

**CALHOUN COUNTY BOARD OF COUNTY COMMISSIONERS  
PLANNING COMMISSION MINUTES  
FEBRUARY 5, 2019**

**PRESENT AND ACTING:**

**GENE BAILEY, CHAIRMAN  
SCOTT MONLYN, VICE-CHAIRMAN  
DANNY RAY WISE  
EARL HUNT  
JERAL HALL**

**MATT FUQUA, ATTORNEY  
SARAH WILLIAMS, CLERK ADMINISTRATIVE ASSISTANT**

Chairman Bailey called the meeting held in the Regular Meeting room to order at 1:00 P.M.; CT.

Mr. Frank Snowden stated Mr. Cole Bracey with Teramore Development has come to present to the Board an application for conditional use to construct an approximately 9,000 square foot commercial store on a three (3) acre site on the corner of Demont Road and State Road 20 in Clarksville. Mr. Snowden stated the entrance to the property would be off Demont Road, and Teramore Development has letters of agency from the landowners to act on their behalf. Mr. Snowden stated the property is mixed use/rural residential and this is an allowable use.

Mr. Bracey stated Teramore Development is a commercial development agency based out of Thomasville, GA, and is interested in locating a 9,100 square foot retail store in Clarksville. Chairman Bailey asked if there are plans for a water retention pond for runoff. Mr. Bracey provided the Board with site plans for the development. Attorney Fuqua asked if the commercial development is an allowable use in this area, if there is a need for a conditional use permit. Mr. Snowden stated the Land Development Regulations state any commercial development requires a conditional use permit. Chairman Bailey asked about plans for a privacy fence for the development. Mr. Bracey stated their plan is a six (6) foot privacy fence constructed of wood. Mr. Bracey provided the Board with pictures showing the wood privacy fence they typically construct. Mr. Bracey stated all lighting would be downward facing and no light would go beyond the property line. Mr. Bracey provided the Board with a handout regarding the lighting.

Chairman Bailey opened the floor to public comment.

Ms. Sandra Clark stated she owns property adjacent to the proposed development. Ms. Clark stated she had requested a white plastic fence be used in previous discussions with another man. Ms. Clark voiced concerns about where the delivery trucks would unload boxes, and concerns with the intersection the store would be located on being dangerous. Ms. Clark stated her well is sixty-six (66) and a half feet from the proposed septic line, and asked how this would be feasible. Ms. Clark stated the area the store would be located on is in a congested area, and is concerned about accidents occurring.

Mr. Tommy Stephens stated he lives on the northwest corner of State Road 73 and State Road 20. Mr. Stephens voiced his concerns about the commercial development site, siting concerns about the area being congested. Mr. Stephens stated he believes if the development were approved, the company should be made to commit to installing a left turn lane off State Road 20 onto Demont Road. Mr. Stephens expressed concerns about runoff from the retention pond, and questioned if the retention

pond would be large enough for the development. Mr. Stephens asked the Board to consider changing the speed limit signs on State Road 20 so the speed limit is slowed sooner after the Chipola River Bridge.

Mr. Jason Pitts stated his property is on the east side of the proposed development site. Mr. Pitts voiced concerns with the proposed privacy fence and stated he would prefer an eight (8) foot vinyl privacy fence be constructed from the north corner to south corner of the development. Mr. Pitts stated he does not want to be able to see the development from his home.

Chairman Bailey stated he share's Mr. Pitts concern with the wood fence, as wood does not hold up well in our area. Chairman Bailey asked if FDOT would require a turn lane due to the development of the property. Mr. Snowden stated if the entrance to the property is not accessed off a State highway, they do not get involved in the development. Mr. Snowden stated a left turn lane could become a necessity at some point if a traffic study is done by FDOT in the future. Attorney Fuqua stated the Board could request a traffic study from FDOT regarding turn lanes and speed limits in the area. There was further discussion about the entrance to the development.

Mr. Bracey addressed the fencing concerns expressed, and stated there would be fencing between the development and all surrounding residential properties. There was further discussion about the property. Mr. Pitts stated he would like the privacy fence to be constructed before any development begins. Chairman Bailey asked Mr. Bracey if this would affect construction. Mr. Bracey stated he was not sure. There was further discussion about the privacy fence.

Ms. Pam Stephens expressed concerns for wrecks at the intersection at Demont Road and State Road 20 due to the placement of the commercial development. Ms. Stephens stated the Dollar General is welcomed in Clarksville, but she does not think the location is appropriate. Ms. Stephens expressed concerns with parking for the commercial development. Ms. Stephens stated she has spoken with FDOT who stated no traffic study has been done concerning turn lanes, and would have to be requested by the County or the developer.

Mr. Champ Clark expressed concerns about the intersection where the store would be located, stating the intersection is dangerous. Mr. Clark stated he has previously asked about speed bumps on Demont Road, and believes they would be beneficial in slowing down traffic on the road. Mr. Clark expressed concerns about the delivery trucks to the commercial store blocking the intersection to back into the store to unload deliveries. Mr. Clark stated the sign for no through trucks on Demont Road has been gone for a while and should be replaced.

Chairman Bailey closed the floor to public comment.

Commissioner Wise stated he values property rights, and it is the property owner's right to do what they want on their property within reason. Commissioner Wise stated he is glad to see Dollar General come to Clarksville, which would provide much needed jobs for Calhoun County. Commissioner Wise stated the design of the development and entrance makes business sense, because it is a more cost effective way to accomplish their development. Commissioner Wise stated speed bumps could be beneficial on Demont Road to slow down traffic coming through from State Road 73 south. Commissioner Wise asked if there were any fence height requirements. Ms. Snowden stated the proposed fence does meet requirements for a buffer. Attorney Fuqua stated because this is a conditional use permit, the Board could place special conditions on the development. Commissioner Wise stated he has not seen many eight (8) foot fences around businesses, and would rather not overburden the property owners if not needed. Commissioner Wise stated a vinyl fence would be a better option than the wooden fence proposed because it would require less maintenance.

Commissioner Hall stated he is glad to see development come to Clarksville, but would like the development to be as safe as possible for the citizens.

Commissioner Hunt stated he feels the eight (8) foot fence is necessary and would be feasible for the developer. Commissioner Hunt stated he would be in favor of speed bumps being placed on Demont Road to help with the speeding issue.

Commissioner Monlyn stated his main concern is the drainage from the retention pond. Commissioner Monlyn stated the developer needs to ensure a study would be done so no flooding would occur on adjoining properties. Commissioner Monlyn stated speed bumps would also be beneficial. Commissioner Monlyn stated the development and jobs are needed in the County.

Chairman Bailey stated he would vote to approve the conditional use permit to allow Dollar General to come to Clarksville. Chairman Bailey stated he believes the store is needed, and jobs are needed. Chairman Bailey stated he understands that some property owners will have issue with the store, but feels like the location is feasible. Chairman Bailey stated he is in favor of the eight (8) foot vinyl fence as opposed to the six (6) foot wooden fence. Mr. Bracey stated there would be fencing along all residential property adjacent to the development. Chairman Bailey stated the retention pond would have to meet DEP (Department of Environmental Protection) requirements. Chairman Bailey stated he would like the Board request FDOT to install a left turn lane at the intersection in question.

Commissioner Wise addressed Ms. Clark's concern about her well, and asked if the septic system for the development would meet the requirements. Mr. Snowden stated the septic system would have to meet Department of Health standards.

- ❖ Commissioner Wise made a motion to grant the conditional use permit, conditioned upon the construction of an eight (8) foot vinyl fence adjacent to all residential properties, and the use of lighting as set forth in the plans. Commissioner Hunt seconded the motion. The motion passed unanimously 5-0.

Attorney Fuqua asked those present if they would like to have their public comments brought forward verbatim into the Regular meeting. There was consensus to carry forward all public comments made in the Planning Commission meeting.

There being no further business, the meeting adjourned at 2:53 p.m., CT.

  
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GENE BAILEY, CHAIRMAN

ATTEST:

  
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CARLA A. HAND, CLERK