

**GADSDEN COUNTY PLANNING COMMISSION
MEETING MINUTES**

**Thursday, October 20, 2016
6:00 p.m.**

Board of County Commissioners Chambers
7 East Jefferson Street
Quincy, Florida 32351

Present: Commissioner Regina Davis, At - Large Member, Chair
Commissioner Dr. Gail Bridges – Bright
Commissioner William Chukes
Commissioner Libby Henderson
Commissioner Marion Lasley
Commissioner David Tranchand
Commissioner Gerald McSwain
Commissioner Lori Bouie
Commissioner John Youmans
Commissioner Roger Milton, School Board Representative
Commissioner Doug Nunamaker
Jill Jeglie, Interim Planning & Community Development Director
David Weiss, County Attorney
Beryl H. Wood, Deputy Clerk

Absent:
Commissioner David Tranchand
Commissioner Edward J. Dixon (appeared, but left)

1. PLEDGE OF ALLEGIANCE

Chair Davis called the meeting to order at 6:02 p.m. with a quorum present. She 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. ROLL CALL

Each member present stated his name and district for which he represents.

3. APPROVAL OF THE AGENDA

Ms. Jeglie said she had provided the Commission with a Comprehensive Plan Update. She also checked on agenda item 7, some didn't include the strike through.

UPON MOTION BY COMMISSIONER CHUKES AND SECOND BY COMMISSIONER DR. BRIDGES –BRIGHT, THE COMMISSION VOTED 10-0, BY VOICE VOTE, FOR APPROVAL OF THE OCTOBER 20, 2016 PC AGENDA.

4. APPROVAL OF MINUTES – AUGUST 11, 2016 and SEPTEMBER 15, 2016 MINUTES
AUGUST 11, 2016

Ms. Lasley stated that on page 3 in the last paragraph the word was stated as depilated and should dilapidated.

Commissioner Dr. Bridges – Bright said her name should be corrected.

UPON MOTION BY COMMISSIONER LASLEY AND SECOND BY COMMISSIONER MCSWAIN, THE COMMISSION VOTED 10 – 0, BY VOICE VOTE, TO APPROVE THE AUGUST 11, 2016 MINUTES WITH THE CORRECTIONS AS STATED ABOVE.

SEPTEMBER 15, 2016

Commissioner Lasley stated on page 7 the 1st paragraph it should read with flexibility.

UPON MOTION BY COMMISSIONER DR. BRIDGES – BRIGHT AND SECOND BY COMMISSIONER MILTON, THE COMMISSION VOTED 10 – 0, BY VOICE VOTE, TO APPROVE THE SEPTEMBER 15, 2016 MINUTES WITH THE CORRECTIONS AS STATED ABOVE.

5. PUBLIC HEARING (LEGISLATIVE) (LDR 2016-08) – Consideration of amendments to Chapter 6, Subdivision of Land, of the Land Development Code.

Ms. Jeglie said this hearing is required to offer a recommendation to the BOCC for the amendment of Chapter 2, Definitions and Interpretations and Chapter 6 of the Land Development Code as to the consistency of said amendments to the Comprehensive Plan.

This agenda item was heard at the September 15, 2016 Planning Commission meeting. The Planning Commission directed that the final documents with changes be brought back to the October 20, 2016 meeting. She said there were two small changes that Commissioner Henderson brought up on the strike add section that need to be made to be consistent with what you all had asked for. On page 27 of 46 -J. Blocks ***although*** should be stricken. Page 41 ***one hundred eighty*** should be struck and it should read of the ***one year*** developer maintenance period for all roads.

Attorney Weiss added he had a couple of changes and the first was striking the entire sentence after Code, ***including but not limited to the completion of the one hundred eighty (180) day developer maintenance period for all roads***. He said reason being is because it is a matter of what approval and acceptance means. He then visited page 7 of 46 B1. e. add a signature after seal; page 10 of 46 – Subsection 6203 – Preliminary Plat - typo add t in front of he to make the; 6301 page 26 of 46 B. strike the word engineer; page 28 of 46 at the very top of the page - after roads add period instead of semicolon. Streets shall be designed to;

Page 31 of 46 move sentence in D. ***After acceptance by the governing body, the developer shall maintain all completed work for a period of one (1) year*** to the end and strike the language in the last sentence ***after the period of time set forth in this Code***. Page 32 of 46 letter G same change, he initially referenced in his first comment dealing with including but not limited to the completion of the one hundred eighty (180) day developer maintenance period for all roads – that it be stricken; Page 41 of 46 – he referenced the same striking including but not limited to the completion of the one hundred eighty (180) day developer maintenance period for all roads.

Commissioner Dr. Bridges – Bright added that while they are there would they change signed to singed in that same section of page 41 of 46.

Chair Davis asked for public comment and there were none.

Commissioner Lasley discussed several things mentioned by Attorney Weiss that had already been taken care of in the clean copy. She said in page 3 of 46 -Subsection 6003 – Exceptions - G - change word ***parcel*** to ***unit*** for the condominiums. She asked for clarification in Subsection 6102 - Minor Subdivision Procedures concern is that it is coming from is a minor subdivision road considered a local road, the road requirements with requirements the right-of-way for minor subdivisions. My concerns are coming from a minor subdivision road considered a local road by a definition.

Ms. Jeglie said typically it would, but we would look at the overall definition. She said the minimum right-of-way on a local road is 60.

Commissioner Lasley continued to C. in the minor subdivision section – page 5 of 46; it states that no improvements within the subdivision will be accepted by the County. She asked is that forever or never? She asked what the process was for someone asking the County and paying someone to do it. Does that prohibit them from applying for County help?

Attorney Weiss said that his interpretation of that would be that they won't be initially accepted by the County, at subdivision approval. He said there are processes in place where owners of private roads can petition the county to accept the road at a later date. I don't think this would prohibit in the future, it doesn't give me a lot of concern how it currently reads. It is a matter of interpretation.

Commissioner Lasley then discussed subsection 6302 page -29 of 46, Public Improvement Procedure; she said in line 3 where it speaks of the construction and installation of air for public improvements, shall not begin until the County Commission has given preliminary plat approval of the subdivision and a development order has been issued. She asked was it appropriate.

Attorney Weiss said that would be appropriate to add Development Order.

Commissioner Lasley moved to subsection 6302 G of page 32 of 46 verifies improvements include stormwater and not just roads. Would like to make sure developer has all of that before the final plat.

Attorney Weiss said it would cover it; any stormwater that is dedicated to the public is covered there.

Commissioner Lasley asked about subsection 6303 3 of 6, we had discussion about flag shape lots; we were to discuss to see if it was a public safety issue.

Ms. Jeglie said not at this time. In the future it is on the list to look at.

Commissioner Lasley asked who is responsible for those types of criteria, the Building Inspector.

Ms. Jeglie said no, what would happen, there is a section in the Code, that talks about meeting with the appropriate people. The County Engineer does it, they are on contract. They also look at storm water.

Commissioner Lasley discussed subsections 6306 Erosion, page 40 she asked was it areas where trees are to be retained.

Commissioner Nunamaker said vegetation would be proper word.

Commissioner Lasley commented on subsection 6700 family exception how you would monitor property that has been homestead for 3 years.

Ms. Jeglie said the property appraiser would know.

UPON MOTION BY COMMISSIONER DR. BRIDGES – BRIGHT AND SECOND BY COMMISSIONER BOUIE, THE COMMISSION VOTED 10 – 0, BY VOICE VOTE, TO APPROVE THE AMENDMENTS TO THE LAND DEVELOPMENT CODE WITH THE CHANGES, GOALS, OBJECTIVES, AND POLICIES OF THE COMPREHENSIVE PLAN, AND RECOMMEND THAT THE BOCC ADOPT THE CHANGES TO CHAPTER 2, DEFINITIONS AND INTERPRETATIONS, AND CHAPTER 6 OF THE LAND DEVELOPMENT CODE BY ORDINANCE.

- 6. PUBLIC HEARING (QUASI-JUDICIAL) (SD 2016-01) – Consideration of a conceptual subdivision application for the Midway Business Park, Tax Parcel Identification #'s 4-16-1N-2W-0000-00140-0000 and 4-16-1N-2W-0000-00233-0000 to create thirty – three (33)**

lots on 191.29 acres. The proposed subdivision is located south of the intersection of Brickyard and Business Park Roads.

Ms. Jeglie commented that a request for conceptual plan approval of the subdivision of two (2) parcels, described as Tax Parcel Identification #4-16-1N-2W-0000-00233-0000, totaling 191.29 acres into a thirty-three (33) lot industrial subdivision (Attachments #1 & 5).

The applicant is Anderson Columbia Co., Inc. represented by Shawn Snyder with Eddie Bass, P.E., Moore Bass Consulting, Inc., as agent, have applied for conceptual subdivision plan approval to subdivide the reference parcels into a thirty- three (3) lot industrial subdivision. Once a conceptual plan is recommended for approval, the preliminary plat application will be processed.

The subject property is located in the Gadsden Station Development of Regional Impact (DRI) which was adopted in 1987. In 2001, the DRI was amended to include conditions specific to this subdivision. The development is vested under the terms of the DRI.

Recommended approval of the Midway Business Park Subdivision Conceptual Plan with the following conditions listed.

Commissioner Bouie asked about central sewer and water.

Ms. Jeglie said Talquin would provide central sewer and water. She said a majority of the lines had been constructed.

Eva Peppers, Florida Environmental Land Services, she made it known that Moore Bass would provide all the preliminary designs, but added they couldn't attend. She has worked on the project 15 years ago before it was constructed. She suspects all roads, sewer and water is in place, but she couldn't confirm.

Ms. Jeglie said it is required to be in place prior to them receiving final plat and any permits.

Commissioner Youmans commented on The City of Midway allowing Leon County to bring waste there to be held until they took it to Marianna. He said in return they were to bring a sewage line in and asked could they piggy back off it.

Ms. Jeglie said that would be a question for Talquin on their capacity.

Commissioner Bouie said her concerns were that Midway couldn't put in place central sewer.

Ms. Jeglie said it is required as part of approval before final plat approval.

Commissioner Nunamaker said he did a bunch of surveying on that road and the subdivision below it and he said he was almost positive that manholes are already in place.

Commissioner Lasley asked were roads completed.

Ms. Peppers said the roads are done and have been done a long time.

Commissioner Lasley commented on tortoise relocation plan. She stated according to the Comprehensive Plan it should be in place before approving. She spoke of concerns with the map.

Ms. Jeglie said it would need to be addressed before preliminary plat.

Ms. Peppers spoke on gopher tortoise.

Commissioner Nunamaker commented on the map of 3 and 4 with the gopher tortoise. He said 5, 6 and 7 addressed the stormwater facility.

Ms. Peppers said the ones of concern are 3 and 4 location and 5, 6 and 7 will probably be alright in that location.

Commissioner Lasley spoke of issues with entire package. She said it was disorganized.

Chair Davis said staff has provided information. She said staff has provided several options as it relates to this, we can go with staff recommendation or something else.

Commissioner Bouie offered a motion to accept staff recommendations.

Chair Davis gave clarity on packets and how they will move forward.

Commissioner Lasley spoke on DRI, applicant is not here and that is a problem.

UPON MOTION BY COMMISSIONER BOUIE AND SECOND BY COMMISSISONER BRIDGES – BRIGHT, THE COMMISSION VOTED 9 – 1, BY VOICE VOTE, FOR APPROVAL WITH STAFF RECOMMENDATIONS FOR THE MIDWAY BUSINESS PARK SUBDIVISION CONCEPTUAL PLAN. (COMMISSIONER LASLEY OPPOSED THE MOTION.)

7. PUBLIC HEARING (LEGISLATIVE) (LDR 2016-09) – Consideration of amendments pertaining to Neighborhood Commercial and Recreational Vehicle Parks to Chapter 4, Land Use Categories; Chapter 5, Development Standards; and Chapter 7, Development Orders, Development Permits and Development Agreements of the Land Development Code; Renumbering Subsections in Chapter 5; and, deleting 5706.P.11 Development Standards.

Ms. Jeglie commented this hearing is required to offer a recommendation to the BOCC for the amendment of Subsections 4104, Neighborhood Commercial, Subsection 4202.C, Neighborhood Commercial, Section 5100 Residential Standards, Subsection 5902 Recreational Vehicle Park Standards and Section 7500, Review Procedures of the Land Development Code (LDC) pertaining to Neighborhood Commercial (NC), as to the consistency of said amendments to the Comprehensive Plan and to correct scrivener's errors in numbering and lettering in Chapter 5.

As a result it left several sections in the Land Development Code with location criteria that is no longer necessary. She said this amendment is recommended primarily to amend and consolidate Subsections 4104 and to delete Subsections 4202.C Subsection 5204 of the Land Development Code to reflect amendments to the Comprehensive Plan in respect to the NC Future Land Use Category adopted in September of 2015. The amendment to Subsection 5902, removes recreational vehicle parks from the allowed uses in NC and Agriculture future land use categories.

She said this update to Chapters 4 and Chapter 5 are proposed to concisely and clearly define and identify the mapped Neighborhood Commercial Future Land Use Category. The amendments include the removal of location criteria no longer necessary now that Neighborhood Commercial is a mapped future land use category. The amendments are necessary to support and implement Policy 1.1.1.J of the Future Land Use Element. In addition, there were several other sub sections in the Land Development Code that refer to Neighborhood Commercial. She said specifically 5101 Residential Uses and 5902 Recreational Vehicle Park Standards talk about Neighborhood Commercial Uses, Recreational Vehicles Parks as Neighborhood Commercial should be deleted and it is to be deleted out of Agricultural uses. In 7200, this is the section that deals with what procedures new Neighborhood Commercial uses would be reviewed in. She explained Neighborhood Commercial Uses. Spoke on the corrective renumbering of Subsection 5707, 5208 through 5210. The correction scrivener's error by re – lettering of Subsection 5706 and deleting of Subsection 5707.P.8 Detailed Standards for Electronic Message Centers (EMC) for Signs. Sub. 5707. P.8 was recommended for deletion by the Planning Commission to allow EMC to be 100% of the sign face. This recommendation was erroneously not included in adopting the ordinance (See p. 8 of 13, June 08, 2016 Planning Commission minutes.)

Chair Davis asked for questions from the Commission.

Commissioner Bouie asked about section 5902 being deleted.

Ms. Jeglie said not necessarily only the part where it refers to Neighborhood Commercial and Agriculture is being deleted.

Chair Davis called for public comment and there was none.

Attorney Weiss offered a few revisions. He started with Chapter 4, on the 2nd page after number 4. He said they have some redundancy there and we need to strike initially between 4 and 5, there is a sentence that is also in 5 that says: Lots plotted as part of a residential subdivision cannot be designated on the Future Land Use Map or zoning map as Neighborhood Commercial. He said it should be stricken, it is a formatting issue in Chapter 5 5101 A-Dwelling unit. He proposed in addition (Recreational Vehicles are permitted for residential use only in recreational vehicle parks.) He said that language can replace what has been stricken. Page 2 – 1c, Subdivisions or Parks: See Subsection 5104 of this Chapter to be stricken. He said in 2c strike Parks and Subdivisions. He added the language (see Subsection 5106.C could stay).

Chair Davis asked for other questions.

UPON MOTION BY COMMISSIONER BOUIE AND SECOND BY COMMISSIONER CHUKES, THE COMMISSION VOTED 9 – 1, BY VOICE VOTE, FOR APPROVAL OF STAFF RECOMMENDATIONS WITH THE NECESSARY AMENDMENTS BY THE ATTORNEY. (COMMISSIONER LASLEY OPPOSED THE MOTION).

Director's Comment

Ms. Jeglie commented on the new Commissioner and allowed her to introduce herself.

Libby Henderson introduced herself from Greensboro. She also stated she was on the Town Council of Greensboro. She said she looked forward to working on the PC.

ADJOURNMENT OF MEETING

**THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE COMMISSION, THE CHAIR
DECLARED THE MEETING ADJOURNED AT 7:20 P.M.**

GADSDEN COUNTY, FLORIDA

REGINA DAVIS, PC CHAIR

ATTEST:

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