



FREEPORT PLANNING BOARD
April 21, 2009 Special Meeting Minutes
7:00 p.m. City Hall Council Room

Board Members Present: Jan Hooks (Chair), Harold Taunton Jr., Ronnie Brannon, Greg Free.

Board Members Absent: Chris Weeks (excused/out of town)

Staff Present: Latilda Henninger/City Planner, Clay Adkinson/City Attorney

- I. Meeting Called to Order by Chair Hooks
- II. Invocation by Ronnie Brannon / Pledge of Allegiance
- III. Items before the Board

This meeting is being conducted as a quasi-judicial hearing. All those speaking regarding the below quasi-judicial items were sworn at this time.

1. EDA -EDC Industrial PDP Master Plan

Project Summary:

Project Description: 400,000 square feet of offices/warehouses/manufacturing on 43.8 acres

Parcel Number(s): 35-1S-19-17000-001-0020

Future Land Use designation: I (Industrial)
Zoning Designation: I-2(General Industrial)

Unique Conditions/Variances Requested:

- Bike/Multi-modal path requirement waived (3.08.04 LDC)
- Underground utility requirement waived to reduce costs and continue development pattern of Phase I (above-ground electric/phone/cable)(3.07.22(B)(2)(a) LDC)
- Setbacks adjusted to tables stated on PDP Master Site Plan (3.08.05 LDC)



- Landscaping requirements adjusted to tables stated on PDP Master Sire Plan (3.08.05 LDC)
- 110% Financial Security waived (3.08.03.D LDC) The City is a partner of the WCEDA
- Platting requirement waived (3.08.06.D LDC). Lots to be frangible in size to provide flexibility
- Sewer/water tap/impact fees and fire impact fees deferred for payment by developers of individual lots, not at PDP Master plan stage.
- Establishment of Expedited Development Process:
 - ✓ Administrative review/approval within Phase II
 - ✓ Streamlined development application for Phase II
 - ✓ Building permit review/in conjunction with pre-construction conference
 - ✓ Reduced reviews periods for Technical Review Committee

Project Location: both sides of Nick Wilson Way, south of Bulldog Road, east of Business 331

Staff Recommendations:

City Planner Approval: 4/19/10

City Engineer Approval: 4/16/10

Motion by Brannon, seconded by Free to recommend approval as presented. All ayes; motion carried.

2. EDA-EDC Walton County Industrial Park

Project Summary:

Project Description: Development of Roadway, stormwater management system, and utilities for Phase II (EDA Ind. PDP)

Parcel Number(s): 35-1S-19-17000-001-0020

Future Land Use designation: I (Industrial)

Zoning Designation: I-2 (General Industrial)

Project Location: both sides of Nick Wilson Way, south of Bulldog Road, east of Business 331



Staff Recommendations:

City Planner Approval: 4/5/10
City Engineer Approval: 4/16/10
City Fire Chief Approval: 3/29/10

Motion by Brannon, seconded by Free to recommend approval as presented. All ayes; motion carried.

IV. Adjournment

Motion by Free, seconded by Brannon to adjourn. Meeting adjourned.