AT A REGULAR MEETING OF THE PLANNING COMMISSIONER HELD IN AND FOR GADSDEN COUNTY, FLORIDA ON MARCH 15, 2018 AT 6:00 P.M., THE FOLLOWING PROCEEDING WAS HAD, VIZ:

Present:
Commissioner Edward J. Dixon, Chair
Commissioner Libby Henderson, Vice-Chair
Commissioner Regina Davis, At-Large Member - Absent
Commissioner Gail Bridge-Bright
Commissioner John Youman
Commissioner Marion Lasley
Commissioner Doug Nunamaker
Commissioner Lori Bouie - Absent
Commissioner William Chukes
Commissioner Antwon McNeil - Absent
Commissioner Gerald McSwain - Absent
Commissioner Audrey Lewis, School Board Representative - Absent
Jill Jeglie, Senior Planner
Clyde Collins, Planning Director
David Weiss, County Attorney
Marcella Blocker, Deputy Clerk

1. PLEDGE OF ALLEGIANCE

Chair Dixon called the meeting to Order and asked everyone to stand for a moment of silence and then led in the Pledge of Allegiance to the U. S. Flag.

He reminded the Commissioners if anyone had had any ex parte communications with anyone, phone calls or meetings they should disclose them at this time.

2. ROLL CALL

Each member that was present stated their name and the district they represented.

3. Approval of the Agenda

Commissioner Dixon stated there was a quorum present and asked for approval of the Agenda.

UPON MOTION BY COMMISSIONER BRIDGES-BRIGHT AND SECOND MADE BY COMMISSIONER LASLEY, THE BOARD 7-0 BY VOICE VOTE TO APPROVE THE AGENDA AS PRESENTED.

PUBLIC HEARINGS

4. Perkins Ridge Small Scale Plan Amendment (Legislative) (SSPA-2018-01)

Consideration of a small scale amendment to the Comprehensive Plan Future Land Use Map to change the future land use category from Agriculture 2 to Commercial for 6.7± acre parcel located on CR 159 (Scotland Road) and described by Tax Parcel ID #3-03-2N-2W-0000-00434-0100

Ms. Jeglie introduced the above item and said it was a Small Scale Comprehensive Plan Future Land Use Map amendment to change the land use category on a piece of property from

Agriculture 2 to Commercial future land use. She said this particular 6.7 acre parcel was located at 1464 Scotland Road, Havana and was described by Tax Parcel ID #3-03-2N-2W-0000-00434-0100 and owned by David and Tamara Perkins represented by Elva Peppers, Florida Environmental & Land Services. She informed the Board it was contiguous across from an industrial subdivision and had agricultural uses to the south and southeast and commercial property to the west. She said the nearest residence was set back approximately 650' Southwest, 1037' South and 875' east and across the CSX Railroad lines from the Perkins property. She explained there were no wetlands located on the property and did not contain any floodways and access would be to Scotland Road (CR 159), a minor collector roadway. She said this road was operating at a Level of Service B and the impacts were minimal at 12.7 percent LOS C trips. She added that the level of commercial would not add additional residences and was no impact to parks and schools. She said a public hearing notice was mailed at least 30 days prior to the public hearing, advertised in the local newspapers and a sign was posted on the property. The applicant held a Citizens' Bill of Rights meeting on January 25, 2018 and no-one attended. She informed the Board the Planning staff recommended option 1.

Commissioner Nunamaker disclosed he received remuneration from Mrs. Perkins as he did the survey and would probably abstain.

Elva Peppers, Florida Environmental and Land Services, Inc., 221 Delta Ct, Tallahassee, FL 32303 appeared before the Board.

Commissioner Lasley asked if there was any sewer located nearby and Ms. Jeglie said sewer was located within ¼-½ mile. She asked if the applicants were present and Mr. Perkins was. Commissioner Lasley asked if he owned an electrical business and needed someplace to put his equipment and Ms. Peppers said it was a staging area for equipment, trucks, storage and a place for the employees to meet.

Mr. Weiss spoke on the potential conflict abstention issue of disclosure. He said since they had a quorum he wanted to give some clarification. He asked Commissioner Nunamaker if he was only paid to do the survey and did he expect to receive any other compensation and Commissioner Nunamaker stated no. Mr. Weiss said he did not believe that would present a legal conflict ad he was OK.

COMMISSIONER YOUMANS MADE A MOTION TO APPROVE OPTION ONE AND COMMISSIONER BRIDGES-BRIGHT MADE THE SECOND. THE BOARD VOTED 7-0 BY VOICE VOTE TO APPROVE THIS ITEM.

5. **Hoover Treated Wood Products, Inc. Conceptual/Preliminary Site Plan (Quasi-Judicial) (MSP-2018)**

Consideration of a conceptual/preliminary site plan for a wood treatment plant to be located on sixty-five (65) acres to be split from Tax Parcel ID #2-15-3N-2W-0000-00441-0700 and accessing Potter Woodberry Road

Deputy Clerk Marcella Blocker swore Ms. Jeglie in for her testimony.

Ms. Jeglie said the next item was a quasi-judicial public hearing for Hoover Treated Wood Products, Inc. (HWTP) and was for consideration of an application for a Conceptual and Preliminary Site Plan. She reminded them this item was continued from their February 15, 2018 Planning

Commission meeting and public hearing. She said on February 27, 2018 the applicant scheduled a meeting to discuss the proposed project and believed there were two meetings.

She said the Applicant was represented by Anthony Holley, P.E., Jim Stidham and Associates, Inc., as well as Nancy Linnan and Doug Hall, attorneys and had submitted an application for a treated wood products facility. She said the site was located on a 65 acre tract previously owned by Coastal Forest Resources Company. The development site was located on the north side of Potter Woodberry Road (CR 159A) approximately 1,000 feet west of Coastal Lumber and .36 of a mile southwest of the intersection of Potter Woodberry Road with Fla-Ga Highway (US 27).

She informed the Board that HWTP proposes a manufacturing facility that would pressure treat purchased wood products (plywood and timbers) with waterborne fire retardant chemicals and would then re-dry the wood utilizing natural gas direct fired kilns and said she would let them explain the process. She said the development area was located in an area that was previously cleared and timbered by the previous owner. She said the proposed development would be located on a parcel designated as Heavy Industrial (IND) on the adopted Future Land Map of the Comprehensive Pan as described as Industrial in the Land Development Code (LDC). She said the proposed building areas totaled 27,373 square feet and the 'limits of construction' was 11.86 acres of the sixty-five (65) acre tract, only 18% of the site would be impervious and the maximum impervious surface area allowed was 90% of the site. She said the adopted Level of Service for Gadsden County LOS "C" and the proposed increases should not reduce the traffic counts on Potter Woodberry Road below a LOS "B". She said the applicant has indicated 21 daily peak hour trips.

She said a lot split was approved creating the sixty-five acre parcel from the parent parcel and no development orders or building permits may be issued until the lot split was recorded and that had already been done. She said the proposed development exceeded all requirements for building setbacks and buffers; at the nearest point, the closest structure was setback 760'± and the 'limits of construction' was setback 625'± to the vacant property designated as rural residential on the FLUM. She said the Plant Building was setback was 150'± from the eastern property line (designated Industrial) and the proposed structures were set back approximately 1,610' or more across Potter Woodberry Road to the nearest residence.

She said parking and the driveway would meet the requirements of the Code and they would have to pave an apron going onto Potter Woodberry to provide a 50' driveway throat. She said they were meeting the buffer requirements, but do need to label a 50' buffer across from the existing residential uses to the south. She further stated at the conceptual/preliminary site plan stage they are required to provide a preliminary surface drainage with flow directions and a method of disposition (provided). She stated the stormwater facility, erosion and sediment control and calculations will be reviewed by the County engineer prior to the issuance of a development order for compliance with the County Stormwater Policies and Procedures Manual and will be required to obtain the applicable Northwest Florida and State permits. She added there was a small wetland area on the front of the property and a minimum 50' setback to be maintained from the driveway area. She said there was an environmental survey done and was provided with their packets.

She informed the Board that the site plan indicated that the project would be served by the City of Havana water department.

She then listed out the findings that were listed in the Agenda Request.

She said this was a quasi-judicial action in conjunction with the advertised public hearing per Subsections 1303 through 1305 of the LDC. The presided body shall make decisions based on findings of fact that are available to all parties involved and shall specifically state the reasons for denial of an application or request. The site plan may be denied when the proposed development does not comply with all applicable standards of the LDC.

Chair Dixon asked if any of the Commissioners had had any ex parte communications to disclose or if there were any conflicts.

Commissioner Henderson said she had received a call from someone that lived on Potter-Woodberry Road, they did not discuss the project and she told them as a Commission they would carefully consider what was before them.

Commissioner Bridges-Bright said she was contacted last month and told them they would review the information before them and decide as a Commission.

Commissioner Youman said he was contacted as well.

Commissioner Nunamaker said he was also.

Commissioner Lasley said she has had contact with Mike Dorian; he had called and emailed her trying to give her his opinion about the project and she stated she felt she had enough questions of her own. Ms. Jeglie stated there was a letter from him before them.

Chair Dixon said at this time they would hear from the applicant.

Nancy Linnan, Carlton Fields Law Firm, 215 S. Monroe St., Suite 500, Tallahassee, FL 32301 appeared before the Board. She said Ms. Jeglie gave the report, it contained the application, attachments, the criteria they were held to and the biggest questions were do they meet the conditions of the County's Code and the requirements of the Comp Plan. She said staff had basically said they did meet the requirements with conditions, and they have agreed to the conditions.

She said they had a meeting on February 27th with the neighbors and had a very candid discussion with approximately 25 people present, had second meeting and people within a 1000' were notified of said meeting held last Thursday at Havana City Hall with approximately 12 citizens present. She said as a result of the meetings, their engineer, Mr. Holley, talked with Tall Timbers' two engineers and has been working to come together regarding this project. She said an agreement had been reached regarding the Stormwater plan and how to deal with it and asked that the Agreement be made a Condition of Approval.

Neil Fleckenstein, 13093 Henry Beadel Drive, Tallahassee, FL, Tall Timbers, was sworn by the Deputy Clerk and appeared before the Board. He said Tall Timbers had two adjacent conservation easements to the property and were approximately 500 acres in total and a Settlement Agreement has been reached that they were comfortable with. He said Hoover agreed to adopt the

Stormwater design recommendations that their engineers developed and felt it was a significant improvement over the initial Stormwater design. He stated that Hoover was also allowing Inovia to review the plant's Stormwater management plan as it was being developed to ensure it was in compliance with the recommendations that the engineers developed.

Commissioner Youman asked once the product has been treated and removed from the treatment reservoir, would it be stacked on naked ground or on something else. Mr. Fleckenstein said he would defer that to Hoover to answer.

Commissioner Lasley stated they had not had time to review the literature that was handed-out at the meeting and was unsure if it was legal that it was included since they had not reviewed any of it.

Tim Borris, 154 Wire Road, Thomson, GA 30824 appeared before the Board and was sworn in by the Deputy Clerk. He stated he was a representative of the company and was Vice-President of Operations and in charge of all nine facilities. He said all of the facilities did do both preservatives and fire retardants but the new plant will only do fire retardants. He said this plant will not use any preservatives and they were completely different from a previous plant that was here and had contaminated property. He explained the process of treating the wood to the Commissioners. He explained when the timber was pulled from the cylinder; it would go on a covered, impervious concrete area. He said all chemicals used were non-hazardous chemicals and were not on a list and if there were any leaks or drippage, it would be caught and contained and recycled back into the system. He said the strongest chemical used was phosphoric acid and said if anyone drank Coca-Cola, they would drink it. He felt there would be no issue with noise and the loudest noise they would have in their plant would be a back-up alarm on a forklift. He said they would be hiring initially fifteen local jobs paying an average of $40,000 and have committed to hire local. He said days and times of operation have been a concern and they plan to work days only but may find times they would run into an exception where they would have to run at night or on week-ends. He said there would be no trucks stored or serviced on their site. He said they were questioned as to why they picked Gadsden County. He said Florida was a very large fire retardant market for them. He said they have a facility in Georgia and was almost at capacity there and either had to increase capacity there or look at a new facility and would rather be here closer to the market. He said there was an abundance of forest products, lumber mills in the area and a major plywood producer next door and the land was zoned heavy industrial and had been so since 1991 and was the perfect piece of property. He stated further the availability of rail and water was very important and they have had help from the State and City of Havana. He stated they were proud to say they were now a land-owner in the County, would be good neighbors, looked forward to the approval and had to buy the property before they were able to go forward.

Commissioner Nunamaker stated it was a very good presentation and asked with the Georgia facility, did they currently do preservatives and Mr. Borris responded yes. Commissioner Nunamaker then said in his presentation he mentioned "as of now did not plan on using preservatives" and was that a future goal. Mr. Borris said if he said that, he mistakenly said it and had no plans whatsoever to do preservatives at this facility.

Commissioner Lasley asked if it would be possible to add the pressure treated layer onto it and he said it might be but they had no plans to so that. He said they estimated what the market for fire retardant was for Florida, what they anticipated the growth being and built the plant specifically

for that. She said there seemed to be a conflict in the number of jobs that would be created and was told 10-15 with a total of 37 in the provided literature and asked what could be expected. He said plans were 15 initially and 25 total. She said sewer was not mentioned in their packet and he responded they would have to put in a septic tank. Commissioner Lasley said she assumed that the State would determine that based on the use of the property and he said he assumed there would be permits required and they would have to meet standards. She then said there was various silt fencing around on one side of road and not on the other and asked if a reason why it was not around the total project. He said that would have to be asked ofTony Holley, the engineer. She asked if there was any sort of oversight by DEP on the process and he responded yes, they were involved with the approval of the Stormwater permit and with the NPDS discharge permit, a permit to be able to discharge Stormwater from the property. She asked if they expected to have run-off from the plant and he said most of the water would be contained in the apparatus they were building and would rather the engineer answer those questions. She asked if log trucks bringing in products would be coming in from Potter-Woodberry Road and was that the only entrance to the site and he said yes. She then asked if there were building plans for the buildings and he responded yes and she asked if that was supposed to be part of the preliminary site plan and Ms. Jeglie stated no. She said that would come concurrently with the final site development construction plan.

Commissioner Youman asked what happened to the chemical after they pull out the timber, if the chemical goes back into a tank and Mr. Borris said that was what they referred to as the "closed-loop system", that all recycling would go back into the tank. Commissioner Youman asked if there was any byproduct they would have to get rid of and he responded no, they would continually mix and recycle and there would be nothing but standard landfill waste.

Commissioner Nunamaker stepped out at this juncture of the meeting.

Kathy Moore, 271 Potter Woodberry Road, Havana, FL appeared before the Board and was sworn in by the Deputy Clerk. She stated she lived on Potter Woodberry Road and asked if the current proposal was for fire retardant lumber, that may be the case now but what would happen down the road. Mr. Borris said there were no plans to put the fire retardant in and if they did, they would have to go through this entire process again.

Commissioner Nunamaker returned at this juncture of the meeting.

Jim Nalls, 984 Potter Woodberry Road, Havana, FL appeared before the Board and was sworn in by the Deputy Clerk. He said when the statement was made about the other plants and said there were no plans, he added words "at this time". He asked why not put in writing that they will not expand the plant beyond what it was because they were scared they would do that and Mr. Boris said they basically did, they would have to go through this entire process over again and they have no intentions of doing that. He said they did not want to say never and would like to have options available but the plant was not built to do that, it was built for fire retardant only. Chair Dixon asked if he understood that he was not opposed to a stipulation or condition that said that and he said yes.

Anthony Holley, Jim Stidham and Associates, 547 N. Monroe Street, Suite 201, Tallahassee, FL appeared before the Board representing Hoover Wood Treated Products and was sworn in by the Deputy Clerk. He stated they picked the cleared area to minimize any impact to the site to be as

little as possible and felt there were enough natural buffers on the property to address noise, light and any other potential impacts to adjacent property owners. He said one thing that came into play from the public meetings was Stormwater and they originally proposed a Stormwater pond and they then agreed to increase the Stormwater pond on the backend of the property by 150% and move it to the east side of the boundary to prevent it going onto local residential properties. He said as part of the Gadsden County Code they were required to have a 50' buffer along rural residential and will have a 12' setback for any building. He said there was a wetland on the southern end of the property and they will have a biologist go to the property and delineate all wetlands on the site and they will then put in a 50' buffer.

Commissioner Nunamaker asked if it was also a flood zone and Mr. Holly responded yes.

He said there were environmental concerns and they had Teracon conduct an endangered and threatened species of the proposed development area and none, no gopher tortoises were located within their project development area and it was established that if during development, any endangered species were found, the project would cease until the requirements were fulfilled as far as relocation, buffering or whatever was required by State, Federal or County requirements. He added that the total clearing on the site was 3.1 acres out of the 11.8 of the total 65 acres. With regard to the traffic, there would be an average of 6 trucks per day and anticipating 15 personal vehicles for a total of 21 vehicles. He said light radiating from the site was another concern and they would be using down or directional lighting and also have trees and buffers on the outside edges. With regard to septic tanks, NPDS permitting and silt fencing, there will be one septic tank located behind the building that would be strictly for bathrooms for the office building and would be required to be permitted through the Department of Health and would be protected to present vehicles from driving over it. He said they have since changed the Stormwater swell to the east side and silt fencing would be placed on the east end side of the property line. He said with regard to the NPDS permit, it was a discharge permit for Stormwater and every Stormwater pond had to have it and accounted for environmental concerns for testing requirements, flow requirements and was a way for the State to monitor and provide assurances that requirements were being met.

Commissioner Lasley asked if that was something they would come to address and check every year and he responded the State did have the ability to check it out and was up to their inspection schedule.

Chair Dixon asked as a result of the settlement between them and Tall Timbers to give the big points addressed. Mr. Holley said one concern was some of their run-off factors used, the gravel roadway and gravel pad were less conservative that they wanted to use and it has been addressed in a more conservative matter and Hoover has accepted that. He said freeboard was another concern that was brought up and he explained on a 25 year storm, there was a high water level that would be designed as far as elevation within the pond. The freeboard, which was required by Code was one foot unless a County engineer allowed them to hold back on that and would be 1' above the high water level as top of the Stormwater pond.

Commissioner Lasley asked about the gray area around the building, was that where gravel would be and he said gravel would be around the entire proposed development. Commissioner Lasley asked if there was any sort of septic tank system for any run-off from inside of the buildings such as a spill inside. He said no, the foundation would be poured as a large concrete tank and the

fiberglass tank or chemical tank would be inside of that and they were not allowed to discharge and if a spill were to occur and went into a secondary containment, it would have to be pumped out by a hazardous or non-hazardous pumping system to remove the material from the site. She asked if the Stormwater pond would be just rainwater and he said it would strictly be run-off from the site as far as Stormwater and rainwater that fell on the site.

She said the elevation on the property was shown at the highest spot in area for most part and he said yes, it would be graded from the south edge of the gravel pad to the north so everything that fell on that site would be contained within the Stormwater pond. She said in one of the diagrams, it showed hay bales and he said that was strictly during construction to minimize any sediment from leaving the site. He said there was one location on site that would be concrete for a handicap parking space with an ADA assessable ramp to the building as required by Code.

Antonio Jefferson, Chairman of GCDC, appeared before the Board and was sworn in by the Deputy Clerk. He said they work with new businesses coming to the area to help them through the process to ensure that they were directed to all incentives that are given by the County, State, and Federal government. He said when the GCDC had interaction with this project, it was given the code name "Project Azalea" and they helped them prepare an application to the Department of Economic Opportunity for the Qualified Target Industry Tax Refund Program, better known as QTI. He explained that was a performance based incentive program that allowed up to $8,000 per job as an incentive that could be collected by the company as a refund to the corporate sales ad valorem taxes. He further explained that to the Board.

Commissioner Lasley said she had no problem with the interest in business but did have a problem with things being decided and put forth before the citizens had a chance to give input because they were the ones that had to live with this in their neighborhood. She said the other thing she could not fix was the heavy industrial site was now surrounded by rural residential land uses and felt it was very bad planning and was sorry it has been allowed to happen and they needed to make sure there was no off-site impact for any of the projects. She felt that public notice was really important and people needed to have input and should attend the GCDC meetings. Mr. Jefferson said they recognize there are opportunities for them to improve their process as well as the County's process.

Bryan Baxley, PO Box 975, Havana, FL, appeared before the Board and was sworn in by the Deputy Clerk. He said Commissioner Lasley commented about public awareness and the Economic Development Council, had they chose to be involved in the Economic Development Council findings, it was under disclosure under the Florida Statutes and he was stopped by Chair Dixon. He then said his question to Mr. Jefferson was the net economic impact was 37 jobs, he heard 25 jobs and then heard 15 jobs. Chair Dixon directed him to ask his question. Mr. Baxley said with the $40,000 annual salary, were there any implications if the requirements were not met to the State or the County. Mr. Jefferson answered the company would make a commitment to a number of jobs and the incentive or refund of taxes was a performance based contract and they have to create jobs before they could receive any refunds and if they do not do it, they would not receive it. Mr. Baxley asked if there were any fines associated with it and Mr. Jefferson said no. Mr. Baxley said if they did not perform there would be no economic benefit. Mr. Jefferson said the company was making a capital investment of $3.3 Million and if they hired 3 people from the County, that would be three more people working and that would be a positive economic benefit to the community.

Commissioner Nunamaker said he was not clear on the tax incentive and asked if it was on the property tax or some other tax. Mr. Jefferson explained it was for Corporate Ad Valorem taxes and said the County was paid ad valorem tax from the Company after they have built and they will get a portion of that back from this program. Commissioner Nunamaker asked if that was a one-time incentive or annual and Mr. Jefferson said it was across 5 years and they would make incremental payments across each year. He further explained if the 15 jobs were not created, the amount they would be eligible for reimbursement or refund would only be driven around the actual jobs created.

Mr. Baxley asked with the development site, was it possible from a County property tax standpoint that they only pay property taxes for Industrial Zoning on the 25 acres and not the remaining 45. Mr. Jefferson said he was not familiar with the Property Appraiser's methodology of assessment but imagined they would base their assessment on the value as to the land and then on any improvements they made, which would be similar or identical to any other property in the County, both residential and commercial.

Mr. Baxley said the Town of Havana was awarded grant money and there was discussion in the Community meeting of natural gas and water being run to the site. He asked if it could be explained how it was planned to get that to the site. He also said a Coastal employee also sat on the Town Council of Havana. Chair Dixon cautioned him to ask one question at a time. Mr. Jefferson said what he understood of the project, the Town of Havana received the grant, have to go through a public solicitation process to bring in an engineer and ultimately that would turn into construction plans. He said he was unsure of the pathway.

Commissioner Henderson stepped out at this juncture of the meeting.

Mr. Jefferson said he was familiar with the crossing of the CSX line and it would be done as any public process would be done through a competitive public bid process.

Doug Hall appeared before Board and said this concluded the applicant's case and they would still like to have an opportunity to address the intervenors' questions.

Randall Denker, Denker Law Firm, 552 E. Georgia St., Tallahassee, FL appeared before the Board representing surrounding property owners. She said the last time they were here they were asked to meet with Hoover to see if they could reach an agreement. She said they agreed to meet with them and Tall Timbers and had what they thought was a very good exchange.

Commissioner Henderson returned at this juncture of the meeting.

She said they were not able to come to a complete agreement, only a partial agreement. She said her clients came tonight and instead of being negative, were trying to be positive and they hoped the Board would consider their remaining concerns in their deliberations and hoped they would place the additional conditions on the site plan. She said her clients had concerns on how this project would affect their property values and were also concerned they would no longer be able to peaceably enjoy their property. She said the case with Mr. Baxley, he bought his property to do organic farming and was concerned he would still be able to run that so near to heavy industrial use and may be out of business. She said they were able to agree on stormwater management

and the lighting issue. She said they were not able to agree on the other items and was hopeful the Board would intervene and protect their legitimate interests and recommend to the County Commission to incorporate some protections in the site approval plan and any future permits that might be issued for this project.

1) She said they were assured by Hoover that the plant would not run on weekends and after 8:00 p.m. on a week night. She asked that Hoover be limited to not run on week-ends and not past a certain time on week nights.

2) She said the Stormwater system recommended by Tall Timbers she understood had been agreed to in writing and would be made a part of the site plan approval condition.

3) She said this was a big issue for her clients and Hoover was asked to create a permanent vegetative buffer around the plant and was told they had no plans to expand the plant and no plans to change the operation and was not willing to agree to that. She said the buffer area they were asking for was undevelopable because most was wetlands, steep slopes, ravines and watercourses. She said with the buffer in place it would keep noise low, but asked what would happen if it was removed.

4) She said they wanted as a condition if the plant ever sold that the new owner would be subjected to the same conditions.

5) She said they were very concerned about chemicals being used and if it changed in the future and they wanted to start using the preservatives or expand the plant, they would have to come back before the Board.

6) They asked that Hoover be limited to the amount of impervious surface that was currently contemplated by the proposed design and felt that went hand-in-hand with the amount of vegetative permanent buffer.

7) She said because the surrounding area contained endangered species and high quality habitat, it was imperative to require Hoover to protect the down-gradient environments from sediments and run-off both during and after construction until the site was stabilized.

8) She asked that Hoover be required to provide proof of insurance to the County to cover any accidents at the plant or damage to surrounding property owners.

She said there were concerns about the existing bridge on Potter Woodberry Road and felt it was imperative that there was a review to access its condition and life expectancy due to the increased heavy truck traffic. She also said they would like to have the speed lowered on that road and would like signs posted about trucks entering the highway.

She said they understood that water and natural gas was being brought to the plant and would like to see those services extended to residents along Potter Woodberry Road.

She said in conclusion, her clients would prefer that no plant was ever built there because it would result in increased traffic, 24 hour a day emissions coming from the smokestack and have read reports that plants of this nature leave a permanent fog hanging over surrounding low-lying areas.

She said her clients were mindful of all the threats and was impressed that her clients were trying to resolve this matter outside of Court. She further stated their position was they would withdraw their objections to this plant if the Commission would recommend approval of the site plan with these eight conditions.

She added that she felt Hoover met with them in good faith and they did with them and her clients wanted to be good citizens and allow the jobs to come to the County but in return was asking that Hoover be a good corporate citizen and protect their investment in their homes, property and way of life.

Commissioner Nunamaker asked about the permanent, undisturbed vegetative buffer and were they considering an immediate buffer going around the 11.8 acres or around the entire 65 acres. She said they wanted everything that was not going to be developed to be maintained. He clarified everything outside the 11 acres they wanted to have a permanent vegetative buffer and she responded yes. He asked if the gravel in the eight acres was considered impervious or semi-impervious and was told it was considered impervious. He said regarding the additional chemicals or if they changed their design to include other types of preservatives, they would have to come back before the Board and would be like a new business and their permit was for fire retardant only.

Commissioner Youman stepped out at this juncture of the meeting.

Chair Dixon called names out from the Speaker Request Forms that were turned in.

Trey Pierce, 3559 Old Federal Road, Quincy, FL appeared before the Board and stated he was in favor of Hoover moving into the area. He said he had been employed at Coastal as a Plant Manager and has been employed there for 28 years and while there have seen tremendous growth throughout what they do and in the surrounding community. He said having Hoover at their backdoor would solidify their place in the market, in Gadsden County and would allow them to continue to do what they do on a daily basis and set them on a path that would allow them to continue to grow and hopefully increase their jobs.

Commissioner Youman returned at this juncture of the meeting.

He told the Board that Coastal owns over 11,000 acres in Gadsden County.

Commissioner Lasley asked what they did at that plant. He said they make plywood, produce plywood and landscape timbers. She asked if they had any pressure treating processes at that plant and he responded yes. She asked if Hoover decided they wanted to pressure treat wood at their site, would it be a conflict and he said he could not answer that because he was not over that department.

Dillon Forbes, 89 Glover Lane, Havana, FL appeared before the Board. He stated he was Vice-President of Sales for Coastal. He said he has done business with Hoover for many years and was excited about them coming and was a high quality company and very well respected in the industry. He added they would be a big customer for them and he was impressed by the amount of work effort they have put into this and felt it was an example of business they would do. He added they chose Gadsden County out of a number of locations they could move to. He said if

Hoover went into treating products there could be a conflict and there were no arsenic chemicals at Coastal. He said there were some (inaudible) treatment there that was monitored by the State and Federal government and their plant was designed the very same way Hoovers' would be with total containment. He explained all chemicals was self-contained, recycled, used again and never went off-site.

Commissioner Lasley asked if they never use up the product and he said no, it went into the wood and the tanks were continually monitored and added to and used in the pressure treatment process.

Beth Kirkland, GCDC Executive Director, appeared before the Board and was sworn in by the Deputy Clerk. She read a letter of Support for Hoover Treatment from Capital City Bank, a corporate Board member of GCDC.

Commissioner Lasley stated she did not think Gadsden County should support any businesses that wanted to come to the County, there were some businesses that were not appropriate for here.

Jim Nalls reappeared before the Board (still under oath) and said their attorney spoke to them as to how this plant would affect a lot of the people in Gadsden County and Coastal told them how the plant would affect their plant. He asked that the Board adopt their comments and concerns before giving them approval.

Kathy Moore reappeared before the Board (still under oath). She thanked everyone for serving the community and for giving them more time to assess the situation. She said she was all for economic development, especially in this County. She said jobs were needed here, jobs people could excel in and take pride in. She said she was all for jobs but sensible jobs. She said she lives on Potter Woodberry Road and has a stake in it. She added she would like to have a working session regarding this. She stated her concern about the age of the bridge, which was built in 1958 and understood there is sufficiency rating and asked how safe would the bridge be with increased traffic and trucks carrying heavy pieces of lumber. She said she was concerned if there was a major accident or increased rate of commercial traffic, what reassurance she had traveling on that road every day that it was not a safety risk.

Kathi Barineau Craft, 1024 Potter Woodberry Road, Havana, FL appeared before the Board and was sworn in by the Deputy Clerk. She said she lived across the street from the property and their map did not show her driveway and suggested the commissioners take a look at the property as to what they were up against. She said her grandparents were killed on that road by a log truck years ago. She said she believed this industrial plant could be placed in an industrial site that would better accommodate it.

Bryan Baxley reappeared before Board (and was still under oath). He showed the Commissioners a map of his property and shared his concerns with the plant. He said he bought his property approximately eighteen months ago and was deeply concerned with property values and potential decline in same. He said the notices changed from the time they acquired the property and people on Potter Woodberry received a notice the first time and not the second. He said he had a vested interest in an agriculture operation and had been doing it for approximately 10 years and had concerns with food safety. He said regardless with what type of production involved in, it was required to sign off on third party food safety requirements and at this point it was unclear

whether that would be an option. He said he was concerned about the bridge, if it goes under construction will traffic run thru downtown Havana? He said he did not understand the Citizens' Bill of Rights and had learned a lot through this process. He asked how would it have impacted back them in the 90's. He said the wetlands bordered him on the eastern boundary and felt they did not appreciate the elevation changes on the property. Chair Dixon asked if he accepted the Tall Timbers science and what was worked out with them and he responded he felt they had made some vast improvements and was much appreciative for both sides coming to the agreement. He said with the community awareness and community involvement, a lot of questions were asked but have not had clear and concise answers to their questions.

Commissioner Nunamaker asked if anyone knew when the property was zoned heavy commercial and was told 1991 or 1992. He then asked when he bought his property and Mr. Baxley answered in 2016. Commissioner Nunamaker asked if he knew it was heavy industrial next to him and he said he did not. He said he had researched the Property Appraisers' site and it was Ag classification and he did not look at future land use and looked at the tax roll. He said he had 458 acres on the east and north of him that was owned by Coastal and roughly 500 acres to the west of him that was in a conservation easement that was managed by Tall Timbers and thought he was in the middle of a non-development site. He said he went through a number of people and asked that question and until he talked with a gentleman at the Property Appraisers' Office, no-one could explain to him what was just said and for the record, none of the other neighbors knew it.

Commissioner Nunamaker said for the record, he was always for the "little guy" and looking out for neighbors, etc., but had to say this project suited the site admirably. He said it was unfortunate there were a few residential sites around.

At this time, Chair Dixon closed the public comments.

Doug Hall reappeared before the Board. He said with regard to Ms. Denker's request for conditions on the site plan, they had met with neighbors and tried to address the issues. He said the engineers spent a lot of time, there will be a bigger treatment area to be able to handle more water to be a less chance of anything bad happening in the surface water flow, changed the location of the swell on the roadway and also will have a bigger Stormwater area. He said they heard there should be a limit on the hours of operation and that was addressed. He said Hoover never promised they would never work past 8:00 p.m. on week nights and the standard work hours for the plant was standard work hours. He said there would be times, because of business requirements, an emergency shipment, etc., they would need to work overtime and need the flexibility to address that. He said the buffer issue was a big deal and essentially what they were asking was everything outside the 9 acres that was designated as the development site is placed in perpetuity and that could not be done. He added if there were any changes, they would come back before the Board and address them. He said there could not be any changes in the chemicals used at the site and if a change was made, they were willing to come back and readdress that. He said with the monitoring of down-stream impact, in their view was a stormwater issue and a lot of time had been spent working on the stormwater facility and none of the experts had suggested there was a problem with it and anything that would require downstream monitoring. He said with regard to the bridge, it was not a site-plan issue but they looked into it because it was a concern and understand it was a reasonable concern. He said the bridge was inspected every two years, the last inspection was done in 2016, there was no load restrictions on it, the structural integrity at this point was fine and was already used by logging trucks. He said a question was

raised by access to Potter Woodberry road from the driveway to the site and was part of the engineering and Mr. Holley could address those questions. He said it was designed to where if you were leaving or entering the site, you could see what was coming and DOT had looked at that. He added he felt they had addressed all of the proposed conditions in the best way they could and the biggest was the neighbors wanted to have the remaining part of that property designated in perpetuity as woods, a buffer. He said if that issue came up, they would reappear before the Board and address it then.

Commissioner Chukes asked how close the nearest resident from the property and Mr. Hall was responded it would probably be the ones across Potter Woodberry Road and was over 1500 feet away.

Mr. Holley reappeared and said if they were talking about properties on the Southside of the road, they had 1500 from the edge of their proposed development area to Potter Woodberry and anything past that would be over 1500 feet.

Ms. Denker asked that they be able to respond to the distance of residences from the proposed plant.

Mr. Nalls reappeared before the Board and said there were two houses right across the street from the facility and he lived on one and the house was built in 1963.

Commissioner Nunamaker said from looking at the map on the County Appraisers' website and from the southernmost corner of the eight acre development to the nearest house on the Southside was 1350 feet-over ¼ mile away.

Commissioner Nunamaker said the property has been zoned heavy commercial for many years and if the residents were opposed to that area being heavy commercial, it should have been addressed a long time ago knowing there was a potential of some type of commercial development in that property. He said he sympathized with them but felt it was a good site, there was no run-off issue; no hazardous materials or chemicals and even if the holding pond had an issue, there was run-off from a gravel drive and the hazardous fears were not warranted.

Chair Dixon stated for the record that in this process, they could not just say no, if the answer was to deny, they must give a viable reason as to why they were saying no.

Commissioner Henderson wanted to recognize both sides and was glad they met, Tall Timbers was able to work something out, that Hoover met with the citizens and progress was made.

Commissioner Lasley wanted to address issues made by the homeowners and see if some could be incorporated as conditions. She said the thing with night-time driving that bothered her was the headlights that would come from the driveway and would hate for residents to deal with that shining into their homes. She would like to see a condition added to limit the hours to not run after 8:00 p.m. on week nights and not to run on weekends. She said the other issue was the buffer. She said on the aerial photography the potential for having a good bit of the property clear-cut was high since it was planted pines and would not mind seeing a 25-50 foot buffer around the developed site in case the pines were cut down and she was in favor of a permanent buffer.

Commissioner Nunamaker asked if that would inhibit any hope of future development of the site for the company. Commissioner Lasley responded she felt the wetlands would be the inhibiting factor. Commissioner Nunamaker said if they placed a 25-50' buffer around the eight acre site, that would stop it there.

Commissioner Lasley said if Hoover sold to another entity, would they buy the property as is and would the conditions go with the property and not the owners.

David Weiss appeared before Board and said the site plan would have to be monitored and did not mean that they could not come back for a separate site plan approval but they would not be approved to do anything that was not approved in the site plan that was approved.

Commissioner Lasley continued and said DEP was one of the contact people for inspecting and assessing the Stormwater and suggested that the homeowners put that number in their rolodex. She said with proof of insurance, she asked Ms. Jeglie that that used to be one of the packets with the final development order and Ms. Jeglie said that dealt with subdivisions where roadways were being put in and had to insure them.

Commissioner Lasley then said with regard to the existing bridge, she believed it to be part of County Road and Bridge Department and she has had good luck in requesting things getting done and thought that would be a good place to get the signs. Ms. Jeglie said Road and Bridge could place signs and there was a cost to the developer and thought a study had to be done with flashing lights.

Chair Dixon echoed what Commissioner Henderson and Commissioner Nunamaker said. He said he had been in Government a long time and had not seen the process work so well and it was testament to the community and to the business. He further stated this was how government and communities were supposed to work. He also stated he could not imagine a better piece of property for this project and it fit in all the things they thought about in terms for development of the property and the company has gone the extra step to try to make the homeowners at ease to the best they could hope for. He said he had no problem in accepting Option 1 along with the Stipulations that go through "n" and if they added "o" with the Stipulation of no preservatives to be used on site and that the Tall Timbers Agreement be added to the Stipulation as well. He said he could not go along with the set hours because he could not imagine what Coastal would do in the middle of the hurricane season if they had to close at 8:00 p.m. He asked how they would supply the plywood to the rest of the world that everyone would need. He said that would help a business go out of business and did not think that was their intention, if it was not wanted, it was not wanted, but did not want to do things to help it go out of business before they were able to get started. He further stated a lot of things asked by homeowners were either already covered in law or will be at some point. He also stated he had never seen a more perfect situation for the location of a business.

COMMISSIONER HENDERSON ASKED IF HE WOULD LIKE THAT IN THE FORM OF A MOTION AND SAID SO MOVED AND SECOND MADE BY COMMISSIONER BRIDGES-BRIGHT. THE BOARD VOTED 6-1 BY VOICE VOTE. COMMISSIONER LASLEY OPPOSED.

GENERAL BUSINESS

6. **Planning Commissioner Questions and Comments**

7. **Director's/Planner Comments**

3. **Adjournment of Meeting**
THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD, CHAIR DIXON DECLARED THE MEETING ADJOURNED AT 9:07 P.M.

GADSDEN COUNTY, FLORIDA

EDWARD DIXON, Chair

NICHOLAS THOMAS GADSDEN COUNTY FLORIDA CLERK OF CIRCUIT COURT

ATTEST:

Beryl Wood for

NICHOLAS THOMAS, Clerk