

**AT A REGULAR MEETING OF THE PLANNING
COMMISSION HELD IN AND FOR GADSDEN COUNTY,
FLORIDA ON APRIL 14, 2022 AT 6:00 P.M., THE
FOLLOWING PROCEEDING WAS HAD, VIZ:**

Present: **Rev. Dr. Joe Parramore, Chair, District 5- here**
 Lori Bouie, Vice-Chair, District 5- here
 William Chukes, District 1- here
 Eugene Sherman III, District 1-here
 John Youmans, District 2
 Tracey Stallworth, District 2-here
 Wayne Williams, District 3-here
 Charles Hayes, District 4
 Anthony Powell, District 4
 Charles Roberts, At Large- here
 Karema Dudley, School Board Representative

Staff Present: **Clayton Knowles, County Attorney**
 Justin Stiell, Principal Planner
 Sara Green, Deputy Clerk

Due to the restrictions on gatherings as a result of the COVID-19 virus, this meeting and public hearings may be viewed by accessing the Gadsden County Board of County Commissioners Facebook Page, www.facebook.com/GadsdenCountyBOCC.

Those wishing to provide public testimony for the meeting and public hearings will be able to do so by accessing the Zoom platform, with virtual meeting access details that will be posted to the Gadsden County website, www.gadsdencountyfl.gov. Anyone wishing to speak on agenda items should schedule or notify the County Public Information Officer at 850-875-8671 or emailing media@gadsdencountyfl.gov at least 3 hours before attending the meeting and will be asked to follow the Gadsden County Public Meetings Citizens Access Guidelines. Public comment for the meeting and public hearings should be submitted via email to CitizensToBeHeard@gadsdencountyfl.gov until noon on the day of the meeting in order to allow sufficient time for provision to the Planning Commission prior to the meeting and public hearings. Any comments submitted after this time will be accepted and included as part of the official record of the meeting.

1. Call to Order

Chair Parramore called the meeting to order at 6:03PM.

2. PLEDGE OF ALLEGIANCE

Commissioner Roberts led in the Pledge of Allegiance to the U. S. Flag.

3. INTRODUCTION OF MEMBERS – ROLL CALL

Roll was called by Deputy Clerk Sara Green.

Rev. Dr. Joe Parramore	PRESENT
Lori Bouie	PRESENT
William Chukes	PRESENT
Eugene Sherman III	PRESENT

John Youmans	PRESENT
Tracey Stallworth	PRESENT
Wayne Williams	PRESENT
Charles Hayes	ABSENT
Anthony Powell	ABSENT
Charles Roberts	PRESENT
Karema Dudley	ABSENT

4. Approval of Minutes- November 18, 2021

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

Rev. Dr. Joe Parramore	YES
Lori Bouie	YES
William Chukes	YES
Eugene Sherman III	YES
Tracey Stallworth	YES
Wayne Williams	YES
Charles Roberts	YES

5. DISCLOSURES AND DECLARATIONS OF CONFLICTS

Darrin Taylor- 215 S. Monroe Suite 500- Agenda Item 8
Robert George- 1967 Commonwealth Lane- Agenda Item 9

PUBLIC HEARINGS

6. PUBLIC HEARING (LEGISLATIVE)- Pat’s Grocery (4901 Bainbridge Highway, Quincy Florida 32333) Small Scale Comprehensive Plan Future Land Use Map Amendment (SSPA 2021-03)

Mr. Knowles excused himself from the item and said his colleague, Ms. Opal McKinney-Williams, would be the legal representation.

Principal Planner Justin Stiell came before the Board to introduce the item.

“The active use on the site is a convenience store. The applicant seeks to amend the Future Land Use Map “FLUM” designation of a 1.00-acre parcel from Rural Residential and Public/Institutional to Commercial future land use designation (Attachments #1). This amendment is a small-scale map amendment per §163.3187, Florida Statutes. The application indicates that “The land use amendment is proposed to allow the Future Land Use designation to match the current use of the property which is commercial” (Attachment #3). The parcel is located along State Road 267 (4091 Bainbridge Highway, Quincy Florida 32333) (attachment 1). The current use as a convince store is nonconforming to the Rural Residential and Public/Institutional FLU. Policy 1.3.3 allows for non-conforming uses to remain until they are discontinued, abandoned, or substantially changed. The intent of the Commercial future land use category is to provide for general commercial activities (attachment 2). The designation criteria for the commercial FLU is along a collector or arterial roadway, as designated on the functional classification of Roadways Map in the Transportation element of the Gadsden County

Comprehensive Plan. The minimum area for a Commercial use (convenience store) is 1 acre (43,560 sq. ft.) the proposed amendment would allow for the current use to be consistent with the Future Land Use designation.”

Mr. Stiell said the Planning Department suggests Option 1- Recommend approval of the Pat’s Grocery (4091 Bainbridge Highway, Quincy Florida 32333) Small Scale Comprehensive Plan Future Land Use Map Amendment (SSPA 2021-03).

Mrs. Beatrice Pruitt, 104 Makayla Lane, Quincy, FL, came before the Board to speak against the item. She said she believed it would be a negative impact to the property value.

Mrs. Elva Peppers, Florida Environmental Land Service, 221-4 Delta Court Tallahassee, came before the Board and stated she is representing the applicant, the Patels. She said there was not a proposed change to the building being a convenience store but rather just bringing it to up to code.

Vice Chair Bouie stated that the citizens were concerned other commercial activity will come if this request is granted. She asked Mr. Stiell what the likelihood of that happening was. Mr. Stiell replied that if that were wanted, the applicant would be class 2 type 2 and would have to come back before the Board.

Commissioner Stallworth asked if there is any use for this in the future if it’s changed? Mr. Stiell said no, however, some are worried the building will be an internet café. Commissioner Stallworth asked how many internet cafes in the county? Mr. Stiell said he is unsure.

Mr. Stiell said as of now the applicant’s building is of nonconforming use which is why there is the need for a change.

Commissioner Sherman asked if this were to be granted, was there any grandfathering type situations with this? Mr. Stiell said according to policy 1.3.3, yes.

Vice Chair Bouie asked if the applicant can continue operating now without any updating. Mr. Stiell said yes.

Commissioner Stallworth said he felt this was an enigma because the citizens living there did not know what it could possibly be and could bring property value down.

VICE CHAIR BOUIE MADE A MOTION FOR OPTION TWO TO DENY AND COMMISSIONER CHUKES MADE THE SECOND. THE BOARD VOTED BY ROLL CALL VOTE.

Rev. Dr. Joe Parramore	YES
Lori Bouie	YES
William Chukes	YES
Eugene Sherman III	YES
Tracey Stallworth	YES
Wayne Williams	YES
Charles Roberts	YES

7. Public Hearing (Quasi-Judicial)- Tracy’s Earth Angels Conceptual/Preliminary Site Plan (SP-2021-05)

Justin Stiell, Growth Management Director, introduced the item. He said this was for consideration of an application to approve a Conceptual/Preliminary Site Plan for the proposed childcare facility Tracy’s Earth Angels and gave the background regarding this item. He said the applicant proposes establishing a 1716 square foot childcare facility, with associated parking, vehicular use area, and driveway. The development site is 1.03 acres in area and located at 711 Adolphus McMillan Road, Chattahoochee, Florida. He added the proposed development appears to comply with the required setbacks for non-residential uses. However, the right of way and sent back from the center line of the right of way have not been labeled.

There was no one present to speak on this item.

VICE-CHAIR BOWIE MADE A MOTION TO APPROVE OPTION ONE AND COMMISSIONER STALLWORTH MADE THE SECOND. THE BOARD VOTED BY ROLL CALL VOTE TO APPROVE THIS ITEM.

Rev. Dr. Joe Parramore	YES
Lori Bouie, Vice-Chair	YES
William Chukes	YES
Eugene Sherman III	YES
Tracey Stallworth	YES
Wayne Williams	YES
Charles Roberts	YES

8. Public Hearing (Quasi-Judicial) – Midway Business Park (DA 2021-01) consideration of Ordinance #2021-012 amending the Gadsden Station Development of Regional Impact and approval of the Midway Business Park Development Agreement consistent with Chapter 163 Florida Statutes

Justin Stiell, Growth Development Director, came before the Board to introduce the item. He said this was to consider ordinance number 2021-012 to remove the Anderson Columbia Property from the Gadsden Station Development of Regional Impact and to approve the Midway Business Park Development Agreement between Gadsden County and the developer, Anderson Columbia.

Darrin Taylor, 215 S Monroe St., Suite 500, Tallahassee, FL 32302, Esquire, appeared before the board and stated he represented Anderson Columbia. He said this property is located at U.S. 90 and Interstate 10 and is an ideal place to have an industrial park. He said Gadsden county’s economic development agency was a very strong supporter of this project and was one of the prime locations to have economic development. He said the roads have been built and is considered a “Shovel ready site”. The final plat was approved 2 years ago. They were asking to simplify the agreement with the following amendments:

1. Remove all of Anderson’s property from the DRI boundary as well as other smaller adjacent properties;
2. Delete the DO conditions the only impact the Anderson Property;
3. Reduce the industrial DRI entitlements by 600,000 square feet which is the maximum amount of development envisioned for the Midway Business Park; and

4. Revise the DRI acreage and entitlements to reflect a prior DRI amendment approved by the City of Midway.

Commissioner Sherman that he was concerned about the traffic on Brickyard Road, would that be impacted. Mr. Taylor said the Development Order was approved for much more development than was ever built there. He said transportation mitigation was what the commissioner was referring to and he explained.

Chair Parramore said in the event that development rose there to the level it would require a traffic study, that would have to be part of the application process? Mr. Stiell responded yes.

COMMISSIONER SHERMAN MADE A MOTION TO APPROVE OPTION ONE AND COMMISSIONER ROBERTS MADE THE SECOND. THE BOARD VOTED BY ROLL CALL VOTE TO APPROVE THIS ITEM.

Rev. Dr. Joe Parramore	YES
Lori Bouie, Vice-Chair	YES
William Chukes	YES
Eugene Sherman III	YES
Tracey Stallworth	YES
Wayne Williams	YES
Charles Roberts	YES

9. Public Hearing (Quasi-Judicial) – Havana RV Park Special Exception Use (SEU-2022- 01)

Justin Stiell, Growth Management Director, came before the Board to introduce the item. He said this was for consideration of a request for approval of a Special Exception Use for Recreational Vehicle Park as outlined in the report. He said the Future Land Use for the proposed RV Park is designated commercial. The proposed access to the site is along U.S. 27 and a Florida Dept of Transportation driveway permit will be required. He said there were several design standards that had not yet been identified. He explained the Special Exception Use Criteria for approval. He said the planning staff recommended approval of the Havana RV park and there were no conditions included.

Chair Parramore said he was trying to visualize where the property was located and asked if it was south of the lumber company? Mr. Stiell said he was unsure.

Robert George, George & Associates Consulting Engineers, Inc., 1967 Commonwealth Lane, Tallahassee, FL appeared before the Board. He said this property was located just south of Coastal Lumber Company. He said it is a 19 bay RV Park and will have an onsite residential home.

Chair Parramore said they were not here to discuss the site plan and Mr. Steele said that was correct.

Commissioner Chukes asked if they would enter off Highway 27 and Mr. George responded yes.

COMMISSIONER ROBERTS MADE A MOTION TO APPROVE AND COMMISSIONER CHUKES MADE THE SECOND. THE BOARD VOTED BY ROLL CALL VOTE TO APPROVE.

Rev. Dr. Joe Parramore	YES
Lori Bouie	NO
William Chukes	YES
Eugene Sherman III	NO
Tracey Stallworth	YES
Wayne Williams	YES
Charles Roberts	YES

GENERAL BUSINESS

10. PLANNING COMMISSION DISCUSSION- New Business

Chair Parramore said he was going back to the first agenda item regarding Pat’s Grocery. He hated to see anyone not have the ability to expand and grow their business while at the same time understanding the concerns of the citizens. He said currently they were operating on a non-compliant land use piece of property and asked if it were possible, when an application such as that comes in for future land use, if they could gain a little more information and knowledge of what they planned or may plan to do with the existing property. Mr. Stiell said they could ask the question but whatever response given would be the information they would have. Chair Parramore asked if the land owner did not present anything in the application process and Mr. Stiell said no.

Chair Parramore then asked if Mr. Stiell had any new business for them.

Mr. Stiell said they had a potential new member to the Planning Commission that will be presented at the next BOCC meeting.

Commissioner Roberts said no business owner asks for an adjustment without a plan so in his eyes they have an intent.

Chair Parramore said as with the RV Park at Lake Talquin, they knew their intent. It helps with discussion if there is insight.

Commissioner Sherman said he had concerns with their enforceability.

Chair Parramore asked their next meeting.

Mr. Stiell said they were going to look at what the best decision about meetings would be. He said there had been very few meetings over the last few months and will look to see if there was a better time to meet. Commissioner Bouie apologized and said she is coming in from work in Tallahassee and never know how heard they will end. She said her intent is to be there but starting 15 mins later may give her the opportunity to be there on time. Chair Parramore said he appreciated that but to dovetail on that, there are some commissioners that have not participated since the first meeting and asked if there was a Resolution for that. Mr. Knowles said that was part of the ordinance and believed it said if after two meetings missed, they could be removed. Chair Parramore asked who was responsible for that process, this commission or the BOCC?

Commissioner Bouie said it needed to be the Board. Mr. Knowles read aloud a part of the Ordinance.

Chair Parramore asked for the next meeting if he could get a list of all of the current commissioners and the attendance record for them? He said he knew some have not been participating.

Commissioner Chukes said he missed the October meeting and since then, he has not received a packet. Mr. Stiell said all of the Commissioners have been emailed for every meeting since October and the phone number they had in their file was not working and Mr. Dixon did provide them with a current phone number. Commissioner Stallworth and Commissioner Bouie said they have not gotten theirs in months. Commissioner Stallworth and Chair Parramore said they received theirs in the mail that morning. Chair Parramore said they do receive links for the online agendas but he was “not spending my time, money, and ink” printing things.

Commissioner Williams said when he started the Commission last year, he had a schedule for meetings, he was emailed the packet two weeks in advance. He said he did not mind printing, he just would like them in a timely fashion so he can go to sites and be able to prepare properly for the meeting.

Chair Parramore asked what was needed to make a meeting schedule and if everyone was comfortable with Thursday nights at 6:00 p.m. He asked if it would be helpful to change the time to 6:30 and would ever one be comfortable changing to 6:30? The consensus was yes, they will meet the third Thursday at 6:30.

Mr. Stiell said they strive to send out the packets at least 14 days in advance and was not sure what was going on that it was not happening. Commissioner Roberts said his was mailed on the 8th.

Commissioner Bouie said previously before he was there she had asked for a workshop to address the new board members and remind the old board members and what they should be doing. Mr. Stiell said they would be getting one possibly two new board members and it would be a great opportunity to have the workshop at that time.

Commissioner Sherman thought last calendar year they had discussed a few topics and asked if they still had the list. Mr. Knowles said one was the Florida senate bills and they were going to go over quasi-judicial versus legislative. Mr. Knowles asked when they would like to have the workshop? Set it now?

Commissioner Chukes said there were a lot of things they were not familiar with and may not know the right questions to ask to get to a certain point. Was there any way when the packets were being put together, if they could figure out the Commissioners may need to know more about the item and what the client was trying to do. Mr. Knowles said he was hesitant to do that because he was supposed to be neutral in this and workshops would be best for that.

Chair Parramore said with Pat’s Grocery deal, it is a very delicate balancing act that they ensure that the land use plan is compliant with the current use of the property while at the same time trying to accommodate the property owner as much as possible. He said workshopping that

issue would have been the perfect example where they may have gotten a little more information where they could have brought the land use into compliance with the current land use code. He added everyone is not always going to get what they want.

Commissioner Bouie asked would they have to come back before the board if they chose to open an Internet café and was there regulations for it? Mr. Stiell said yes, it would have to come back before the Planning Commission and the BOCC for a use such as an Internet cafe. He said that would be a class II Type II type of review and would have to bring site plans for approval. She said some of the convenience stores have water to computers there for the purpose of Internet cafes and was that considered? Mr. Knowles said to remember some of those are within in municipal boundaries and was like the DRI issue earlier. Once that property is annexed into a municipality the County does not maintain any control over it. She said she was concerned about Gadsden County and what they would oversee.

Mr. Knowles said there was a certain provision of the Florida Statutes that ban Internet cafes but there is another name for it, maybe gaming arcades, and there is a state ban on some of those. He added he did not know if their Land Development Code bans and Internet café per say. Commissioner Bouie said it was brought before them a few years ago and thought they denied whatever it was but her concern was how would the County reap any benefit from someone operating that type of business.

Mr. Knowles said it sounded like they want workshops on basic ethics, quasi-judicial and legislative and what standards or for each one of those, what they expect to hear from the applicants.

Chair Parramore said they might also suggest that they have a workshop on the full process of an applicant/application. Mr. Knowles said part of that was a good exercise, especially with quasi-judicial issues. With legislative they could just say they did not like it. But with quasi-judicial, they kind of need to make that analysis. All of this can be covered in the workshop.

Commissioner Sherman said if they had a futures list of items to come before the board, they could perhaps look at that and for meetings were there was not a number of applicants, that meeting may could be a workshop. He said the applicant could then be moved to the next meeting unless it was time sensitive. Mr. Knowles said they could do the workshop before the meeting.

Commissioner Bouie said there was a meeting in May she asked to be excused a she had a vacation scheduled.

When

9. PLANNING DIRECTOR'S COMMENTS

10. NEXT MEETING

A question was asked about workshops (unable to identify who asked). Commissioner Sherman said in his opinion only, look at the future schedule and assumed there were some applications that were being developed. If there is a meeting with there is nothing else to consider, make that a workshop. Chair Parramore asked what the May calendar looked like. Mr. Steele said the goal is to bring some land development code changes to them in May and Chair Parramore said

they make a workshop that before the meeting. He said to workshop that at 5 p.m. and the meeting to start at 6:30 p.m. and would give them a break in between.

Commissioner Bouie said there were a lot of expired things on the books. Mr. Stiell asked for a list of previously requested workshops.

Commissioner Stallworth said he would not be here May 25-27th.

11. ADJOURNMENT OF MEETING

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD, CHAIR PARRAMORE DECLARED THE MEETING ADJOURNED AT 7:29 P.M.

GADSDEN COUNTY, FLORIDA

DR. JOE PARRAMORE, Chair
Gadsden County Planning Commission

ATTEST:

NICHOLAS THOMAS, Clerk