

Alachua County Local Planning Agency/ Planning Commission Meeting Minutes: August 16, 2023

The Alachua County Planning Commission held a public meeting on August 16, 2023, at 6:00 p.m. The meeting was held **in person**.

COMMISSIONERS PRESENT:

Ishmael Rentz, Chair
Kristen Young, Vice-Chair
Melissa Norman
Diane Bendekovic
James Ingle
Jancie Vinson--Absent
Raymond Walsh--Absent
Kay Abbitt--School Board Member--Absent

STAFF PRESENT:

Missy Daniels, Assistant County Manager
Jeff Hays, Director, Growth Management Department
Ben Chumley, Principal Planner, Comprehensive Planning, Growth Management
Diedre Houchen, Equity and Communication Outreach Manager
Corbin Hanson, Sr. Assistant County Attorney, County Attorney
Patricia McAllister, Clerk, Development Services, Growth Management
Joshua Massre, Communications Office

Meeting Called to Order:

Meeting called to order by Chair Rentz at 6:00 p.m.

1. APPROVAL OF AGENDA:
Motion was made by *Commissioner Young* to **approve** the agenda.
Motion was **seconded** by *Commissioner Norman*.
Action: The **agenda** was **approved** with a vote of **5-0**.
2. APPROVAL OF MINUTES: July 19, 2023
Motion was made by *Commissioner Vinson* to approve the minutes from the July 19, 2023 Local Planning Agency and Planning Commission.
Motion was **seconded** by *Commissioner Walsh*.
Action: The **minutes** for July 19, 2023, Local Planning Agency and Planning Commission meeting were **approved** with a vote of **5-0**.
3. LEGISLATIVE ITEM: Z23-000003 - County-initiated large-scale text amendment to the Alachua County Comprehensive Plan Future Land Use Element to revise definitions of “Environmental Justice” and “Social Equity”; add equity, and community, historical, and neighborhood character among factors to be considered in land use and zoning decisions concerning the location of industrial and institutional land uses; add equity as a factor to be considered for proposed changes to the zoning map; and provide for the inclusion of environmental justice, equity, and community, historical, and neighborhood character among the factors to be included in the land development regulations for evaluating whether or not a special exception or special use permit is granted.

Staff Presentation:

Ben Chumley presented this application. Mr. Chumley explained that there are two parts to this application with the first being updated definitions for 'equity' and 'environmental justice' and the second part to update the policies that include equity and environmental justice in the Alachua County Comprehensive Plan.

Staff recommends approval of transmittal to the state agencies for comments and review as noted in the staff report.

Diedre Houchen was present and available for question

Discussion: Staff, including Dr. Houchen, and the planning commissioners regarding land use applications for compatibility with neighborhoods, how much community is involved with applications when submitted, the increase in community involvement that is necessary that may include community saturation, history of the community, to include the character of the neighborhoods, conditions that can be mitigated for impacts and issues to a community, the compatibility of the application to the neighborhoods affected and the proposal to increase the notification radius for each application.

Motion was made by *Commissioner Young* to recommend **approval** of transmittal of this application with the bases as noted in the staff report.

Motion was **seconded** *Commissioner Ingle*.

Public Comments:

- 1) Carolyn Mells, member of St Peter/St Paul community, spoke in favor of increasing the notification radius for each application to include at least one mile
- 2) Dr. Michelle Rutledge thanked the county for accepting the recommendations for changes to the Comprehensive Plan and she spoke about increasing community engagement for neighborhoods affected by applications such as solar applications and to have further discussions of the types of community engagement and start listening to the people for their vision for their community affected by these applications.

Action: Z23-000003 was recommended to the BOCC for approval of transmittal to the state agency for comment and review as noted in the staff report with a unanimous vote of **5-0**.

8 ATTENDANCE REPORT: Distributed in packets. No attendance issues.

9. PLANNING COMMISSIONERS' COMMENTS:
Commissioner Young asked about vacant positions on this advisory board.
Jeff Hays stated we have one vacancy that is on an upcoming Board of County Commission meeting to be filled.

Meeting adjourned at 7:08 p.m.