



FREEPORT PLANNING BOARD
February 12, 2007 Regular Meeting Minutes
Continuation of February 7, 2007 Regular Meeting

The meeting convened at 5:30 p.m. in the City Council Meeting Room of the Freeport City Hall. Members present: Earnest Nettles (Chair), Bud Day (Vice-Chair), Ronnie Brannon, Susie Merrill. Members absent: Dwayne Davis. Staff present: Clay Adkinson (Board Attorney), Latilda Henninger (City Planner).

I. Meeting Called to Order

The meeting was called to order by Vice- Chairman Day.

II. Invocation and Pledge of Allegiance

The invocation was given by Vice-Chairman Day, followed by the Pledge of Allegiance.

III. Items before the Board

All those speaking regarding any quasi-judicial item will be sworn at this time.

B. Quasi-Judicial

1. Heritage Alley Townhomes/ Parcel #15-1S-19-23000-004-0021

Earnest Nettles recused himself as an adjoining property owner.

Project Summary: K. Scotty Lewis proposed development of Parcel 15-1S-19-23000-004-0021, a 1.3-acre parcel located on the northwest corner of North Jackson Street and Pecan Drive. The applicant proposes the development of 18 townhomes. Future Land Use category: MU. Zoning Category: R-3.

Staff Recommendation: Approval

Project Representative: Scott Jenkins of JSA

Correspondence Received: none

Comments from the Audience:

Earnest Nettles stated that the engineer of record and he had agreed on correction of the survey to properly identify his driveway easement. Additionally, Nettles



stated that the developer has agreed to fence the property adjacent to Nettles and remove a double-trunked tree for Nettles which sits on the property line between his driveway and Lewis' property.

Board Discussion:

Day (Dayco) requested that the area devoted for garbage truck turnaround be extended. Project engineer Stanford stated that the plan could be modified to solve Day's concern.

Board Action: Brannon motioned to recommend approval of Heritage Alley Townhomes conditioned on 1) the tree removal as stated by Nettles, 2) the privacy fence being erected as agreed to by Nettles and the developer, 3) the survey clarified as stated by Nettles and 4) the dumpster entrance area being extended as requested by Day. All ayes (3:0) with Nettles recused.

2. Hammock Bay Pod 11

Earnest Nettles recused himself due to his employment by Hammock Bay.

Project Summary: Freeport 860 LLC proposed the development of Parcel 21-1S-19-23000-001-0000, a 110-acre parcel located on the southwest corner of Great hammock Bend and Hammock Bay Trail West. The developer is proposing 440 residential lots. Future Land Use category: RV/MU. Zoning category: RV/R-3.

Planning Staff Recommendation: Approval

Engineering Staff: Tonny Peters addressed the Board and stated that they had approved the project save two issues 1) condition of a five-year guarantee on the inverted crown road and associated stormwater, agreement to be worked by the developer and PMA and 2) allowing the on-street parking as an exception within this phase of the hammock Bay PDP.

Project Representative: Jack Rhodes.

Correspondence Received: none

Comments from the Audience: none

Board Discussion: The Board discussed the road and parking issues with Peters and Rhodes.

Board Action: Brannon motioned to recommend approval of Hammock Bay Pod 11 conditioned on 1) a five-year guarantee on the inverted crown and associated stormwater facilities and 2) the on-street parking being approved as an exception within this phase of



the Hammock Bay PDP. Merrill seconded the motion. All ayes (3:0) with Nettles recused.

IV. Other Matters:

- **Joint Hearing with City Council regarding LDC revisions: February 15, 2007 at 7:00 p.m. in City Hall.**

The Board was advised by Henninger that the Joint Planning Board/City Council workshop was coming up and they were encouraged to attend.

V. Adjournment

Board Action: Brannon motioned to adjourn. Merrill seconded the motion.

Meeting adjourned.

Chairman