

Commissioner Chancy moved to approve these minutes on October 27, 2022.
Motion was second by Commissioner Seabrooks. Minutes were approved by all.

Jefferson County Planning Commission
Meeting Minutes
April 14th, 2022

Commissioner Michael Schwier called to order at 6:02 pm.

Commissioner Roy Faglie led the opening prayer and Pledge of Allegiance to the Flag.

Physically in attendance: Commissioner Michael Schwier, Commissioner John Floyd Walker, Commissioner Bud Wheeler, Commissioner Kimberly Odom, Commissioner Jacqueline Seabrooks, Commissioner Roy Faglie, Commissioner Jessica Lane, Commissioner Thomas 'Bobo' Chancy, Attorney Scott Shirley, and Planning Official Shannon Metty.

Commissioner Schwier asked about the Minutes from the February Meeting not being included with this Agenda Packet.

- Mrs. Metty stated they will be deferred to the next meeting for approval.

Agenda Item #2-Special Exception Application-Commercial Zipline:

- Mrs. Metty opened the discussion by explaining the location of the project. She added that the reason this was coming before the board was because it is a proposed commercial use but noted that it is an outdoor recreational activity which would be compatible with the area and zoning.
- Mrs. Metty did a brief review of her findings, noting the following items did not apply:
 - Traffic study as it is on a major highway
 - Water drainage as there are no buildings
 - Noise as it is in the trees and has a natural buffer
 - Environment area mitigation
 - Air quality control
- Applicant:
 - Amy Paul introduced herself as a mother of 7 children who have nothing fun to do in Jefferson County. She explained that if they had just installed this project for family use, they would not have had to come before the board but instead they want to be able to bring people into the community and shops. She stressed that their plan was to only be open a few times per month apart from special occasions. She testified that this business would produce no more sound than what her kids currently produce when they are all playing in the yard.
 - Erik Paul introduced himself. He added that their goal with this project is to mimic the Tallahassee Junior Museum Treetop Adventures. He hopes to offer a fun activity to the County for kids and families to enjoy. He noted that this project would be low impact on the community and that safety is their top priority! He testified that a botanist would come and evaluate the trees and certify the project.
- Commissioner Schwier asked who would run the operation?
 - The Paul's stated they plan to hire a professional from the Tallahassee Museum to run and maintain it.
- Opened Public Comment:
 - Richard Connell, resident in Jefferson County, feels that the Paul Family is a great addition to the county. He added that they are always willing to help and the children are very respectful. He feels that this zipline would be a good thing for the kids in the community to have something fun to do. Suggested approval.
 - Adam Parker, nearby resident, stated that the Paul's are a good family. He feels that this project is a great opportunity for the community and the youth of Jefferson County. He noted the added

- value it could potential bring to Monticello. He added that the Paul's are top notch people who are always helping others. He noted that this project would be a great thing for schools, youth groups and church activities. Kindly asked the commission to approve this project.
- Sherry Sears, nearby resident, states she has questions and reservations for this project. She had a question for the traffic, but it was already touched on. Main concern is, if this is approved what does this open the County up to in the future for commercial development?
 - Cyndi Kinder, nearby resident, stated she has concerns for the traffic and commercial possibilities this project opens. She added that changing this property to commercial use would open the door for the Paul's to do more activity and urged the board not to approve.
 - I.V. Floyd, resident of Jefferson County, explained that traffic to and from this project would be minimal. He added that the Country Club produces more traffic than this would. He noted that in his opinion this is a low impact project that would reward the county. He explained that with this being in the trees there is not much concern for the footprint impact and joked that there are more deer stands around the county and this would not be much different.
- Mrs. Metty, Planning Official, clarified that this project was here for a Special Exception approval, not a Zoning Change. She explained that any further projects would have to come back for further approval, this is just approving the zipline activity.
 - Commissioner Discussion:
 - Commissioner Lane asked why is this property being asked for an exception to be changed from Ag-5 to Commercial zoning when the code says farming is the basic function of Ag?
 - Attorney Shirley explained the code allows for outdoor recreational use. He reiterated that the parcel would stay Ag-5, not Commercial and the approval/denial would be to allow the landowner to operate the outdoor recreational activity of ziplining at a commercial level.
 - Commissioner Lane asked what is the impact effect on the land value?
 - Attorney Shirley stated the impacts are on a case-by-case basis.
 - Commissioner Schwier referred to section 2.2.0 allowed uses 2.2.1.A-8
 - Attorney Shirley explained that it is hard to find lands available for commercial use, so the county allows Ag land to used with the special exception process.
 - Commissioner Wheeler asked if there are travel trailers for rent?
 - Mrs. Paul explained they have 1 RV pad on 54 acres, and they have a different parcel of land which a permit has been applied for.
 - Commissioner Wheeler asked how many dwellings are on the property?
 - Mr. Paul explained there is 1 home, 2 cottages and the property in the front (different parcel that is zoned commercial) has RV pads on it. He explained the main use of the RV's was for friends and traveling family. He noted that there is a natural buffer around the property. He assured the board that the neighbor impact would not be an issue as this project is towards the back of the property. He feels that this project would encompass the Agri-tourism idea and help bring growth to Monticello and Jefferson County.
 - Mrs. Paul stressed that this would not be open all the time. She noted that the cottages were on the property when they purchased.
 - Commissioner Wheeler asked how big is the parking lot?
 - Mr. Paul stated that it roughly holds 20 cars and is positioned in the middle of a pecan grove.
 - Commissioner Schwier asked if there is currently an area for parking?
 - Mr. Paul stated not without approval.
 - Commissioner Lane asked about the depiction of the Harness House?
 - Mrs. Paul stated it's an existing goat barn and would potentially have an added bathroom.
 - Commissioner Wheeler asked why there have been no signs placed at the proposed location?
 - Mrs. Metty explained that Special Exceptions do not require signage based on the code.

- Commissioner Wheeler stated that everything should require a sign and the sign size needs to be reevaluated to a larger size.
- Commissioner Seabrooks asked if you see growth will you find a way to manage traffic control?
 - Mr. Paul stated if she means having someone directing traffic, yes.
 - Mrs. Paul noted that they currently host large events at their house all the time and traffic has never been an issued. She stated that she feels this will be no more than that, if not less. But agreed that for safety concerns they would gladly direct traffic.
- Commissioner Faglie asked if the RVs are commercial?
 - Mrs. Metty stated yes it was an inhouse approval as the land was already zoned commercial.
- Commissioner Faglie stated that he would like a condition of approval to include a not to exceed sound level, mirroring the noise ordinance, even though sound will probably not be an issue.
 - Mrs. Metty stated that based on the code for Special Exceptions there are decibel limits, and this can be included in the letter of approval.
- Commissioner Faglie asked how many days per month are you planned to be open?
 - Mrs. Paul stated that they would not be open on Sundays, they are planning to be open on Saturdays and if booked for a special event like a field trip or youth group or birthday. She noted that all other days would be closed to the public, she did add that her children may utilize on the off days, but it would only be their children.
- Commissioner Schwier asked about licensing and insurance requirements?
 - Attorney Shirley stated that is at the client's discretion.
- Commissioner Odom asked would they be required to have a county business license?
 - Mrs. Metty stated yes.
- Commissioner Schwier asked about the number of parcels depicted, one map shows two parcels while another map shows one parcel?
 - Commissioner Odom stated it is split by a section line and is not actually two parcels, it is just the middle of one large parcel.
 - Commissioner Schwier asked for a better site plan.
 - Mrs. Metty agreed.
- Commissioner Schwier also noted the noise concern and asked about the restroom facilities?
 - The Paul's explained in the beginning they will have port-o-lets as necessary and eventually hope to facilities to the Harness House.
- Commissioner Seabrooks asked if the revised plan would be available before the BOCC meeting?
 - Attorney Shirley explained that it is hard to force them having an engineered site plan, but a better plan would be addressed prior to the meeting.
- Commissioner Walker motioned to approve with conditions of a 24-hour noise level and restroom additions, either on site facilities or port-o-lets. Commissioner Odom seconded motion. Motion passed with unanimous approval.
- Mrs. Metty informed the board that the next meeting will be on May 12th, 2022.

Commissioner Chancy motioned to adjourn at 6:34pm. Commissioner Walker seconded motion. Commissioner Schwier adjourned meeting at 6:36pm.

Respectfully submitted,

Renee' Long

Renee' Long
Jefferson County Planning Assistant