

**CALHOUN COUNTY BOARD OF COUNTY COMMISSIONERS
WORKSHOP – DEPARTMENT OF ECONOMIC OPPORTUNITY GRANT, COMPREHENSIVE PLAN
NOVEMBER 22, 2016**

PRESENT AND ACTING:

**DANNY RAY WISE
GENE BAILEY
DARRELL MCDUGALD
JERAL HALL**

**FRANK SNOWDEN, COUNTY PLANNER
CLAY MILTON, ATTORNEY
MATT FUQUA, ATTORNEY
SARAH WILLIAMS, CLERK ADMINISTRATIVE ASSISTANT**

The workshop was called to order by Mr. Frank Snowden at 5:00 p.m., CT.

Mr. Snowden stated this workshop has been called to discuss some discrepancies in the Calhoun County Comprehensive Plan and contradictions with the Future Land Use Map. Mr. Snowden introduced Ms. Marina Pennington, who is the planning consultant working on identifying and addressing the discrepancies in the Comprehensive Plan.

Ms. Pennington stated Calhoun County has obtained a grant from the Department of Economic Opportunity to make some changes and updates to the Comprehensive Plan. Upon review, there were a number of discrepancies and contradictions discovered in some portions of the plan and between the plan and the Future Land Use Map. Ms. Pennington stated she has documented the discrepancies and identified some options of how to correct the discrepancies, which she will present in this workshop. Ms. Pennington stated the County has until February or March to decide on an option to address the issues with the Comprehensive Plan.

Ms. Pennington described the requirements of the Technical Assistance Grant. The discrepancies are required to be identified, and also deal with aquifer recharge objectives in the Comprehensive Plan. Ms. Pennington stated most changes which need to be made are deletions of rules no longer in effect or applicable. Revisions to the Comprehensive Plan must be prepared by March regarding the discrepancies and aquifer recharge. Ms. Pennington presented a chart to identify the different categories in the policy and future land use map. Ms. Pennington explained after comparing the Comprehensive Plan to the Calhoun County Land Development Code, more discrepancies were discovered. There were discrepancies in the names of the different land use categories, discrepancies on how much development is allowed on each of the land use categories, and discrepancies on the uses of the land use categories. Ms. Pennington went through the table and pointed out all the discrepancies and explained some of the options available to correct the discrepancies.

Attorney Milton, who filled in for Attorney Fuqua until he was able to make it to the workshop, stated the Land Development Regulations may need to be addressed. When the Comprehensive Plan was amended last, neither the Future Land Use Map nor the Land Development Regulations were amended. Another issue which will need to be addressed is if land usages are changed, the property owners will have to consent to the changes being made.

Ms. Pennington stated the Comprehensive Plan is the ultimate law governing property use. The Land Development Code needs to be consistent with the Comprehensive Plan, but currently these are inconsistent.

Commissioner McDougald stated the biggest problem with changing the Plan and the Code is anticipating what may happen in the future. Commissioner McDougald asked if the Comp Plan is mandated by the State. Ms. Pennington responded the Comp Plan takes precedence and governs land use. The Land Use Code needs to be consistent with the Comp Plan, and should not allow or disallow something the Comp Plan allows or prohibits.

There was further discussion on the different land use discrepancies and options to resolve the discrepancies.

Ms. Pennington explained the time-frame for the Technical Assistance Grant. The first deliverable was the chart which was referenced tonight, which identified the discrepancies. The second deliverable is this workshop, due December 6th, explaining the issues in the Comprehensive Plan and the options available. On April 5th the draft changes the County is proposing are due to be submitted to the State. There will be another workshop before May 15th to further discuss the changes being made, and by June 15th there will be a final proposed Comprehensive Plan which will be brought before the Board for approval. Ms. Pennington stated if anyone has any ideas, comments, or concerns to please contact Mr. Snowden, Ms. Angie Smith, or herself. Ms. Pennington stated she would like to address any comments or concerns before mid-March.

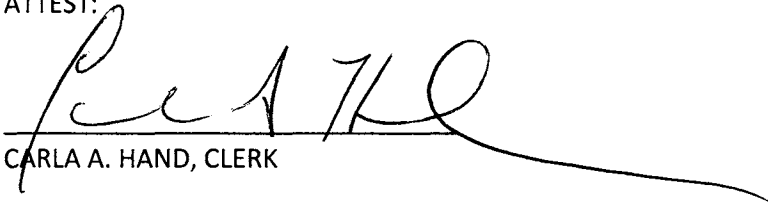
Attorney Milton asked who would property owners need to contact about changing their land designation. Ms. Pennington stated the grant is not to change the Future Land Use Map, but to reflect on the Future Land Use Map items which were already adopted but not shown on the map. Attorney Milton asked about an existing use on a property which is inconsistent with the land use on the map. Ms. Pennington stated Mr. Snowden has mentioned to her there are properties in the County which are not consistent with the map, but this is not the grant to correct these issues. Mr. Snowden stated if some of the areas of the County have evolved into mixed use in non-conformity with the land use map, those issues will have to be addressed at a later date. Identifying the non-conforming uses which have happened since the Comprehensive Plan was established in 1991 will be a huge job. There was further discussion about land use and the Future Land Use Map.

Ms. Pennington stated again if anyone has any comments or concerns to please contact Mr. Snowden and she would be happy to come meet with anyone about changes. Mr. Snowden stated a copy of the chart of discrepancies and options Ms. Pennington explained tonight will be available to anyone who would like a copy.

There being no further business, the workshop adjourned at 5:45 p.m., CT.


DANNY RAY WISE, CHAIRMAN

ATTEST:


CARLA A. HAND, CLERK