

**FREEPORT PLANNING &
DEVELOPMENT REVIEW BOARD**

July 6, 2016 Meeting Minutes

I. Meeting Called to Order

The meeting was called to order by Acting Chair Steve Thomas at 7:03 pm.

Board members present; Steve Thomas, Sue-Ann Armstrong-Cagle, Member-Elect Becky Sumner.

Board members absent/excused: Shaun Arntz, Delores Walvatne.

Staff present: Latilda Hughes-Neel / City Planner-Board Liaison, Clay Adkinson/Board Attorney.

II. Invocation / Pledge of Allegiance

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

III. Swearing-In/Becky Sumner (representative for Janice McLean)

Attorney Adkinson swore in Becky Sumner as Councilwoman McLean's representative on the Freeport Planning & Development Review Board.

IV. Board Orientation/Sunshine Law

Planner Hughes-Neel spoke briefly about Planning Board duties and the various types of applications that they review. Attorney Adkinson instructed the Board on Sunshine Law matters.

V. Approval of Minutes/March 2, 2016 Planning Board Meeting

Board Action: Motion by Armstrong-Cagle to approve the meeting minutes of March 2, 2016 as presented. Second to motion by Sumner. All ayes; motion carried.

VI. Large Scale Amendment 2016-02

Attorney Adkinson swore in all parties who wished to wish in regard to the below Large Scale Amendment.

A. 2016-02-01 Watson Freeport

1. Large Scale Amendment

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Project Description: This large scale amendment to the Freeport Comprehensive Plan reflects the owner's request regarding Parcel # 22-1S-19-23000-020-0000, a 104.116-acre parcel and changes the City's Future Land Use categories from Rural Development, Mixed Use, Rural Village and Environmental Conservation to Mixed Use and Environmental Conservation. The purpose of the amendment is to provide for the development of a Mixed Use Planned Development Project consisting of 264 multi-family residential units, 76 single-family lots and 325,000 sf of commercial; office, light industrial and warehousing on the parcel, which is located on the west side of US 331 South, .9 mile south of State Road 20.

Project Representative: Tim Bowden/Jenkins Engineering

Staff Recommendation: City Planner Hughes-Neel discussed the Planning Report Review of the proposed amendment and recommended approval.

Correspondence Received:

- Letter from Tareesa & Tony Gomillion, opposing the project based on an ongoing neighborhood dispute on property south of project
- Letter from Paul Watson/Watson Land, answering the Gomillion objections, in support of the project

Comments from the Audience:

- Tareesa Gomillion/opposed
- Albert Paris/in favor
- Tony Gomillion/questions

Board Discussion:

- City Planner Hughes-Neel reminded the Board that their decision had to be based on the materials presented and not on the potential for a proposed development.
- Board Attorney Adkinson clarified the issues which were relevant to the amendment request; meeting statutory requirements and city code requirements and the issues which were not relevant to the amendment request; property disputes and subdivision covenants which may or may not be expired.

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Board Action: Motion by Armstrong-Cagle to recommend approval of the Watson Freeport LSA 2016-02-01. Second by Sumner. All ayes; motion carried.

2. Re-Zoning

Project Description:

This amendment to the Zoning Map contained in the Freeport Land Development Code reflects the owner's request to change the zoning categories for Parcel 22-1S-19-23000-020-0000 which is a 33.97-acre parcel located on the west side of US 331 South, .9 miles south of State Road 20. The zoning change is from Rural Development, Mixed Use, Rural Village and Environmental Conservation to Environmental Conservation, Commercial, Low Density Residential and Medium Density Residential.

Project Representative: Tim Bowden/Jenkins Engineering

Staff Recommendation: approval

Correspondence Received: included in the correspondence list above.

Comments from the Audience: none

Board Discussion: none

Board Action: Motion by Armstrong-Cagle to recommend approval of the Watson Freeport Re-Zoning. Second by Sumner. All ayes; motion carried.

B. 2016-02-02 Walton County EDA

1. Large Scale Amendment

Project Description: This large scale amendment to the Freeport Comprehensive Plan reflects the owner's request regarding Parcel # 35-1N-19-17000-001-0052, a 33.97 –acre parcel and changes the City's Future Land Use category on the subject property from Urban Development to Industrial. The purpose of the amendment is to provide for the development of an Industrial Planned Development Project

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consisting of 300,000 sf of commercial/industrial uses on the parcel, which is located on the SE corner of Bulldog Road and US 331 Business.

Project Representative: City Planner Hughes-Neel presented the project on behalf of Walton County Interim EDA Director Billy Williams, who was called away on a family medical emergency.

Staff Recommendation: City Planner Hughes-Neel discussed the Staff Report & Review and recommended approval as presented.

Correspondence Received: none

Comments from the Audience: none

Board Discussion:

- City Planner Hughes-Neel reminded the Board that their decision had to be based on evidence presented and not be based on a potential development proposal.

Board Action: Motion by Armstrong-Cagle to recommend approval of the WCEDC LSA 2016-02-02 as presented. Second to motion by Sumner. All ayes; motion carried.

2. Re-Zoning

Project Description: This requested amendment to the Zoning Map contained in the Freeport Land Development Code reflects the owner's request to change the zoning category to Parcel 35-1N-19-17000-001-0052, which is a 33.97-acre parcel located on the SE corner of Bulldog Road and 331 Business. The change is from Residential Commercial to Light Industrial.

Project Representative: City Planner Hughes-Neel presented the project on behalf of Walton County Interim EDA Director Billy Williams, who was called away on a family medical emergency.

Staff Recommendation: City Planner Hughes-Neel discussed the Staff Report & Review and recommended approval as presented.

Correspondence Received: none

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Comments from the Audience: none

Board Discussion:

- City Planner Hughes-Neel reminded the Board that their decision had to be based on evidence presented and not be based on a potential development proposal.

Board Action: Motion by Armstrong-Cagle to recommend approval of the WCEDC Re-Zoning request as presented. Second to motion by Sumner. All ayes; motion carried.

VII. Walton County EDA Ind. Park Phase III Industrial PDP

Project Description: WCEDC Industrial Park Phase III Industrial PDP. 33.97 acres / Parcel # 35-1N-19-17000-001-0052. The WCEDC has an existing Industrial PDP (Planned Development Project) model on Phase II of the WCEDC Industrial Park at Freeport. The WCEDC proposes to utilize the same PDP model for Phase III, which is located on the southeast corner of Bulldog Road and 331 Business. Phase II will have a paved industrial grade roadway and a master stormwater management system. State permits for potable water, wastewater and stormwater will be acquired by the WCEDC for the entire development prior to the development of individual parcels within Phase III (excluding the northeast corner of the property which will be accessed via Bulldog Road instead of the new proposed roadway and state permits will be acquired by the developer). The specific variances and conditions associated with this proposed PDP are:

SITE WORK VARIANCES:

1. Bike/Multimodal path requirements waived (3.08.04 LDC)
2. Underground utility requirement waived (3.07.22 (B)(2)(a) LDC)
3. Setbacks adjusted to tables stated on PDP Master Plan (3.08.05 LDC)
4. Landscaping requirements adjusted to tables stated on PDP Master Plan (3.08.05 LDC)

PROCEDURAL VARIANCES:

1. 110% Financial Security Waived (3.08.03(D) LDC)
2. Platting requirement waived (3.08.06(D) LDC). Lots are to be frangible in size to provide flexibility for potential property owners; to be sold in metes & bounds descriptions.
3. Sewer/water tap/impact fees to be paid by developers of individual lots.

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4. Establishment of expedited development order process for this development, including but not limited to:
 - a. Administrative (staff) review/approval.
 - b. Expedited development order process, including streamlined review periods for technical reviewers.
 - c. Building permit review at pre-construction conference stage.

Project Representative: City Planner Hughes-Neel presented the project on behalf of Walton County Interim EDA Director Billy Williams, who was called away on a family medical emergency.

Staff Recommendation:

- The project furthers the City's desire to bring new industry to the City of Freeport. The project is located in an area designated by the City for new industry.
- Mitigation of all project impacts will be addressed at the time of submittal of a Development Order application by each subsequent developer in Phase III.
- This request has been reviewed for consistency with the requirements for PDP Master Plans as required by the Freeport Land Development Code. All requirements have been met.
- Staff recommends approval of this proposed Industrial PODP, subject to approval of the proposed WCEDC Large Scale Amendment/Re-Zoning.

Correspondence Received: none

Comments from the Audience: none

Board Discussion: none

Board Action: Motion by Sumner to recommend approval of the WCEDC Industrial Park Phase III PDP as presented. Second to motion by Armstrong-Cagle. All ayes; motion carried.

VIII. Adjournment

Board Action: Motion by Cagle-Armstrong to adjourn. Second to motion by Sumner. All ayes; meeting adjourned at 9:12 pm.