

CITY OF CHIPLEY

STAFF REPORT

SUBJECT: Small-Scale Amendment – 1218 Campbellton Avenue – Debra McGhee-Davis

MEETING DATE

Thursday, February 22, 2024

PREPARED BY

Tamara Donjuan, Planning & Zoning Officer

SUMMARY

Applicant Debra McGhee-Davis request for a Small-Scale Amendment. Per City of Ordinance Chapter 44, Zoning, Article XII- Amendment approval through Planning and Zoning and City Council is a requirement. The location for the small-scale amendment is at 1218 Campbellton Avenue. The applicant would like to develop multi-family housing on the property.

The property is located at 1218 Campbelltown Avenue, parcel 00000000-00-2698-0001, .417 acreage is currently low density residential. Approval of the Small-Scale Future Land Use Map Amendment would change the property to high density residential which would allow development for all types of residential development to include multi-family residential structures to the property. The proposed amendment is consistent to the area with no substantial changes to the district. If approved, it would increase housing for the area that would allow growth for our community.

Signage posted to the property on January 11, 2024, provided public notice of the hearing satisfactory to the 30 days required. Public notices were certified to thirty-seven (37) property owners within five hundred (500) feet of said property. Thirty (30) letters were claimed, eighteen (18) responses, one (1) blank, four (4) opposed and thirteen (13) in favor of the Land Use Change from LOW DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL.

City Council will review the proposed request On March 12, 2024, at 6:00 pm.

RECOMMENDATION

An increase in housing for the City of Chipley is needed. Mixed residential land uses surround the property to include low-density and medium density. City Staff recommends approval of the Small-Scale Future Land Use Map Amendment for Debra McGhee-Davis for property located at 1218 Campbellton Avenue, parcel 00000000-00-2698-0001 from residential low-density to residential high-density to create additional housing to the area.

ATTACHMENTS

1. Application, ownership documents and receipt.
2. Picture of signage posted.
3. Label list and letter mailed to owners within 500 feet.
4. Aerial Map
5. Current FLUM
6. NFWMD Report
7. Civil plans for possible development.