



FREEPORT PLANNING BOARD

February 6, 2008 Meeting Minutes

The meeting convened at 7:00 p.m. in the Freeport City Hall Council Meeting Room. Members present: Jan Hooks (Chair), Mark Martin (Vice-Chair), Elizabeth Brannon, Earnest Nettles, Ronnie Brannon. Staff present: Clay Adkinson (Board Attorney) and Latilda Henninger (City Planner).

I. Meeting Called to Order

The meeting was called to order by Chair Hooks.

II. Invocation / Pledge of Allegiance

The invocation was given by Nettles, followed by the Pledge of Allegiance.

III. Minutes of December 5, 2007 Regular Meeting Read/Approved

Motion by Nettles to accept the minutes of December 5, 2007 as presented. Second to motion by Martin. All ayes; motion carried.

IV. Items before the Board

A. Legislative:

Walters Small Scale Amendment Request SSA-07-01/Z-07-08

Request Summary: Parcels 16-1S-19-23000-021-0000/0020/0030/0050, totaling 8.79 acres. The property is located at the intersection of Sarah Street and East Bay Loop Road. The owner is requesting a Future Land Use change from RD (Rural Development) to MU (Mixed Use) and a zoning change from RR (Rural Residential) of RC (Residential Commercial). This category allows single family (8:1) and /or multifamily development (14:1) and neighborhood commercial uses.

Staff Report: The developer has indicated the intention is to develop a neighborhood scale commercial center on the parcel with a mixture of uses. The RC category is less intense commercially than the C-1 or C-2 categories but does allow neighborhood commercial uses, and allows residential uses. Per the owner of the property, RC is the best fit for the intended use of the property.

Project Representative: Heather McQuillen of JSA



Correspondence Received by City:

Letter from Tony and Becky Buxton, affected property owners opposing the land use/zoning change.

Comments from the Audience:

Tony Buxton: opposed to land use/zoning change, citing child safety issues, traffic problems, no way to limit the commercial after change takes place

Becky Buxton: opposed to land use/zoning change

Marliece Reis: opposed to land use/zoning change

Dave Reis: opposed to land use/zoning change

Walter Spraggins: supports the change; he will be asking for the same designations on his property to the south

McQuillen addressed the transition of that area, and that the development would have to come back to the Board in the development process.

Chair Hooks closed the discussion to the public.

Board Discussion:

Nettles had questions regarding the surveys and discussed the structural integrity of the Four Mile Creek Bridge with the added density and traffic.

Board Action:

Motion by Brannon to recommend denial of the Walters Small Scale Amendment/ Zoning Change request. Second to motion by E. Brannon. All ayes; motion carried.

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

B. Quasi-Judicial: None

V. Adjournment

Motion by Martin to adjourn. Second by E. Brannon. All ayes; meeting adjourned.



Board Chairman