



FREEPORT PLANNING BOARD

June 4, 2008 Meeting Minutes

The meeting convened at 7:00 p.m. in the Freeport City Hall/Council Meeting Room. Members present: Mark Martin (Vice-Chair), Ronnie Brannon, Elizabeth Brannon, Earnest Nettles. Members absent: Jan Hooks (Chair). Ad Hoc Members present: none. Ad Hoc Members absent: Brian Brown (Eglin), Tom Blackshear (Walton School District). Staff present: Clay Adkinson (City Attorney), Latilda Henninger (City Planner), Ben Greenslait (Fire Chief).

I. Meeting Called to Order

The meeting was called to order by Vice-Chair Martin.

II. Invocation / Pledge of Allegiance

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

III. Minutes of May 7, 2008 Regular Meeting Read/Approved

Motion by Nettles to accept the May 7, 2008 Meeting Minutes as read. Motion seconded by E. Brannon. All ayes; motion carried.

IV. Items before the Board

A. Legislative: none.

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

B. Quasi-Judicial:

1. SKINNER NURSERIES RELOCATION

Project Summary:

Project Description: One (1) 1,200sf modular office, two (2) 550 sf straw trailers (1,100 sf total), one (1) 375sf storage shed, two (2) 756 sf bulk & palletized storage sheds (1,512 sf total), one loading dock, 134,710 sf plant hangers/shrub storage/greenhouse/B&B for a grand total of 138,897sf (3.19 ac) on 11.38 acres.

Parcel Number: 26-1N-19-17000-001-0000

Future Land Use designation: UD (Urban Development)



Zoning designation: I-1 (Light Industrial)

Project Location: SE corner of Bulldog Road and Nick Wilson Way

Staff Recommendations:

City Engineer Approval: April 29, 2008

City Planner Approval: April 30, 2008

Fire Chief Approval: April 14, 2008

Project Representatives: Buell Cobb (Owl's Head), David Thornton PE(Moore Bass)
Carey Dorris (Skinner Nurseries Plant Manager)

Correspondence Received by the City: none

Comments from the Audience:

John Eastman, owner of the developed property across the street from this proposal had questions regarding landscaping, buffering, and access. Eastman wanted to know if the truck traffic would be directed to Nick Wilson Way. Engineer Thornton outlined the traffic pattern planned for the site, in which the main access for trucks would be the Nick Wilson way access point. Per Carey Dorris (sp?) Skinner Plant Manager, customers would enter the site by Bulldog and trucks would enter by Nick Wilson Way.

Board Discussion: The Board discussed a note on the plans which stated "driveway to be constructed by others". Attorney Adkinson stated that the access needed to be put in Day One. The plant representative Carey Dorris (sp?) stated that the access would be constructed with the remainder of the site improvements.

Board Action:

Motion by E. Brannon to recommend approval of the Skinner Nurseries Relocation with the following condition which was agreed to by the Skinner Nursery representative: The secondary access off of Nick Wilson Way needs to be put in at the same time as the rest of the site improvements. The motion was seconded by Nettles. All ayes; motion carried.

2. FOUR MILE LANDING

Project Summary: 3-phase apartment complex development. Phase I: 96 units on 14.6 acres. Phases II & III: 160 units on 12.88 acres for a total of 256 apartment



units on 27.43 acres. The applicant is seeking conceptual approval of the master plan/final approval of Phase I. Subsequent phases II & III will come back to the City through the standard development application process.

Parcel Number: 16-1S-19-23000-003-0000 & Parcel 16-1S-19-23000-002-0010

Future Land Use designation: ER (Established Residential)

Zoning designation: R3 (High Density Residential) 14:1 density

Maximum Density for Property:

Total Site Area:	27.43 acres	
Total Site/Conservation	8.24 acres @ 1/20 =	.41 units
Total Site/ R3	19.19 acres @ 14/1 =	<u>268.66 units</u>
Total Density allowed:		269.07 units

Proposed Density associated with the proposed project: 256

Gross Area Density: 27.43 acres / 256 units = 9.33 du/acre

Project Location: 568 Four Mile Road

Staff Recommendations:

City Engineer Approval: May 7, 2008

City Planner Approval: May 6, 2008

Fire Chief Approval: March 12, 2008

Project Representatives: Tim Spears PE/ Seaside Engineering; Mark Hill/ Sundance

Spears spoke generally on the proposed development plan. Board Member R. Brannon noted an error in the site plan pertaining to road width, which Spears agreed to correct.

Correspondence Received by the City:

Earnest A. Bishop @ 451 Four Mile Road/opposed
Brian A. Bishop @ 434 Four Mile Road/opposed
Mary Parker @ 395 Four Mile Road/opposed
Gordy Williams/opposed
Beth Williams/opposed
Ruby Williams/opposed



Gordon Williams/opposed

Comments from the Audience:

Brian Bishop asked the rent amount planned for the apartments. Mark Hill stated approximately \$800 for 1-bedroom units, \$950 for 2-bedroom units. Mr. Bishop stated that CHELCO would not be able to provide service to the development. Spears stated that they were working with CHELCO and service can be provided. Mr. Bishop stated that easements would have to be given for CHELCO and he was not going to give an easement for the development.

Margaret Bishop stated that Four Mile Road is narrow and not in good shape; would the developers be improving Four Mile Road? Spears stated that they would improved the stormwater along the north side of the right-of-way in front of the development, and that the county has plans to replace the wooden bridge with a concrete bridge. Ms. Bishop asked if the wetlands would be preserved. Spears stated that they would be preserved, a buffer maintained and silt fences would be erected during construction. Ms. Bishop was concerned about parking spaces along the fence and the noise from the development. Spears stated that there would be an 8-foot privacy fence with landscaping to block visual intrusion and muffle noise coming from the parking lot. Ms. Bishop stated that the Palms of Freeport were renting their units out at \$500/month when the units didn't sell. Spears stated that Four Mile Landing was different; the developers of this development are in the apartment business; the units would not be for sale. Ms. Bishop stated she did not want the dumpster pad immediately adjacent to her house and asked that it be moved. Spears stated that they would find a different place for the dumpster on the west side of the development. Ms. Bishop stated that the development would be too much for Four Mile Road.

Hal Laird asked several questions regarding the project density, landscaping details, and asked that improvements to Four Mile Road be considered. He also requested that the Board table the project so that the issues that were brought up could be addressed.

Gordy Williams stated that the dumpster would smell and the current ditch is insufficient. Spears stated that the developer plans to improve the stormwater system along the right-of-way in front of the development.

Gordon Williams stated that the road won't carry the additional traffic.

Board Discussion:

Martin asked Henninger if PMA had recommended road improvements. Henninger stated that PMA had issued their standard approval letter; no request for county road improvements was stated in the letter. Henninger said she would ask PMA to review



the roadway situation and to make a recommendation regarding need improvements prior to the project going to city council. Martin asked Henninger if a compatibility study is required. Henninger stated that it was not required. Apartments are allowed under R3 zoning.

R. Brannon asked Henninger if Laurel Oaks widened the north end of Four Mile Road or if they had just overlaid the road. Henninger stated that they had been required to overlay the northern leg, due to the cuts they had made to install sewer and water to the project.

Nettles stated that the existing road is not wide enough to support additional development. Greenslait stated that improvements to the road would have to meet minimum county standards, in terms of right-of-way, land width and stormwater.

Henninger stated that there was an easement agreement between David Smith and Ray & Diane Jackson regarding a strip between the Smith property and the road right-of-way. Adkinson asked Mr. Jackson if they easement had been finalized. Mr. Jackson said no, that he had not yet been paid. Adkinson asked if the developers had finalized purchase of the property. Mark Hill stated that the property would close after a development order was issued.

Board Action:

Nettles motioned to table Four Mile Landing Phase I based on the outstanding issues of legal access, and possible necessary road improvements. R. Brannon seconded the motion. All ayes; motion carried.

Nettles motioned to table the conceptual master plan for Four Mile Landing due to the issues raised in Phase I. E. Brannon seconded the motion. All ayes; motion carried.

V. Adjournment

Motion by Nettles to adjourn. Motion seconded by R. Brannon. All ayes; meeting adjourned.

Mark Martin, Vice-Chair