

Seminole County Planning and Zoning Board Meeting
Seminole County Courthouse, Superior Courtroom
Meeting Minutes
July 7, 2025
6:00 p.m.

The Seminole County Planning and Zoning Board held a Public Hearing on Monday, July 7, 2025 at the Seminole County Courthouse, Superior Courtroom, at 6:00 p.m. The purpose of the Public Hearing was to receive public input regarding the Minh Luu Chicken Breeder Farm Zoning Application.

The meeting was called to order by Chairman Rognstad. Others present were Stan Kennedy, Angelia Myrick; board members Debbie Odom and Wanda Rykard attended by phone.

Chairman Rongstad stated the Zoning Board would be making a recommendation to the Board of Commissioners basing on current zoning rules and they have no authority to change anything. She opened the floor for comments.

Public Comments

Several community members expressed concerns about a proposed chicken farm facility. The discussion centered around a property currently zoned for agriculture where a Vietnamese American company was seeking to establish chicken houses.

Mr. Richard Spooner, a 55-year resident and farmer in the area, expressed concerns about water runoff. He provided pamphlets to the board members highlighting his concerns and explained that water from the proposed site would flow onto his property. He stated that the county had previously installed a 4-foot drain pipe to address flooding issues, but significant water still flows through the area where the chicken houses would be located. Mr. Spooner further explained that the water ultimately flows through a federally designated wetland area, into a fish pond, crosses Ash Road, and eventually reaches Dry Creek and Spring Creek then straight in to Lake Seminole. He requested additional time for research into the environmental impact.

Mr. Steven Moss raised concerns about confusion regarding whether the application was for a variance or a conditional use permit, noting that signage posted by code enforcement indicated a "variance" while the discussion at the meeting referred to a "conditional use permit."

Ms. Amanda Moulton, a landowner with property adjacent to the proposed site, expressed frustration about the lack of information available about the project. She requested a delay in the decision-making process due to unanswered questions about the operation. She emphasized that the facility would be a "commercial chicken broiler" operated by a Vietnamese American company that they had been unable to research adequately.

Mr. Matt Spooner expressed concerns specifically about Vietnamese-operated chicken houses, claiming that producers he had spoken with in Alabama and Georgia had advised against allowing such operations in the county. He suggested that the operation would not be properly maintained and questioned whether code enforcement would be able to address issues if they arose.

Mrs. Amy Scott stated she has lived on Scott Road 38 years and her home is only 950' from the proposed site; however, the ordinance states it has to be at least 1250 feet from a dwelling. "The big trucks are going to damage the road and the county already doesn't take care of the road."

Mr. Ray Spooner, the real estate agent who brokered the deal, defended the project by distributing pamphlets addressing what he called "falsifications" about the operation. He argued that the chicken litter would be excavated and sold to local farmers as fertilizer. He also emphasized that if the project did not go forward in Seminole County, the buyer would likely move to a neighboring county, depriving Seminole County of tax revenue. He noted that the county needed to diversify its business base to remain economically viable.

Mrs. Laramie Spooner asked about code enforcement plans if the project was approved, questioning how the county would ensure compliance when there were already issues with enforcing codes for existing properties. Code Enforcement Officer Greg Long responded that he would work with state officials at the Department of Agriculture and would enforce applicable regulations. Mr. Long stated the confusion is a result of misinformation on social media.

Mrs. Tammy Holcomb expressed confusion about conflicting information regarding the type of operation being proposed (boiler house vs. egg house) and questioned whether the board had sufficient information about the business plan, compliance measures, and safety protocols to make an informed decision.

Recommendation

The zoning board discussed their role in making a recommendation to the county commissioners regarding the conditional use permit for the proposed chicken farm. There was confusion among board members about whether the application was for a variance or a conditional use permit, with clarification that the application was for a conditional use permit.

Board member Myrick raised concerns about the lack of information and representation from the buyers and Tyson at the meeting. She recommended postponing any decision to allow more time for research and clarification.

Board member Stan Kennedy made a motion to recommended the item be tabled until additional information can be obtained. Ms. Wanda Rykard made a second. All in favor, motion passed.

Adjournment

The meeting was adjourned with a motion by Mr. Kennedy and a second by Mrs. Rykard. All in favor, motion passed.