

**AT A MEETING OF THE PLANNING
COMMISSION HELD IN AND FOR
GADSDEN COUNTY, FL ON AUGUST
10, 2023 AT 6:00 P.M., THE
FOLLOWING PROCEEDING WAS
HAD, VIZ:**

Present: Lori Bouie, Vice-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

Staff Present: Ellen Andrews, Senior Planner
Clayton Knowles, County Attorney
Adriana Quijada, Clerk Secretary to the Boards

Call To Order, Invocation, and Pledge of Allegiance

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

Introduction of Members – Roll Call

No roll call done.

Amendments and Approval of Agenda

No minutes signed.

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

- 1. Dupont Road Well Improvements Special Exception Use (SEU 2023-01) (Quasi-Judicial) – Consideration of a Special Exception Use to allow construction of a new potable water well to service the Gadsden Regional Water System on a 26.04-acre parcel and a 31.45-acre**

parcel located south of Lett Lane and west of Dupont Road (Parcel ID 4-04-1N-2W-0000-00340-0000, 4-04-1N-2W-0000-00441-0000). The parcels are located in an agricultural land use (Agriculture-3) which allows for construction of essential utility services with approval of a Special Exception Use.

Mr. Stiell presented the above item.

Mr. Stiell stated the 2 parcels on which the project will be located are designated as Agriculture 3 on the GC FLUM. Essential utilities are permitted in Agriculture 3 with approval as a special exception use and a Type II site plan.

Commissioner Roberts stated he went out there with binoculars. He mentioned a pond on private property and asked what would happen to them. Mr. Stiell stated the State would monitor the area.

Commissioner Stallworth asked if they had any data from the time the test well was installed until now. Mr. Stiell stated they did not have that data.

Commissioner Roberts asked what year was the test well put in. Mr. Stiell stated 2008.

Commissioner Roberts asked did they know how many homes were there from then and now? Mr. Stiell stated they did not have that data from 2008.

Chair Bouie stated her concern was that the Variance was in place to protect source of water drawn from well. Mr. Stiell stated the State gave exceptions to what could go in that protection.

Chair Bouie stated the area does not have central sewage.

Commissioner Moore stated for residential use, wells have to be 100 feet from sewer system. He asked how many casings were in this well and how far down it goes.

Attorney Knowles stated they have three separate items tonight.

Woods Waddle, Applicant's agent, appeared before the Board.

Commissioner Roberts asked if there's been any current study. He also asked about the effect on neighbors. Mr. Waddle stated it shouldn't affect any residential wells.

Commissioner Youman asked if they were doing it for more capacity of water? Mr. Waddle stated yes.

Commissioner Moore wanted to be clear about just putting a well on the property.

Commissioner Sherman asked about technicians going out to the property.

Commissioner Moore asked how many days a month someone would be out there. Mr. Waddle stated about once a month.

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Michael Smith appeared before the Board. He asked if the environmental impact study has been done. He also asked why residents were not made aware of this project. He asked where was the water being pumped to.

Ronald Warner appeared before the Board. He wanted assurance that their wells would be protected.

Tom LaDuke appeared before the Board to discuss his concerns with the well. He wanted to make sure he was not affected.

Susan Cabe appeared before the Board. She was concerned about traffic but she stated it did not seem like it would be a problem after hearing everyone speak.

Mr. LaDuke appeared before the Board again. He stated 60% of the project has already been done.

Mr. Waddle appeared before the Board. He stated they have permitted this through the Department of Environmental Protection.

Commissioner Moore stated he was concerned about the well running dry.

Chair Bouie asked for a motion.

Moore made a motion for special exception use suggested option 1.

COMMISSIONER MOORE MADE A MOTION TO APPROVE OPTION ONE, RECOMMEND APPROVAL OF THE DUPONT ROAD WELL IMPROVEMENT, AND COMMISSIONER SHERMAN MADE THE SECOND. THE BOARD VOTED BY VOICE VOTE TO APPROVE THIS ITEM AND PASSED 7-0.

2. Dupont Road Well Improvements Variance (V 2023-01) (Quasi-Judicial) – Consideration of a variance request and order to allow a reduction in the required setback from 700’ to 195’ from the northern property line for a potable water well field for a new potable water well to be located on a 26.04-acre parcel and a 31.45-acre parcel located south of Lett Lane and west of Dupont Road (Parcel ID 4-04-1N-2W-0000-00340-0000, 4-04-1N-2W-0000-00441-0000).

Mr. Stiell presented item number 2.

Commissioner Moore stated he would love to know if there was anything being done to make sure the well was protected.

Mr. Waddle stated they have looked at all locations on site to see if there was anywhere they could put a well that did not require a Variance.

Chair Bouie stated she was not opposed to the well, but would like to have things in place to protect neighbors and future concerns.

Mr. Stiell stated that may be an issue under the site plan review. This was just for the variance.

Commissioner Stallworth stated his concern was the farm that LaDuke has. He wanted to know why the neighbors did not receive a letter.

Susan Vause appeared before the Board. Her concern was that they were right adjacent of where they were putting this well.

Chair Bouie asked Mr. Stiell if there was a negative impact on the citizens who were adjacent.

Chair asked the Commission how they would like to move forward.

COMMISSIONER SHERMAN MADE A MOTION TO APPROVE OPTION ONE, RECOMMEND APPROVAL OF THE DUPONT ROAD WELL IMPROVEMENT VARIANCE REQUEST, AND COMMISSIONER STALLWORTH MADE THE SECOND. THE BOARD VOTED BY ROLL CALL VOTE TO APPROVE THIS ITEM AND PASSED 6-1. COMMISSIONER MOORE OPPOSED.

3. Dupont Road Well Improvements Conceptual/Preliminary Site Plan (SP 2023-02) (Quasi-Judicial) – Consideration of a conceptual/preliminary site plan to construct a new potable water well to service the Gadsden Regional Water System on a 26.04-acre parcel and a 31.45-acre parcel located south of Lett Lane and west of Dupont Road (Parcel ID 4-04-1N-2W-0000-00340-0000, 4-04-1N-2W-0000-00441-0000).

Mr. Stiell presented the above item.

Chair Bouie stated she was concerned that they did not have the representative present to answer questions. Mr. Stiell stated the code allowed for representatives from engineering firm to represent the company.

Chair Bouie stated her concern was that Talquin was not able to answer her concerns she had about the neighbors. Chair Bouie asked if there was a way for the generator to be enclosed? Mr. Waddle stated they do have an enclosure.

Chair Bouie asked if there is a flush system with boundaries that would control flushing waters in addition to the storm water system, would there be an actual plan direction for the flush water to go to. Mr. Waddle stated he could not really answer that. Chair Bouie stated that would be a question for Talquin.

Chair Bouie asked Mr. Stiell if they were able to recommend a directed flush system. Attorney Knowles reminded them of the policies with Quasi-Judicial.

Commissioner Stallworth stated he would like for the main engineer to be here to answer all questions they have.

Commissioner Roberts that amount of water would have an effect on people. Asked where did the water lead

Chair Bouie stated she was going to ask them to provide free connection to the immediate neighbors.

Chair Bouie stated it would give a positive to neighbors since the property insurance would go down. But she still had concerns about the flush water system.

Commissioner Moore asked if they deny this tonight, would it come back before them again. Mr. Stiell stated they would have to give a recommendation to the Board of County Commissioners.

Chair Bouie stated Talquin could provide answers for the direction of the flush water system

Chair Bouie mentioned about having a hydraulic study. Mr. Stiell stated yes, they could ask for that study.

VICE-CHAIR BOUIE MADE A MOTION TO APPROVE OPTION ONE, UNDER THE CONDITION THAT PRIOR TO APPROVAL, SUFFICIENT EVIDENCE THAT ANY FLUSHING WOULD NOT HAVE ANY IMPACT ON NEIGHBORING PROPERTIES AND THAT THERE WOULD BE BOUNDARIES AND MITIGATION DIRECTED TO STANDARD AREA FOR THE FLUSHING SYSTEM AND A HYDRAULIC STUDY WILL BE DONE. COMMISSIONER WILLIAMS MADE THE SECOND. THE BOARD VOTED BY ROLL CALL VOTE TO APPROVE THIS ITEM AND FAILED TO PASS 2-5. COMMISSIONER STALLWORTH, COMMISSIONER YOUAMAN, COMMISSIONER ROBERTS, COMMISSIONER MOORE, AND COMMISSIONER SHERMAN OPPOSED.

COMMISSIONER MOORE MADE A MOTION TO DENY DUE TO FLUSH WATER MANAGEMENT AND ADDRESS THE SCIENTIFIC REASONS WHY THE WELL WOULD NOT AFFECT NEIGHBORS WITH A STRONG RECOMMENDATION TO THE COUNTY COMMISSIONERS THAT THEY LOOK DEEPLY INTO THESE THINGS THEY WERE CONCERNED ABOUT. COMMISSIONER ROBERTS MADE THE SECOND. THE BOARD VOTED BY ROLL CALL VOTE TO APPROVE THIS ITEM AND PASSED 5-2. CHAIR BOUIE AND COMMISSIONER WILLIAMS OPPOSED.

Commissioner Sherman amended Commissioner Moore's motion to deny due to lack of info that include concerns related to the public.

Commissioner Roberts mentioned about having the technology to be able to pull up the location on the tv's in the Board room for them to be able to see what they are talking about. Mr. Stiell stated he would have to check with the IT department.

General Business

4. Planning Director's Comments
5. Planning Commissioners' Comments

Motion to Adjourn

The next regularly scheduled meeting is SEPTEMBER 14, 2023 at 6:00 pm.

WITH NO FURTHER BUSINESS TO COME BEFORE THE BOARD, CHAIR BOUIE ADJOURNED THE MEETING AT 9:44 P.M.

GADSDEN COUNTY, FLORIDA

Lori Bouie, Chair

ATTEST:

NICHOLAS THOMAS, Clerk