

**FREEPORT PLANNING &
DEVELOPMENT REVIEW BOARD**

March 6, 2019 Meeting Minutes

I. Meeting Called to Order

The meeting was called to order at 6:00 pm in the Freeport City Hall Council Chambers.

Board members present: Kasey Cuchens, John Konopacki (Chair), Steve Thomas and Michael Gilley.

Staff present: Latilda Neel/Planning Director, Brooke Jackson/Planning Technician and Clayton Adkinson/City Attorney.

II. Invocation / Pledge of Allegiance

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

III. Approval of February 6, 2019 Regular Meeting Minutes

Board Action: Thomas motioned to approve the minutes as presented. Cuchens seconded the motion. All ayes; motion carried.

IV. Planning Updates - Neel

- 2019 February Development Summary
- Annexation Workshop on March 28 prior to Council Meeting
- Capacity Fee Ordinance adopted.
- Transportation Updates
- SRF Grant for WWTP

V. Engineering Updates

Neel informed the Board that the city engineer was unable to attend due to family illness.

VI. Cellular Antennas on Conforming Structures

Neel presented the revised draft for cellular antennas on water towers. The draft had had expanded to specify that the antennas could only be attached to handrails; no other part of the water tower. Konopacki pointed out one typo on page 4/19; Neel will correct. The actual fees and lease amounts will be determined by the City Council.

**FREEPORT PLANNING &
DEVELOPMENT REVIEW BOARD**

March 6, 2019 Meeting Minutes

Board Action: Thomas motioned to recommend approval with the typo correction. Gilley seconded the motion. All ayes; motion carried.

VII. 331 South Corridor Standards

Neel presented the revised draft which used standard project designations, no service road or multi-modal path requirements. No landscape architect required. Neel stated that she had sent the revised draft to all the audience members who commented on the previous draft for review.

Board Discussion:

Cuchens reiterated that the items discussed in the previous draft were all addressed in the current draft. Neel confirmed that they were.

Public Comment:

Albert Paris: the changes are what was discussed.

Board Action: Cuchens motioned to recommend approval as presented. Thomas seconded the motion. All ayes; motion carried.

VIII. North Shore Mini-Warehouses Phase II

Project Summary:

Parcel # 09-1S-19-23000-003-0040

Location: NE of the intersection of Highway 20 and Four-Mile Road.

Zoning: Residential Commercial

Project Description: 37,750sf mini-storage plus one managers residence on 2.75 acres

Project Notes: Phase I was previously approved as a Major development. The developer acquired the property to the east of the original site. Phase II revises Phase 1 and adds additional units, plus a manager's residence. The entire project is fenced on both sides and to the rear.

Presenter: Ed Stanford/CORE Engineering

Board Discussion:

**FREEMPORT PLANNING &
DEVELOPMENT REVIEW BOARD**

March 6, 2019 Meeting Minutes

Konopacki asked about sidewalk requirements. Neel confirmed that the developer has chosen to do a sidewalk buyout on Phase I and was doing a sidewalk buyout for Phase 2 as well.

Public Comment:

- Naomi Simmons, the adjacent property owner to the west stated that as long as they still planned to place a fence between her property and the project, she was fine with it.

Board Action: Cuchens motioned to recommend approval as presented. Gilley seconded the motion. All ayes; motion carried.

Neel noted that this project would be heard by the City Council on March 28.

IX. Ships Chandler Small Scale Amendment & Re-Zoning

Summary:

Parcel Numbers: 22-1S-19-23000-018-0010/0011

Acreage: 15.57

Location: E side of US 331 S across from Sparkleberry Lane and south/adjacent to Magnolia Trice Chiropractic office

Current Future Land Use: MU (Mixed Use)

Proposed Future Land Use: C (Commercial)

Current Zoning: R-3 (High Intensity Residential) and C-1 (General Commercial)

Proposed Zoning: C-2 (Heavy Commercial)

Presenters:

Scott Jenkins (agent for the owner) addressed the Board pertaining to the actual application.

Peter Wright (owner) discussed his plans for the property.

Board Discussion: none

Public Comment: none

**FREEPORT PLANNING &
DEVELOPMENT REVIEW BOARD**

March 6, 2019 Meeting Minutes

Board Action: Thomas motioned to recommend approval of the Small-Scale Amendment/Re-Zoning for Ships Chandler. Gilley seconded the motion. All ayes; motion carried.

X. Public Comment - none

XI. Adjournment

Chair Konopacki called for a motion to adjourn. *Cuchens motioned to adjourn. Thomas seconded the motion. The meeting adjourned at 6:33 pm.*