

**CALHOUN COUNTY BOARD OF COUNTY COMMISSIONERS
PUBLIC HEARING – COMPREHENSIVE PLAN
MAY 25, 2017**

PRESENT AND ACTING:

**GENE BAILEY, VICE-CHAIRMAN
DARRELL MCDUGALD
DENNIS JONES
JERAL HALL**

**CLAY MILTON, ATTORNEY
CARLA A. HAND, CLERK OF COURT AND COUNTY COMPTROLLER
SARAH WILLIAMS, CLERK ADMINISTRATIVE ASSISTANT**

The meeting was called to order by Vice-Chairman Bailey at 5:01 p.m., CT.

Ms. Marina Pennington stated the County received a grant from the Department of Economic Opportunity (DEO) a year ago to address some discrepancies in the Comprehensive Plan between the land use categories in the plan and the land use categories shown in the Future Land Use Map that were identified a couple years earlier. Ms. Pennington stated a workshop was held in November to inform the Board of the discrepancies in the Comprehensive Plan and get input about the changes that need to be made. Ms. Pennington stated in the spring a proposal was brought before the Board on how to address the discrepancies and resolve them, and a Public Hearing was held on April 27, 2017 for the public to provide their input. Ms. Pennington stated this meeting is the last Public Hearing, and the last deliverable needed, to brief the Board on the changes to the Comprehensive Plan and receive permission to transmit the proposal to DEO.

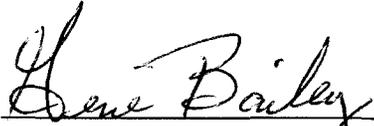
Ms. Pennington outlined the changes to be made to the Comprehensive Plan. Ms. Pennington stated the plan had a table, policies, and a map. The table identified some land use categories that were not in the policies, the policies had land use categories that were not in the map, and the map would show some land use categories that were not in either the policy or the table. Ms. Pennington stated over the past several months the table has been eliminated and the discrepancies in the policies and the map have been resolved, and the map now shows all the land use categories outlined in the policies. Ms. Pennington stated a Public Institution category is now shown on the Future Land Use Map, along with a recreational category, and a conservation category. Ms. Pennington stated the conservation category was in the policies, but not listed on the map previously. Ms. Pennington stated there are no lands currently listed as conservation, as the two agencies who own land intended for conservation wanted to continue to have their properties designated as agricultural. Ms. Pennington stated densities were reduced in some of the residential categories as well. Ms. Pennington stated mixed use and rural residential were changed to two (2) units per acre, mixed use and urban fringe were reduced to four (4) units per acre, and residential were reduced to two (2) units per acre. Ms. Pennington stated during the last hearing she was asked to define central water and central sewer in the Comprehensive Plan. Ms. Pennington stated Mr. Frank Snowden obtained the definition from Mr. Michael DeVuyst at the Health Department, and this definition was added to the plan. Commissioner McDougald asked about the definition of central water and central sewer. Mr. Snowden stated he did not bring the definition with him, but thought he recalled the definition as if you buy water you have central water, and a central sewer is a community system of 25 units or more. There was further discussion about central water and

central sewer. Ms. Pennington stated this was the only change to the Comprehensive Plan after the first Public Hearing. Ms. Pennington stated she needs Board authorization to transmit the Comprehensive Plan and revised policies to DEO as the proposed amendment to the Comprehensive Plan. Ms. Pennington stated the plan will go to DEO and their reviewing agencies for thirty (30) days for any comments or rejections, but she does not anticipate any objections to the changes. Ms. Pennington stated the plan will then come back to the county to be formally adopted. Commissioner Bailey asked about a conservation easement sold by Mr. Finlay Corbin that borders the Apalachicola River, and asked if it should be labeled as conservation on the Future Land Use Map. Ms. Pennington stated the land use designation is still considered as agriculture, and the conservation easement only puts some restrictions on the use of the agricultural land and would continue to be shown as agriculture on the Future Land Use Map. Commissioner Bailey asked if the land is classified by the Property Appraiser as agricultural or conservation. Attorney Milton stated conservation easements are recorded in the County records, and could possibly be taken to the Property Appraiser's office to get a tax break since the land use has been restricted by the conservation easement. Attorney Milton stated normally these conservation easements are for a specified number of years, and sometimes the landowner is paid for these easements from certain agencies, such as the Department of Environmental Protection. There was further discussion about conservation easements. Commissioner Bailey asked if the policies and map are now completely consistent. Ms. Pennington stated the policies and map are now consistent. Commissioner Bailey asked if there is an industrial land use category. Ms. Pennington stated there were four (4) industrial categories, industrial, industrial park, airport, and light industrial. The industrial, industrial park, and airport categories were combined into one category, and now the map and policies show an industrial and light industrial category. Ms. Pennington stated there are also four (4) agricultural categories. Ms. Pennington stated the public did not want any of the four (4) agricultural categories deleted. Mr. Snowden stated there have been no ratios designated in the agricultural categories, but will be addressed at some point in time. Ms. Pennington stated the agricultural areas are shown in white on the map, but the possibility exists for anyone in those areas to change the agricultural designation of their land. Mr. Snowden stated there are conditions in the policies for each of the different agriculture land use categories.

Commissioner Bailey opened the floor to public discussion. There was no public comment.

- ❖ Commissioner McDougald made a motion to recommend that the Board transmit the changes to the Comprehensive Plan to the Department of Economic Opportunity (DEO) for final recommendation and comments. Commissioner Hall seconded the motion. The motion passed unanimously 4-0.

There being no further business the meeting adjourned at 5:24 p.m., CT.



GENE BAILEY, VICE-CHAIRMAN

ATTEST:



CARLA A. HAND, CLERK