

**CALHOUN COUNTY BOARD OF COUNTY COMMISSIONERS  
PLANNING COMMISSION MEETING  
SEPTEMBER 11, 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**

Chairman Wise called the meeting held in the Regular Meeting room to order at 5:00 P.M.; CT.

Mr. Frank Snowden stated the County received a letter stating the County was not awarded funding for the Technical Assistance grant from the Department of Economic Opportunity (DEO). Mr. Snowden stated he would apply for the grant the next cycle it is available.

Mr. Snowden stated two (2) or three (3) letters have been received from different agencies regarding the Comprehensive Plan Amendment package that were sent out, and there was no comment on the proposed changes. Mr. Snowden stated the reply from DEO was received last week, and they had a couple comments that were unrelated to the focus of the amendment. Mr. Snowden stated he has answers to both comments and would be sending a reply letter. Mr. Snowden stated without a Technical Assistance grant the changes DEO is suggesting be made to the Future Land Use Map would not be attainable. There was further discussion about the letter from DEO.

Mr. Snowden stated there was a meeting with the Northwest Florida Water Management District a couple weeks ago where they had a chance to look at and comment on proposed floodplain maps before they become preliminary maps. Mr. Snowden stated there is thirty (30) days for comments, and next Tuesday he would be meeting with the Northwest Florida Water Management District to go over the maps. Mr. Snowden stated in Calhoun County there was a 5,100-acre increase in unnumbered Zone A flood areas. Mr. Snowden stated no data was presented on how many structures would be affected, and there was not enough time to scrutinize the maps properly at the meeting a couple weeks ago. Mr. Snowden stated he would be looking closely at the maps next Tuesday to see what areas were affected and what areas have been taken out. Mr. Snowden stated the day before the meeting with the Northwest Florida Water Management District he attended a seminar on fundamental floodplain management in Tallahassee. Mr. Snowden stated everyone who attended the seminar was surprised at how detailed the State expects floodplain management to be. Mr. Snowden stated everyone he spoke with at the meeting has compliance issues in their county. Mr. Snowden stated at the meeting he learned the State has adopted a statewide one (1) foot free board above base flood elevation, and Calhoun County currently has a rule of two (2) feet of free board, which has been discussed to be lowered in the future. Mr. Snowden stated he would be attending more seminars in the future to learn more about floodplain management. There was further discussion about what was learned at the seminar. Mr. Snowden stated he would like to create a flood zone development permit, which is required by Calhoun County's current ordinance but has not been enforced. Mr. Snowden stated he

would like this form to be issued through his office and a copy sent to Mr. Dowling Parrish and stored at a designated location for floodplain management records in the Courthouse. Mr. Snowden stated concerning substantial improvement in flood zones that he would suggest the County require a modified appraisal. Mr. Snowden stated substantial improvement determinations are completely up to the community, and most communities have a waiting period of one (1) year and one (1) day after a substantial improvement permit has been issued. Mr. Snowden stated when the State conducts visits to check for compliance they also want to see pre and post construction elevation certificates on file. There was further discussion about flood management and compliance. Mr. Snowden stated he does not see every permit the building inspector issues, and he would like to see these going forward so he can check and make sure everything is being properly documented for compliance. Mr. Snowden stated before anyone receives a building permit they should be required to have a signed flood zone development permit. Mr. Snowden stated this is the way most other counties handle development in flood zones. There was further discussion about floodplain management. Mr. Snowden stated he would keep the Board posted on any further information he receives after his meeting on Tuesday with the Northwest Florida Water Management District. Chairman Wise asked if existing structures would have to be compliant with the new flood maps. Mr. Snowden stated only substantial improvement and new construction would be required to comply with the new flood maps. There was further discussion about what is allowed in flood zones and compliance.

Commissioner Bailey introduced Mr. Jason Pitts to the Board, who lives on State Road 20 where someone is proposing to build a Dollar General. Commissioner Bailey stated Mr. Pitts is concerned what type of barrier would be between his residence and the store. Commissioner Bailey asked if a conditional use permit would be required to build the Dollar General, or if construction is already an allowable use on this property. Mr. Snowden stated all commercial uses of land in the County must be issued a conditional use permit. Commissioner Bailey stated Mr. Pitts' concern was to have a privacy fence between his property and the store. Mr. Snowden stated this could be a condition of the conditional use permit if one is applied for, and a natural ten (10) foot buffer is already required. Mr. Snowden stated they have not filled out an application for a conditional use permit yet, but if they do Mr. Pitts would receive notification and there would be a public hearing regarding the project.

There being no further discussion, the workshop adjourned at 5:42 p.m., CT.

  
DANNY RAY WISE, CHAIRMAN

ATTEST:

  
CARLA A. HAND, CLERK