

AT A MEETING OF THE PLANNING
COMMISSION HELD IN AND FOR GADSDEN
COUNTY, FL ON JULY 13, 2023 AT 6:00 P.M.,
THE FOLLOWING PROCEEDING WAS HAD, VIZ:

Present: Rev. Dr. Joe Parramore, Chair, District 5
Lori Bouie, Vice-Chair, District 5
Eugene Sherman III, District 1
John Youmans, District 2
Mark Moore, District 3
Wayne Williams, District 3
Charles Roberts, At Large
Karema Dudley, School Board Representative

Staff Present: Justin Stiell, Planning and Zoning Director
Ellen Andrews, Senior Planner
Clayton Knowles, County Attorney
Adriana Quijada, Clerk Secretary to the Boards

Call To Order, Invocation, and Pledge of Allegiance

Chair Parramore called the meeting to order at 6:00 pm. Commissioner Williams provided Invocation and Vice-Chair Bouie led into the Pledge of Allegiance to the U.S. Flag.

Introduction of Members – Roll Call

Roll call was completed by the Assistant Clerk:

Rev. Dr. Joe Parramore, Chair	Present
Lori Bouie, Vice-Chair	Present
Eugene Sherman III	Present
William Chukes	Not Present
Tracey Stallworth	Not Present
John Youman	Present
Mark Moore	Present
Wayne Williams	Present
Charles Roberts	Appeared Later
Karema Dudley	Present

Amendments and Approval of Agenda

Consent

1. Approval of Minutes – April 23, 2023; May 11, 2023

Chair Parramore called for a motion of approval of minutes.

A MOTION TO APPROVE THE MINUTES WAS MADE BY COMMISSIONER SHERMAN AND SECOND BY COMMISSIONER YOUMAN. THE MOTION WAS VOTED ON A ROLL CALL VOTE AND PASSED 7-0.

Citizens Requesting to be Heard on Non-Agenda Items (3-minute limit)

The Gadsden County Planning Board welcomes and encourages public participation at all meetings of the Board. Citizens are free to speak for up to three (3) minutes on non-agenda items. Public comments and participation are also encouraged for items on the agenda. Additionally, if you are unable to attend a meeting in person, comments from the Public can also be submitted via email to CitizensToBeHeard@gadscountyfl.gov until noon on the date of the meeting. Comments submitted after the deadline, but prior to the meeting, will be added to the official record, but the County cannot guarantee that Commissioners and staff will have adequate time to review comments prior to the meeting. Citizens are further encouraged to participate via Zoom using the credentials on the County's website. The Board's meetings are also broadcast live on the Board's Facebook page. Chair Parramore read aloud the above statement.

Public Hearings

- 2. Willscot Hammock Creek Conceptual/ Preliminary Site Plan (SP 2023-01) (Quasi-Judicial) – Consideration of a conceptual/ preliminary site plan to construct a Willscot “Mobile Mini” storage unit facility on a 19.75-acre parcel located at River Birch Road, Hammock Creek Commerce Park, Midway (Parcel ID 4-06-1N-2W-1536-00000-0230).**

Mr. Stiell stated Monomoy BTS Corporation had submitted an application for a Willscot “Mobile Mini” storage unit facility. Mr. Stiell read on through the rest of the item.

Chair Parramore stated he did not see a date on the traffic study he read this morning. He verified if this was the one conducted in 2000? Mr. Stiell stated yes, it was conducted September 13, 2000.

Commissioner Roberts asked about what kind of large trucks were they referring to? Mr. Stiell stated they would be semi-trucks. They would put the trailers on the semi-trucks to be taken to their destination.

Robert Wilson appeared before the Board.

Commissioner Sherman stated he understood that a parking study would be conducted, if they move forward with this, were they in essence of who the variants to the LDC or what was the legal outcome of them moving forward with this. Mr. Stiell stated if they were proposing fewer parking spots than what would be typically required, then a parking study would be required.

Chair Parramore stated according to the Parcel ID it reflected 19.73 acres and, in the application, it stated 19.75. He wanted to make sure they were consistent with these numbers. Mr. Stiell stated they would double check that. Vice-Chair Bouie stated the County records reflected 19.73.

Chair Parramore stated he had a storm water question. He asked what diversion measures for the outfall and water flow were being proposed. Mr. Stiell stated it was up to the applicant to design. He was not sure if they were aware how they were going to design the storm water facility at this point. Scott Kelly appeared before the Board. He stated the majority of the storm water is going to be flowed by through over land flow to the West and North portions. The storm water pond on the South east side would be designed to take the storm from the parking area.

Chair Parramore had a question from page 102. He stated they were using 65% of the 19.73 acres. He asked Stiell if that met the green space requirements in terms of the LDC. Mr. Stiell stated yes, it does.

Chair Parramore stated in terms of the tortoises and indigo snakes, while none were seen, they know how invasive they could be. He asked if there were any contingency plans in the event that habitats are discovered. Mr. Stiell stated if any of those were spotted, they would have to get a permit to have those removed.

Chair Parramore called for a motion to approve this item.

VICE-CHAIR BOUIE MADE A MOTION TO APPROVE OPTION ONE AND COMMISSIONER SHERMAN MADE THE SECOND. THE BOARD VOTED BY ROLL CALL VOTE TO APPROVE THIS ITEM AND PASSED 8-0.

General Business

3. **Planning Directors' Comments**
4. **Planning Commissioners' Comments**

Gadsden County Planning Commission
July 13, 2023 - Regular Meeting

Motion to Adjourn

The next regularly scheduled meeting is AUGUST 10th, 2023 at 6:00pm.

WITH NO FURTHER BUSINESS TO COME BEFORE THE BOARD, CHAIR PARRAMORE ADJOURNED THE MEETING AT 6:29 P.M.

GADSDEN COUNTY, FLORIDA

JOE PARRAMORE, Chair

ATTEST:

NICHOLAS THOMAS, Clerk