

**CALHOUN COUNTY BOARD OF COUNTY COMMISSIONERS
PLANNING COMMISSION MEETING
MARCH 27, 2018**

PRESENT AND ACTING:

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

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

The meeting was called to order by Chairman Wise at 5:00 p.m., CT.

Mr. Snowden stated Doug and Amy Foxworth have submitted an application for a conditional use permit for their company, Iron Dog Trailers. Mr. Snowden stated they would like to designate five (5) acres of property on Gray Road to place an office on for their business that would be away from the manufacturing area for the trailers. Mr. Snowden stated the property does not flood, and is an allowable use for the location.

Mr. Foxworth stated he began building trailers again on his property about a year and a half ago, and in the past year and a half, they have grown faster than they expected. Mr. Foxworth stated they are now required to obtain a dealer's license because they have surpassed the threshold of sales allowed. Mr. Foxworth stated when the dealer's license was applied for they were informed they would need a conditional use permit from the County. Mr. Foxworth stated they employ eighteen (18) to twenty-three (23) employees, who are all Calhoun County residents. Mr. Foxworth stated they have welders and fabricators making \$30 to \$35 per hour. Mr. Foxworth stated they sold about 1.3 million dollars' worth of trailers last year and expect to reach 1.6 or 1.8 million this year. Mr. Foxworth stated if they continue to grow at the rate they are growing, they would have to relocate their business to an industrial area, so the conditional use permit may be temporary for the property. Mr. Foxworth stated they would like to take the five (5) acre property beside where the trailers are manufactured and place a remodeled office on the property where customers can come pick up their products, away from the manufacturing area. Commissioner Bailey asked what is prohibiting the Foxworth's from using the land for an office, since they are already commercial building trailers. Mr. Snowden stated the office would be a commercial operation and according to the land development regulations commercial land use requires a conditional use permit. Mr. Snowden stated the parcel of land they are proposing to use has not been designated as commercial. Mr. Foxworth stated it has more to do with the dealer's license they are required to get now. Mr. Foxworth stated they must be able to prove they are operating in a legal zone concerning the County. Chairman Wise asked if there were any objections from any neighbors. Mr. Foxworth stated he has talked with most of them about the use of the property, and no one has told him they have a problem with it. There was further discussion about the conditional use permit. Chairman Wise asked for public comment on the conditional use permit. There was no public comment.

- ❖ Commissioner Bailey made a motion to recommend approval of the conditional use permit to the Board of County Commissioners. Commissioner Hall seconded the motion. The motion passed unanimously 5-0.

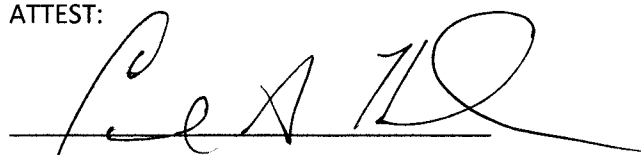
Mr. Snowden stated in reviewing the Comprehensive Plan, he has realized the County is lacking in their Capital Improvements Element. Mr. Snowden stated the County needs to itemize some capital improvement projects, rank them, specify how the projects would be funded, and set dates when the County would hope to complete the projects. Mr. Snowden stated the Capital Improvement Element has not had any additions since 2014, and asked the Board to keep this in mind.

Mr. Snowden briefly discussed the comprehensive plan amendment and densities in agricultural areas. Mr. Snowden stated the development threshold should be met by changing the density in agriculture areas from 1:20 to 1:10. Mr. Snowden stated if the Board chooses to distinguish Ag 1:5, Ag 1:3 or Ag 1:1, the threshold needs to be set accordingly. Mr. Snowden stated if the Board sets an Ag 1:1 and there are any floodplains or wetland on the one (1) acre of land, those should be excluded from development. Mr. Snowden stated in the Future Land Use Element objective six (6) talks about wetlands but during the course of speaking about wetlands, it includes floodplains. Mr. Snowden stated he would like to insert an objective seven (7) that deals specifically with floodplains, since floodplains and wetlands have a different function. Chairman Wise asked if the Board decided to distinguish an Ag 1:1 density, would information be able to be gathered for the infrastructure increases, such as law enforcement, when these communities are developed. Mr. Snowden stated this is part of the application process, and when the amendments are sent in data has to accompany them substantiating why the amendments are necessary. There was further discussion about the future land use map. Commissioner Jones stated it is good to hear the floodplain and wetland areas would be separated and dealt with differently in the Comprehensive Plan. Mr. Snowden stated that in the floodplain statement he plans to specify the County would comply with Title 44 Code of Federal Regulations regarding floodplains and would comply with Health Department regulations for septic tanks. Commissioner Bailey asked how close the County is to helping someone with an issue like Mr. Griffin. Mr. Snowden stated this amendment would contain the language needed to solve the issue, and estimated the amendment could be completed around June. Commissioner Bailey asked if any more research has been done on the RAO (Rural Area of Opportunity) and affordable housing. Mr. Snowden stated he has not had a chance to do more research, but he thinks a higher source would need to be contacted about the issue. Mr. Snowden stated it is very clear in Chapter 163 of the Florida Statutes that a small-scale map amendment cannot be done in a RAO. There was further discussion about the text amendment to the Comprehensive Plan.

There being no further business, the meeting adjourned at 5:16 p.m., CT.


DANNY RAY WISE, CHAIRMAN

ATTEST:


CARLA A. HAND, CLERK