

**CALHOUN COUNTY BOARD OF COUNTY COMMISSIONERS
WORKSHOP – BUILDING DEPARTMENT/COMPREHENSIVE PLAN FEE SCHEDULE
JULY 25, 2017**

PRESENT AND ACTING:

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

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

The workshop was called to order by Chairman Wise at 4:00 p.m., CT.

Attorney Fuqua stated he has prepared amended fees for the Building Department and the Planning Department based on his discussions with Mr. Dowling Parrish and Mr. Frank Snowden. Attorney Fuqua stated it is looking like the county is about to see an increase in conditional use permits for cell towers, and there has been a submission of a conditional use permit for mineral extraction that will be heard next month. There was further discussion about mineral extraction and conditional use permits. Commissioner Bailey stated he would like to amend the Comprehensive Plan to make it where the county does not require a public hearing every time the oil companies want to drill a new well. Mr. Snowden stated another area the Board may want to consider when amending the Comprehensive Plan is solar farms. Mr. Snowden stated all things of this nature would need to be kept in areas considered agriculture so the Board does not have to issue conditional use permits or other amendments. There was further discussion about Solar Farms.

Mr. Snowden stated most of the changes in the Comprehensive Plan schedule are small increases in the fees and deal with valuation of the project. Mr. Snowden stated the suggested fees are comparable to Gulf County's fees. Chairman Wise asked if the county is approached about cell towers often. Mr. Snowden stated there have been more inquiries lately, but the major issue is how to value the towers. Commissioner Bailey stated the Property Appraiser has a formula as to how to value a tower. Mr. Snowden stated how value is placed on the towers is the Board's decision. Mr. Snowden stated all the tower requests are related to Verizon Wireless. Mr. Snowden stated they are switching more towers over to data, and are enhancing the data portion of their service. Mr. Snowden stated there will be a Technical Review meeting on Thursday with an individual who would like to place a cell tower in the Altha area. Mr. Snowden stated he has several other sites where there are possible plans to build a tower, but no conditional use applications have been submitted. There was further discussion about cell towers. Commissioner Bailey stated the biggest problem will be citizens objecting to the location of the towers. Mr. Snowden stated this is why there are public hearings on conditional use applications. Chairman Wise stated the towers will have to be far enough away from someone else's property in case

they fall. Mr. Snowden stated he has been telling all the companies he has talked with that they will need 100% fall zones on their towers. Mr. Snowden stated some are also designed to break in half at certain wind loads. There was further discussion about the different types of cell towers. Commissioner Bailey asked if in the permitting process the county could ask for a space on the towers to use for their own communications. Mr. Parrish stated Verizon would own the tower and would rent spaces on the tower. Mr. Snowden stated the county has not permitted any towers since he has worked with the county, and he is not sure how that would work. There was further discussion about cell towers.

There was further discussion about the restructuring of the fees, and adding fees for things that were not addressed previously, such as a fee for a land use letter. Commissioner Bailey asked what Jackson County's fee is for a conditional use permit. Mr. Snowden stated he never got their fee schedule, but the fee for conditional use permits in Port St. Joe is about \$400 to \$500. Attorney Fuqua stated the ad in the newspaper for conditional use permits is about \$400 for two ads, and then there is the cost of mailing certified letters. Attorney Fuqua stated before, the Board would be stuck paying these fees because the individuals would end up not paying for the advertisements or the letters. With the new schedule, it is proposed for the applicant to pay \$1,000 that will cover the advertisement and mailing the letters, and the applicant will not get another bill on top of the application fee. Commissioner Bailey asked what radius the certified letters are mailed. Mr. Snowden stated the letters are mailed to property owners within a quarter mile of the parcel asking for the conditional use permit. There was further discussion about certified letters. Mr. Snowden asked the Board what they thought of the fees. Chairman Wise stated he thought the Board should adopt the suggested fee schedule changes. Attorney Fuqua stated there is also a provision in the conditional use permit that there will be an additional fee of \$5.00 for each \$1,000.00 over \$50,000 based on the valuation of the project. Attorney Fuqua asked the Board if they would like to leave this provision in the fee schedule. Mr. Snowden stated he thought it should be left in the fee schedule; the individual who is not making a \$50,000 investment does not pay a huge amount, and the fee will not have much effect on a larger project. Commissioner Bailey asked what determines the valuation of the project. Attorney Fuqua stated the company or individual would have to submit an affidavit stating what the project is worth. Commissioner Bailey stated a solar farm is going to cost more than an oil well. Commissioner Bailey stated the company thinking about locating a solar farm in Calhoun County is anticipating the project will cost \$70 million. Attorney Fuqua stated the building fee would be \$350,000 with the \$5.00 fee for every \$1,000.00 over \$50,000. Attorney Fuqua stated the Board may want to put a cap on the valuation fee, and suggested \$10,000. Commissioner Bailey stated he would not have a problem with that amount. Attorney Fuqua asked if the Board would like to do this as well for the small-scale map amendment. Commissioner Bailey stated he would like to cap the small-scale map amendment as well, and stated he would not want to drive away any potential development in the county. There was further discussion about capping the amount of the valuation fee and conditional use permits. Commissioner McDougald stated he thought the Board should set the cap at \$10,000 and if there are any issues with the amount later on the Board could change the amount. There was further discussion about the building department fee schedule. Commissioner Bailey stated he is for adopting the new policy for the Comprehensive Plan and Building Department Fee schedule. Commissioner Bailey asked if there was a current schedule of fees for the Comprehensive Plan. Attorney Fuqua stated there were fees adopted in Ordinance #2006-03. Attorney Fuqua stated the current fee for a large-scale amendment \$2,500, the fee for a small-scale amendment is \$1,250, and a subdivision review fee of \$2,000. There was further discussion about the old fees versus the new fees.

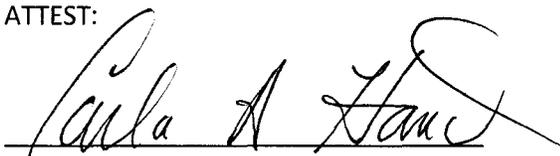
There was Board consensus to adopt the new fee schedules for the Comprehensive Plan, with the cap of \$10,000 added for the conditional use permit and small-scale map amendment, and the Building Department. Attorney Fuqua stated the Board would need to include the addition of the \$10,000 cap with their motion to accept the new fee schedules.

There being no further business, the workshop adjourned at 4:51 p.m., CT.



DANNY RAY WISE, CHAIRMAN

ATTEST:



CARLA A. HAND, CLERK