

**PLANNING & ZONING COMMISSION
MEETING**

January 23, 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
Ms. Cheryl McCall, Council Liaison

Ms. Sherry Snell, Board Secretary

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. Morris. Mrs. Owens led the pledge to the American Flag.
- C. Approval of Agenda.**
- A motion was made by Mr. Morris and seconded by Mr. Ridley to approve the agenda as presented. The motion passed unanimously.**
- D. Presentation and Approval of Minutes.**
1. November 7, 2023 Updated.
2. December 5, 2023.
- A motion was made by Mr. Morris and seconded by Mr. Kent to approve the minutes as presented. The motion passed unanimously.**
- E. Agenda Item.**
- 1) Request for Development Order and Certificate of Appropriateness – 684 7th Street – Wolfpack Alliance, LLC.**

Mrs. Donjuan stated this was for a development at 687 7th Street. Mr. Steven Storlie, Wolfpack Alliance, LLC, stated this would be a community center with food trucks, a tap house and an indoor/outdoor courtyard. Mr. Kent stated one concern was parking which is difficult now especially on SR 77. He added that we need to prepare for congestion and think about alternatives. Ms. Cheryl McCall stated one area near the Colonial Restaurant was going to become city parking, but people want to park in front of the business they are going to. Mr. Storlie stated that there are currently 180 parking spots in the downtown area and we think people will walk a few blocks. Mr. Kent stated maybe they could work with Capital City to use their parking lot after hours. Mr. Morris asked about the patio brick mason

block wall and the colors. He stated he wanted to make sure it was going to look like the pictures that were presented. Mr. Storlie stated it will be 98% like the picture. Mr. Morris said he did not want it to change and be something totally different. Mr. Storlie stated it will look just like the picture that you see. Ms. McCall asked if they had considered trees for the outdoor area. Mr. Storlie stated they are looking at possible sails and palm trees or other trees for the green space. Discussion ensued.

A motion was made by Mr. Morris and seconded by Mr. Kent to approve the Request for Development Order and Certificate of Appropriateness for Wolfpack Alliance, LLC. The motion passed with four (4) ayes and zero (0) nays. Mrs. Owens abstained from voting due to the property owner being a client.

F. Other Business.

Mr. Kent stated he would like FDOT to think about leaving the traffic light at SR 90 and 2nd Street due to the increase in traffic for the new Dollar General store. Ms. McCall stated it is only blinking now due to the paving not being completed but it will remain a traffic light due to the bus barn location.

G. Adjourn. The meeting was adjourned at 3:19 p.m.

Presented by: _____
Sherry Snell
Board Secretary

Mr. Thomas Lancaster
Chairman