



FREEPORT PLANNING BOARD

May 4, 2005 Meeting Minutes

Members present: Mitch Block, Ernest Nettles, Brian Brown (ad hoc/ Eglin Encroachment Office), Jerry Griffith, and Wm. "Boots" McCormick. Absent: Kim Yerby (due to illness). Vice-Chairman Nettles chaired the meeting due to Chairwoman Yerby's absence.

Staff present: J.M. Clayton Atkinson/City Attorney, Latilda Henninger AICP/City Planner,; Brooke Jackson, acting secretary to the Planning Board.

Nettles opened the meeting with the Invocation by Block and Pledge of Allegiance.

A. MINUTES READ/APPROVED

1. March 2, 2005 Minutes

Motion by Block to approve the March 2, 2005 Planning Board Minutes as read. Second to motion by Griffith. All ayes; motion carried.

2. April 6, 2005 Minutes

Motion by Block to approve the April 6, 2005 Planning Board Minutes as read. Second to motion by McCormick. All ayes; motion carried.

B. LEGISLATIVE ITEMS

1. DAVIS SMALL SCALE AMENDMENT SSA-05-03

Parcel Number(s) 08-1S-19-23000-009/011-0000

Donnell M. and Paulette M. Davis are proposing an amendment to the future land use category on 6.65 acres located at 148 Davis Lane, north of Highway 20, for property recently annexed into the City of Freeport.

Request: from county designation Rural Village (RV) to the city designation of Urban Residential (UD).

Staff Recommendation: Approval

Motion by Griffith to recommend approval as presented. Second to motion by Block. All ayes; motion carried.

DAVIS ZONING REQUEST Z-05-04

Parcel(s) 08-1S-19-23000-009/011-0000

Mr. and Mrs. Davis are proposing a corresponding zoning assignment Residential/Commercial (RC).

Staff Recommendation: Approval

Motion by Griffith to recommend approval as presented. Second to motion by Block. All ayes; motion carried.

2. BATES SMALL SCALE AMENDMENT SSA-05-04

Parcel(s) 08-1S-19-23000-008-0000

Bobby E. Bates is proposing an amendment to the future land use category on 2.77 acres located at 1452 Highway 20 West, on the north side of Highway 20, for property recently annexed into the City of Freeport.

Request: from county Rural Village to the city designation of Urban Development.(UD)

Staff recommendation: Approval

Motion by Griffith to recommend approval as presented. Second to motion by McCormick. All ayes; motion carried.

BATES ZONING REQUEST Z-05-05

Parcel(s) 08-1S-19-23000-008-0000

Mr. Bates is requesting a corresponding zoning assignment of Residential/Commercial (RC).

Staff Recommendation: Approval

Motion by Griffith to recommend approval as presented. Second to motion by McCormick. All ayes; motion carried.

3. SWEENEY SMALL SCALE AMENDMENT SSA-05-05

Parcel(s) 08-1S-19-23000-010-0000

Carson Sweeney is requesting an amendment to the future land use designation category on 4.6 acres located on the north side of Highway 20 and west of Davis Lane , for property recently annexed into the City of Freeport.

Request: from county Rural Village (RV) to the city designation of Urban Development (UD).

Staff recommendation: Approval

Motion by Griffith to recommend approval as presented. Second to motion by Block. All ayes; motion carried.

SWEENEY ZONING REQUEST Z-05-06

Parcel(s) 08-1S-19-23000-010-0000

Mr. Sweeney is requesting a corresponding zoning assignment of Residential/Commercial (RC).

Staff Recommendation: Approval

Motion by Griffith to recommend approval as presented. Second to motion by Block. All ayes; motion carried.

4. MARTIN SMALL SCALE AMENDMENT SSA-05-06

Parcel(s) 08-1S-19-23000-007-0010

Colin and Frances Martin, Trustees are proposing a future land use amendment for 4.5 acres located approximately 1.6 miles west of the 331/20 intersection, for property recently annexed into the City of Freeport.

Request: from county Rural Village (RV) to the city designation of Urban Development (UD).

Staff recommendation: Approval

Motion by Griffith to recommend approval as presented. Second to motion by Block. All ayes; motion carried.

MARTIN ZONING REQUEST Z-05-07

Parcel(s) 08-1S-19-23000-007-0010

The Martins are requesting a corresponding zoning assignment of Residential/Commercial (RC)

Staff recommendation: Approval

Motion by Griffith to recommend approval as presented. Second to motion by Block. All ayes; motion carried.

5. HUNTER REZONING REQUEST Z-05-08

Parcel(s) 14-1S-19-23000-008-0010

Ernest Hardaway, c/o Angelina Hunter is proposing to re-zone 5.9 acres located approximately 1260 feet east of the 331 S/20 intersection.

Request: from Medium Density Residential (R-2) to Residential/Commercial (RC)

Staff recommendation: Approval

Motion by Block to recommend approval as presented. Second to motion by McCormick. All ayes; motion carried.

All persons who intended to address the Board regarding the quasi-judicial matters were sworn by Attorney Atkinson

B. QUASI-JUDICIAL ITEMS

6. FREEPORT TOWNHOMES

Summit Co. is proposing the development of a 67-unit townhome complex on Parcel 10-!S-19-23000-004-0000, located on the west side of US 331 N, across from the Freeport Elementary School. Future Land Use designation: Mixed Use (MU). Zoning: High Density Residential (R-3).

Staff Recommendation: Approval, subject to correct of outstanding technical issues raised by the consulting planner Paul Miller (WFRPC) and city engineer Tonny Peters (Peters Municipal).

Correspondence received: None.

Darrell Barnhill appeared before the Planning Board on behalf of the developer to answer any questions regarding the proposed townhome project.

Comments from Audience:

*Arthur Hill: questions regarding on-site stormwater retention
Tommy Brown: questions regarding retention, fencing,
underground utilities, erosion control.*

Griffith recused himself from voting on this proposal due to being a property owner in close proximity to the project.

*Motion by McCormick to recommend approval of the Freeport Townhomes proposal, subject to correction of any outstanding technical issues raised by the staff reviewer and city engineer.
Second to motion by Block. Vote 3:0 to uphold motion with Griffith recused.*

Meeting Adjourned.

Chairperson