

PLANNING COMMISSION MEETING

MONDAY

JANUARY 14, 2013

6:00 P.M.

**TOWN OF CALLAHAN
PLANNING & ZONING COMMISSION
JANUARY 14, 2013
6:00 P.M.**

- 1. MEETING CALLED TO ORDER**
- 2. INVOCATION**
- 3. TOWN CHARTER**
- 4. MEETING ADJOURNED**

*****BUFORD HOWARD CALLS THE MEETING TO ORDER*****

*****BUFORD HOWARD GIVES THE INVOCATION*****

CARRIE HARRISON – Alright, let's see, which one of you have in front of us first?

BUFORD HOWARD – Well, O.K. I have four things here and I can grab anyone of the four.

CARRIE HARRISON – Well actually two of them are the same thing which is the town charter.

BUFORD HOWARD – This is all charter.

CARRIE HARRISON – O.K. and the reason why I've given you the charter – let me see what you've got Mr. Howard,

BUFORD HOWARD – I've got chapter six, thirty-three, thirty-three, and only two fourteens...

CARRIE HARRISON – Charter...That's the charter that goes together and the newest one that's on the top.

BUFORD HOWARD – This is the original charter.

CARRIE HARRISON – Yes

BUFORD HOWARD – And that's not.

CARRIE HARRISON – Right. That's the revised, but we're looking at those. We actually got an advertisement in the paper now. We are looking for volunteers to work with the town on updating our town's charter. Now, my suggestion to the mayor was if nobody volunteers, if we don't get any kind of support from the community, then this is something we're going to do.

BUFORD HOWARD – My son said that he'd volunteer.

CARRIE HARRISON – Send him up here.

BUFORD HOWARD – He already asked. The mayor or somebody called him. He said, "I don't want to lead it, but I would be glad to work with it.

CARRIE HARRISON – O.K., well very good.

BUFORD HOWARD – He called, he called or somebody called him.

CARRIE HARRISON – O.K., so it may have been Mrs. Graham.

BUFORD HOWARD – Or someone or something. Now I don't know.

CARRIE HARRISON – Ok. or which ever. Mrs. Graham is trying to get people in the town involved, so if you know of anybody, you know, if you have dealings with your group, then maybe there's someone that we can have come up and assist, but if not, this is something that the planning commission is going to work on. Okay.

BUFORD HOWARD – Good.

CARRIE HARRISON – So I gave it to you so that you can look at it, review it. If you have anybody that's interested, maybe they can take a look at it and see if it's something that suits them kind of thing. Alright, so that is the reason why I have you a copy of the charter. So, we can look at that so that way we can go over that at the next meeting. Make your little notes, handwrite it or do whatever if there is anything you feel needs to be updated or changed.

JOSEPH HORNE – Who did this one?

CARRIE HARRISON – That was the original charter.

JOSEPH HORNE – Yeah. Who did that?

CARRIE HARRISON – Way before us, Mr. Horne. Way before us

JOSEPH HORNE – I know. I just thought that maybe you...

BUFORD HOWARD - Uh.

CARRIE HARRISON – I don't know

BUFORD HOWARD – I did know.

JOSEPH HORNE – I thought I did, too, but I don't even remember...

BUFORD HOWARD – I think Craig Marsh was. Craig Marsh, I think, was involved with it. He was one who was involved with it on the list.

JOSEPH HORNE – I don't doubt that.

CARRIE HARRISON – I don't know.

BUFORD HOWARD – This is not the... I don't think that this is actually the original.

CARRIE HARRISON – Original. No it is not.

BUFORD HOWARD – The original is here somewhere, cause I've seen it, we've got it, but this was the revision of the original.

CARRIE HARRISON – The original.

BUFORD HOWARD – The original wasn't but about three or four, five pages long. It was.

CARRIE HARRISON – That's correct and the one that you have labeled charter at the front, right, that one is the revised of the sixth one. Correct.

BUFORD HOWARD – That one is the second or third generation here from the original.

CARRIE HARRISON – Right.

BUFORD HOWARD – I think this one was done at the time when Craig Marsh was here. I'm not certain, but I heard Craig now talking about it and that's at the same time when – at that time, we had no water or no sewer.

CARRIE HARRISON – Right.

BUFORD HOWARD – Except the flowing wells that put down about eight around the town and everybody was running off of them and then that was when they put in the water and sewer, first water and sewer plant. I think that when they, also, had to revise this to fit with those codes, which they didn't have anything to fit with them.

CARRIE HARRISON – Well we're taking, which ever now, take it, read it, you know, if you want to bring it more up to date with what we're doing with the town and then, also put the word out, if you can, that may be interested in coming up and being in involved in making these changes. I also put an ordinance in front of you. This is one of the many ordinances that we are going to be changing, but I'm starting with the tree ordinance.

BUFORD HOWARD – Still working on that?

CARRIE HARRISON– We're going to work on it, we're going to change it, but this is our current tree ordinance and basically there is no permit needed for a tree to be removed as long as construction going to be involved. The thing is that it does not list the types of trees that can be removed. I know that the state governs the oaks and the elms. So I like Fernandina Beaches' tree ordinance. If you get the opportunity to look at it, I can download a copy of it for you if you want. It's very stringent, but we need something more in place as far as trees because right now we can basically go in and clear cut for construction and there's nothing other than a permit fee that needs to be...

BUFORD HOWARD – They need to know the difference between oxygenating tree and a dang tree. Pine, cedar those are...

CARRIE HARRISON– Now a pine tree...

BUFORD HOWARD – Not oxygenating, they don't help the environment at all, cedar don't either.

CARRIE HARRISON– Right and water oaks, you know of course after like a hundred years, they rot out and slowly die off and you don't want anything...and this is what this is, the tree is harmful to the establishment. Then, of course, it can be removed if it's, and I'm using water oaks as an example. Oaks and elms are/ do have some governing by the state. But water oaks do actually die off and they can of course, cause...they'll start dying from the roots and you've this huge tree. So things like that if you go out, and look at other towns. I don't know how often you get on the computer. If not, then I can pull some up.

BUFORD HOWARD – I've got a copy of Fernandina's at the house.

CARRIE HARRISON– I've tossed it out before.

BUFORD HOWARD – And it's got a list and what I got is a state recommendation which lists...there's about fifteen or twenty trees listed on it and it tells you what they are, you know, in simple language. It's the code from the state that we had.

CARRIE HARRISON– Well maybe what I given you – yeah, I've given them out. I've done it several times. I don't know if you were here, Mr. Hoffecker...

KIM HOFFECKER – I don't think so.

CARRIE HARRISON – ... at the time – I can get you a copy if you like. I like that ordinance.

JOSEPH HORNE – I didn't get one.

CARRIE HARRISON – Well, I know that Mrs. Horne got a dozen copies, cause I used to literally, because I know that they don't read anything. I was passing out stuff every single meeting until somebody finally acknowledged that they were tired of me passing something out. But, we're given an opportunity now to review these things and then move forward through the council, so I'm starting with the tree ordinance and then we're going to move to subdivisions. Michael thinks the subdivision ordinance needs to be looked at because eventually the economy is going to be picking back up and people will start development again and we need to make our subdivision ordinance a little bit more stringent, also. So we're very laxed. The developer can pretty much do what they want. So, we'll go over that next time. So, review the tree ordinance. If you want me to get you a copy of what I like.

MULTIPLE CONVERSIONS GOING ON AT THE SAME TIME

CARRIE HARRISON – I can. I have a very good rapport with Fernandina. I talk to them all the time. We're constantly sending things back and forth. So I like how they do things, but I know a lot of times we spend hours, contacting other municipalities or going on line and looking at others – how they structure their ordinances for what their needs are. Anyway, so that may be something you want to do. So we're focusing on the tree ordinance.

JOSEPH HORNE – You know the trees, like pine trees. They said that there pine trees...I had two kinds of pine trees. I had the short needle pine and that thing was that big around.

CARRIE HARRISON – Right.

JOSEPH HORNE – And lightning struck it.

CARRIE HARRISON – Well, you see then in that case you would want to have the tree removed.

BUFORD HOWARD – Pine trees you should be able to remove, period.

CARRIE HARRISON – Yeah.

BUFORD HOWARD - It has nothing to help the environment whatsoever,

apparently though. Other than its leaves and fertilize the soil.

JOSEPH HORNE – The short needle pine is an arborous tree, that's for shade and other things.

CARRIE HARRISON – Right. A lot of ordinances we've looked at over the years as far as tree ordinances – if you take down a tree, then you have to replace it – based on the diameter of the tree, it determines on how many trees or what type of tree you need to replace it with – so just things like that.

KIM HOFFECKER – So there's like a formula: what you take down, you got to put back up.

CARRIE HARRISON – Correct and there's, also, a lot of different municipalities. They have it to where when they come in and do site work for new construction, based on the type of tree and the diameter. You, also, have a fee that needs to be paid, which a lot of times and because we are small, developers come in and say, "Well we have to take this tree out and we have to do this, we have to do this, we have to do that. But if you put something in place, that's going to end up costing them; they learn how to re-adjust what they're doing real quick.

BUFORD HOWARD – The other thing, too, you look at is North Carolina around Asheville has a real strict tree ordinance, but now they in the last years, it's created a problem. They got big poplars and sycamores, and all beside the highway and have these big leaves and they blow on to the highway and they had a lot of wrecks on Interstate 40 caused by the leaves. They get just as thick as a foot and a half on them.

CARRIE HARRISON – Well the sycamores, don't they have those huge cones.

BUFORD HOWARD – They got those little berry thing like this. You step on them. Ted got one in his front yard.

MULTIPLE CONVERSATIONS GOING ON AT THE SAME TIME

CARRIE HARRISON – I thought those were gumballs.

BUFORD HOWARD – You step one of them barefooted, you'll know it. But, their big leaves will float in the air.

CARRIE HARRISON – So that's, anyway, the tree ordinance is something that we are going to be starting to look at.

BUFORD HOWARD – Evergreens is basically why... (inaudible)

CARRIE HARRISON – And we can determine what type of tree they're going to replace them with. They all have different growth rates and so it's up to you if you want to take the time. I've got tons that I have saved in my favorites over the years so I can give those to you. It's up to you on how much you want to look at it, so there's that.

BUFORD HOWARD – And the difference between a bush and a tree, that's just like asking the paint color in the church with twenty ladies there. You're going to get twenty different colors.

CARRIE HARRISON – Yes. Yes you are Mr. Howard and actually shrubs is going to be something else later on down the road.

BUFORD HOWARD – But you've got to determine that though and where is this for instance you look at, what's the beautiful plant with all the red flowers and you cut it back every year – it grows back out so pretty.

CARRIE HARRISON – Azaleas?

BUFORD HOWARD – No it grows real tall. It's as big as a tree. I've got several in my yard.

CARRIE HARRISON – Oh, I don't know.

BUFORD HOWARD – It's kind of bushy like a flower.

CARRIE HARRISON – Hibiscus?

BUFORD HOWARD – No.

CARRIE HARRISON – I don't know then.

BUFORD HOWARD – But anyway then, you know it can grow – you put them in the middle of highway medians and all that.

CARRIE HARRISON – Oh, you're talking about the – it starts with "O".

BUFORD HOWARD – Huh?

CARRIE HARRISON – I don't have those because they are poisonous to horses.

BUFORD HOWARD – I'm not talking about, I'm not talking about that.

CARRIE HARRISON – No, no, no these are the ones that they put up and down the. . .

KIM HOFFECKER – You mean oleanders?

CARRIE HARRISON – Oleanders.

BUFORD HOWARD – I know the other's poisonous.

CARRIE HARRISON – No, but these are the ones that D.O.T. plants.

BUFORD HOWARD – I know the other one, too and when they chop it off like this and they grow up to a very big bush and bloom out all around.

CARRIE HARRISON – Crepe myrtles?

BUFORD HOWARD – Crepe myrtle. Crepe myrtles will grow up into a tree.

JOSEPH HORNE – They're as big as a tree, though.

BUFORD HOWARD – Is it a tree? When is it a tree?

CARRIE HARRISON – It does. I have them as trees all in my yard.

BUFORD HOWARD – I think they're beautiful.

CARRIE HARRISON – They are beautiful.

BUFORD HOWARD – And you've got to cut them back to make them beautiful.

CARRIE HARRISON – So anyway, this gives you something to think about and so let me know if you want me to give you some different ones.

BUFORD HOWARD – Whatever you can give us.

CARRIE HARRISON – I have good relations with a lot of towns. Since I get a lot of information from other towns you know, when I see fit. So, I have all that stuff. We've also put an advertisement in the paper for new zoning board members. Now we will have to – I'd like to add two more. Two more members, but our comp plan only shows that we are only allowed I think four. So, we're going to be making a comp plan amendment so that way I can bring someone extra in. So we will have six - one, two, three, four, five, six. So that's that.

KIM HOFFECKER – Anybody applied yet?

CARRIE HARRISON – No and the deadline is the January 25th, so the advertisement just went in this week, so that's probably why. I don't think anybody's approached Mrs. Graham, separately. So if you know of anybody, Mr. Howard, Mr. Horne, then direct them to Mrs. Graham. So they do actually have to put in writing their letter of interest. Okay, so we've got that out there.

JOSEPH HORNE – Yeah, I did that. "The rest of what he said was inaudible".

CARRIE HARRISON – Right, right and it does have to be addressed to Mrs. Graham, so, and the advertisement did go in the newspaper last week or this week – I put it in last week for this week. So, it should have gone in Thursday's paper, I'm sorry. So it's out there, but no, nobody's called yet. I think you came in toward the end of us updating our comprehensive plan.

KIM HOFFECKER – Yes.

CARRIE HARRISON – It's about fifty pages. It basically governs everything that the town does and it has to go before the state. It was approved and so now I have ordered bound copies of that comprehensive plan. So we should be receiving those and you will be getting those... by the next meeting, you should be getting those.

BUFORD HOWARD – No need to change those, the less likely.

JOSEPH HORNE – That's must have been a terrible thing to deal with.

CARRIE HARRISON – Right, it's the plan for the next twenty years for the town, but I mean, we haven't updated since ninety-two, or ninety-three, so it needed to be done. But, yes, it was a task. Alright, I have from the comp plan has already gone to the state, it's already been approved. I have copied what our mixed use is. Now on our previous comp plan, we had a mixed use category, but we didn't have anywhere on our future land use map which is on the second page that showed where we had mixed use designated within our town.

JOSEPH HORNE – I want going to ask you about that, but "the rest of what he said is inaudible".

CARRIE HARRISON – But the current plan – this is why I made copies of it, we do have a definition of mixed use we do have what's been designated in certain areas of our town. So as you can see by the legend at the bottom of our future land use map. Now the future land use map – this map has not been approved by the state. It has been approved by us and by council, but it was not sent with our comprehensive plan – just in case we needed to make any last minute changes, which we do not. Alright, I'm giving you mixed use because there is

going to also be an issue at the next meeting. Someone is wanting to rezone and just to catch you up, Mr. Hoffecker, while we're here. U.S. 1 on your map – you can see from Lem Turner and U.S. 1, where they join and then they go North on U.S. 1. All of that is commercial.

KIM HOFFECKER – O.K.

CARRIE HARRISON – O.K. That and State Road 200, those are considered our corridors.

KIM HOFFECKER – O.K.

CARRIE HARRISON – The reason we have done this map, we've updated from previously, is we have had a lot of – over the years, spot zoning. Basically, anybody that wanted to rezone could and of course everybody knows everybody and you know, you kind of had that feel. We're trying to move away from that – so we're trying to stick with our comp plan. We're trying to stick with what we've agreed on as our future land use. I try to tell people, when they come in, that they're more than welcome to fill out the application and pay the fees and go before the board, but we have this as a map to follow – just to let you know, there's going to be things that are coming up that are going to want to change this – o.k. – or alter it in some way. This is our guide...

KIM HOFFECKER – I understand. I understand.

CARRIE HARRISON – ... Alright, to follow.

JOSEPH HORNE – What was it called before?

CARRIE HARRISON – Mixed use?

JOSEPH HORNE – Yeah.

BUFORD HOWARD - We never had a mixed use.

JOSEPH HORNE – No. No, what actually - we're covering some other things, that was called something else before. It was a mixed, tentative.

CARRIE HARRISON – And our previous comp plan and with our zoning, we have had a mixed use definition of what mixed use, but we never actually designated anything on our zoning map.

JOSEPH HORNE – No, we didn't, but it's like somebody living in a trailer, like somebody's house.

CARRIE HARRISON – Yes, conditional use.

JOSEPH HORNE – Yes, but that was the only thing I know of.

CARRIE HARRISON – Now conditional use, any of our zoning designation has the option to apply for conditional use. For example, a church is here by conditional use only. Once the church was to leave, like for example; where First Baptist Church is, that's all residential. They're zoned residential. They're governed under residential rules and regulations as far as the town is concerned. But, they're there as conditional use; meaning that as long as that church is there, we will allow a place of sanctuary. As soon as they leave, it reverts back to residential. So if another church wanted to come in, or another place of sanctuary wanted to come in, they would have to rezone it as a conditional use. Churches are only here by conditional use. For example, there is a church that was on Mickler Street, directly across the street from the elementary school. They left. It was The Anchor, as a matter of fact, and they went up the street. He's tried to sell it or use it two different ways. It's zoned residential. That is all residential through there. He's tried to use it as commercial.

KIM HOFFECKER – Right. Well, yeah. A couple of months ago, the guy came in and temporarily, like a parts place or something.

CARRIE HARRISON – Right.

*** Multiple conversions going on at the same time. ***

CARRIE HARRISON – So he was trying to use it as commercial, which was a good idea. He was trying to make money off it while it was sitting there and he was trying to sell it, but it's not zoned as commercial. So we informed him, he would have to rezone it, but again, it would be spot zoning because that is residential from the beginning to the end. The school now is zoned, also, as residential, but it's considered institution, so we do have it colorized differently on our map. So, churches and schools are different.

BUFORD HOWARD – Schools are controlled one hundred percent by the state, except for the Saint John's Water Management and the E.P.A.

CARRIE HARRISON – Right. Now all of the blue here is the public facilities and those are the schools. So anyway, he was wanting to do that – so you were here for that and he's trying to sell it. If he sells it to even another church, they would have to re-apply for conditional use.

BUFORD HOWARD – The only way he could do it, if like I'm still occupying First

Baptist Church, and First Baptist Church wants to sell it to another church, before we can occupy it. Then by law you can transfer that to another church if it's immediately done without a pause in between it. You see he moved out and he's paused and applied for it to be rezoned to commercial, so that makes it now a single family residential. But you can't stop by state and federal law a person from selling his business or whatever it might be without modifying it to another person.

CARRIE HARRISON – I'll give you another example; the two story house at the corner of Mickler and 301. The two story house that used to be occupied by First Coast Realty. The gentlemen that owned First Coast Realty actually used to live in that house and then way prior to, you know – years and years and years ago, of course started a business in there and there was nothing wrong it. There were no rules or regulations against it. In the meantime, we have changed things around him. So yes it is a house and yes it was used as a business. Now they've moved and they are trying to sell it and now it is commercial property. It cannot be rented to someone to live in and so they've had a hard time understanding that, but that the way that is.

KIM HOFFECKER - The place right now that looks like a little antique place?

BUFORD HOWARD – Yeah.

CARRIE HARRISON – No, it's right by the corner of...

BUFORD HOWARD – It's that antique shop in it now.

CARRIE HARRISON – No.

BUFORD HOWARD – Yes they are.

CARRIE HARRISON – If it is, I'm not aware of it, but it's commercial. So whatever it is. The girls at the front desk may know.

KIM HOFFECKER - O.K.

CARRIE HARRISON – So which ever. Another example is Mrs. Keen who lives down State Road 200 right across from the post office. She lived there.

KIM HOFFECKER - The brick house.

CARRIE HARRISON – Yes, the brick house. So she was elderly. The daughter moved her into a nursing home. The house was residential. We, over the years, have changed that area to commercial. Our main corridor is all commercial.

But, being that she had lived in it, for the first six months that it was on the market, she could sell it as both. Now she cannot do that. After six months, it's null and void. It goes to what our future land use is. So she can only sell that as commercial. So who else is a good example of that? I'm trying to think if there are any others. And it's really – these are things that we have to stick to – if not, we're going to have all this, you know, people living inside their businesses or doing whatever they want to do with their businesses and we're trying to change the overall appearance and the way things that were laid out previously to now. Mr. Cato had a huge problem with me. He doesn't even want to talk to me anymore. He is commercial. He is renting mobile homes. He wanted to – down there at Cato's Trailer Park – right there behind J & D Performance? Okay, he wanted do a different type of business in there, but he cannot. If he moves one of those trailers off, and it's off for however long our ordinance states, I want to say ninety days, he cannot bring it back. It is not a mobile home park. It is not zoned to be a mobile home park. So they're trying to band aid as much as they can over there, because any alteration they make to that mobile home park, as far as bringing it now. Now Mr. Brown is pretty good. He'd called and said, "Look, tonight, I'm taking one out."

KIM HOFFECKER – So he can haul a trailer out and put a brand new in?

CARRIE – He needs to do it immediately.

KIM HOFFECKER – Okay.

CARRIE – He needs to do it immediately.

BUFORD HOWARD – You can upgrade your living with whatever you established as a living, you can upgrade it as long – like I trade my trailer – they're coming out to move it off next week – I've got to clean the ground off and next week they're bringing in a new one. You can do that. You can upgrade, but now you can't upgrade it and use it for something else, like one across the street from me.

CARRIE – No, no. Mr. Cato and actually, Walter Brown gave him money for a mobile home park. It has never been zoned for a mobile home park. It is something that umpteen million years ago and one of them just decided, "You know, I want to make some extra money and I'm going to put some trailers out here." and he's also got some mini storages out there that he rents out and then he's got the two story house – all in the same lot. All of this is on the same lot that he is doing and that was probably fine twenty years ago, thirty years ago, when he started. That is a commercial partial; that is not a mobile home park. It's not an industrial which like Atlantic Storage, which it falls under a different type of commercial. So he was very agitated whenever I told him that

he cannot start swapping out. It's not a mobile park. He could have it re-surveyed, mark that off, and then try to have it rezoned. There's also a gentleman that's directly across from the high school where the tennis courts used to be. There's two trailers there. There used to be one – one of them burned down a few months ago. That's a fairly large partial. He wanted to add another trailer there and rent it out. It is not a mobile home park, but he went ahead and re-surveyed it and he had enough square footage on it – he took one lot and cut it in half and he had enough square footage on each new partial that he had to where a new trailer would fit our setbacks. So he was able to do it that way, but two on one is considered a mobile home park and they're rentals. So, we don't allow anymore mobile home parks. So when Howard's goes, Howard's Trailer Park, then...

BUFORD HOWARD – How about Braddock's?

CARRIE – Braddock's is not considered a mobile home park. He cannot do anything over there, except take out what I told you to take out.

BUFORD HOWARD – Well, it's never renewed their license – they don't ever renew their license.

CARRIE – No, the property appraiser office has never considered that to be a mobile home park. It was just homes on a lot and again, that's one of those fifty years ago, you know, you could bring in and I'm going to rent this stuff out and it was okay. But, if we stick to this plan, things of that nature that happened and there's no real rhyme or reason to it – it was just – you know – people wanting to make money – just living kind of thing. Those things will go away and it will slowly conform to what we're wanting.

KIM HOFFECKER – It's just through time and attrition.

CARRIE – Right

BUFORD HOWARD – It's just like me. I had a sixty-five by eight twenty eight in my backyard. I put in there. It was for my mother in law – supposed to bring her down from South Carolina due to the fact my wife was the only child - only one left in the family and she was real sick up in Greenville. We got it to the city. We put it in under conditional use. Beautiful mobile – I bought for about seven, eight hundred dollars a month – built-in fireplace. All the heating and changed the cheap stuff they put in it, I done everything – I changed all the plumbing in that, but I had to move it off.

CARRIE – We cannot go out there and said, “Look, this is what's new – you need to conform to what we have.” We can't do that. We've made the changes so the ones that don't conform to this right now, they're grandfathered in, you know, because that's the way they've lived their life and, you know. But, as they want to change, then they need to start changing to what we have.

KIM HOFFECKER – They're going to have to change to what we have and not...

JOSEPH HORNE – The Card's have a conditional use travel trailer.

BUFORD HOWARD – The Card's trailer back there behind her house is a conditional use.

JOSEPH HORNE – It was. They don't have it there anymore.

BUFORD HOWARD – They moved it off, I think they did.

CARRIE HARRISON – There's no record here at the town that was ever made a conditional use. I've looked.

BUFORD HOWARD – I was there. I was in the meetings – both of them.

CARRIE HARRISON – I understand that and you know, Mr. Howard, you have to have it in writing.

BUFORD HOWARD – It was on, it records.

CARRIE HARRISON – Yeah, okay.

BUFORD HOWARD – I won't go no further though, you know what I know.

CARRIE HARRISON – I believe you, but I did look it up and I did not...

JOSEPH HORNE – No you won't find...they had put in what they wanted to put in it then.

BUFORD HOWARD – You won't find a lot of records – they were buried and burned there right yonder behind...

CARRIE HARRISON – But anyways. that is what this is – we are going to have issues to where – we are going to have changes that are going to be coming up for people who are wanting to oppose changes, so I gave you a copy of our current future land use map and this covers everything. This is our current zoning and our future land use map. So the state has allowed us to combine as one. If

you do see anything that needs to be changed or if you have any questions with it, let me know because we can always finalized it at a later date, although my main corridor, State Road 200, 301, & U.S. 1 – I do not want to change. That needs to stay the way it is. But, if you have any questions, just let me know. For rhyme or reason you need to know about it, just let me know. This mixed use though; there have been questions. I need to give this to Michael, also, because we did have as I said earlier, we did have a mixed use definition, but we never had a zoning for mixed use, so it was kind of in there for no reason. Whereas now, we have it matched. We have a definition and we actually have mixed use zoning.

BUFORD HOWARD – I want to know, what's the difference between residential, single family and mixed use?

CARRIE HARRISON – It's basically based on the density. The mixed use, you can have mixed use and the residential just as long that you read this mixed use; it states that the density for the residential development shall be consistent with the medium density residential in our code. Did you ever get a copy of our code book, Mr. Howard?

BUFORD HOWARD – It's seventy-five hundred square feet for one in the business. They have to have the land for in the parking.

CARRIE HARRISON – Right. They need to match...

BUFORD HOWARD – Everything you've given me, I've read.

CARRIE HARRISON – And the nonresidential development shall be consistent with the commercial town and future land use map. So you need to refer to your comp plan which you may have the one with all the lines in it and I'm getting you a clean copy.

BUFORD HOWARD – I'm okay. I'm going to leave my papers like they are. I have too many notes written on them.

CARRIE HARRISON – Anyway, that answers your question. Medium density residential provides from range of densities from above four units per acre to six units per acre. Okay? Four units to six units per acre; we changed it when we re-did the comp plan.

BUFORD HOWARD – Yeah, that's for per acre.

CARRIE HARRISON – Correct, we went from four units to six.

CARRIE HARRISON – And you are getting paid. And now you're getting paid more than you were than before. And we'll have two more people come aboard, so keep your eyes and ears open for that; eyes and ears open for volunteers for the charters, so we can get that updated. If you want me to give you some information on the tree ordinances – I like Fernandina. I like the way they do it.

KIM HOFFECKER – Yeah, I'd like to see that.

CARRIE HARRISON – They're very stringent. Actually, I liked them before I ever started having to pull permits with them to redo a house or whatnot. But, they are right down to; they're going to choose the color of paint for you and I like it. I like it that way.

JOSEPH HORNE – Yeah, I thought that was something we were going to do for a long time ago.

CARRIE HARRISON – That's our aesthetic standards and that also one of the things that we are going to be discussing, but I didn't want to throw it all on your plate at the same time. I have a list of what we're going over. I give you the tree; it was nice and easy, so we will start with the tree.

***** Mr. Horne talks about cutting down trees in his yard and other tree issues with Carrie *****

KIM HOFFECKER – Earlier, you mentioned that two story house at Mickler and 200?

CARRIE HARRISON – 301, right across from First Baptist; Armstrong; that was one of our original elementary schools.

KIM HOFFECKER – On the opposite corner, there's another two story house, that for a while, looks like they were working to renovate it and everything; it seems like sort of came to a halt.

CARRIE HARRISON – That's where First Coast Realty used to be and years ago, that's where he used to – Oh, okay, so now we're talking about the Armstrong house. You're talking about the house – it's on the north side. (Mr. Hoffecker indicated yes) That is the Armstrong's house. Mrs. Armstrong owned that house and actually it used to be the original elementary school here in Callahan. So it is a historical home. First Baptist Church has tried to buy it, but she won't sell it. Now Mrs. Armstrong did move up North and her daughter took over and her daughter has slowly started renovating it, course, funds have gotten tight. She's done a beautiful job on the inside of the house, but that is also going to be

considered, I know for sure, one of our historical homes. I think she was trying to get with D.O.T. so, whenever they widen the road. She had a wrap-around porch and part of the porch had to be removed and she is wanting to replace it, but if she does, it will be right up to the sidewalk. At one point, she had started a variance process, so that she can get a variance to put the original porch on. I think money has just gotten tight with her and she's got a good set of plans.

JOSEPH HORNE - There's not enough room there are they - to put the original porch back up?

CARRIE HARRISON – Width wise, I think she's going to decrease it, but she does want to put a wrap-around porch on there. That's what was originally on the home.

BUFORD HOWARD – How about the one behind it?

JOSEPH HORNE – Yeah, Ray lived across the street; he died though.

CARRIE HARRISON – I think it's beyond repair.

JOSEPH HORNE – The next one?

CARRIE HARRISON – Yeah.

BUFORD HOWARD – The Stern house.

CARRIE HARRISON – I think it's beyond repair. I really wish someone had taken better care of that one because that one would have also been a good historical home.

BUFORD HOWARD – Well when they moved out - it just sits and nobody...

CARRIE HARRISON – It just sits there and nobody really messes with it.

JOSEPH HORNE – Yeah they did - the people on drugs and all.

CARRIE HARRISON – Oh yeah.

JOSEPH HORNE – I found out - I don't know how many people went in there, cause something happened (the rest of what Mr. Horne said was inaudible)... That's terrible. I tell you and they was in there all the time.

CARRIE HARRISON – No, now I know The First Baptist Church was trying to buy that, also, at one point.

JOSEPH HORNE – They didn't buy it though, did they?

CARRIE HARRISON – No because they also want the corner lot and she won't sell.

BUFORD HOWARD – No they went the other way – went southwest.

CARRIE HARRISON – Yeah.

JOSEPH HORNE – Ray died now, okay, so I guess that's the reason the school bought all that. That old house he that had was about to fall down.

CARRIE HARRISON – Oh it was. I remember walking into that house one time.

BUFORD HOWARD – Who's that?

CARRIE HARRISON – The gentleman, Ray, uh, the T.V. repair guy.

BUFORD HOWARD - Bought one of Ms. Jones' old apartments and lived there.

CARRIE HARRISON – He had an apartment in the back above his garage.

BUFORD HOWARD – No he bought that house and the apartment on back of Ms. Jones house.

JOSEPH HORNE – He had that T.V. shop over here on...

CARRIE HARRISON – And then he started doing it out of his house.

***** All were in agreement with Carrie's statement above. *****

BUFORD HOWARD – Yeah, big ole heavy fellow.

JOSEPH HORNE – My brother in law had that shop before.

CARRIE HARRISON – Ray Laws.

BUFORD HOWARD – Uh?

CARRIE HARRISON – Ray Laws.

BUFORD HOWARD – Yeah, Ray Laws – I know him. I knew what it was when... I could have bought that house from her and I should have bought it, back years

ago when she was still renting it out and it wasn't chopped up like it is now and the apartment was being used and I could have bought every bit of that for fifteen thousand dollars.

CARRIE HARRISON – Well the school board's got it now. There's no more house.

BUFORD HOWARD – Well I could have bought all that property except for her brick house she was living in. I could have bought that whole corner for fifteen thousand dollars, twenty years ago.

CARRIE HARRISON – I wonder how much the school board paid for it now. You'd made some cash.

BUFORD HOWARD – That's one place I could kick them. Mrs. Jones wanted me to buy it. I'll finance it for you, Mr. Buford if you buy it from me. At that time it was fixable and it still was original and the apartment was original and she kept it clean and neat around it.

CARRIE HARRISON – Do you know what house I'm talking about? Um, okay

BUFORD HOWARD – It's down now. They tore it all down

CARRIE HARRISON – Yeah, they tore it down. It's right there at the elementary school on the corner of...

KIM HOFFECKER – Okay, yeah, yeah, yeah.

CARRIE HARRISON – Yeah. That was a sad story, but I won't get into it, but that was sad - anyways.

JOSEPH HORNE – Yeah it was. I know the breakfast - like he had that T.V. shop. That's the reason I know so much about it, because my brother in law had it before he did.

CARRIE HARRISON – Well I was talking about after he passed.

BUFORD HOWARD – Everything we looked back for, cause we would do a lot of things differently.

KIM HOFFECKER – What if.

CARRIE HARRISON – Yeah, what ifs. You've got some homework. If not myself, I'll have someone drop that information off to you for Fernandina. It's on line if you want to go look at it.

KIM HOFFECKER – I used to be off like on Fridays. Now I'm going to be off on Mondays.

CARRIE HARRISON – I can just drop it in the mail to you.

KIM HOFFECKER – Well I don't mind, coming and picking it up, but I was just saying that you all will be shut off next Monday, right, for the holiday?

CARRIE HARRISON – Yeah. I'll just drop it in the mail so that's fine.

KIM HOFFECKER – Okay.

CARRIE HARRISON – That's fine and I was thinking that you were here when I passed out some information for them before. I'll get it for you.

JOSEPH HORNE – Just put me something in Cleo's box.

CARRIE HARRISON – Okay. I would have sworn that you were here though, Mr. Horne, when I passed out before about the tree ordinance.

JOSEPH HORNE – I can remember something about it, but I don't have it.

CARRIE HARRISON – Okay. Alright that's fine. I'll get it to you.

KIM HOFFECKER – Like I said, this little info – it's helped me a lot.

CARRIE HARRISON – Okay. We have another one on the fourteenth of February. No, now hold on – let me go look. February eleventh is our next meeting so you probably will have a gentleman here in regards to rezoning so, um...

KIM HOFFECKER – ...so beware.

CARRIE HARRISON – Just to give you a heads up. But before then, I'll get you our most current comp plan and it should be all nice and bound and it will be the finalized thing. Okay, does anybody have anything else they want to discuss?

BUFORD HOWARD – I accept the motion to close the meeting. Motion seconded?

JOSEPH HORNE – Seconded.

BUFORD HOWARD – Meeting closed.