

**PLANNING & ZONING COMMISSION
MEETING**

May 30, 2024

3:00 p.m.

Members Present:

Mr. Jim Morris, Vice-Chairman
Mr. Holland Kent, Board Member

Mrs. Wanda Owens, Board Member
Mr. David Ridley, Board Member

Absent:

Mr. Tom Lancaster, Chairman

Others Present:

Mrs. Tamara Donjuan, Code Enforcement/Planning Officer
Mrs. Patrice Tanner, City Administrator

Ms. Sherry Snell, City Clerk
Ms. Cheryl McCall, Council Liaison

The data reflected in these proceedings constitute an extrapolation of information elicited from notes, observations, recording tapes, photographs, and/or videotapes. Comments reflected herein are sometimes paraphrased, condensed, and/or have been edited to reflect essential subject matter addressed during the meeting. Parties interested in receiving a verbatim account of the proceedings are responsible for coordinating with the City Administrator and providing their own representative and equipment pursuant to Chapters 119 and 283, Florida Statutes.

- A. Call To Order.** The meeting was called to order by Mr. Morris at 3:00 p.m.
- B. Prayer and Pledge.** Prayer was given by Mr. Ridley. Mrs. Owens led the pledge to the American Flag.
- C. Approval of Agenda.**
- A motion was made by Mr. Kent and seconded by Mrs. Owens to approve the agenda as presented. The motion passed unanimously.**
- D. Presentation and Approval of Minutes.**
1. February 22, 2024.
- A motion was made by Mrs. Owens and seconded by Mr. Ridley to approve the minutes as presented. The motion passed unanimously.**
- E. Agenda Item.**
- 1) Request for Variance and Amended Development Order - 684 7th Street - Wolfpack Alliance, LLC.**

Mrs. Donjuan stated this on the Chipley Station that was originally approved on January 23, 2024. They need to amend their development order to have the correct type of development and they also need a variance to sell alcohol. She stated she mailed out 34 certified letters and 24 were returned. Mr. Kent asked if 10 were not returned. Mrs. Donjuan stated that was correct. Mr. Kent asked when the letters were sent. Mrs. Donjuan stated on May 9, 2024. Mr. Jeffrey Dexter, Wolfpack Alliance, LLC, was present via ZOOM. He stated it was just a format for them to do business and move forward with what they are doing and trying to enhance Chipley in the future. Mrs. Donjuan stated the Council has leased spaces to them for the food trucks. Mr. Dexter stated the variance would make it easier to get a liquor

license. Mrs. Tanner gave some background information, the council was made aware from the beginning about alcohol being involved, they approved the lease of six (6) parking spaces in the parking lot for the food trucks. Wolfpack did believe that they would have food sales, but once our attorney looked at it, she determined a variance would be needed. They were notified of what they needed to do moving forward, which is what brought us here today. Mrs. Donjuan said an entertainment district has been established downtown where liquor can be sold and if you don't grant the variance there is no growth. Mr. Kent stated he was concerned about the churches in the area. He wasn't sure if they received their letter, and it was hard for him to think about even though they are not here. Kathy Storlie, was present via ZOOM. She stated that 1901 on Main is a new wine bar which is also within the same area and isn't sure how they can get a liquor license and she can't. Mrs. Donjuan stated they are a distillery and restaurant so they do not need a variance. Mrs. Storlie stated they would function like a restaurant but the food would be outside with the food trucks which are very family friendly. Mrs. Tanner stated there is a required cup which would be no different for this establishment. This is in the Entertainment District in which alcohol is allowed to be served downtown. Mr. Dexter stated we want to be respectable of the church and community. We could do pizza or something inside which will be the same thing. Mrs. Tanner clarified if they were a distillery or a restaurant they would be able to come in and sell alcohol and the only difference is they are not categorized as either. The revenue from the food will be coming from an outside source. If they came back to ask to sell food and as long as 51% or more was sold, they would be able to sell alcohol. Jeff Lenz, citizen, stated there are no certain guidelines as to how many trucks and what hours they will be there. If the food trucks are not there it's just a bar. Mr. Dexter stated they asked for the parking spots for permanent food trucks. Mrs. Tanner stated when the City Council approved this, it was for an establishment with food trucks, so they have to have food trucks. Discussion ensued.

A motion was made by Mr. Ridley and Mr. Morris passed the gavel to Mrs. Owens and seconded to approve the Variance and Amended Development Order at 684 7th Street for Wolfpack Alliance, LLC. The motion passed with two (2) ayes and one (1) naye. Mrs. Owens abstained due to the property owner being a client.

F. Other Business.

G. Adjourn. The meeting was adjourned at 3:36 p.m.

Presented by: _____
Sherry Snell
City Clerk

Mr. Thomas Lancaster
Chairman