

Regular Council Meeting
March 22, 2007

Mayor Marse called to order the regular scheduled meeting of March 22, 2007 at 7:00 pm.

Members Present: Mayor J.M. Marse, Council members Jean Arrant, Mike Helton, Ray Jackson, and Earl King. Council member Charlie Simmons arrived at 7:45 pm. Also present: 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.

Councilman Jackson motioned to approve the minutes of the regular council meeting of March 13, 2007, Councilman King seconded. There was no public or council discussion, the motion carried 4-0.

Mr. Bill Vorwald with the Walton County Elections office made a short presentation on the "Vote in Honor of a Vet" promotion.

Ms. Henninger presented the following planning items:

Presented a request for approval of a large scale amendment to the Future Land Use Map and rezoning application by Freeport Plantation, LLC. The property is approximately 160 acres. The current Future Land Use designation is the county designation of "Estate Residential". The requested land use change to change 154.93 acres of the parent parcel from "Estate Residential" to Urban Development (UD) and 5.47 acres to Conservation (CON). There is no current zoning designation and this request is to designate as follows: approximately 58 acres of High Intensity Commercial (C2) adjacent to the 331 Bypass, approximately 5 acres of Conservation (CON) along the creek tributary running through the parcel and approximately 97 acres of Light Industrial District (I1) in the eastern portion of the property. Mr. Tom Beck, a land use planner and representative of Cornerstone, addressed the council and explained the application as presented. Mr. Matt Parker, representing Cornerstone Development Group, addressed the council and noted that due to feedback he had received from various conversations, that the group has changed their request since the Planning Board meeting to remove the High Intensity Commercial (C2) request from the rezoning application and change the zoning of the entire project area, with the exception of the conservation areas to Light Industrial (I1). With the requested change, it removes the possibility of any high intensity residential development within the project area. Councilman Jackson motioned to accept the change to Light Industrial (I1), Councilman King seconded. After comment from Councilman King, stating he was not against residential, he was against density, there was no additional council or public discussion, the motion carried 4-0. Councilman King motioned to approve the zoning designation of I1 and Conservation, Councilman Jackson seconded. There was no public or council discussion, the motion carried 4-0. Councilman Helton motioned to approve 1st reading and, to advertise for adoption at the regular council meeting of April 26, the proposed ordinance amending the future land use map as requested, Councilman Jackson seconded. There was no public or council discussion, the motion carried 4-0. Ms. Henninger performed the first reading of the proposed ordinance. Councilman King motioned to approve 1st reading and, to advertise for adoption at the regular council meeting of April 26, the proposed ordinance assigning a zoning designation to the property as requested, Councilman Jackson seconded. There was no public or council discussion, the motion carried 4-0. Ms. Henninger performed the first reading of the proposed ordinance.

Councilman Simmons arrived.

Presented a request for approval of a large scale amendment to the Future Land Use map and rezoning application by Freeport Plantation, LLC. The property is approximately 343 acres. The current Future Land Use designations have approximately 272.34 acres as Rural Development (RD) and 70.67 acres as conservation (CON). The requested land use change is 242.54 acres of the parent

parcel from Rural Development (RD) to Urban Development (UD) and 100.47 acres of the parent parcel to Conservation (CON). The current zoning designations associated with this parcel are Rural Residential (RR) and Conservation (CON). The requested rezoning would convert 242.54 acres of the parent parcel to High Intensity Commercial (C2) and 100.47 acres of the parent parcel to Conservation (CON). Mr. Tom Beck and Mr. Matt Parker again addressed the council with a change since the Planning Board approval to revise the High Intensity Commercial (C2) with 100.47 acres of the parent parcel to Conservation (CON), 145.2 acres to Light Industrial (I1), 11.1 acres to Public Service (PS), 53.7 acres to Medium Density Residential (R2) and 32.5 acres to High Density Residential (R3). Councilman Jackson motioned to approve the request to change the Future Land Use category to Urban Development and Conservation, Councilwoman Arrant seconded. There was no public or council discussion, the motion carried 5-0. Councilwoman Arrant motioned to approve the rezoning request as indicated on the revised map, Councilman Jackson seconded. There was no public or council discussion, the motion carried 5-0. Councilman Helton motioned to approve the 1st reading of the proposed ordinance amending the Future Land Use category and to advertise for adoption on April 26, Councilman King seconded. There was no public or council discussion, the motion carried 5-0. Ms. Henninger performed the 1st reading of the proposed ordinance. Councilwoman Arrant motioned to approve the 1st reading of the proposed rezoning ordinance and to advertise for adoption on April 26, Councilman Jackson seconded. There was no public or council discussion, the motion carried 5-0. Ms. Henninger performed the 1st reading of the proposed ordinance.

Presented a request for approval for rezoning application submitted by JLD Freeport Investments LLC. The parcel is approximately 12.68 acres located on parcel #35-1N-19-17000-001-0050. The property is currently zoned as Residential Commercial (RC) and the requested change is to Light Industrial (I1). Councilman King motioned to approve the rezoning application as presented. Councilman Simmons seconded. There was no public or council discussion, the motion carried 5-0. Councilman Helton motioned to approve 1st reading and to advertise for adoption the proposed ordinance on April 26, Councilman Jackson seconded. There was no public or council discussion, the motion carried 5-0. Ms. Henninger performed the 1st reading of the proposed ordinance.

Presented a request for approval for a proposed lot split as submitted by Mr. Jon Dyell. The property is approximately .68 acres located on parcel #23-1S-19-23020-00B-0070 in the Mallard Creek subdivision. Councilman Jackson motioned to approve the lot split as presented, Councilman Helton seconded. There was no public or council discussion, the motion carried 5-0.

Presented a request for approval for Summit Freeport Commercial, an 8,000 sf office complex retail with upstairs inventory storage on .51 acres. City engineer approval was issued on January 15, 2007. Freeport Planning Board approved the project on February 16 as presented with the sidewalk on the property. Councilman King motioned to approve the project as submitted, Councilwoman Arrant seconded. There was no public or council discussion, the motion carried 5-0.

Presented a request for approval for Damico, LLC, a 19,310 sf office/warehouse project consisting of three buildings on 2.89 acres, located in the Economic Development Industrial Park on parcel #35-1N-19-17000-001-0024. Engineering approval was issued in February, Planning Board approval was issued as presented in January. Councilwoman Arrant motioned to approve the project as submitted, Councilman King seconded. There was no public or council discussion, the motion carried 5-0.

Requested second reading and adoption of a proposed ordinance re-zoning parcel #16-1S-019-23000-003-0000 owned by David Smith changing the zoning category from R-2 (Medium Density Residential) to R-3 (High Density Residential). Councilwoman Arrant motioned to approve the second reading and to adopt the proposed ordinance as presented, Councilman Simmons seconded. There was no public or council discussion, the motion carried 4-0. Councilman Jackson abstained himself from voting due to being an adjacent property owner. Ms. Henninger

performed the second reading of the proposed ordinance and Ordinance #07-02 was adopted.

Requested the council consider amending the Future Land Use map along Highway 331 North to allow for some transitioning commercial use such as is established on Highway 331 South. She would recommend amending the current category from various residential to mixed use (MU) to allow some commercial along the Highway. Ms. Henninger to notify owners in the area to schedule as an item on the May Planning Board meeting.

Ms. Henninger informed council that Planning Board appointees Susie Merrill and Bud Day have submitted their resignations. Councilwoman Arrant has chosen to appoint Ms. Jan Hooks as her representative. Councilman King has chosen to appoint Ms. Elizabeth Brannon as his representative. Councilwoman Arrant motioned to appoint Ms. Jan Hooks and Ms. Elizabeth Brannon as representatives to the Freeport Planning Board to serve for the remainder of the councilmembers' terms, Councilman King seconded. There was no public or council discussion, the motion carried 5-0.

Attorney Adkinson asked council if information had been gathered regarding the Freeport Business Park and possible deviations from the plans. Councilmember Simmons has reviewed the plans, and believes that the retaining wall was indeed on the plans, not on the engineering plans, but on the architectural plans. Mr. Adkinson asked about problem with the three to one slope on the Palms of Freeport. Mr. Jody Solomon was to check on this project and report back to the council.

Mr. Adkinson presented a draft resolution to address palm trees. The resolution would prevent the use of palm trees as a replacement for any native tree. After discussion regarding the placement and allowances of palm trees, council decided to table the proposed resolution so they could review it further.

No engineering report was submitted.

Old Business:

Mr. Louis Ricci, representing Laurel Oaks and Grande Oaks, asked Mayor Marse about prices received for the paving of Four Mile Road. Mr. Ricci offered to help assist paying for the repaving of the road.

Mr. Ricci also requested council to approve allowing Mr. Ricci to work with Ms. Henninger regarding the landscaping plan for Laurel Oaks and Grand Oaks. Council agreed to allow Mr. Ricci to work with Ms. Henninger with ideas to re-work the landscaping plans for the developments and to improve the look of Four Mile Road.

Clerk Haynes updated the council regarding the applications received for the open meter reading position. Councilwoman Arrant motioned to approve Mayor Marse and Councilman King to review the applications, interview, and hire the applicant, Councilman Simmons seconded. There was no public or council discussion, the motion carried 5-0.

New Business:

Councilman Jackson has noticed problems with parking on sidewalks and bike paths. He was told by the County tickets could not be issued because Freeport did not have a parking fine ordinance. Councilwoman Arrant motioned to approve the attorney to prepare an ordinance that would address parking on sidewalks and bike paths and establishing fines as a civil infraction, Councilman Jackson seconded. There was no public or council discussion, the motion carried 5-0.

Mr. Jimmie Horne, representing M.A. and Susan Bjorklund, requested council to vacate two streets that border their property, Jackson Street and Jefferson Street, and one street that runs through the property, Washington Street. After discussion regarding the extension of the roads and additional property owners that may be affected, and recommendation by Mr. Adkinson, Councilman King motioned to table the item until the petitioner brings the item back, Councilman Simmons seconded. There was no additional public or council discussion, the motion carried 5-0.

Mayor Marse presented an option as described by the Property Appraiser that would allow the council to grant an additional homestead exemption of up to \$50,000.00 for certain persons 65 years of age or older. Mr. Adkinson to prepare a draft ordinance increasing the homestead exemption from \$25,000.00 to \$50,000.00.

Councilman Helton motioned to pay all bills in order, Councilman Jackson seconded. There was no public or council discussion, the motion carried 5-0.

Mr. Adkinson spoke regarding a letter request from Magnolia Creek Community Development District, requesting consent to exercise special powers. After a short discussion regarding parks, Clerk Haynes was directed to put the item on the April 10 council agenda. Mr. Buell Cobb is to get further clarification for the council.

Councilman King informed the council that he had the final drawings for the water department building and that it has been put out for bid. The estimated construction costs are \$295,970.00, as provided by Peters Municipal Associates.

Councilwoman Arrant requested a letter be sent to the owners of the property that Gator Boring/Equipment is located, to have them install a privacy fence to block the equipment from view from Highway 331.

Mr. Dan Owens with the Walton County Library, introduced the new Freeport Librarian, Ms. Nicole Henskie. He gave a brief report on the Freeport Public Library.

Mayor Marse presented a draft drawing for a building to replace the old Blount House. He is to present the idea to the Town Planters at their April meeting.

With no other business, Councilwoman Arrant motioned to adjourn at 9:40 p.m.

ATTEST:

APPROVED:

J.M. Marse, Mayor

Robin Haynes, City Clerk

Earl King, President of Council