

**AT A MEETING OF THE
PLANNING COMMISSION
HELD IN AND FOR GADSDEN
COUNTY, FL ON NOVEMBER
16, 2023 AT 6:00 P.M., THE
FOLLOWING PROCEEDING
WAS HAD, VIZ:**

Present: Lori Bouie, Chair, District 5
 Eugene Sherman III, District 1
 John Youman, District 2
 Mark Moore, District 3
 Wayne Williams, District 3
 Charles Roberts, At Large
 Tracey Stallworth, District 2
 Karema Dudley, School Board Representative

Staff Present: Justin Stiell, Growth Management Director
 Ellen Andrews, Senior Planner
 Clayton Knowles, County Attorney
 Adriana Quijada, Deputy Clerk

Call To Order, Invocation, and Pledge of Allegiance

Chair Bouie called the meeting to order at 6 pm. Commissioner Moore provided Invocation and Commissioner Roberts led into the Pledge of Allegiance.

Introduction of Members – Roll Call

Lori Bouie, Chair	Present
Eugene Sherman III	Present
Tracey Stallworth	Present
John Youman	Present
Mark Moore	Present
Wayne Williams	Present
Charles Roberts	Present
Karema Dudley	Present

Election of Officers

COMMISSIONER SHERMAN MADE A MOTION TO NOMINATE LORI BOUIE AS CHAIR AND COMMISSIONER YOUAMAN MADE THE SECOND. THE BOARD VOTED 8-0 BY ROLL CALL VOTE TO APPROVE.

COMMISSIONER YUMAN MADE A MOTION TO NOMINATE COMMISSIONER STALLWORTH AS VICE-CHAIR AND COMMISSIONER ROBERTS MADE THE SECOND. THE BOARD VOTED 8-0 BY ROLL CALL VOTE TO APPROVE.

Amendments and Approval of Agenda

Consent

1. Approval of Minutes:
 - a. July 13, 2023
 - b. August 10, 2023

COMMISSIONER MOORE MADE A MOTION TO APPROVE THE MINUTES WITH THE CORRECTIONS MENTIONED AND KAREMA DUDLEY MADE THE SECOND. THE BOARD VOTED 8-0 BY VOICE VOTE TO APPROVE.

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@gadsdencountyfl.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 Bouie read aloud the above statement.

Public Hearings

2. **ACCESSORY DWELLING UNIT REGULATIONS (LDR 2023-01) (Legislative Hearing) – Consideration of Ordinance #2023-06 amending Chapter 5, Development Standards of the Gadsden County Land Development Code by revising Section 5100, Residential Standards, and Subsection 5101, Residential Uses, and adding Subsection 5108, Accessory Dwelling Units.**

Mr. Stiell stated this public hearing was for consideration of Ordinance #2023-06 (LDR 2023-01) amending Chapter 5. This agenda request is for consideration of an amendment to Chapter 5 of the Gadsden County Land Development Code to add standards for Accessory Dwelling Units.

Commissioner Roberts mentioned that on attachment 3, under policy 3.1.8, it says one per 2 acres, but on attachment 1, on B2, it says the property owner must own at minimum one upland acre under one parcel ID number.

Mr. Stiell stated they were aware of that; you can have two acres and only have half an acre that has upland. If they have a minimum of one-acre uplands, something not in the wetlands, then they can build their accessory dwelling unit.

Commissioner Sherman asked with the maximum of 80% as a standard, was that what they saw in other jurisdictions. Mr. Stiell stated that was what he has seen in other local governments. Currently, they are utilizing a thousand square feet. If they have a 2-thousand-square-foot home, then they can have a 16-hundred-square-foot accessory dwelling unit versus having a two-thousand-square-foot home and only being limited to a thousand-square-feet.

Commissioner Sherman asked if they had any ideas on property tax impact. Mr. Stiell stated they have discussed this with the property appraiser and are getting an understanding of how they go about accessing the property. It is based on the square foot of livable space. If you increase the amount of livable space, you increase your taxes.

Commissioner Roberts mentioned attachment 1, where it stated "if rented, the unit will be rented at an affordable rate to an extremely -low-income, very-low-income, low-income, or moderate-income person or persons." He asked how would that be enforced. Mr. Stiell stated the FL Statute requires that if they are going to have an accessory dwelling unit, and going to be renting that unit, it would be for affordable housing. When they make their application, they would have to sign an affidavit saying that is what was done.

Commissioner Moore said he was reading about the septic systems and asked how it would work on an acre. Mr. Stiell stated if they have a septic system that is not a nitrogen-reducing system, have to have a minimum of one acre land. If they do have nitrogen-reducing system, can have less than one acre land. They are requiring one acre of land uplands minimum. You can have half-acre lot and have a septic system.

Commissioner Moore asked what are they going to do when kids grow up and parents get old and they want to sell the place. Mr. Stiell stated as part of the requirements in this, they cannot be sold separately. When you sell a parcel, you sell everything including the main unit as well as accessory dwelling unit.

Commissioner Williams asked what would prevent him from attaching a unit and turn into the septic tank of the home and then building an attached walkway from the home. Wouldn't it be a complete unit? Mr. Stiell stated sure, in that case, that was talking about an addition to his home.

Chair Bouie asked if a resident can correct a septic and make a new proposed cost lower. Mr. Stiell stated that is a DOH question. Smallest property that the county allows is one acre.

Commissioner Stallworth asked what was the purpose of nitro in the new septic system. Mr. Stiell stated they may have heard about the die off of sea grass. When you have a septic system, things go into it and they leech out into the ground, and if you're close to a water body or your neighbors water system and there is an issue, you can have some contamination going on due to the amount of nitrogen.

COMMISSIONER MOORE MADE A MOTION TO APPROVE OPTION ONE AND COMMISSIONER YOUAMAN MADE THE SECOND. THE BOARD VOTED 8-0 TO APPROVE THIS ITEM.

General Business

3. Planning Commission 2024 Meeting Schedule

Chair Bouie mentioned the 2024 schedule and asked if there were any questions.

4. Planning Director's Comments

Mr. Stiell stated to please put the 2024 schedule on their calendars. It was important that if they have a development coming in to get them all together. Some of the time requirements are that if they miss a meeting, there is no way to get it done before the next meeting.

Mr. Stiell stated they have not received any new development for the next planning meeting in December. He asked if they wanted to continue with the meeting as scheduled in December or just wait until January.

COMMISSIONER STALLWORTH MADE A MOTION TO HAVE THEIR NEXT MEETING IN JANUARY AND CANCEL THE DECEMBER MEETING AND COMMISSIONER YOUAMAN MADE THE SECOND. THE BOARD VOTED 8-0 TO APPROVE.

Mr. Stiell mentioned that in the last meeting, there were some questions about Talquin Electric and their water pumping on Dupont Road. The recommendation to the Board was denial, and they were based on certain facts. Because of that, the Board requested that Talquin go back and do some testing. Talquin did the testing and it showed that there was no water draw down and therefore there was no issue.

5. Planning Commissioners' Comments

Commissioner Stallworth stated Mr. Stiell is doing a good job and hoped that for the future they are able to bring in some industries.

Commissioner Sherman thanked the Staff and Attorney and Chair Bouie thanked everyone for their service and availability.

Gadsden County Planning Commission
November 16, 2023 - Regular Meeting

Motion to Adjourn

**WITH NO FURTHER BUSINESS TO COME BEFORE THE BOARD, CHAIR BOUIE ADJOURNED
THE MEETING AT 6:54 P.M.**

GADSDEN COUNTY, FLORIDA

LORI BOUIE, Chair

ATTEST:

NICHOLAS THOMAS, Clerk