

AT A REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION HELD
IN AND FOR GADSDEN COUNTY, FLORIDA
ON SEPTEMBER 15, 2011 AT 6:00
P.M., THE FOLLOWING PROCEEDINGS
WERE HAD, VIZ.

PRESENT: Diane Sheffield, Chair
Mari VanLandingham
Dr. Anthony Arnold
Catherine Robinson
Dr. Gail Bridges - Bright
Edward Allen
Frank Rowan
William Rudd
Ronnie Butler
David Tranchand
Issac Simmons, School Board Rep.

ABSENT:
Larry Ganus, Vice - Chair

Staff:
Anthony Matheny, Growth Management Director
Willie Brown, Principal Planner
Muriel Straughn, Deputy Clerk
Beryl H. Wood, Deputy Clerk

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

Chair Sheffield called the meeting to order at 6:00 PM with a quorum present and then led in the Pledge of Allegiance to the U.S. Flag.

2. INTRODUCTION OF MEMBERS/ROLL CALL

Each member present stated his/her name and District for the record.

Chair Sheffield acknowledged and welcomed Mr. Ronnie Butler to the Commission.

3. APPROVAL OF MINUTES:

June 16, 2011 Regular Meeting

UPON A MOTION BY COMMISSIONER ROWAN AND A SECOND BY COMMISSIONER ARNOLD TO APPROVE THE MINUTES OF JUNE 16, 2011 REGULARLY SCHEDULED P&Z MEETING AS PRESENTED, THE BOARD VOTED 11-0, BY VOICE VOTE IN FAVOR OF THE MOTION.

4. Disclosures and Declarations of Conflict - None

5. GENERAL BUSINESS:

**PUBLIC HEARING - BOSTICK ROAD ADMINISTRATIVE FUTURE
LAND USE MAP AMENDMENT (LARGE SCALE) (CPA-2011-02)**

To hear a proposed amendment and recommend transmittal to the Division of Community Planning, a change to the Future Land Use Map from Commercial (COMM) to Rural Residential (RR) for the following parcels located in the area of and off of Bostick Rd.:

Parcel #'s 2-27-3N-2W-0000-00123-0100, 2-27-3N-2W-0000-00210-0100, 2-27-3N-2-27-3N-2W-0000-00210-0400, 2-27-3N-2W-0000-00123-0200 by Proposed Ordinance.

(Planning and Community Development/Applicant)(Board of County Commissioners 10-04-11, tentative)

Mr. Matheny, Director welcomed Mr. Ronnie Butler. He then reminded public in attendance that if they would like to address Commission they must sign in on both sheets. He gave a brief descriptive summary as advertised. He stated that the Property was located in Havana and could be reached by crossing the railroad tracks near Burger King and over by Golf Course and Country Club; it would be to your right, west if the CSX Railroad tracks and U.S. 27 (Florida - Georgia Highway). He said that 5 land owners came into office and it was brought to his attention that the properties where designated commercial as of the adoption of the Comprehensive Plan Future Land Use Map (November 26, 1991). He said that the Commission designated 5 of 7 properties legal nonconforming uses for residential development. He said that staff looked at and discussed with County Manager and Board it was to decided to bring to the Commission for a review to process an amendment for this area. He stated that they would like to change land that was typical dedicated commercial in the area near the golf course to residential, how it's been used. It will allow them if they would like to sell their homes successfully. Also they would be able to add

additional homes if they meet guide lines 1 unit per acre. They have a lot of choices once is designated correctly. He asked that the Commission approve option 1: Draft, Ordinance for the Bostick Road Administrative Future Land Use Map Amendment (CPS-2011-02) to amend the adopted Future Land Use Map by changing the land use category on seven (7) parcels totaling 34.75 acres from Commercial to Rural Residential, based on the listed findings and a determination of consistency with Comprehensive Plan.

Commissioner Robinson inquired as it stands, if a house burned down does the property remain commercial if they rebuild.

Mr. Matheny said that they would be able to rebuild.

Chair Sheffield concurred with Mr. Matheny concerning the rebuild on property and added that the Land Use Map probably got colored commercial because of proximity to golf course.

Commissioner Allen commented that 5 of the 7 properties contain dwellings, he then inquired about the remainder of the properties.

Mr. Matheny replied that there where no more dwellings (single family homes) and the remainder where vacant properties. He added that most of the owner's were present at tonight's meeting.

PUBLIC COMMENT

1. **Mulley C. Wilson** gave public comment and thanked the Commission for hearing the request. She said that when she had her house appraised a year ago, she discovered the error. She stated that the owners of property are trying to get full use of residential properties.

Mr. Isaac Simmons asked was there any physical or economical impact as a result of this change.

Mr. Matheny replied concerning the physical or economical impact that it's not going to happen, where it's located, it's terrible access, it's not designated residential but it's being used as

residential. He said that as it stands there would be economical impact. He commented if they attempted to change along Highway 27 you would have problems.

2. **Marian Laslie** addressed the Commission and asked why the land was not zoned AG3? She also inquired about the procedure for them to sell 1 acre lots.

Chair Sheffield replied that she felt it could and that is adjacent to rural residential that was done before 1991, it didn't happen after that.

Mr. Matheny commented that when someone wants to split property they should come in for a 2 for 1 property split from original parcel, there are procedures that must be followed.

After additional discussion by the Commission the following action was taken.

UPON MOTION BY COMMISSIONER VANLANDINGHAM AND A SECOND BY COMMISSIONER TRANCHAND, THE BOARD VOTED 11-0, BY VOICE VOTE, TO APPROVE THE BOSTICK ROAD ADMINISTRATIVE FUTURE LAND USE MAP AMENDMENT (LARGE SCALE) (CPA-2011-02)

OTHER BUSINESS

John Yerkes Memorial / Lake Yvette

Commissioner Tranchand discussed the Lake Yvette Homeowner Association partnering with the Commission for a Memorial for deceased Commissioner John Yerkes. He commented about his loyalty to the Commission and Association. He said that a tree of remembrance would be planted in his memory on Sunday, October 16, 2011 between the hours of 3:00 or 5:00 P. M., which ever is decided upon the Commission. He said that they had made contact with the family and the tree of preference would be a Redbud, since that was his favorite tree.

Commissioner Vanlandingham suggested it be between 15 or 30 gallons and she would check to see about wholesale pricing. She also stated that she would check with her son to see if he would assist in planting of the tree.

It was the consensus of the Commission to plant a tree (redbud) in memory of deceased Commissioner John Yerkes on October 16, 2011 at 3:00 P.M.

Bike Pedestrian Grant

Mr. Matheny briefed the Commission concerning the Bike Pedestrian Grant that was awarded to the county. He commented that they had their 1st meeting and their goal at this stage was to identify bike and pedestrian trails throughout County. It will increase access to mobility for citizens that would like to walk and add additional tourism to the County. He said that there was a similar study done in Wakulla County and he would keep the Commission abreast of happenings.

Department of Economic Opportunities

Mr. Matheny stated that the former Department of Community Affairs (DCA) had changed their name and is now the Department of Economic Opportunities (DEO). He said that it had vastly changed and BCC would not have to get their approval, it's all done on local level. He told the Commission that he would have the County Attorney, Deborah Minnis or Asst. County Attorney, Mr. David Weiss do a presentation for the Commission concerning the changes and how they will affect Commission and the Board on legal standpoint.

ADJOURNMENT

UPON MOTION BY COMMISSIONER VANLANDINGHAM AND SECOND BY COMMISSIONER BRIDGES - BRIGHT, WITH THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE COMMISSION AT THIS TIME, CHAIR SHEFFIELD ADJOURNED THE MEETING AT 6:45PM.

Diane Sheffield, Chair

ATTEST:

Beryl H. Wood, Deputy Clerk