

**PLANNING & ZONING COMMISSION
MEETING**

February 22, 2024

3:00 p.m.

Members Present:

Mr. Tom Lancaster, Chairman
Mrs. Wanda Owens, Board Member
Mr. David Ridley, Board Member

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

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. Lancaster 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. Ridley and seconded by Mr. Kent to approve the agenda as presented. The motion passed unanimously.**
- D. Presentation and Approval of Minutes.**
1. January 23, 2024 (Form 8b – Voting Conflict attached)
- A motion was made by Mrs. Owens and seconded by Mr. Morris to approve the minutes as presented. The motion passed unanimously.**
- E. Agenda Item.**
- 1) Request for Small-Scale Amendment – 1218 Campbellton Avenue – Debra McGhee-Davis.**
- Mrs. Donjuan stated this was for a small-scale amendment to change the property from low density residential to high density residential for the development of multi-family housing. 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. 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. She stated it was a duplex in the packet but there could be other options. Mr. Kent asked what other options were there. Mrs. Donjuan stated it was a duplex in the packet but they could do more like a triplex. Mr. Morris asked what they are proposing to put on the parcel. Mrs. Debra McGhee-Davis stated either a duplex or fourplex but that depends on affordability. Mrs. Donjuan added that this was a prior code enforcement case but the lot was cleaned and the church was demolished. Mr. Morris asked how many families would it house. Mrs. McGhee stated two or four. Mr. Morris stated he was concerned about parking. Mrs. Donjuan stated setbacks and parking requirements would have to be met.

Megan Pannell, 1222 Campbellton Avenue, stated her property is paid off and her children are homeschooled. She added that she is concerned about a high presence of drug activity in the area and that there is only 88' between her property and next door. She stated she does not want this development to decrease the value of her home. Mr. Lancaster stated she should call the police department and/or the sheriff's office and ask them to step up patrols in the area.

Bruce McLeod, 717 Glenwood Avenue, stated his property is also paid off and one reason he bought it is because it was secluded. He had hoped for a nice quiet church next door. He doesn't want high density residential next to him. He stated he had to put up a fence to keep the neighbor's dogs off his property. He added that he had invested \$200,000 fixing up his property and does not want the property value to decrease.

Katrina Jackson, Anderson Street, stated she lives in the complex across the street from the property and was concerned about a friend's property decreasing in value.

Mrs. Owens stated she didn't see how the values would decrease, it will look better. She asked Mrs. McGhee if she would be the property manager who would make tenants follow the rules. Mrs. McGhee stated yes she would be. She added that they have other properties and do quarterly inspections.

Mrs. Jackson asked if the lot would be big enough to build on. Mrs. Owens stated they will have to follow city code and meet setbacks. Mr. Lancaster stated whatever goes in will have to comply with the rules. Mr. Kent added that it's not the building that attracts the crime, it's who you rent it to. Mrs. McGhee stated she would do background checks on tenants. Discussion ensued.

A motion was made by Mrs. Owens and seconded by Mr. Ridley to approve the Request for Small-Scale Amendment at 1218 Campbellton Avenue for Debra McGhee-Davis. The motion passed unanimously.

2) Request for Development Order – 1680 Main Street – Waffle House, Inc.

Mrs. Donjuan stated this is located in the Corridor Development District and is for a development order to add electric vehicle charging stations to the existing parking lot at Waffle House. Paul Morrison, PxT Infrastructure Solutions, LLC, stated this will have two chargers with a total of four stalls that Florida requires to be 12 feet wide. He added that this was a state funded program and they were doing multiple locations in Florida. Ms. McCall asked about the tree located at the site. Mr. Morrison stated the tree would remain.

A motion was made by Mr. Morris and seconded by Mrs. Owens to approve the Development Order at 1680 Main Street for Waffle House, Inc. The motion passed unanimously.

F. Other Business.

G. Adjourn. The meeting was adjourned at 3:31 p.m.

Presented by: _____
Sherry Snell
City Clerk

Mr. Thomas Lancaster
Chairman