



GADSDEN COUNTY

Board of County Commissioners

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GADSDEN COUNTY GOVERNMENTAL COMPLEX
DEPARTMENT OF GROWTH MANAGEMENT
PLANNING ♦ CODE ENFORCEMENT ♦ BUILDING PLANS REVIEW & INSPECTIONS

MARLON BROWN
County Manager
WILLIAM D. MCCORD
Director

2006 USDA Rural Development Community of the Year

July 3, 2007

Mr. Larry Fountain and Ms. Laura Wiggins
331 Florida-Georgia Highway
Havana, FL 32333

RE: Billboard for Tax Parcel # 3-24-2N-2W-0000-00442-0100

Dear Mr. Fountain and Ms. Wiggins:

On Tuesday, March 6, 2007 the Gadsden County Board of County Commissioners approved your appeal to permit the continued use of a billboard on your property. The Board approved your appeal based on the following condition:

1. Advertising message (copy) must be placed on the billboard within one (1) month of the Board's decision or by April 6, 2007.

Failure to comply with the directive of the Board will result in a report to the Board on the status of the billboard and possible removal of the sign per Chapter 5, Section 5700, Subsection 5704 of the Gadsden County Land Development Code.

County staff has been monitoring the billboard to ensure that the directives of the Board are applied. As of today, no advertising message (copy) has been placed on the sign. Since the billboard was not used as permitted by the Board, there are two options available to staff. These are (1) staff preparing a report and indicating that you have not complied with their decision to permit the billboard to remain and present the status of the billboard to the Board or (2) you shall remove the billboard from the property.


Should you have questions about the land development process in the County, please call.

Sincerely,


William D. McCord, AICP
Growth Management Director

Attachments - Board minutes from March 6, 2007

H: Appeals\2007 appeals\Fountain Billboard\approval letter

 printed on recycled paper

change would not affect any other property.

**UPON MOTION BY COMMISSIONER CROLEY AND SECOND BY
COMMISSIONER PRICE, THE BOARD VOTED 4 - 0, BY VOICE VOTE
TO APPROVE THE LAND USE CHANGE DESCRIBED ABOVE.**

Amendment "T" Mining Lands - CPA-2006-16AD(T)

The proposed amendment changes the land use designation on four parcels containing 495.6 acres from the AG 3 land use and commercial land use to Mining. The four properties are located at the west end of Sadberry Road and are currently permitted for mining and are being mined for sand. Amending the land use on the properties will reflect existing conditions.

Commissioner Croley asked if the residents in that area are aware of this change. He was assured that the area residents have been informed.

Chair Holt called for public comments.

There was no response.

**UPON MOTION BY COMMISSIONER LAMB AND SECOND BY
COMMISSIONER PRICE, THE BOARD VOTED 4 - 0, BY VOICE
VOTE, TO APPROVE THE LAND USE CHANGE DESCRIBED ABOVE.**

**Amendment "U" - Dolan and St. Joe Property - Terminus of
Graceland Drive CPA-2006AD (U)**

This amendment proposes a change of 39.7 acres from the RR land use category to AG 3 land use. The RR area is owned by St. Joe and John, James and Hal Dolan. The staff believes that the island of RR land use shown on the map is a result of an error on the original land use map in 1991. The 39.7 acres do not follow property lines and appears on the map as a rotated square.

There was no action taken on this item.

GENERAL DISCUSSION

**9. Approval of Variance Process for the Fountain Billboard
Sign On US 27**

Growth Management Director Bill McCord was administered

an oath by Muriel Straughn, deputy clerk.

Owner: Larry Fountain

Location: US 27 just north of the Ochlockonee River bridge. The sign face is visible to the US 27 southbound traffic.

Mr. McCord reported that this matter was brought to the attention of the Planning Commission from a citizen. The citizen reported that the sign had been vacant for more than a year and according to the Sign Ordinance, the billboard should be dismantled.

The staff sent a letter to the owner informing them of the violation. In turn, the owner notified the planning department objecting to the notice.

The owner appeared at the last meeting and stated that the old copy that was on the billboard was removed at the request of the sheriff and she did not realize that they would lose the grand fathering protection for the billboard by removing that copy. She was unaware of a time limit in which she must replace the copy.

Mr. McCord officially entered the agenda report as an exhibit for the record.

Ms. Laura Wiggins was administered an oath by Muriel Straughn, deputy clerk.

She explained that the copy that was in place was removed because Sheriff Young asked that it be removed when former Sheriff W.A. Woodham died. (The sign made reference to Sheriff Woodham) She said that she complied with the sheriff's request, but she did not have to do it. She then asked that she be allowed to replace the copy on the billboard.

UPON MOTION BY COMMISSIONER LAMB AND SECOND BY COMMISSIONER PRICE, THE BOARD VOTED 3 - 1, BY VOICE VOTE, TO WAIVE THE VARIANCE PROCESS AND ALLOW MS. WIGGINGS TO REPLACE THE COPY ON THE BILLBOARD. COMMISSIONER CROLEY CAST THE LONE DISSENTING VOTE.

UPON MOTION BY COMMISSIONER LAMB AND SECOND BY COMMISSIONER PRICE, THE BOARD VOTED 3 - 1, BY VOICE VOTE, TO PUT A TIME LIMIT OF ONE MONTH FOR THE SIGN COPY

TO BE IN PLACE. COMMISSIONER CROLEY CAST THE LONE
DISSENTING VOTE.

COUNTY MANAGER'S AGENDA

10. Miscellaneous Items

The manager had nothing to report.

COUNTY ATTORNEY'S AGENDA

11. Miscellaneous Items

The attorney had nothing to report.

CITIZENS REQUESTING TO BE HEARD

Ms. Emily Rowan addressed the Board and suggested that the Planning Department conduct a workshop or town meeting to inform the public about the family exemption ordinance.

DISCUSSION ITEMS BY COMMISSIONERS

12. Commissioner Lamb

Commissioner Lamb called attention to the litter and trash on the roadways and private property.

Mr. Brown responded that he will direct the code enforcement officer to be more assertive. He noted however, that they cannot go onto private property. He said they would continue to look for a solution to the litter problem.

Chair Brenda Holt

Tax Workshop

She commended the staff for the great job they did at the Property Tax Workshop.

Enterprise Zone and Home Mortgages

Chair Holt stated that she has heard from several of her constituents who live in an Enterprise Zone with their property designated as Commercial Use. She said that they are experiencing difficulty with mortgages