

**DeFuniak Springs Planning Board
Regular Meeting Minutes
City Council Chambers
February 7, 2022**

Chair Brandy Brown called the meeting to order at 6:00 p.m.

2. Invocation and Pledge of Allegiance

3. Roll Call – Planning Director C. Wallace called roll. The following Planning Board Members were in attendance: Chair Brandy Brown, Graham Campbell-Work, Chris Burgess, Charlie Kelley, Tyrone King, Lakisha Brinson, and Jim Harman. Ex-officio members Mayor Bob Campbell, Jack Kiger, and Michelle Doggett were absent. The following were also in attendance: Planning Director C. Wallace, City Manager Robert Thompson, City Clerk Koby Townsend, and City Attorney Clay Adkinson.

4. Approval of the Planning Board minutes – December 6, 2021

Motion by Board Member Graham Campbell-Work and seconded by Board Member Jim Harman to approve the minutes of December 6, 2021.

VOTE: Brandy Brown, aye; Lakisha Brinson, aye; Graham Campbell-Work, aye; Tyrone King, aye; Chris Burgess, aye; and Jim Harman, aye, Charlie Kelley, aye. 7 – 0. All ayes. Motion carried.

5. New Business

- A. 2022-SSA-01, David Harrison’s request for a FLUM amendment for property located on US 331 S. from LDR, Low-Density Residential to Commercial

Planning Director C. Wallace states that agenda items 5-A & B are requested by the same individual. 5-A is a small-scale amendment and 5-B is a rezoning amendment.

City Attorney C. Adkinson asked if there was anyone present who wished to speak on agenda items 5-A, B, C, or D, if so, they would need to be sworn in. Swore in Planning Director C. Wallace.

Planning Director C. Wallace stated that the requestee approached him in December of 2021 and stated the requestee owns additional properties along Hwy 331.

Motion by Board Member Graham Campbell-Work and seconded by Board Member Lakisha Brinson to recommend approval of the small-scale amendment.

VOTE: Brandy Brown, aye; Lakisha Brinson, aye; Graham Campbell-Work, aye; Tyrone King, aye; Chris Burgess, aye; and Jim Harman, aye, Charlie Kelley, aye. 7 – 0. All ayes. Motion carried.

B. 2022-RZ-02, David Harrison's request to rezone property located on 331 S. from R-1, Single-Family Residential to C-2, Commercial

Motion by Board Member Jim Harman and seconded by Board Member Graham Campbell-Work to recommend approval of the rezoning request.

VOTE: Brandy Brown, aye; Lakisha Brinson, aye; Graham Campbell-Work, aye; Tyrone King, aye; Chris Burgess, aye; and Jim Harman, aye, Charlie Kelley, aye. 7 – 0. All ayes. Motion carried.

C. 2022-SSA-02, Jim Murphy's request for a FLUM amendment for property located on John Baldwin Rd. from LDR, Low-Density Residential to MDR, Medium-Density Residential

Planning Director C. Wallace stated that the property in question was over 7 acres and has access off of John Baldwin Rd near the Pinehurst subdivision. Explained that the requestee is requesting a 60-foot width instead of a 75-foot width.

Chair B. Brown asked if the request would be in line with the Pinehurst subdivision.

Planning Director C. Wallace responded that the character would not be much of a difference and the lot would still be used for single-family homes.

Board Member J. Harman asked if the setbacks would change regardless of the lot size.

Planning Director C. Wallace responded that the setbacks would change from a 30-foot setback to a 25-foot setback with the sides going from a 10-foot to 7-foot side setback.

Board Member J. Harman asked if the neighboring development had any issues with the proposed request.

City Manager R. Thompson stated he lives in the area and has no objection to the proposal.

Board Member G. Campbell-Work asked how many houses are proposed on the property within the R-1 and R-2 zoning.

Planning Director C. Wallace responded that the requestee proposed 28 homes within the R-1 zoning.

Motion by Board Member Jim Harman and seconded by Board Member Chris Burgess to recommend approval of the small-scale amendment.

VOTE: Brandy Brown, aye; Lakisha Brinson, aye; Graham Campbell-Work, aye; Tyrone King, aye; Chris Burgess, aye; and Jim Harman, aye, Charlie Kelley, aye. 7 – 0. All ayes. Motion carried.

- D. 2022-RZ-03, Jim Murphy's request to rezone property located on John Baldwin Rd. from R-1, Single-Family Residential to R-2, Multi-Family Residential.

Motion by Board Member Graham Campbell-Work and seconded by Board Member Charlie Kelley to recommend approval of the rezoning amendment.

VOTE: Brandy Brown, aye; Lakisha Brinson, aye; Graham Campbell-Work, aye; Tyrone King, aye; Chris Burgess, aye; and Jim Harman, aye, Charlie Kelley, aye. 7 – 0. All ayes. Motion carried.

- E. 2022-VAR- 02, The Dyson's request for a ten-foot variance from the front-yard setback and permission to treat Crescent Dr as a side-yard in the R-1, Single-Family Residential district

Planning Director C. Wallace stated that the requestee would like to demolish the home currently on the property and build a new home on the same property with a detached garage in the back. The request is to reduce the front yard setback from 30-feet to 20-feet. To treat all sides of the property as a side yard to make the setback 10-feet rather than 30-feet.

Board Member T. King asked whether or not the requestee could change the position of the home in the blueprints to make it fit the already existing zoning.

Planning Director C. Wallace responded that it would be hard for the home to fit within the current zoning regardless of the position of the home.

Board Member J. Harman stated that having two front yard setbacks was a major inconvenience and needed to be changed.

Motion by Board Member Jim Harman and seconded by Board Member Graham Campbell-Work to recommend approval of the variance request.

VOTE: Brandy Brown, aye; Lakisha Brinson, aye; Graham Campbell-Work, aye; Tyrone King, aye; Chris Burgess, aye; and Jim Harman, aye, Charlie Kelley, aye. 7 – 0. All ayes. Motion carried.

F. Review of a text amendment relative to minimum lot size and setbacks in the R-1 and R-2 Districts

Planning Director C. Wallace explained the text amendment and all of the changes relative to minimum lot size and setbacks in the R-1 and R-2 Districts that would happen if accepted by the Planning Board and then approved by the City Council.

Board Member J. Harman asked about the consideration of stormwater run-off when looking to increase the allowable building size on a lot. Also expressed the need to keep in my fire code and internationally recognized fire standards.

Planning Director C. Wallace responded that there are codes in place to address those concerns.

Chair B. Brown asked if using a percentage for buildout maximum would be better rather than a set amount of space.

Board Member J. Harman added that a maximum build-out limit would be necessary.

Planning Director C. Wallace responded that he would research build-out limits from other municipalities.

Chair B. Brown stated that she would like to see a maximum build amount put into the text amendment.

Motion by Board Member Jim Harman and seconded by Board Member Lakisha Brinson to recommend approval of the text amendment with corrections by Planning Director C. Wallace and the update of a maximum lot build-out.

VOTE: Brandy Brown, aye; Lakisha Brinson, aye; Graham Campbell-Work, aye; Tyrone King, aye; Chris Burgess, aye; and Jim Harman, aye, Charlie Kelley, aye. 7 – 0. All ayes. Motion carried.

6. Planning Director Update

Planning Director C. Wallace reported that south of town there has been a lot of change and dirt-work being performed. There is a developer looking to add an apartment building with the intention to build additional single-family homes. Looks forward to a lot more movement once spring and summer roll around.

7. Citizen Comment

8. Adjournment

Chair B. Brown asked if there was any other business for consideration and hearing none asked for a motion to adjourn.


Motion by Board Member G. Campbell-Work and seconded by Board Member T. King to adjourn. All ayes. Motion carried.

The meeting was adjourned at 6:34 p.m.

ADOPTED this 4th day of April 2022.


Chair B. Brown, Planning Board Chairman

ATTEST:


Koby Townsend, City Clerk
Proper notice having been duly given

