CITY OF CHIPLEY

STAFF REPORT

SUBJECT: Request for a Development Order – Wal-Mart Stores East LP – 1621 Main Street

MEETING DATE	PREPARED BY
Thursday, November 19, 2026	Tamara Donjuan, Planning & Zoning Officer

SUMMARY

Wal-Mart Stores East LP is requesting a development order for proposed expansion and renovations. 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 1621 Main Street, Parcel ID: 00000000-00-2336-0000, 28.46 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.

Development application review is attached and has met all requirements for the city.

New signage for the building and ground sign will be submitted at a later date.

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

The City Council will meet on Tuesday, December 8, 2026, at 5:00 p.m. to review the recommendation.

RECOMMENDATION

City Staff recommends approval for the development order for construction of the expansion and renovations for Walmart.

ATTACHMENTS

1. Development Application Review
2. Development Packet