



**FREEPORT PLANNING &  
DEVELOPMENT REVIEW BOARD**

June 7, 2023 Regular Meeting Agenda  
6:00 pm , City Council Chambers, Freeport City Hall

I. Meeting Called to Order

Meeting was called to order at 6:04pm by Chairman Louthain.

Board members present were Kevin Louthain, Manny Vital, and Lisa Robertson. Other city employees in attendance were City Attorney Clay Adkinson (arrived at 6:08pm), Senior Planner Samantha Graves, and Planning Director Latilda Hughes- Neel.

II. Meeting Minutes to be Approved

a. 04/05/2023 Regular Meeting Minutes

Board Member Lisa Robertson made a motion to accept the minutes as presented, seconded by Member Manny Vital. The minutes were approved by unanimous vote.

III. The Waters at Freeport MU PDP

Planning Director Latilda Hughes-Neel addressed the Board. She explained that two Board members were not in attendance due to illness. She further stated that Chairman Louthain was recusing himself as an impacted homeowner for both the Waters at Freeport MU PDP and the Freeport Hotel Major Development Order. This leaves too few Board Members present to constitute a quorum; as a result, both of these projects will be postponed until the July meeting.

IV. The Oaks at Freeport Major Development

Director Neel again addressed the Board. The proposed project is for 128 apartments with 1,035sf dedicated to a Clubhouse and Pool. The project is located on Business 331 just north of the Verandas; it is in the FLU Urban Development and is zoned R-3, High Density Residential.

Director Neel introduced Curtis Smith of Nautilus Engineers to present the project. Engineer Smith gave a detailed overview of the proposed development and then answered questions from the Board.



Chairman Louthain inquired about density; he had questions about the inclusion of the wetland areas in the density calculations. Latilda explained that they are allowed to include the wetlands under our Land Development Code. Board Member Vital voiced his approval that the developer was installing sidewalks along Business 331, and that this would be a benefit for the parents and children walking to the elementary and middle schools.

The floor was opened for Public Comments. Janis and Steve Hammond explained that their property was located to the East adjacent to this proposed development and to the Verandas. They are having difficulty keeping residents of the Verandas from trespassing on their property. They requested that the developer install a fence along the property line.

After some discussion it was determined that the property line in question falls in a Chelco easement. Attorney Adkinson explained that it is not permissible to put a fence in an electrical easement.

Lisa Robertson asked if this project was located in the area where the City was installing the lighting along the pedestrian path. Latilda clarified that it is not, the lighting plan is for the sidewalk located on the north side of SR 20 between US Hwy 331 S and Business 331. Curtis clarified that lighting will be installed at the entrance to the development, as shown in the civil plans.

Lisa Robertson made a motion to recommend the Freeport City Council approve the Development with the request that the developer work with the neighbors to try to find some sort of deterrent to the trespass issue. Manny Vital seconded the motion and it was approved by a unanimous vote.

#### V. Lafayette Creek Commerce Park Major Development

Senior Planner Samantha Graves addressed the Board Members. She told them that Lafayette Creek Commerce Park had an old existing Development Order. The property has been sold and the new owner is expanding on the original scope, as well as revising some of the original plan. The proposed development is located just south of the Walton County Industrial Park at Freeport. It is for a commercial commerce park consisting of 118,278sf of mixed commercial, industrial, and office space. The project has completed technical review and meets the requirements of the Land Development Code. Staff is recommending approval with the condition that the applicant coordinate with the water and sewer departments to determine capacity fees based on tenant uses. She invited Curtis Smith, the project engineer, to present the project to the Board. Curtis gave a



history of the project and presented the new plan, showing a comparison to the original development. Although the revised plan reduced building square footage and parking, truck access, pedestrian connectivity, and traffic circulation were improved and more green space was added between the buildings. He showed the architectural rendering of the proposed buildings; Director Neel commented that the building style was very attractive and similar to that of the Creekside Warehouses and Freeport Warehouses developments.

Board Member Vital inquired about the increase in loading zones. Curtis explained that the loading zones were originally located sporadically in front of the building. They were moved to the rear of the buildings to separate the trucks from pedestrians. Each building has a roll-up door with an optional loading zone.

Board Member Robertson made a motion to recommend approval of this project, with the noted condition, stating that they had done a wonderful job. The motion was seconded by Board Member Vital and approved unanimously.

#### VI. Adjournment

There being no further discussion Chairman Louthain adjourned the meeting at 6:52pm.

Minutes prepared by Samantha Graves and adopted by the Freeport Planning & Development Review Board on \_\_\_\_\_.

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Kevin Louthain, Chair

Attest:

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Kathie Gatewood, City Clerk