

Joint City Council and Planning Board workshop
February 15, 2007

Mayor Marse called to order the joint council and planning board workshop of February 15, 2007 at 7:00 pm.

Members Present: Mayor J.M. Marse, Council members Jean Arrant, Mike Helton, Ray Jackson, Earl King and Charlie Simmons. Also present: Freeport Planning Board President Earnest Nettles, City Attorney Clayton Adkinson, City Planner Latilda Henninger and City Clerk Robin Haynes.

Councilman Helton gave the invocation and the Pledge of Allegiance was recited.

Ms. Henninger first presented an outline of Land Development Code updates that were necessary due to Comprehensive Plan Amendments and/or Ordinance adoptions which included:

- Annexed homes of record/conforming uses
- Adding Medium Density Residential category
- Revised roadway designations
- Citizen board membership to include business owner

Ms. Henninger then presented a list of items to consider changing in order to clarify the Land Development Code language which included:

- Table/Language additions
- Expanded definitions
- Landscaping – to include prohibited landscaping materials, allowed landscaping materials, and protected trees on Industrial and Commercial projects
- Planned Development Projects information – to include stress that master plans do not vest concurrency, listed variances, and each phase must be self-contained in infrastructure
- Townhome projects – possibly to include a one-car garage within the 1st floor of the unit and to provide tandem parking space in the driveway
- Process revisions
- Standard Development Review process schedule
- Record plat process – to include requiring all corner markers to be in place prior to final approval of record plat and require all improvements be installed prior to issuance of building permits

Ms. Henninger ended with presenting a list of possible Land Development Code Technical Standards revisions which included the following:

Planning recommendations:

- Require a lighting plan
- Reduce the number of street options
- Adopt a limited number of standardized street cross sections
- Do away with drainage swells, requiring retention ponds and French drain systems.
- Establish a minimum setback from ROW or access easement
- Consider further break out of ERUs for multi-family development based on maximum occupancy

Engineering recommendations to be provided in a separate outline by Peters Municipal at a later date.

Ms. Henninger will work on some language revisions to the discussed items to bring back before council at a later date.

Charles Peters with Peters Municipal Associates will work on some sketches to indicate how the different site plans would look with the land uses applied such as four units, eight units, fourteen units per acre.

With no other business, Councilman Helton motioned to adjourn at 10:00 p.m.

ATTEST:

APPROVED:

J.M. Marse, Mayor

Robin Haynes, City Clerk

Earl King, President of Council