



FREEPORT PLANNING BOARD
September 14, 2005 Meeting Minutes
7:00 p.m. / Freeport City Hall Council Room

Members present: Earnest Nettles (Chairman), Boots McCormick (Vice-Chairman), Bud Day, Jerry Griffith, Mitch Block. Absent: Tim Stone (Ex Officio/Eglin AFB Encroachment Office)

Staff Present: J. Clayton Adkinson (City Attorney), Latilda Henninger (City Planner), and Brook Jackson (Utility Clerk)

I. Meeting Called to Order/ Invocation and Pledge of Allegiance

The meeting was called to order by Chairman Nettles with invocation by Block, and the Pledge of Allegiance.

II. Minutes of August 3, 2005 Read/Approved

Motion by McCormick to approve the August 3, 2005 Planning Board Meeting Minutes as read. Second to motion by Block. All ayes; motion carried.

III. Items before the Board

Henninger informed the Board that the Freeport land use and zoning maps were now available on the city website and the county website, due to a coordinated effort between the City of Freeport and the Walton County GIS Department..

A. Legislative Items

1. Blizzard SSA/ReZoning

Applicant: Clay Blizzard et al
Parcel Number(s): 21-1S-19-23000-007-0000/0030/0040/0050/0060 and
21-1S-19-23000-006-0000/0120
Acreage: 10 ±
Location: .1 mile east of E Bay Loop Road, on the S side of Hansen Road
Request: Current FLUM designation: Rural Development (RD)
Proposed FLUM designation: Rural Village (RV)
Current Zoning designation: Rural Residential (RR)
Proposed Zoning designation: Rural Village (RV)
Staff recommendation: Approval
Project presented by: Nolan Baker (Anderson Engineers)
Comments from Audience: None
Correspondence Received: None

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

2. Freeport Industries SSA/ReZoning

Applicant: Freeport Industries
Parcel Number(s): 22-1S-19-23010-000-0060
Acreage: 4.34
Location: 68 Hales Lane
Request: Current FLUM designation: Low Density Residential (LDR)
Proposed FLUM designation: Industrial (I)
Current Zoning designation: Low Density Residential (R-1)
Proposed Zoning designation: Industrial (I-1)
Staff recommendation: Approval
Project presented by: Ronnie Brannon (FI)
Comments from Audience: Several neighbors questioned the location of this property.
Correspondence Received: None

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

3. City of Freeport LSA /ReZoning

Applicant: City-sponsored amendment
Parcel Number(s): Area 1: 15-1S-19-23040-006-001/0020/0040 and 008-0101
Area 2: 15-1S-19-23040-023-0090 / 000-0060 / 019-0030 / 000-0031 / 019-0020 / 019-0010 / 006-0111 / 006/0112 / 004-0040 / 004-0010 / 004-0070 / 004-0110 / 004-0150 / 000-0010 / 003-0040 / 022-0100 and 15-1S-19-23045-000-00A0 / 00D0 / 00E0 / 00G0 / 00L0, except those portions within the Conservation Land use/Zoning districts.
Acreage: 19.6
Location: Area 1: in and around the intersection of Madison Street and Tyler Street
Area 2: south of Jackson Street and east of E Bay Loop Road
Request: Area 1:
Current FLUM designation: Established Residential (ER)
Proposed FLUM designation: Mixed Use (MU)
Current Zoning designation: High Density Residential (R-3)
Proposed Zoning designation: Residential Commercial (RC)
Area 2:
Current FLUM designation: Established Residential (ER)
Proposed FLUM designation: Mixed Use (MU)
Current Zoning designation: High Density Residential (R-3)
Proposed Zoning designation: Residential Commercial (RC)
Staff recommendation: Henninger asked the Planning Board to review the draft amendments changes and bring back comments for the October meeting/

Comments from Audience: Michael Hatfield, on behalf of the Fannin, requested that the Fannin property (100 Madison Street) adjacent to the proposed area near the IGA be included in the amendment. Clay Blizzard also requested that his brother Philip's property (101 Madison Street) be included as well.

Correspondence Received: None

This item will be taken up at the October 5, 2005 Planning Board meeting.

All participants giving testimony on quasi-judicial items sworn by Attorney Adkinson.

B. Quasi-Judicial Items

4. Southwood Circle Subdivision

Staff informed the Board that they were pulling this project from the agenda due to the large number of technical issues remaining to be resolved.

5. Freeport Residential Planned Development Project Master Plan

Griffith recused himself as an affected party with a financial interest in the project.

Applicant: Freeport Residential Inc.
Parcel Number(s): 03-1S-19-23000-001-0000
Project Summary: Residential PDP Master Plan
Acreage: 303.66
Location: 1.3 miles north of Hwy 20, west of US 331
Future Land Use category: Rural Village
Zoning Category: Rural Village
Staff Recommendation: Approval
Project presented by: Walt Medley (Moore Bass)
Comments from Audience: None
Correspondence Received: One letter from Alabama Electric requesting technical information regarding crossing the AE utility easement.

Motion by Day to recommend approval. Second to motion by Griffith. All ayes with Griffith recused; motion carried.

6. The Pines III

Applicant: Plantation Development, LLC
Project Summary: Phase III of the previously approved Freeport Plantation Residential PDP
Location: E side of US 331 North, approximately .75 mile N of Hwy 20
Future Land Use category: Established Residential (ER)
Zoning Category: Low Density Residential (R-1)
Staff Recommendation: Approval
Project presented by: Matt Parker (Gustin Cothorn & Tucker)
Comments from Audience: None
Correspondence Received: None

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

IV. Adjournment

Motion by McCormick to adjourn. Second to motion by Day. All ayes; motion carried.

Meeting Adjourned.

Planning Board Chairman