

**AT A WORKSHOP OF THE PLANNING COMMISSION  
HELD IN AND FOR GADSDEN COUNTY, FL ON  
DECEMBER 17, 2020 AT 6:00 P.M., THE FOLLOWING  
PROCEEDING WAS HELD BY ZOOM ONLY, VIZ:**

**Present:**       **Rev. Dr. Joe Parramore, District 5**  
                  **Lori Bouie, District 5**  
                  **Jeff Diekman, District 1 - absent**  
                  **William Chukes, District 1 - absent**  
                  **John Youmans, District 2 - absent**  
                  **Tracey Stallworth, District 2 - absent**  
                  **Frances Brown, District 3**  
                  **Wayne Williams, District 3**  
                  **Charles Hayes, District 4**  
                  **Anthony Powell, District 4**  
                  **Charles Roberts, At Large**  
                  **Steve Scott, School Board Representative – appeared remotely**

**Staff Present:** **Clayton Knowles, County Attorney**  
                  **Diane Quigley, Growth Management Director**  
                  **Jill Jeglie, Principal Planner**  
                  **Marcella Blocker, Deputy Clerk**

**\*\*\*THIS MEETING WAS HELD BY ZOOM ONLY-THERE IS NO AUDIO/VIDEO\*\*\***

The Workshop was called to order at 6:01 p.m. and the Pledge of Allegiance to the U. S. Flag was recited. The members introduced themselves.

**Mr. Knowles, County Attorney**, explained conflicts and procedures of the Planning Commission.

**Jill Jeglie, Senior Principal Planner**, appeared before the Board and gave a brief summary of CBOR (Citizens Bill of Rights) as there were new members that had recently been appointed. She went over the detailed changes, some being:

- Citizen Participation-renamed as Community Meetings;
- Neighborhood Participation;
- Establish reasonable Urban Service boundaries by 2014-proposed to be deleted.

Commissioner Parramore asked of the other six counties, how did they compare to Gadsden demographically? Ms. Quigley said there were none reflective of Gadsden County.

Commissioner Powell asked how long the CBOR had been around and was told since 2010. He asked the basic benefits of having it. Ms. Jeglie said one benefit was the public was made aware of the larger projects. Ms. Quigley explained if a large project would have an impact on the community, traffic, nighttime activities, noise, especially at night, lights, etc. and would give the neighboring communities a chance to understand what they were proposing. She added it would give the developers a chance to hear the community concerns and possibly make a better plan. It also would give the parties a chance to try to work out any differences before coming to the boards.

Commissioner Hayes said he thought if it still had to go before the Board for approval and if no-one showed up to participate in the citizens' meeting, it went before the County and they gave their input but received none from the citizens, it was almost doomed for them to amend it. He thought they should "kill" it and see what happened from there. Ms. Quigley said the Board's feeling and biggest concern was the super majority vote and felt they could not often achieve that on some of the projects. There were pros and cons to each.

Commissioner Parramore said he would like to go back to Commissioner Powell's question on what this has brought to the County. He had not heard anything yet where value had been added by this process and if that was so, why continue with such a convoluted process? Ms. Quigley explained the way it was written as is, the applicant was always responsible for the meeting. This was just pulling out the community meeting from the Bill of Rights and putting it in the Land Development Code and getting rid of the super majority. She added the biggest benefit was that it did give the citizens a voice and opportunity to express their concerns at a citizens meeting, the Planning meeting and at the Board meeting.

Commissioner Bouie said in response to a couple of comments, her opinion was this had been more negative than any positive added benefits. She added that she had personally observed two local businesses drop their projects because of different requirements. She did not see where the CBOR helped local citizens bring their businesses to the county. Also, the State of Florida had statutes that protect the citizens in that there should be notice to the local citizens. She did not know why Gadsden County had so much more restrictions than any other county.

Marion Laslie explained this allowed the affected homeowner to have a meeting with the developer in a relaxed setting with no time limit and would be able to ask all the questions they needed to. She felt the proposed changes could affect the resale value of the property if it was not an attractive feature.

Commissioner Bouie pointed out the Florida Statutes already require citizens be notified and that was what they should follow.

Mr. Diekman asked if this was a State requirement and was told no. He asked if other counties had the super majority in their vote that they had adopted and Ms. Jeglie said the ones she had checked did not. He asked if they could still include citizen notification without a CBOR and was told yes and they did.

Ms. Quigley said staff had proposed to eliminate the CBOR but pull out the meetings and notifications and move it into the new section. They made the signs bigger also.

Commissioner Hayes asked if the County was already notifying the citizens and felt if they continued with the CBOR it would hinder growth. He felt it was hard to get a super majority on some things.

Commissioner Stallworth said there were pros and cons with the CBOR. He asked where they saw the County in 5 years if there is no new industry. There is a lack of employment in the County. He said if they do not place jobs here and people start leaving, it will be very sad here.

Commissioner Parramore said if this did not add value, why waste time on it? He asked if there was historical data where the meetings had occurred, who they occurred with and what the outcome was.

Ms. Jeglie said they had not been keeping a list, but was sure with enough hours of time, could go back through and knew what major developments that had occurred that required those meetings.

Commissioner Parramore said with that, they did not know how those meetings affected the outcome of the development.

Ms. Laslie said in her packet from a previous meeting there was a list of CBOR meetings, how many attended and what the project was. She said it was one extra meeting and did not see what the problem was. She added the one-page document seemed ok with her and gave the citizens one chance to meet with the developer before they presented the project.

Commissioner Powell said they seemed to have a gridlock and the bottom line was needed to make the process as simple as possible. He said as long as they follow state requirements, that was all they needed to do.

Commissioner Diekman agreed and felt citizens needed to be notified but they had to take responsibility and take part in the process. They needed to work hand in hand with the developers and the citizens.

Mr. Youmans agreed and said community meetings were necessary and he was concerned about the impact of large businesses, developments coming into the county.

Commissioner Bouie said citizens had brought their concerns to here that they could not subdivide their inheritance property or there was a connection with heir property and the CBOR. She said for years there were proponents that created certain statutes about how to divide property and where it could be divided.

Commissioner Parramore clarified that this was a workshop and no action was being taken tonight. Action taking would be done on January 4<sup>th</sup>.

Ms. Quigley said there were several large developments that were coming in and may have to have a meeting.

Mr. Knowles asked if she wanted to address the quorum issue or him. He said as of now, an in-person quorum was required and would need 8 or 9 to confirm they would be present at the next meeting to meet the quorum.

Ms. Quigley said they were looking into doing what was necessary to get people in for the meeting.

Commissioner Hayes asked what Leon County was doing, did they require citizens to do that and Ms. Quigley said no. He said with this being such a small county, why did they need the CBOR?

Commissioner Roberts said his thought was to keep it simple, if not people would not want to participate.

Commissioner Diekman asked for a quorum, would that require seven to be present and Ms. Quigley said yes, but if they could, would like to get 8 to be present. Ms. Quigley explained for recording, they had to be able to be heard.

Commissioner Bouie asked could they have five present and 2 call in and Mr. Knowles explained seven was needed to be present in the building for a quorum.

Ms. Laslie wanted to make sure what they were proposing was to strike through the CBOR and add language for the community meetings.

Ms. Quigley said they would be given several options: 1) to not delete the CBOR; 2) to delete the CBOR without adding 1306; 3) to delete the CBOR and add the community meeting section under 1306 or 4) Board discretion.

Ms. Laslie said participation by public since COVID, some came to the meetings and never spoke, some came and participated. With ZOOM meetings, it required a computer, internet connection, knowledge to instigate and navigate the Zoom platform and a lot of people may not have that knowledge. She said that could certainly be why there had not been much participation. She added she was unsure if someone had to pre-register to participate and that could discourage someone from participating as well.

**Leslie Steele, Public Information Officer**, stated if a person did not have to have internet connection to participate, there was some that participated by phone only or could go to Facebook and watch.

Commissioner Parramore asked if it was possible to receive the packet electronically and Ms. Quigley said they were on the website and she could send a link for them also.

Ms. Laslie said she was unsure if she had seen in the papers that the public was now able to attend and if that was an option, to please let them know.

Commissioner Chukes commented he was unable to join the last meeting.

Commissioner Bouie asked if they would be able to advertise in time for the meeting on the 7<sup>th</sup> and was told yes.

Ms. Quigley asked for a list of who could attend the next meeting and Commissioner Bouie, Commissioner Parramore, Commissioner Diekman, Commissioner Roberts, Commissioner Powell, Commissioner Hayes, Commissioner Brown and Commissioner Youmans responded they would be able to attend in person.

Gadsden County Planning Commission  
December 17, 2020 - Workshop

**MOTION TO ADJOURN**

**THERE BEING NO FURTHER BUSINESS TO COME BEFORE THEM, THE WORKSHOP WAS DECLARED  
ADJOURNED AT 7:41 P.M.**

**GADSDEN COUNTY, FLORIDA**

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**REV. DR. JOE PARRAMORE, Chair  
Planning Commission**

**ATTEST:**

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**NICHOLAS THOMAS, Clerk**