

AT A REGULAR MEETING OF THE PLANNING
COMMISSION HELD IN AND FOR GADSDEN
COUNTY, FL ON DECEMBER 15, 2022 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
Tracey Stallworth, District 2
Mark Moore, District 3
Charles Roberts, At Large

Staff Present: Justin Stiell, Planning and Zoning Director
Clayton Knowles, County Attorney
Crystal Jimenez, Deputy Clerk

Not Present: William Chukes, District 1
Wayne Williams, District 3
Charles Hayes, District 4
Anthony Powell, District 4
Karema Dudley, School Board Representative

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. PLEDGE OF ALLEGIANCE

Chair Parramore welcomed everyone to the meeting at 6:00 p.m. He read the Citizens Requesting to be Heard statement. He continued with the Pledge of Allegiance of the U.S. Flag.

2. INTRODUCTION OF MEMBERS – Roll Call

Chair Parramore asked Mr. Moore to introduce himself. Mark Moore is a new member and he introduced himself as a District 3 Commissioner with Commissioner Nesmith.

He is a pastor at Calvary Baptist church. He appreciates the opportunity to serve. The rest of the members also introduced themselves to Mr. Moore.

Roll call was completed:

Dr. Joe Parramore	PRESENT
Lori Bouie	PRESENT
William Chukes	ABSENT
Eugene Sherman	PRESENT
John Youmans	PRESENT
Tracey Stallworth	PRESENT
Mark Moore	PRESENT
Wayne Williams	ABSENT
Charles Hayes	ABSENT
Anthony Powell	ABSENT
Charles Roberts	PRESENT
Karema Dudley	ABSENT

3. MINUTES – April 14, 2022 ITEM 3

Chair Parramore said everyone should have received copies of the April 14th meeting. He asked if there were any comments or changes on the minutes? No one replied.

A MOTION TO APPROVE THE MINUTES WAS MADE BY COMMISSIONER YOUMANS AND SECOND BY COMMISSIONER STALLWORTH. THE MOTION WAS VOTED ON VIA ROLL CALL VOTE AND PASSED 7 TO 0.

Dr. Joe Parramore	YES
Lori Bouie	YES
Eugene Sherman	YES
John Youmans	YES
Tracey Stallworth	YES
Mark Moore	YES
Charles Roberts	YES

Chair Parramore said before adopting the agenda, he would like to add one item between #5 and #6, which is the Commissioners remarks and/or comments.

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

Dr. Joe Parramore	YES
Lori Bouie	YES
Eugene Sherman	YES

John Youmans	YES
Tracey Stallworth	YES
Mark Moore	YES
Charles Roberts	YES

Chair Parramore asked for a motion to adopt the agenda.

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

Dr. Joe Parramore	YES
Lori Bouie	YES
Eugene Sherman	YES
John Youmans	YES
Tracey Stallworth	YES
Mark Moore	YES
Charles Roberts	YES

PUBLIC HEARINGS

4. N/A

GENERAL BUSINESS

5. PLANNING COMMISSION MEETING SCHEDULE 2023 ITEM 5

Chair Parramore introduced the above item and said Mr. Stiell is available to discuss the dates. Chair Parramore asked if they are still following the Thursday, 6 p.m. schedule? Mr. Stiell said yes.

Commissioner Stallworth said it is the first time he sees the agenda. He asked Mr. Stiell if they got mailed out? Mr. Stiell said yes. He said he did not receive his but he asked if he could get it by e-mail in the future? Mr. Stiell said they should have been e-mailed but he will make sure they are e-mailed in the future.

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

Dr. Joe Parramore	YES
Lori Bouie	YES
Eugene Sherman	YES
John Youmans	YES
Tracey Stallworth	YES

Mark Moore	YES
Charles Roberts	YES

5a. COMMISSIONERS REMARKS AND/OR COMMENTS

Chair Parramore said he had several things to bring up but wanted to give the other commissioners a chance to speak. Vice-Chair Bouie said she was still interested in having the training sessions. She said maybe an hour or two before the actual meeting. Mr. Stiell said they have been talking about setting up a schedule on it. They are looking at adopting new members sometime in February and they will start the schedule.

Commissioner Sherman said if a schedule could be presented with the induction of new members. Mr. Stiell said they will work on getting it to them.

Commissioner Bouie asked if there are state trainings that they could have access to as well. Mr. Stiell asked any particular type of trainings? Commissioner Bouie said planned professional's meetings to become familiar with the language. Mr. Stiell said if they want to e-mail them, then they can look at all that.

Commissioner Stallworth said when he started, it was beneficial to him to take the training and be able to articulate the language. He thinks workshops are good. They can serve their community much better.

Commissioner Sherman said he wanted to acknowledge Commissioner Hinson in District 1. He wants to know what the counties strategic plan is. He felt they were making decisions in a vacuum. He wants to know their decisions tie into the overall and not just individual decisions.

Commissioner Youmans asked if they did follow up on solar field that they talked about 8 months ago? He said they never had training on it. Chair Parramore said no, he is going to address it.

Chair Parramore said it has been 8 months since the last meeting and it concerns him on several different levels. It is hard for him to understand that Gadsden County has not had any application come before P&Z that is actionable. Another concern is that there was a narrative presented to the board of County Commissioners stating that the primary reason for the lack of meetings is because of the lack of quorum. He recalls that they have never cancelled a meeting due to lack of quorum. He does not know where that narrative came from. He asked Mr. Stiell if any applications have come in to their office in the past 8 months that was actionable, and if not, why not?

Mr. Stiell said there was miscommunication on his part regarding the timeframe of when they were not reaching a quorum and when they did not have any applications come in that

required them to come before Planning and Zoning. The items that come before Planning and Zoning is legislative and quasi-judicial. If something they can approve administratively, then they can move forward on it. The majority of the applications have been administrative which means there has not been any major development. That is why they have not scheduled a meeting since then.

Chair Parramore said if he can share where the narrative originated that they do not have a quorum with actionable items. It concerns him on different levels. If that was the case, their office never reached out to him to see if they can gain a quorum. There have been some communication issues. He said tonight's agenda package is normally e-mailed and mailed by US mail. He said nobody received an e-mailed package. There is a lack of communication and consistency. If they are not going to have a monthly meeting because the actions were administrative, it still needs to be communicated. They cannot afford for commissioners to lose interest on what they volunteered to do. When they go 8 months with lack of communication, they stand a strong chance on not meeting a quorum. He was not asking for an explanation; it was just some misinformation. He said during the past 8 months, Commissioner Bouie and others brought up training months before April 14th. He said could they have not taken advantage of their request, in these 8 months, to utilize that time for training that has already been requested. If all of the items were administrative during the past 8 months, it freed up the commissions schedule for training. He does not want to continue to request training, when they came in 8 months ago. They have squandered 8 months that could have added value to the commission.

Mr. Stiell said that was a missed opportunity. They did not find the appropriate training for them.

Commissioner Sherman said he got calls saying that the meeting was cancelled several months ago. He did not know there was one scheduled. Constructively, there are many sources available they can tap into.

Commissioner Stallworth asked if there is a budget allocated for them to go to training? He said sometimes they get broader ideals. Mr. Stiell said he has to check with finance on that.

Vice-Chair Bouie said if they found something they would present the idea. The opportunity to even know what the county is looking for, even just a review of what the state is looking for in the county. She said they are new employees and they just want an overview of what is expected for that.

Commissioner Youmans said if there is a budget, they can have the training, but if there is not a budget, what is the steps? They can get a budget form where they can have the training. Vice-Chair Bouie said Mr. Stiell can present it to the board for approval. Mr. Stiell said there is a budget, but does not know if for out of state.

Chair Parramore said there are countless training platforms that they can take advantage of. Staff just needs to research what they are looking for.

Commissioner Sherman said they did brainstorm potential topics before, if it can be retrieved from the minutes or go over it again. Mr. Stiell said he will go over the minutes to locate that.

Attorney Knowles said if they can bring some they found for next meeting. They can get with the association of counties locally or another state. Maybe they can agenda that for next meeting.

Chair Parramore said that was a great idea. Attorney Knowles said to avoid quorum problems, they should schedule them as workshops. They cannot take action, but can still talk about it.

Chair Parramore said if they could mirror the commissioners, with a workshop before regular meeting. It limits the amount of time they are here. They can kill two birds with one stone. Attorney Knowles said they are not required to meet on Thursdays. So, if they want a different day, they can choose another. All agreed that Thursdays did work the best for 2023.

Mr. Roberts said they need to train with a focus. They should be receiving training for a foreseeable target. Comprehensive plan, solar plan, infrastructure planning, etc.

6. PLANNING DIRECTORS' COMMENTS

Mr. Stiell thanked them for being present. He said they have been working on and making updates to the land development code. He presented some new staff, Beau Scott, the principal planner, and Ellen Andrews, the senior planner. Chair Parramore asked Mr. Stiell when will he have the update of the land use maps for their review. Mr. Stiell said he is still working on it. Chair Parramore said its comprehensive and been on the radar a long time.

Mr. Roberts asked Mr. Stiell if he has a method of tracking change. Mr. Stiell said they will get a version of striker underlined format (audio unclear) to see the changes. Chair Parramore said if there is a reasonable timeline, perhaps workshop on how they worked on plans would be an excellent training.

Commissioner Stallworth asked Mr. Stiell when he anticipates it will be done. Mr. Stiell said changing the land use map is complicated because they have to be careful that they don't take anyone's rights away. He cannot say a timeframe. Commissioner Stallworth asked if it will impact their decision, once they have development rights, would have to come to compliance with whatever those current requirements are.

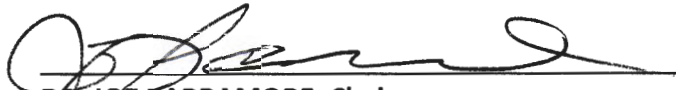
Gadsden County Planning Commission
December 15, 2022, Regular Meeting

7. ADJOURNMENT OF MEETING

A MOTION TO ADJOURN MEETING WAS MADE BY VICE-CHAIR BOUIE AND SECOND BY COMMISSIONER YOUMANS. THE MEETING ADJOURNED AT 6:41 P.M.

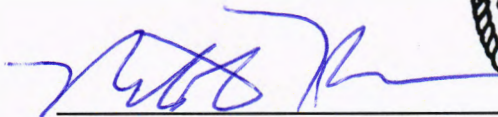
The next regularly scheduled meeting is January 12, 2023 at 6:00 pm.

GADSDEN COUNTY, FLORIDA



**DR. JOE PARRAMORE, Chair
GADSDEN COUNTY PLANNING COMMISSION**

ATTEST:



NICHOLAS THOMAS, Clerk