

BOARD OF COUNTY COMMISSIONERS
UNION COUNTY, FLORIDA
SERVING AS THE PLANNING AND ZONING BOARD
PUBLIC HEARING
JUNE 2, 2025

NOTE: If any person decides to appeal any decision made with respect to any matter considered at this meeting or hearing, he or she will need a record of the proceedings and may need to ensure that a verbatim record is made.

PRESIDING: Channing Dobbs, Chair

RECORDING: Reagan E. Robinson, Deputy Clerk

ATTENDING: Commissioner Mac Johns; Commissioner Donna Jackson; Commissioner Melissa McNeal; Commissioner Willie Croft; James Williams, County Coordinator; Russell A. Wade III, County Attorney; Pamela Woodington, Finance Director

MEETING CALLED TO ORDER

Chairman Dobbs called the meeting to order at 4:20 P.M.

INVOCATION AND PLEDGE

Chair Dobbs offered the invocation and led the Pledge of Allegiance.

ADOPTION OF THE AGENDA

Commissioner Johns moved to adopt the agenda for the current meeting. Commissioner Jackson seconded the motion, and it passed unanimously.

PUBLIC COMMENTS

Chair Dobbs called for public comments. Hearing no requests to speak, Chair Dobbs closed the floor to public comments.

CONSIDERATION OF AN APPLICATION BY THE BOARD OF COUNTY COMMISSIONERS, TO AMEND THE TEXT OF THE LAND DEVELOPMENT REGULATIONS (LDR) BY AMENDING SECTION 4.15. 1, ENTITLED "ILW" INDUSTRIAL, LIGHT AND WAREHOUSING, DISTRICTS AND INTENT AND SECTION 4.16.1, ENTITLED INDUSTRIAL, DISTRICTS AND INTENT TO DELETE THE LOCATION REQUIREMENT THAT SUCH DISTRICTS BE LOCATED WITHIN A DESIGNATED URBAN DEVELOPMENT AREA AND RESOLUTION NO. LDR 25-01

Attorney Wade read Ordinance 25-03 and explained that it is an amendment to the land development regulations that will delete the location requirement for industrial districts to be located within a half-mile of city limits. Chair Dobbs offered that it will, by application, improve the County's tax base and number of small businesses. Discussion ensued regarding the purpose and characteristics of DUDA, and its impacts on the County. Attorney Wade explained that if the Commissioners would rather keep the industrial properties in the radius, they can vote rather to adhere to the land development regulations instead of the Comprehensive Plan. Commissioner Jackson then stated that the question is, at the end of the day, what would we like to see next to us? She expressed that she would need time to ponder this question with the citizens in mind. Attorney Wade clarified that even if they pass this amendment, it would not restrict the Board's ability to deny applications.

Commissioner McNeal noted that while growth isn't necessarily wanted, it is taking place. She expressed that she would like to this growth be done in a smart manner, in order to increase the County's revenue while preserving the County's rural atmosphere. Commissioner Jackson reiterated that there are a great deal of what ifs and that she does not feel that she can make an informed decision at this time. Discussion ensued regarding the application

process and the implications of the amendment. Commissioner Jackson inquired how the surrounding counties regulate this scenario. Commissioner McNeal explained that Mr. Scott Koons stated that this change made sense in Union County because of how few and small its municipalities are. Discussion ensued regarding the difference between types of amendments related to these regulations.

PUBLIC COMMENTS IN FAVOR OF:

There were no public comments in favor of Ordinance 25-03.

PUBLIC COMMENTS OPPOSED TO:

There were no public comments opposed to Ordinance 25-03.

ACTION BY THE BOARD

Commissioner Johns shared that he is as antigrowth as they come, but he knows that the County will go broke if revenue does not come into the County from more operations than just residential. He explained that this will open the opportunity for industry to come into the County in a way that will still allow the Board to deny their applications if the Commissioners see fit. Commissioner Johns stated that changing the LDRs to match the Comprehensive Plan is better than the inverse. Chair Dobbs stated that he would like to see companies come into the County and create a competitive wage market, which would allow the County's youth to stay and raise families. The Board came to an agreement that the two documents need to match each other, and that their content reflect the way of life in Union County.

Commissioner Johns moved to recommend that the Board of County Commissioners adopt Ordinance 25-03. Commissioner Croft seconded the motion, and it passed unanimously.

Seeing no further business, Chair Dobbs adjourned the meeting by general consent at 5:05 P.M.

Adopted by vote of the Board of County Commission on June 16, 2025.