

**CALHOUN COUNTY BOARD OF COUNTY COMMISSIONERS
PLANNING COMMISSION MEETING
NOVEMBER 14, 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 meeting was called to order by Vice-Chairman Bailey at 5:30 p.m., CT. (Chairman Wise joined the meeting later.)

Ms. Marina Pennington informed the Board this meeting is a formality to complete the process started last fall to revise the Comprehensive Plan in the form of an amendment. Ms. Pennington stated the proposed changes to the Comprehensive Plan were sent to the Department of Economic Opportunity (DEO) and other reviewing agencies, and there were no objections or comments on the changes. Ms. Pennington stated the amendment has been sent back to the County for formal adoption. Ms. Pennington stated the purpose of the amendment is to correct discrepancies between the Comprehensive Plan and the Future Land Use Element. Ms. Pennington described some examples of discrepancies between the Future Land Use Map and the Comprehensive Plan that were corrected. Ms. Pennington stated the County would now have to formally approve and transmit the adopted amendment to DEO.

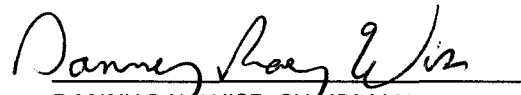
Vice-Chairman Bailey called for public comment.

Mr. Matthew Griffin stated he bought ten (10) acres of property that has two (2) acres which 10 mile Creek runs through. Mr. Griffin stated in order to build a residence on his property currently he must have ten (10) acres of land with no wetlands, and he would like the per unit density reduced to five (5) acres of buildable land from ten (10) acres. Mr. Snowden stated this particular amendment does not address Mr. Griffin's issue, but this is something that can be addressed in the future. There was further discussion about Mr. Griffin's property. Mr. Griffin asked if he could apply for a variance from the land use density. Attorney Fuqua stated a variance could not be given on the land use density. Mr. Snowden stated the change would have to be made through a small-scale map amendment. Mr. Snowden stated the area where Mr. Griffin's property is located could be considered rural residential, because of the density of homes on the road, and in the future the Board may want to change the land use designation in that area to a lower land use density ratio. Mr. Snowden stated a small-scale map amendment would be the only alternative at this point in time.

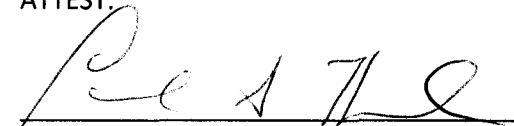
Chairman Wise closed the floor to public comment.

- ❖ Commissioner Bailey made a motion to recommend to the Board of County Commissioners adoption of the proposed amendment to the Comprehensive Plan since all hearing requirements have been met and there were no objections or comments from the reviewing agencies. Commissioner McDougald seconded the motion. The motion passed unanimously 5-0.

There being no further business, the meeting adjourned at 5:51 p.m., CT.


DANNY RAY WISE, CHAIRMAN

ATTEST:


CARLA A. HAND, CLERK