

CITY OF CHIPLEY

STAFF REPORT

SUBJECT: Request for a Land Use Change and Development Order – John and Leigh Whittington
– 1370 Jackson Avenue

MEETING DATE

Tuesday, July 14, 2026

PREPARED BY

Tamara Donjuan, Planning & Zoning Officer

SUMMARY

John and Leigh Whittington are requesting a land use change and development order for the proposed Harvest Homeschool Hub, LLC. This property is zoned Commercial and is within the Corridor Development District (CDD) overlay, which requires review and approval by the Planning and Zoning Commission and the City Council. The property is located at 1370 Jackson Avenue (Parcel ID:00000000-00-2218-0004), consisting of approximately 2.7 acres.

The development has met all standards for uses allowed, density and intensity, and design standards for Chapter 44 – Zoning, ARTICLE VI – District Regulations, Section 44-163- Corridor development district (CDD). The CDD shall consist of where the majority of commercial development has occurred in the past, and where such uses are planned to occur in the future. The purpose of the CDD is to provide higher standards for redevelopment of deteriorating and/or unattractive structures and signs. The purpose also includes providing more stringent standards for new development so that such development aesthetically blends with the small city character of Chipley.

The property was formerly used as a residential home, and the applicant is requesting a land use change to commercial use to be able to operate the proposed development as a homeschool for 15 to 20 students in grades K through 8. The project will also involve several site improvements, including renovations to the existing building, installation of a fire protection system, additional parking, and new signage.

Chief Aycock has reviewed and approved the fire protection plans, including fire flow requirements.

Stormwater will not be added. A signed and sealed letter has been provided for an exemption under Chipley's City Code of Ordinance Chapter 14 – Environment and Natural Resources, Article VIII - Stormwater Management, Section 14-188 – Exemptions. (6) Any new development, alteration, or improvement of existing structures that does not increase the peak discharge rate or the volume of runoff, or deposit additional pollution materials beyond the boundaries of the development.

The proposed development for a new homeschool will benefit the local community by reducing educational isolation, alleviating public school overcrowding, and fostering localized economic growth.

According to Fema's National Flood Hazard Layer (NFHL) data maps approximately 100% of the structure is in Flood Zone "X", which is an area of minimal flood hazard.

The Planning & Zoning met on Thursday, June 18, 2026, at 3:00 p.m. and approved the recommendation by vote (4) to zero (0).

RECOMMENDATION

City Staff recommends approval for the land use change, development order for redevelopment including signage.

ATTACHMENTS

1. Development Packet