



County Administrator
Allen J. Massey

WASHINGTON COUNTY BOARD OF COUNTY COMMISSIONERS

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COMMISSIONERS

ALAN T BUSH
District One

DAVID PETTIS, JR.
District Two

TRAY HAWKINS
District Three

WESLEY GRIFFIN
District Four

DAVID CORBIN
District Five

FUQUA & MILTON
County Attorneys

Washington County Planning Commission Meeting Agenda

Monday, August 7, 2023, 5 p.m.

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

Planning Commission

District 1 – Roger Hagan

District 2 – Richard Kunde

District 3 – Al Keown, Vice Chairman

District 4 – Cindy Birge

District 5 – Lance Bush

School Board Representative – Kyle Newsom

Member-At-Large – John Gay, Chairman

County Staff

Dawn McDonald, County Planner

Jennifer Enck, Planning Assistant

H. Matthew Fuqua, Esquire, County Attorney

4. Agenda Approval

5. Meeting Minutes Approval

- June 5, 2023

6. Old Business

7. Public Hearings

- A. Major Development Review Application with Variance Request (Deltona Corporation, Southern Pride Food, LLC) – Elkcam Boulevard and Highway 77, in the Sunny Hills Community, Chipley. Request for a commercial development (Dollar General) on three parcels of ±1.77 acres.
- B. Major Development Review Application with Variance Request (James Lovett) – Main Street/SR 77, Chipley. Request for commercial development (GreasePro) on ±27.76 acres.
- C. Small Scale Future Land Use Map Amendment (Seven Summits Capital Partners, LLC) – Crystal Lake Drive, Chipley. Proposed change of a ±38.75-acre parcel from Residential Low to Residential Medium 1 and Neighborhood Commercial.
- D. Small Scale Future Land Use Map Amendment (Oakes) – Greenhead Road, Chipley. Proposed change of a ±45.18-acre parcel from Agriculture/Silviculture to Residential Low.
- E. Subdivision Replat (Vranich) – 763 Ryan Lane, Chipley. Proposed division of a 1.22-acre parcel into two separate parcels (within a legal, recorded subdivision).
- F. Variance Request (Clayton) – Crystal Lake Drive, Chipley. Proposal of three contiguous lots to reduce side setbacks on the internal lot from 7.5 to 0 feet. (The two perimeter lot setbacks would remain at 7.5 feet, per the Residential Low Future Land Use Map category.)

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9. Public Comments

- *Please limit public comments to three minutes.*

10. Planning Commissioner Comments

11. Staff Comments

- 6/15/2023 BOCC Meeting – Britt SSFLUM approved; MT Lots, LLC, Special Exception denied.
- 7/13/2023 BOCC Meeting – Planning Department Fee Schedule approved with changes – to separate application fee from the public noticing fees (letters to property owners within 500 feet, newspaper advertising, signage)
- Development Updates/Future Cases for 9/11/2023 Planning Commission Meeting
 - LDC Update, Holmes Variance Request, Wildstar (3 private host sites)

12. Adjournment

- *Next Planning Commission meeting is scheduled for September 11, 2023.*

A copy of the agenda(s) may be obtained by visiting the Washington County website: www.washingtonfl.com or by calling the Planning Department at (850) 415-5093 at least 48 hours prior to the hearing.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the County at least 48 hours before the meeting by contacting the Human Resources Department at (850) 415-5151. If you are hearing or speech impaired, please contact the County.