

# FREEPORT PLANNING & DEVELOPMENT REVIEW BOARD

July 12, 2017 Meeting Minutes

## I. Meeting Called to Order

The meeting was called to order by Chairman Steve Thomas as 7:00 p.m., in Council Chambers of Freeport City Hall. Board members present: Steve Thomas, Sue Ann Armstrong-Cagle, Gary Adams, Becky Sumner. Absent: Shaun Arntz. Staff present: Planning Director Latilda Hughes-Neel and Board Attorney Clay Adkinson.

## II. Invocation / Pledge of Allegiance

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

## III. Approval of April 5, 2017 Regular Meeting Minutes

Board Action: Board-member Armstrong-Cagle motioned to approve the April 5, 2017 PDRB Meeting Minutes as presented. Board-member Sumner seconded the motion. All ayes; motion carried.

## IV. Riverwalk Revised PDP (Planned Development Project)

Bob McGill, representative of Freeport Residential LLC presented the proposal to amend the Riverwalk Residential PDP. The project is located on the west side of US 331 South, approximately .8 mile south of State Road 20. The summary of changes is:

EXISTING	PROPOSED
178 acres	186 acres
450 single-family lots	604 single-family lots
45 multi-family units	222 multi-family units
Total Maximum units: 495	Total Maximum units: 826
20,000 sf commercial	50,979 sf commercial

The request specifies that all code waivers and design waivers/modifications granted for the original Riverwalk PDP remain in effect after the PDP modification.

McGill discussed possible options for housing and development. He expressed his desire to provide a variety of housing types for senior living and possible commercial options.

Board Discussion:

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Board member Sumner: objects to possibility of a mobile home park, concerned about blight.

Board member Thomas: need for manufactured homes for senior citizens

Board member Adams: most trailer courts reduce property values; in favor of cluster homes, apartments and condominiums, not trailer parks.

Board member Thomas: City of Freeport will have a lot shortage soon; the City needs new projects.

Board member Sumner: build-out time-frame?

Director Hughes-Neel: would like to see the platted portion of the project completed before starting other phases.

Board member Sumner: don't like the increase in density

### Public Comment:

Heather Jenneret: one of the lot owners; asked if sewer/water would be available to every lot.

Kathleen Sparks; owner in LaGrange Landing; worried about apartments, doesn't want low-rent, doesn't want mobile home parks, keep the home values between 100-300K.

Ross Binkley, project engineer stated that all phases of the development would be required to meet minimum city standards including concurrency.

Board Action: Board member Armstrong-Cagle motioned to recommend approval of the Riverwalk Residential PDP Revisions. Board member Sumner seconded the motion. 3 ayes (Thomas, Armstrong-Cagle, Sumner), 1 nay (Adams); motion carried.

### V. 2017 City of Freeport Land Development Code Amendment

Board Discussion: Director Hughes-Neel walked the Board through the summary changes and additional changes suggested by individual board members and staff. The board discussed the changes and made additional suggestions (listed in the motion)

Public Comment: none.

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Board Action: Board member Adams motioned to recommend approval of the Land Development Code Amendment with the additions/clarifications as discussed by the Planning Board, as follows:

Section 1.04.00.A: Staff replaced with Technical Review Committee

Section 2.01.06.A.4: "of" inserted for sentence clarity

Section 2.01.08.C: Paragraph regarding code amendment application reworded

Section 4.02.03.D: Restrictions on Potable Water Usage clarified

Appendix B Definitions: Slash/sand pines excluded from Protected Tree Definition

Appendix B Definitions: definition of Technical Review Committee added

Board member Sumner seconded the motion. All ayes; motion carried.

## **VI. Adjournment**

Chairman Thomas called for a motion to adjourn. Board-member Sumner motioned to adjourn. Board-member Armstrong-Cagle seconded the motion. The meeting adjourned at 9:12 p.m.