

Gadsden County Board of County Commissioners
Planning Commission Workshop

Minutes

Thursday, April 11, 2013

4:00p.m.

Board of County Commissioners Meeting Room
7 East Jefferson Street
Quincy, Florida

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- Present:** Commissioner Regina Davis, At - Large Member, Chair
Commissioner Edward Allen, Vice – Chair
Commissioner Dr. Gail Bridges – Bright
Commissioner Diane Sheffield
Commissioner Larry Ganus
Commissioner Mari VanLandingham
Commissioner David Tranchand
Commissioner Frank Rowan
Commissioner William Chukes
Commissioner Ed Dixon (arrived late)
Anthony Matheny, Planning & Community Development Director
Willie Brown, Gadsden County Planning Principal Planner
Beryl H. Wood, Deputy Clerk
- Absent:** Commissioner Catherine Robinson
Commissioner Isaac Simmons, School Board Representative

There were technical difficulties with the recording of this meeting. A detailed copy of the power-point presentation is on file at the Clerk's Office or can be obtained from the Planning Commission.

1. INTRODUCTION OF MEMBERS/ROLL CALL

Chair Davis called the meeting to order and each member present stated their name and district for the record.

- 2. PROPOSED MAP ADJUSTMENTS – Discuss the proposed creation of a new Gadsden County existing land use map (ELUM), changes to the current Gadsden County Future Land Use Map (FLUM), and the proposed creation of an I-10 interchange economic development strategy. (Anthony Matheny, Gadsden County P&CD Director and Jon Sewell & Artie White, Kimley Horn & Associates)**

Mr. Matheny greeted the Commission and thanked them for making time out of their busy schedules for two meetings today. "The first one is a workshop on some proposed map adjustments. I'm going to give you some brief overview before I introduce our consultants. Who will take you through a detailed power point presentation and they both will be able to answer

years on other projects. Artie White is a GIS Specialist that will be working with Mr. Sewell.

Mr. Sewell presented a detailed power point presentation along with Artie White, his assistant. He greeted the Commission and complemented Mr. Matheny for the great introduction of why they were present. "This project is highly complex in terms of technical requirements and to get it done required a tremendous amount of work looking at parcel by parcel basis and maps. If you can recall, working on your Evaluation Appraisal Report for your Comp Plan. One of the things that came out is these maps are not correct. We agreed with that and it was something that needed to be looked at. What you have heard today is draft products that can still be changed." He said their intention after today is to get this posted on the County's website, so it can be viewed by all who may have an interest. We have taken this to the parcel level; we have drilled in starting with the Property Appraiser and GIS Data.

Project Overview:

- Currently, the Gadsden County Future Land Use Map serves as the Future Land Use Map as well as the Existing Land Use Map and Zoning Map.
- There are inconsistencies with the current Future Land Use Map:
 - The land use classifications do not always follow parcel lines.
 - Some parcels have non-conforming land uses due to their size.
- A desire for additional density has been expressed.
- Investigate economic development strategies at interchanges along Interstate -10.

Project Overview:

- Correct inconsistencies on Future Land Use Map
- Develop an Existing Land Use Map that reflects how properties are currently being used and what entitlements are currently in place.
- Develop a Future Land Use Map to help guide future development in the County.
- Identify potential land use changes.
- Identify potential strategies for economic development

Public Workshop Summary:

- A public workshop was held on January 21, 2013 at the Gadsden BOCC Chambers from 12:00 p.m. to 7:00p.m.
- Assisted property owners in making sure they understood what their land use is and what they can do on their property.
- Property owners filled out *Individual Property Land Use Forms* to indicate their current and their desired land uses.
- Additional forms have been made available following the workshop for people who want to provide input but were not able to attend the workshop.
- Received input from residents about economic opportunities around I -10 interchanges.

AG to AG

- AG3 parcels greater than 100 acres remain classified as AG3
- AG3 parcels less than 100 acres are reclassified as AG2
- AG2 parcels less than 100 acres are reclassified as AG1
- AG3 and AG2 parcels less than 10 acres are reclassified as AG1

The following discussion was held by the Commission.

Commissioner Ganus asked what the individual property land use form was used for. He also asked was that an opportunity for the landowners to request a certain classification.

Mr. White commented “those were the forms available at the public workshop and it was a way of helping them identify their property and make recommendations that they would like to see made to their property, just a way of recording information.” He said it was an opportunity for landowners to request a certification. He said the meeting objectives were: To assist property owners in making sure they have the proper land use (zoning) for their land; to update both the Future Land Use Map and Existing Land Use Map; to get input on economic opportunity around I-10 interchanges.

Commissioner Sheffield asked how many request did they receive.

Mr. White said it was between 10 – 20 individual property land use forms received.

Chair Davis asked how many attendees were there at the workshop, based on the number of properties there are.

Mr. White informed the Commission there were about 15 – 20 attendees.

Commissioner Ganus inquired would that opportunity be presented again for those that didn't get to fill out a form.

Mr. Matheny explained the form is still available to be filled out and is on the county website for those that would like it. The workshop portion would not be held again.

Commissioner VanLandingham commented it didn't appear to be well attended or advertised.

Mr. Matheny responded they advertised 2 or 3 times. It just wasn't well attended.

Chair Davis mentioned that from all the Ag to Rural Residential properties only 15 -20 people in attendance is not a lot. She asked them to elaborate.

problem of them not being able to develop their property. That is something they could sort out using the GIS and eliminate where the property owner was adjacent.” She mentioned she saw on the map a lot of small rural residential inside of a large agriculture acreage, which brought me to another question I had. That has always been the end result to change the land use of a property is it adjacent or near that has that same land use. She asked how many total acres would be changed to rural residential.

Chair Davis asked Mrs. Peppers to share all her comments with the Planning Commission Department.

Commission recessed at 5:17pm for 5 minute break and was back in session at 5:24pm.

Jon Sewell finished the remainder of the presentation and discussed the Interchange Strategies. He commented on the four interchanges located in Gadsden County that were evaluated for economic opportunities were: US90W/SR10; Pat Thomas Pkwy/SR 267; Greensboro Hwy/SR 12; Flat Creek Road/CR 270A. He commented on Economic Development Strategies. Strategies for increasing economic development potential at Interstate - 10 Interchanges include:

- Increase amount of commercial land use available
- Promote businesses through the FDOT Interstate Logo Program
- Change signage standards in Gadsden Land Development Code
- Additional strategies will be developed as part of future projects

Commissioner Dixon entered at this juncture of the meeting 5:34pm.

Mr. Sewell highlighted the two workshop attendees that requested a land use category. 285 Tyler Sanders Road, which is currently AG2 based on methodology would become AG1, Rural Residential is requested by the owner, the property is 10.24 acres; Robert and Robert Inc. property is currently AG3, based on methodology, would remain AG3, mining with some conservation areas requested by owner and the property is 147 acres.

Chair Davis asked for public comment:

- Mr. VanLandingham, County Property Appraisers, thanked the consultants for trying to sort out all of the issues with the Future and Existing Land Use Map. “Everything in this plan seems to be driven by the amount of parcels on the Property Appraiser’s Map. There is no rhyme or reason to those parcels; they are arbitrary based on legal descriptions and on land owner’s request.” He mentioned the several mining sites in the county, is mining going to be an allowable use in AG3, 2, 1 and Rural Residential because some of the parcels on map have been acquired by Floridian or BASF and they haven’t been requested they be combined into one large parcel. He mentioned “changing of zoning specifically the Planted Pines down by the Interstate which is currently being used as agriculture. At some point and time it will be

Commissioner Ganus asked was this the only workshop, would they go into public hearings.

Mr. Matheny spoke on the May 9, 2013, Public Hearing.

3. PUBLIC COMMENTS

There were no additional comments.

4. P&CD DIRECTOR COMMENTS

Mr. Matheny encouraged the public to come back May 9th to have additional time to talk. He thanked the Commission and the Consultants. He said they are just trying to ensure people can use their property. He asked that they keep an open mind.

Chair Davis thanked everyone and pointed out they need more notification when dealing with notifying the public on issues that may concern them.