



**FREEPORT PLANNING &
DEVELOPMENT REVIEW BOARD**

April 5, 2023 Regular Meeting Agenda
6:00 pm , City Council Chambers, Freeport City Hall

I. Meeting Called to Order

Meeting was called to order at 6:00pm by Vice-Chairman Steve Thomas.

Board members present were Manny Vital, Lisa Robertson, Steve Thomas and Sam Sabella. Member Kevin Louthain was not in attendance. Other city employees in attendance were City Attorney Clay Atkinson, Senior Planner Samantha Graves, Planner I Summer Ammirata-Mall and Planning Director Latilda Hughes- Neel.

II. Meeting Minutes to be Approved

a. 02/01/2023 Regular Meeting Minutes

Board Member Lisa Robertson made a motion to accept the minutes as presented, seconded by Member Sam Sabella. The minutes were approved by unanimous vote.

III. Corporate Woods Major Development Order

Planner Summer Ammirata-Mall presented this project. It is a 22,286sf Commercial development consisting of 5 buildings on 2.34 acres. The project will be located on Hwy 20, approximately 1,700ft west of City Hall. The Future Land Use of the property is Mixed Use and it is zoned Residential Commercial.

Planner Mall introduced the Project Engineer Jamie Eubanks. Mr. Eubanks explained that the project will consist of five 2-story buildings. He told the Board that the plan for the project has taken the proposed widening of Hwy 20 into account; when and if that occurs it will not be impacted. He also pointed out that the wetlands at the back of the property will not be impacted by this development. The stormwater for this development is underground treatment located under the parking lot.

Member Vital asked how many parking spaces are in the development; 77 are planned. He then asked when the developer anticipated completion. Mr. Eubanks said full buildout is estimated to take at least one year. These are planned to be professional offices.



Mr. Jim Patricelli, the developer, thanked the Board.

There being no further questions from the Board, Vice-Chair Thomas called for Public Comment.

Mark Yount from Crosspoint Church addressed the Board. He stated that he was happy to see that this development was intended to be office buildings; he feels that the City needs this type of development. The Board Members agreed that it is much needed.

Board member Lisa Robertson made a motion to recommend approval of this development to the City Council; the motion was seconded by Member Sam Sabella. The Board voted unanimously to recommend approval of this development.

IV. Adjournment

There being no further discussion Vice-Chairman Thomas adjourned the meeting at 6:10pm.

Minutes prepared by Samantha Graves and adopted by the Freeport Planning & Development Review Board on _____.

Kevin Louthain, Chair

Attest:

Kathie Gatewood

City Clerk