

GADSDEN COUNTY BOARD OF COUNTY COMMISSIONERS
PLANNING COMMISSION MEETING MINUTES

Thursday, February 15, 2018

6:00 PM

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

Present: Commissioner Edward J. Dixon, Chair
Commissioner Libby Henderson (Vice – Chair) (arrived late)
Commissioner Regina Davis, At-Large Member
Commissioner Gail Bridges – Bright
Commissioner John Youman
Commissioner Doug Nunamaker
Commissioner Lori Bouie (arrived late)
Commissioner William Chukes
Jill Jeglie, Senior Planner
Clyde Collins, Planning Director
David Weiss, County Attorney
Beryl H. Wood, Deputy Clerk

Absent: Commissioner Antwon McNeil
Commissioner Gerald McSwain
Commissioner Audrey Lewis, School Board Representative
Commissioner Marion Lasley

1. PLEDGE OF ALLEGIANCE

Chair Dixon called the meeting to order at 6:00 p.m. with a quorum present. He then led in the pledge of allegiance to the US Flag and asked each person to silence their electronic devices for the duration of the meeting.

2. INTRODUCTION OF MEMBERS/ROLL CALL

A roll call of each member was done by the Deputy Clerk.

3. APPROVAL OF AGENDA

There were questions posed on the motion to continue on the Hoover Wood Products.

Attorney Weiss answered questions concerning the agenda. He advised the Commission to decide whether they would allow or not on the Continuance of Hoover Wood Products.

It was noted that Tall Timbers, Inc. and a group of property owners both filed a motion to continue the Quasi-Judicial Hearing on Hoover Wood Products.

It was determined by the Commission to hear the Motion of Continuance at that the time.

UPON MOTION BY COMMISSIONER DAVIS AND SECOND BY COMMISSIONER YOUMANS, THE COMMISSION VOTED 7 – 0, BY VOICE VOTE, FOR APPROVAL OF THE AGENDA AND TO HEAR THE MOTION OF CONTINUANCE.

4. APPROVAL OF MINUTES – December 14, 2017

UPON MOTION BY COMMISSIONER BRIDGES - BRIGHT AND SECOND BY COMMISSIONER YOUMANS, THE COMMISSION VOTED 7- 0, BY VOICE VOTE, FOR APPROVAL OF MINUTES FOR THE DECEMBER 14, 2017 MEETING.

5. DISCLOSURES AND DECLARATIONS OF CONFLICT

Commissioner Nunamaker made a disclosure that he prepared a survey and was compensated for the Perkins Plat.

Attorney Weiss commented that he would need to abstain from discussion and voting due to that disclosure.

Commissioner Henderson arrived at this juncture of the meeting.

GENERAL BUSINESS

5. PUBLIC HEARINGS & MEETINGS #5- #8

Documents: #5 ATTACHMENT PERKINS PRELIMINARY PLAT | #5 PERKINS PRELIMINARY PLAT AGENDA REPORT & ATTACHMENTS | #6 PERKINS FINAL PLAT AGENDA REPORT & ATTACHMENTS

The deputy clerk swore Ms. Jeglie on her testimony.

Ms. Jeglie commented on the consideration of a request for approval of the Perkins Ridge Preliminary Plat to replat Tract 5 of the Bert Ridge East Recorded Subdivision, Tax Parcel ID # 3-23-2N-2W-1519-00000-0050, and an 18.92-acre parcel into two (2) parcels.

The proposed preliminary plat is the report or re-subdivision of an 18.92-acre parcel that is located on Tract 5 of the Bert Ridge, East, a platted recorded subdivision (Plat Book 2, Page 77). The parcel (Tract 5) is located at 5560 Shady Rest Road, Havana, FL. The property owners, David and Tamara Perkins have applied to subdivide the tract into two (2) lots: A 13.56-acre lot, on which their home is located; and, a 5.9-acre lot (Attachments #2 & 5).

All cites refer to the Gadsden County Land Development Code (LDC) unless noted otherwise.

The Planning Division Findings:

1. The proposed Perkins Ridge Subdivision is consistent with and compliant with the Gadsden County Comprehensive Plan, specifically, but not limited to, Policy 1.1.1. 1. Rural Residential of the Future Land Use Element.

2. The proposed Perkins Ridge Subdivision is consistent with and meets the standards as adopted in the Gadsden County LDC, specifically Subsection 4102, Rural Residential, Subsection 4202.A Residential Uses.
3. The proposed Perkins Ridge Subdivision is served by central water and accessed directly on to Shady Rest Road. Therefore, no infrastructure is required.
4. The proposed Perkins Ridge Subdivision exceeds the adopted Level of Service (LOS) C for this roadway segment and LOS standards for public schools and for parks and recreation.
5. Provided ownership has not changed, the application meets the requirements for preliminary platting and the replatting of a recorded platted subdivision (Tract 5, Bert's Ridge East) (Section 6600 and 6200).
6. A Final Plat shall be approved within nine (9) months of preliminary plat approval. Since the extension or provision of public infrastructures such as roadways or stormwater is not required, the application shall be eligible for final plat (Sub. 6204).
7. All trees 20" or greater in diameter at breast height are to be protected as required by Subsection 5404 of the LDC.
8. All easements must be shown on the preliminary and final plat.

The applicant held a citizens participation meeting on November 16, 2017, at 6:00 p.m. on site. The project summary indicated that no members of the public attended the public meeting. She also stated the per subsection 1304 of the LDC, the public hearing notice was mailed to all property owners within 1000 feet of the property, the public hearing was noticed in the local papers (3), and a sign was posted on the premises.

She commented the Planning Commission recommendation is Option 1: Recommend to the Board of County Commissioners that they approve the Perkins Ridge Preliminary Plat (SD 2018-01) with the following conditions:

- a. No sales, lease or issuance of permits may be permitted prior to the recordation of the final plat.
- b. All trees twenty inches (20") in a diameter at breast height are to be protected in accordance with Subsection 5404 of the Land Development Code.
- c. Label the Talquin Electric Cooperative utility easement on the plat.

David Perkins, petitioner and property owner, commented that he was only trying to give his son 18 acres to build a home.

No other public comment.

Commissioner Lori Bouie arrived at this juncture 6:12 pm.

UPON MOTION BY COMMISSIONER BRIDGES – BRIGHT AND SECOND BY COMMISSIONER DAVIS, THE COMMISSION VOTED 7 – 0, BY VOICE VOTE, FOR APPROVAL OF OPTION 1 AS STATED ABOVE.

Commissioner Nunamaker recused himself from voting.

Ms. Jeglie commented this was for the consideration of a request for approval of the Perkins Ridge Final Plat, the report Tract 5 of the Bert Ridge East Recorded Subdivision, Tax Parcel ID#3-23-2N-2W-1519-00000-0050, to be filed and recorded with the Clerk of the Court of Gadsden County.

The subject 18.92-acre parcel is owned by David and Tamara Perkins and is located at 5560 Shady Rest Road, Havana, FL. Provided the Perkins have applied preliminary plat approval to replace Lot #5 of Bert Ridge East (Plat Book 2, Page 77) into two (2) lots: A 13.56-acre tract on which their home is located: and, a 5.39-acre lot. Pursuant to the Section 6600, Vacation and Re-Division of Platted Lands, once the preliminary plat is approved, a final plat may be recorded (Attachments #2 and #5).

All platting and replatting of land are regulated by Chapter 6 of the Gadsden County Land Development Code and by Chapter 177, Florida Status, Land Boundaries, Part 1 (Attachments #3 & 4).

The final plat is contingent upon approval of the preliminary plat, being heard at this meeting.

All cites refer to the Gadsden County LDC unless otherwise referenced.

Chair Dixon called for public comment and there was none.

UPON MOTION BY COMMISSIONER BRIGHT – BRIDGES AND SECOND BY COMMISSIONER DAVIS, THE COMMISSION VOTED 8 – 0, BY VOICE VOTE, FOR APPROVAL OF OPTION 1 AS STATED ABOVE.

7. #7 Hoover Treated Wood Products (Azalea) Site Plan Agenda Report | #7 Attachment #5 Hoover Treated Wood Products Site Plan Continuation discussion

Before the discussion of Hoover Treated Wood Products could happen, the Commission discussed whether are not they would continue the Public Hearing.

Beth Kirkland representing Hoover Treated Wood Products, Inc. asked the project be heard. She explained that they have been working diligently to move this project forward.

Engineering Firm, Tony Holland, and Acting Engineer stated that the public notice has been given as required. He asked that it be heard at this meeting. He said they had followed each requirement that was presented.

Tim Borris, Vice- President of Company, said he has invested time and money. He said in good faith they came to Gadsden. They would like to move forward with this project.

Commissioner Davis asked had they had contact with the property owners.

Mr. Borris said he had spoken to one of the property owners. He said they understood each other was his take by the discussion.

Chair Dixon asked had there been public input and heard by BOCC.

Ms. Kirkland said yes.

He then called for public comment. Before speaking all were sworn by deputy clerk as to their testimony.

Public Comment

Randall Denker, Denker Law Firm, 552 E. Georgia St, Tallahassee, commented they were present representing several residents. She asked that they have time to vet.

Shane Wellendorf, 13093 Henry Bradel Drive, Tall Timbers Keseare Station, commented on Hoover Wood Products and the relation to the conservation easements on Woodberry Road, the purpose was to protect conservation features on the track. The two conservation easements had wildlife. Tall Timbers wanted to make sure that there was no surface impact. He said they were asking for a continuance. Protect adjacent land owners and habitat.

Commissioner Nunamaker asked if this was the same property that was on Hwy 12.

Mr. Willendorf commented the location was to the west (Raskey property).

Kathy Moore, 271 Potter Woodberry Rd, said that there are fish in ponds that are in question. She said she only find out about this 10 days ago. They should be allowed a timely fashion in order to respond.

Will Woodberry, 629 Potter Woodberry Rd, reiterated what Ms. Moore stated. He said he would like a continuance. He also stated he had never received the notice.

Jeff Moore, 271 Potter Woodberry Rd, Chairman of Soil Commission commented he was concerned that nobody was notified. He said it should be vetted.

Bryan Baxley, 1821 Tallavana Trail, would like the continuance. He stated he wanted to protect his property.

Mike Dorian, 145 Alligator Run, reiterated that this should be continued and also passed out comments by Larry Ganus.

Chair Dixon stated the question at hand was should the continuance be granted.

Commissioner Nunamaker explained the Commission was not trying to hide anything. It would all come out. He asked if 30 days would kill the decision or inconvenience the deal in any kind of way.

Mr. Borris said it would affect them.

Commissioner Henderson conveyed her concern was that there was no Citizen Bill of Rights and she felt it should be done.

Commissioner Dixon commented when business follows the process, they all have rights. When things are done right they shouldn't be punished. He said it is in the interest to postpone for Citizens, not to deny this. He encouraged them to meet and discuss prior to the next meeting.

Commissioner Nunamaker said he agreed with Chair Dixon. "I concur that citizens need more time."

UPON MOTION BY COMMISSIONER BRIDGES – BRIGHT AND SECOND BY COMMISSIONER BOUIE, THE COMMISSION VOTED 8 – 0, BY VOICE VOTE TO CONTINUE THE HOOVER TREATED WOOD PRODUCTS, INC. CONCEPTUAL/PRELIMINARY SITE PLAN TO THE MARCH 15, 2018 DATE.

8. **Comprehensive Plan and Land Development Regulations (Allara Gutcher)** – Discussion regarding changes to the Comprehensive Plan and Land Development Regulations.

The Planning Collaborative (TPC) – Discussion Questions

1. What are the driving factors of development in Gadsden County?

Economy Development and Preservation of natural resources (Water, Air Quality, Wetlands) and Education.

Economic Development – Workforce: incentives what can we do on Planner level to help with the process?

Fast Track, keep those things, do due diligence, just don't take all year. Make the process clear and precise for business owners to follow. Infrastructure, Zoning situation: We only have access to a Future Land Use Map. It was stated most have both Zoning and Land Use Map: Residential, Commercial, Ag, Parks and Open Space, Public Buildings.

2. How do you see the county/community developed ten years from now? Going East I-10 Corridor and 27 Corridor / Gambling Casino/ Eco-Tourism/ Chattahoochee River (Apalachicola): Walking Community where we can use a golf cart and get services.

3. Do you think the Future Land Use Categories are properly designated as they relate to how development has occurred or is occurring?

What do you think about the map? It should include Flag lots, which are a real estate term that describes a land parcel that lies at the end of a long driveway. A flag lot may lie behind residences, buildings, or open land, and it is usually not visible from a road.

4. Can you think of some environment assets in Gadsden County that are important to the community? Wetlands

5. How does the transportation network, including non-vehicular modes of transportation, play into Gadsden County's planning processes?

New highways opening up in Gadsden County, roads need to be able to move people quickly. Intermobile movement that is planned for; Bike Trail (Pedestrian Plan); Hills for cyclist: Southern tier cyclist like support for more transportation. Golf Cart trails; Place in policy to encourage.

6. **In your role as a Planning Commissioner, what is your option of the best way to balance community needs with the development potential of Gadsden County?**
What are you hearing from people in the community?

Commissioner Dr. Bridges- Bright recalled that Pebble – Rish did this study, where is it? There is no follow through. Other comments were most are concerned with no return on investment; School System needs work.

Mrs. Gutcher asked if the Commissioners would get their input to her by the end of the month.

6. **PUBLIC COMMENTS**

No additional public comments were heard.

7. **DIRECTOR'S COMMENTS**

Ms. Jeglie thanked the Commissioners for attendance.

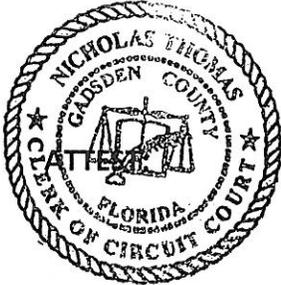
8. **ADJOURNMENT OF MEETING**

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE COMMISSION, THE CHAIR DECLARED THE MEETING ADJOURNED AT 8:06 P.M.

GADSDEN COUNTY, FLORIDA



EDWARD J. DIXON, PC CHAIR



BERYL H. WOOD, DEPUTY CLERK
For NICHOLAS THOMAS, CLERK
Gadsden County, Florida