

CITY OF CHIPLEY

STAFF REPORT

SUBJECT: Request for Development Order and Certificate of Appropriateness for Redevelopment
– 1357 Brickyard Road – Nolin Properties.

MEETING DATE

Thursday September 25, 2025

PREPARED BY

Tamara Donjuan, Planning & Zoning Officer

SUMMARY

Nolin Properties LLC is requesting a Development Order and Certificate of Appropriateness for redeveloping property located on 1357 Brickyard Road, Parcel ID:000000000-00-2218-0013, .359 acres. This property is zoned commercial with an overlay of the Corridor Development District which requires Planning and Zoning Commission and City Council approval.

Nolin Properties LLC is proposing redevelopment to enlarge the existing building an additional 1,400 square feet on the east side of the building.

The proposed project would be removing 1,464 square feet of impervious surface that is already existing on the property and creating a new 1,400 square foot impervious structure that will be an addition to the existing building. This would reduce 64 square feet of impervious surface.

Included in the packet is a signed and sealed letter from an engineer that would waive the requirement for stormwater discharge. This project qualifies for an exemption under Chapter 14, Environment and Natural Resources -Article VIII. – Stormwater Management – Sec. 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 materials used for construction will match the existing structure.

The proposed redevelopment meets 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. The purpose of and intent of the corridor development district is to provide higher standards for redevelopment of deterioration and/or unattractive structures and signs.

According to FEMA National Flood Hazard Layer data maps approximately 100% of the property is in Flood Zone "X", which is an area of minimal flood hazard.

The redevelopment of the property will allow the property to continue to maintain higher standards required for properties located in the corridor development district. It will enhance and aesthetically blend with the community.

The City Council review date is October 14, 2025, at 5:00 pm.

RECOMMENDATION

City Staff recommends approval of the Development Order and Certificate of Appropriateness for the construction of a new 1,400 square foot addition to the current building.

ATTACHMENTS

1. Development Order Packet
2. Letter from Engineer for Stormwater Management
3. FEMA National Flood Hazard Layer