

FREEPORT PLANNING &
DEVELOPMENT REVIEW BOARD
December 5, 2018 Meeting Minutes

I. Meeting Called to Order

The meeting was called to order at 6:00 pm in Council Chambers of Freeport City Hall.

Members present: Ricky Fannin, John Konopacki (Chair), Steve Thomas (Vice-Chair), Michael Gilley and Kasey Cuchens.

Staff present: Latilda Neel, Brooke Jackson, Clay Adkinson and Alex Rouchaleau.

II. Invocation / Pledge of Allegiance

The Invocation was given by Neel, followed by the Pledge of Allegiance to the American Flag.

III. Approval of November 7, 2018 Regular Meeting Minutes

Board Action: Cuchens motioned to approve the minutes as presented. Thomas seconded the motion. All ayes; motion carried.

IV. Approval of November 28, 2018 Special Meeting Minutes

Board Action: Cuchens motioned to approve the minutes as presented. Thomas seconded the motion. All ayes; motion carried.

V. CHELCO Small Scale Amendment/Re-Zoning

Neel introduced the CHELCO and Wyscape SSA/Re-Zoning. Properties under consideration are the 5% commercial acreage associated with Hammock Bay Phase I and will be developed as commercial. The two proposals are adjacent to each other and are both represented by the same firm. While one business is a public utility and the other is a landscaping business and mini-storage facility, the two businesses are similar in that they both require extensive outdoor storage of vehicles and materials, which would exceed the impervious surface threshold for Rural Village Zoning, Planning practices dictate that in order to establish commercial zoning in an area that multiple parcels be clustered into a commercial node.

Small Scale Amendment Summary:

Parcel Number: 08-1S-19-23000-001-0000

Acreage: 14 +/-

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Location: .25 mile south of State Road 20 on east side of County Road 83A West (West Bay Loop)

Applicant: Choctawhatchee Electric Cooperative

Project Agent: Jeff McInnis Esq.

Current Future Land Use: RV (Rural Village)

Requested Future Land Use: C (Commercial)

Current Zoning: RV (Rural Village)

Requested Zoning: C-2 (Heavy Commercial)

Presenter(s): Jeff McInnis.

Correspondence received: none

VI. Wyscale Small Scale Amendment/Re-Zoning

Small Scale Amendment Summary:

Parcel Number: 08-1S-19-23000-001-0070

Acreage: 9.72

Location: .4 mile south of State Road 20 on east side of County Road 83A West (West Bay Loop)

Applicant: Wyscale LLC

Project Agent: Jeff McInnis

Current Future Land Use: RV (Rural Village)

Requested Future Land Use: C (Commercial)

Current Zoning: RV (Rural Village)

Requested Zoning: C-2 (Heavy Commercial)

Presenter(s): Jeff McInnis

Correspondence received: none

Board Discussion for CHELCO & Wyscale:

Konopacki: CHELCO site security.

Cuchens: CHELCO customer traffic, building size.

Fannin: noise

Kasey: residential area, not opposed to Wyscale or CHELCO, but concerned about growth.

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Public Comment on CHELCO and Wyscape:

David Hewlins/Goodwin Creek Road: doesn't want more commercial in Bay Loop Area; nothing against Wyscape and CHELCO; doesn't want the zoning changed.

Cindy Brown/Bay Loop Road: questions regarding property value, property taxes; opposed to woods being removed.

Board Action on CHELCO and Wyscape:

Thomas motioned to recommend approval of the CHELCO Small Scale Amendment/Re-Zoning as presented. Gilley seconded the motion. 3:2 in favor with Cuchens and Fannin voting nay.

Thomas motioned to recommend approval of the Wyscape Small Scale Amendment/Re-Zoning as presented. Gilley seconded the motion. 3:2 in favor with Cuchens and Fannin voting nay.

VII. Planning Updates

Neel reminded the Board that they do not meet in January. The next meeting will be February 6, 2019

VIII. Public Comment - None

IX. Adjournment

Chair Konopacki called for a motion to adjourn. Cuchens motioned to adjourn. Fannin seconded the motion. The meeting adjourned at 6:30 pm.