commercial strip or center.

—The immediate neighborhood around the project must be about 80 per cent developed.

—The project must be consistent with the new general plan as recommended by the planning commission.

Baldwin said the interim measures were needed because of water, sewage and drainage problems in Live Oak. Also, he said zoning in many areas of Live Oak does not conform to the existing General Plan.

"Why bother with the work, study and intense controversy of adopting a plan if, potentially, all or most of the vacant land being planned for will be already gone to development?" Baldwin asked in a memo to supervisors.