

**CALHOUN COUNTY BOARD OF COUNTY COMMISSIONERS  
PLANNING COMMISSION MEETING  
MAY 8, 2018**

**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 Chairman Wise at 5:00 p.m., CT.

Mr. Frank Snowden, County Planner, went over the changes he is proposing for the Comprehensive Plan Amendment. Mr. Snowden stated the changes revolve mostly around allowing development in the floodplain while still respecting the wetland areas of the County, and making a clear distinction between the two areas.

Mr. Snowden discussed with the Board the Future Land Use Element (FLUE) of the Comprehensive Plan, and directed them to Objective 4. Mr. Snowden stated he does not have any issue with most of the language in the objective, but suggested removing the maximum density of one (1) unit per twenty (20) acres and change the density allowable to the underlying land use category density.

Mr. Snowden moved on to Objective 6 and stated it is mainly about wetlands, but brings in floodplains further down in the objective. Mr. Snowden suggested striking through all reference to floodplains in Objective 6 when there is discussion of wetlands and proposed inserting Objective 6A, which reads "development in flood plains shall be allowed in accordance with the County's Floodplain Management Ordinance." Mr. Snowden stated he would also re-word Objective 6A to include compliance with the National Flood Insurance Program (NFIP). Commissioner Bailey asked if this would affect oil drilling. Mr. Snowden stated it would not affect oil drilling. There was further discussion about oil drilling and the NFIP.

Mr. Snowden directed the Board to Objective 8, Policy 8.2 of the FLUE. Mr. Snowden stated this policy does not have anything to do with the amendment, but he wanted to bring it to the Board's attention. Mr. Snowden read the policy aloud, which references existing parcels and/or lots of record. Mr. Snowden stated at the end of the paragraph the policy reads "existing parcels or lots of record are defined as any land parcel within the County limits for which a single, individual deed exists, dated prior to May 1992." Mr. Snowden stated he has no clue what existed prior to 1992 because the County does not have a map that shows this information. Mr. Snowden stated he would like to work on this paragraph at some point.

Mr. Snowden moved on to Objective 9, Policy 9.1, which pertains to residential land use. Mr. Snowden stated wetlands and floodplains are talked about at the same time in this policy again. Mr. Snowden

suggested removing the sentence about wetlands and floodplains, and the density of one (1) unit per five (5) acres. Mr. Snowden suggested adding compliance with the Title 44, Section 60.3, Code of Federal Regulations and the Floodplain Management Ordinance of Calhoun County to the policy. Mr. Snowden stated he would like to use this language throughout the land use category policies.

Mr. Snowden directed the Board to Objective 9, Policy 9.6, Conservation Land Use. Mr. Snowden stated there are no lands designated as conservation, but rather there is a conservation overlay that shows wetlands and floodplains. Mr. Snowden stated he would suggest making the same changes to this policy as the other land use categories in regards to wetlands, floodplains, and density requirements, with the addition of being consistent with best management practices. Mr. Snowden stated in regard to best management practices, the County would need to develop these best management practices.

Mr. Snowden moved on to the Infrastructure Element, Objective 4 Policy 4.1 and 4.2, of the Comprehensive Plan. Mr. Snowden stated he feels Policy 4.1 is repetitive. Mr. Snowden stated he does not feel Policy 4.2 belongs in the Infrastructure Element. Mr. Snowden stated he would like Board input on these policies, and if they have any other ideas. Chairman Wise stated he would strike out the one (1) unit per twenty (20) acres in Policy 4.1, but thought Policy 4.2 should be left in the plan. Mr. Snowden stated the Board could think more about this between now and the next couple of meetings. There was further discussion about the policy.

Mr. Snowden moved on to the Conservation Element, Objective 3 of the Comprehensive Plan. Mr. Snowden suggested replacing the word require with the word encourage when the paragraph refers to locating housing on the non-flood prone portion of the property. Mr. Snowden stated for example if someone had twenty (20) acres on the river and they wanted to build a house close to the river, the current language implies they would not be able to build beside the river but would be required to move the house further inland. Mr. Snowden suggested either changing the wording to read encourage rather than require, or completely strike the sentence out. There was further discussion about the objective.

Mr. Snowden directed the Board to Objective 3 Policy 3.2 of the Conservation Element, which pertains to elevation of homes and the base flood elevation. Mr. Snowden stated the County's flood Ordinance states homes must be elevated two (2) feet above base flood elevation, and if the Ordinance were changed this policy would have to be changed. There was further discussion about the policy. Mr. Snowden suggested changing the policy to read, "Development within the floodplain shall comply with the Title 44, Section 60.3, Code of Federal Regulations and the Floodplain Management Ordinance of Calhoun County" and remove Policy 3.3 completely. There was further discussion about the Comprehensive Plan.

Mr. Snowden stated before transmittal there would be another meeting in two (2) weeks for the Board to go over the suggested Comprehensive Plan changes. Mr. Snowden stated when the Comprehensive Plan amendment is sent to the State a statement of reasoning behind the amendment would have to be sent as well. This is the proposed reason(s) for changes:

Calhoun County recognizes the need to protect environmentally sensitive lands and their natural functions. The county further recognizes that there are distinct differences between wetlands and floodplains, their natural functions and their compatibility with development. The current plan makes little distinction between the two in terms of the ability to develop. Since wetlands are water saturated at nearly all times, they are incompatible with most development. The county desires to prohibit residential development in wetlands. Calhoun County desires to allow limited and controlled

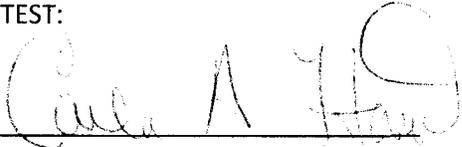
development in its land use districts that will be compatible with the natural functions of the floodplain. This compatibility will be achieved by adherence to the regulations of the National Flood Insurance Program and the Floodplain Management Ordinance of Calhoun County, Florida. The current plan requires lower densities in “lots containing wetlands of floodplains”, “in wetland or floodplain areas” and “lots with wetlands or floodplains”. This language lacks uniformity and has been confusing to some. The county has been requiring lower densities in **all** areas that **contain** wetlands or floodplains and the result has been that landowners have been required to meet these lower densities even if only a small portion of the property lies under the conservation overlay and their intent was to build on the upland portion of the property. Since most properties in Calhoun County are in the Agriculture 1:10 land use designation and many contain lands that include wetlands, floodplains and lands that are classified as uplands, many people wanting to build a house on their property have been unable to do so. This has had a detrimental effect on the county economy while still allowing the possibility of development of wetland properties that are over 20 acres. Calhoun County’s plan currently does not allow new parcels to be created within the conservation overlay. There are many large properties within the conservation overlay that contain prime hunting and fishing areas that are desirable even without being developed. The county proposes to allow new parcels to be created in these areas, with a prohibition on residential development in wetlands. Through this amendment the county proposes to prohibit all but Oil and Gas Exploration in Wetlands, allow development in accordance with a property’s land use designation in floodplains as long as it is in conformity with NFIP Regulations and the county’s floodplain management ordinance, and to allow new parcels created in areas within the conservation overlay.

Commissioner Bailey stated he did not like the use of the word prohibit in the last sentence. Attorney Fuqua stated he would remove the reference to Oil and Gas Exploration in Wetlands in the last sentence, and instead insert something similar to “through this amendment the County allows to control development in wetlands while protecting the natural functions.” Mr. Snowden stated he would make the suggested changes. Mr. Snowden stated he believes the sentence about being able to create new parcels in the conservation overlay is very important because as the Comprehensive Plan stands currently, it infringes on people’s property rights because it keeps them from being able to sell their property. Mr. Snowden stated this is all the information he has at this point, and any comments or suggestions are welcomed from the Board. Commissioner McDougald asked if this amendment would help one of the men who spoke at a previous meeting about a small lot he owns, but is unable to develop because of density requirements in the area. Mr. Snowden stated this issue would have to be addressed through the grant funded Future Land Use Map. Mr. Snowden stated last Friday evening they submitted a grant application that would help address this issue. There was further discussion about the Future Land Use Map. Mr. Snowden stated the Board should think about what has been discussed tonight, and bring any comments or suggestions to the next Planning Meeting for discussion.

There being no further business, the meeting adjourned at 5:53 p.m., CT.

  
DANNY RAY WISE, CHAIRMAN

ATTEST:

  
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CARLA A. HAND, CLERK