



City of Chipley
Planning & Zoning Commission Meeting
September 25, 2025 at 3:00 PM
City Hall - 1442 Jackson Avenue, Chipley, FL 32428
AGENDA

A. CALL TO ORDER

B. PRAYER AND PLEDGE

C. APPROVAL OF AGENDA

D. CITIZENS REQUEST

The City of Chipley welcomes you to this meeting. This is time set aside for the Citizens of Chipley to address the Planning & Zoning Commission. This is not a question and answer period, it is not a political forum, nor is it a time for personal accusations and derogatory remarks to/or about city personnel. If you would like to address the Planning & Zoning Commission, please raise your hand to speak, state your name and address for the record and limit your comments to no more than three (3) minutes per Florida Statute 286.0114. To ask a question via phone; dial *9 and wait to be recognized/unmuted. If you are attending via webinar, there will be an onscreen option to ask a question during the public comment portion of the meeting. Your participation is welcomed and appreciated

E. AGENDA ITEMS

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

F. OTHER BUSINESS

G. ADJOURN

H. ZOOM

1. ZOOM Information

Any subject on the agenda, regardless of how stated, may be acted upon by the Council. The Council reserves the right to add other items to the agenda. Anyone desiring a verbatim transcript of the meeting must make personal arrangements as the City takes only summary minutes. Persons with disabilities needing special accommodations to participate in this proceeding should contact City Hall at (850) 638-6350, at least 48 prior to the proceedings.

CITY OF CHIPLEY

STAFF REPORT

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

MEETING DATEPREPARED BY

Thursday September 25, 2025Tamara 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

NOTICE OF PUBLIC HEARING

The Planning & Zoning Commission of the City of Chipley, FL will conduct a public hearing at the City Hall Council Chambers located at 1442 Jackson Ave, Chipley, FL and via Zoom, on Thursday, September 25, 2025, at 3:00 p.m. CST. The purpose of this hearing is to review and consider the following request:

1. Request for Development Order and Certificate of Appropriateness – Nolin Properties LLC
- 1357 Brickyard Road, Parcel ID:00000000-00-2218-0013, .359 acres.

You are invited to a Zoom webinar!

When: September 25, 2025 03:00 PM Central Time (US and Canada)

Topic: Planning & Zoning Commission Meeting

Join from PC, Mac, iPad, or Android: <https://us02web.zoom.us/j/82553686750>

Phone one-tap: +13092053325,,82553686750# US +13126266799,,82553686750# US (Chicago)

Join via audio: +1 309 205 3325 US +1 312 626 6799 US (Chicago) +1 646 558 8656 US (New York) +1 646 931 3860 US +1 301 715 8592 US (Washington DC) +1 305 224 1968 US +1 386 347 5053 US +1 507 473 4847 US +1 564 217 2000 US +1 669 444 9171 US +1 669 900 9128 US (San Jose) +1 689 278 1000 US +1 719 359 4580 US +1 253 205 0468 US +1 253 215 8782 US (Tacoma)+1 346 248 7799 US (Houston) +1 360 209 5623 US

Webinar ID: 825 5368 6750

All citizens and interested parties are encouraged to attend the public hearings or via zoom. Any inquiries regarding the public hearings or any person requiring special accommodation due to disability or physical impairment, including speech or hearing impairments, should contact the City Hall at 850-638-6350 at least five (5) business days prior to the hearing.

Tamara Donjuan

Planning and Zoning Officer

City of Chipley Development Order

File No. 1088Fees Paid \$ 100.00Name of Owner: Nolan PropertiesPhone #: 850-209-7159Address: 1351 Beckford Rd, Chipley, FL 32428Name of Developer/Contractor: TBD

Address: _____ Phone #: _____

Type of Development: Addition Parcel Size: .509Location of Development: CommercialLand Use Designation: Commercial Sq. Ft. of Building 1400Site Plan Required? Yes X NoStormwater Permit Required? Yes (No)

City Utilities Needed? Potable Water Waste Water Natural Gas Garbage

Attachments to Order: 1. Cert. of App. 2. Land use3. Engineer letter 4. Flood Report
(exemption)

Date of Planning & Zoning Commission Approval: _____

Date of City Council Approval: _____

Contingencies/Conditions of Approval: _____

The City Council hereby authorizes the development of land within the City of Chipley, Florida, as specified herein. Any development undertaken pursuant to this order shall be in strict conformance with the application for development approval and site plan(s) as approved by the City.

Signature – City Administrator _____

Date _____

Attest _____

Date _____

SEAL

Owner/Developer/Contractor: Nate Nolan

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Section E, Item 1.

Name: NOLIN PROPERTIES, LLC

Address: 1357 BRICKYARD RD

Phone #: 850-209-7153

CHIPLEY FL 32428

Address of property to be improved: 1357 BRICKYARD RD, CHIPLEY FL 32428

List of improvements including materials to be used, paint colors, and other details which will alter the current appearance of the structure or property.

Addition of 28' to existing Red Metal Building.
Red Metal, Sheet Tin, paint white (to match existing)

Note: Include a site plan showing location of proposed construction if the improvement is not on the existing structure.

I (name of applicant) NATHAN G. NOLIN certify that the information submitted truly reflects all improvements which will be made on the property. Should any changes be desired, I will notify the City of Chipley. I acknowledge that penalties can be the result of varying from the plans or description submitted and approved.

Signed: [Signature] Date: 08-15-25

Action: Approved _____ Not Approved _____

Comments: _____

Signature/Title/Authority



City of Chipley

Land Use Compliance Certificate

Fee Amount \$ 40.00



Verification provided for (Owner's Name): Nolin Properties, LLC

Project Site Address: 1357 Backyard Rd, Chipley, FL 32428

Phone Number: 850-209-7153

Contractor Name/Address TBA

Contractor Phone #: _____ Parcel I.D. Number: 00-2218-0013

City of Chipley Future Land Use Designation

Low Density Residential		Neighborhood Commercial	
Medium Density Residential		Historic Commercial	
High Density Residential		Industrial	
Historic		Recreational	
Commercial	<input checked="" type="checkbox"/>	Public/Semi Public/Educational	

Flood Zone: _____ Yes ☒ No Zone Type _____

Asbestos: _____ Yes ☒ No

Scope of work (Please provide details of all work): _____

1400sf expansion

A site inspection has been performed on the above development site within the City of Chipley, Florida. It is hereby verified that all site development standards meet the City's land use, zoning and comprehensive planning requirements.

Nate Nolin Applicant 15 Aug 25 Date

City Official Verifying Compliance Date

Notice to Applicant: This certificate must be presented to the Washington County Building Official and is requisite to issuance of a "Certificate of Occupancy" for your construction project.

KINGDOM COME, LLC

HAL W. GORE, JR., P.E.
632 MAIN ST.
CHIPLEY, FL. 32428

Section E, Item 1.

DATE: May 22, 2024
To: City of Chipley - Planning & Code Enforcement
From: Hal W. Gore, Jr., P.E. – Engineer *HG*
CC: Nolin Properties, LLC (Owner)
Subject: Stormwater Evaluation For 20' x 70' addition to Fitness Building
Address: 1357 Brickyard Rd. / Chipley, Fl. 32428
Parcel #: 00-2218-0013

The above owner requested my services to evaluate the stormwater impacts from a proposed 20' x 70' addition to the East side of the building at the subject business as follows:

Evaluation:

- Additional impervious area created from new addition = 20' x 70' = **1,400 SF (see pic).**
- Additional pervious area created by removing old asphalt and sodding the area on East side, adjacent to SR 77, 20' x 70' = **1,400 SF (See pic)**
- Additional pervious area created by removing old 8' x 8' concrete slab = **64 SF (see pic).**

Conclusion:

- After construction, there will be an additional **64 SF** of pervious area added to the site, and therefore, they should be exempt from stormwater treatment as per rule Sec. 14-188 No. 6 (See attached).

Hal W. Gore, Jr., P.E.
License No. 48105
Phone: 850-658-2045
Email: hgkingdomcome@gmail.com

Hal W. Gore, Jr.
5-22-24

Sec. 14-188. Exemptions.

Requirements for stormwater discharge set out in this Code are waived for the activities listed below:

- (1) Construction of a single-family dwelling unit on a lot or parcel of record, provided that the single-family dwelling unit is not part of a larger common plan of development or sale.
- (2) Construction of one duplex, one triplex, or one quadruplex residential structure, provided that the structure is not part of a larger common plan of development or sale.
- (3) Construction of a storage building, shed, swimming pool or other accessory structure to those in subsection (1) or (2) of this section.
- (4) Performance of maintenance work on existing mosquito control drainage canals for the purpose of public health and welfare; provided, however, that all state guidelines are followed and the proper permits are secured.
- (5) Performance of maintenance work on existing drainage canals, utilities or transportation systems, provided such maintenance work does not alter the purpose, historical utilization and intent of the drainage system as constructed.
- (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.
- (7) Construction of any structure or addition to an existing structure creating 600 square feet or less of new impervious surface total. More than one project may be constructed at different times, but the total exemption cannot exceed the allowable limit.
- (8) Developments which must meet a stricter stormwater management standard mandated by another agency.
- (9) Bona fide agricultural activity, including forestry, provided farming activities are conducted in accordance with the Agriculture BMPs Field Office Technical Guide (1988) published by the Soil Conservation Service, and forestry activities are conducted in accordance with the Silviculture Best Management Practices Manual (1979) published by the state division of forestry.

(Code 1987, § 14.5-103; Ord. No. 696, § 10, 1-6-1992; Ord. No. 770, § 2, 4-8-1997)

Effective BFE:	N/A	Prelim BFE:	N/A
Effective Fld Zone:	X:100%;	Prelim Fld Zone:	Not Available
Effective Fld Zone at Clicked Location :	X	Prelim Fld Zone at Clicked Location :	N/A
Effective FIRM Panel :	12133C0070D	Prelim FIRM Panel :	Not Available
Clicked Location (approximate):	30.76417, -85.54294	Parcel ID :	000000000022180013
Address (approximate):	Granite Trading Company, 1357 Brickyard Rd, Ste 3, Chipley, FL, 32428, USA		

Print

Select a layout

Add custom title

****This printed report opens in a new browser. You may need to enable popups on your browser.**

Effective Flood Map: 7/4/2011



Washington County, FL

IMPORTANT NOTICE

The Property Appraiser makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change. This website is **NOT TO BE USED AS AN OFFICIAL RECORD OR FOR FINANCING PURPOSES, INSURANCE PURPOSES, PROPERTY OWNERSHIP (Deeds are the official record of title), ELIGIBILITY FOR ANY PROGRAM, AND/OR ADDRESS VERIFICATION.** If you need address verification, please contact the E-911 Addressing Coordinator at (850) 638-6325.

Maps have been compiled from the most authentic information available and is to be used for assessment purposes only. Washington County Property Appraiser's Office assumes **NO** responsibility for the errors and/or omission contained herein. **THIS MAP IS NOT A SURVEY**

Parcel Summary

Parcel ID	00000000-00-2218-0013
Location Address	1357 BRICKYARD RD CHIPLEY 32428
Brief Tax Description	9 4 13 .359 ORB 1177 P 480 PARCEL DESC IN ORB 1177 P 480 (Note: Not to be used on legal documents.)
Property Use Code	MED SUPPLY (1902)
Sec/Twp/Rng	9-4-13
Tax District	Chipley (2)
Millage Rate	20.4678
Acreage	0.359
Homestead	N

[View Map](#)

*The Property Use code is a Department of Revenue code. For zoning information please contact the Planning and Zoning department at 850-415-5093.

Owner Information

Primary Owner
[NOLIN PROPERTIES LLC](#)
PO BOX 876
GRACEVILLE, FL 32440

Valuation

	2024 Final Values
Building Value	\$164,267
Extra Features Value	\$28,730
Land Value	\$31,805
Land Agricultural Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$224,802
Assessed Value	\$224,802
Exempt Value	\$0
Taxable Value	\$224,802
Save Our Homes or AGI Amount	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
001000 - COMMERCIAL	99.39	FF	0	0

Building Information

Type STORE
 Total Area 7,268
 Heated Area 4,200
 Exterior Walls C BLK STUC; MOD METAL
 Roof Cover ENAMEL MTL
 Interior Walls PLY/PANEL
 Frame Type STL STUDS
 Floor Cover CONCRETE; CARPET

Heat FORCED AIR DUCTED
 Air Conditioning CENTRAL
 Bathrooms 0
 Bedrooms 0
 Stories
 Actual Year Built 1981

Extra Features

Code	Description	Length x Width	Units
1851	ASPHALT PAVING COMM	0 x 0 x	17,420
1857	CONCRETE PAVING COM	100 x 20 x	2,000

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Vacant/Improved	Grantor	Grantee
Y	5/13/2020	\$300,000	WD	1177/0480	Improved	YATES CHARLOTTE	NOLIN PROPERTIES LLC
Y	1/28/2020	\$100	CT	1168/0494	Improved	CLERK OF COURT	YATES CHARLOTTE
Y	12/22/2010	\$935,000	WD	0872/0394	Improved	YATES CHARLOTTE	HORIZON HEALTH CARE SVCS INC
N	2/18/2002	\$100	WD	0434/0110	Improved	HORIZON HEALTH CARE	YATES WILLIAM E REV TRUST
N	9/1/1989	\$115,000	00	0244/0343	Improved		

Tax Collector Site

[Click here to view the Tax Collector website.](#)

Generate Owner List by Radius

Distance:

100

Feet

Use Address From:

☒ Owner ☐ Property

Select export file format:

Address labels (5160)

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

Download

☒ Show All Owners

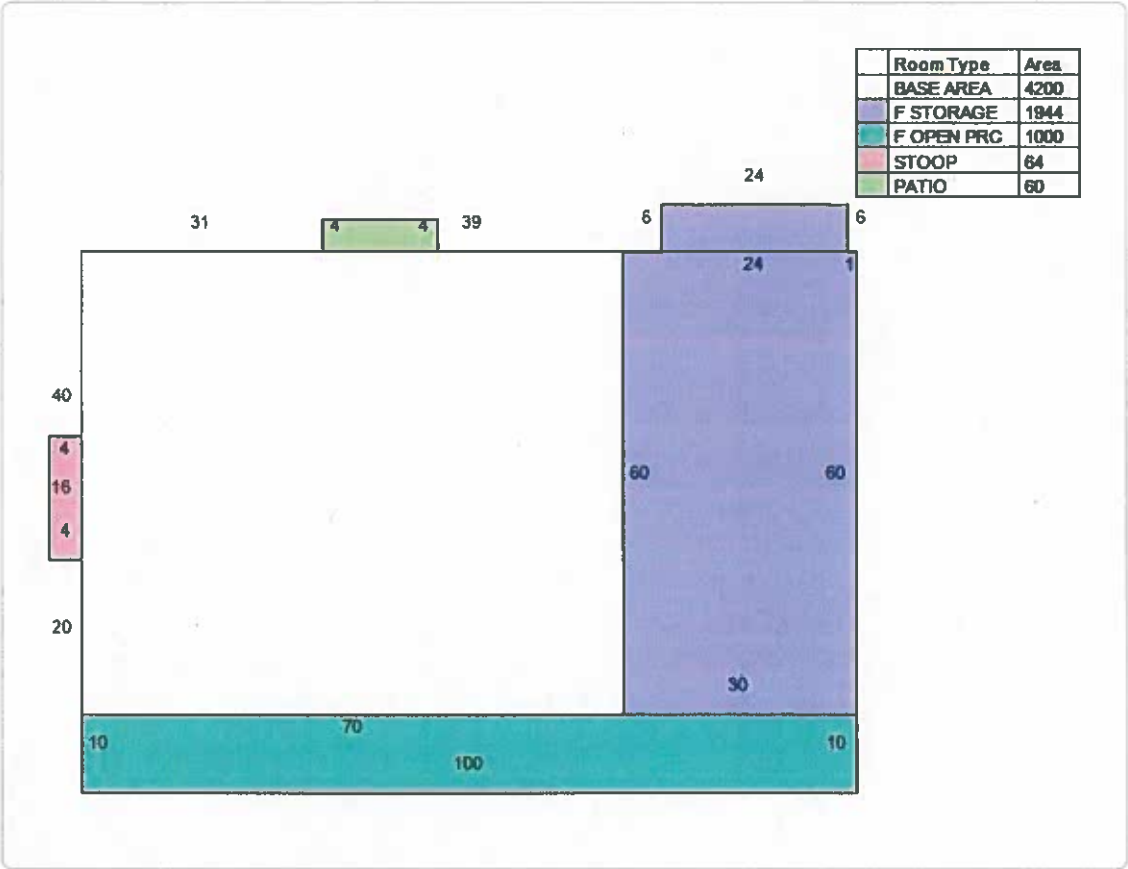
☐ Show Parcel ID on Label

Skip Labels

0

Sketches

Section E, Item1.



Map



Washington County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

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Last Data Upload: 5/22/2025, 10:36:28 AM

Contact Us

Developed by
SCHNEIDER
GEO SPATIAL

Add/Change/Void Cash Receipt CD1277326

 Print
Receipt


 Void
Receipt


 Close
Receipt


 UBS


 STS

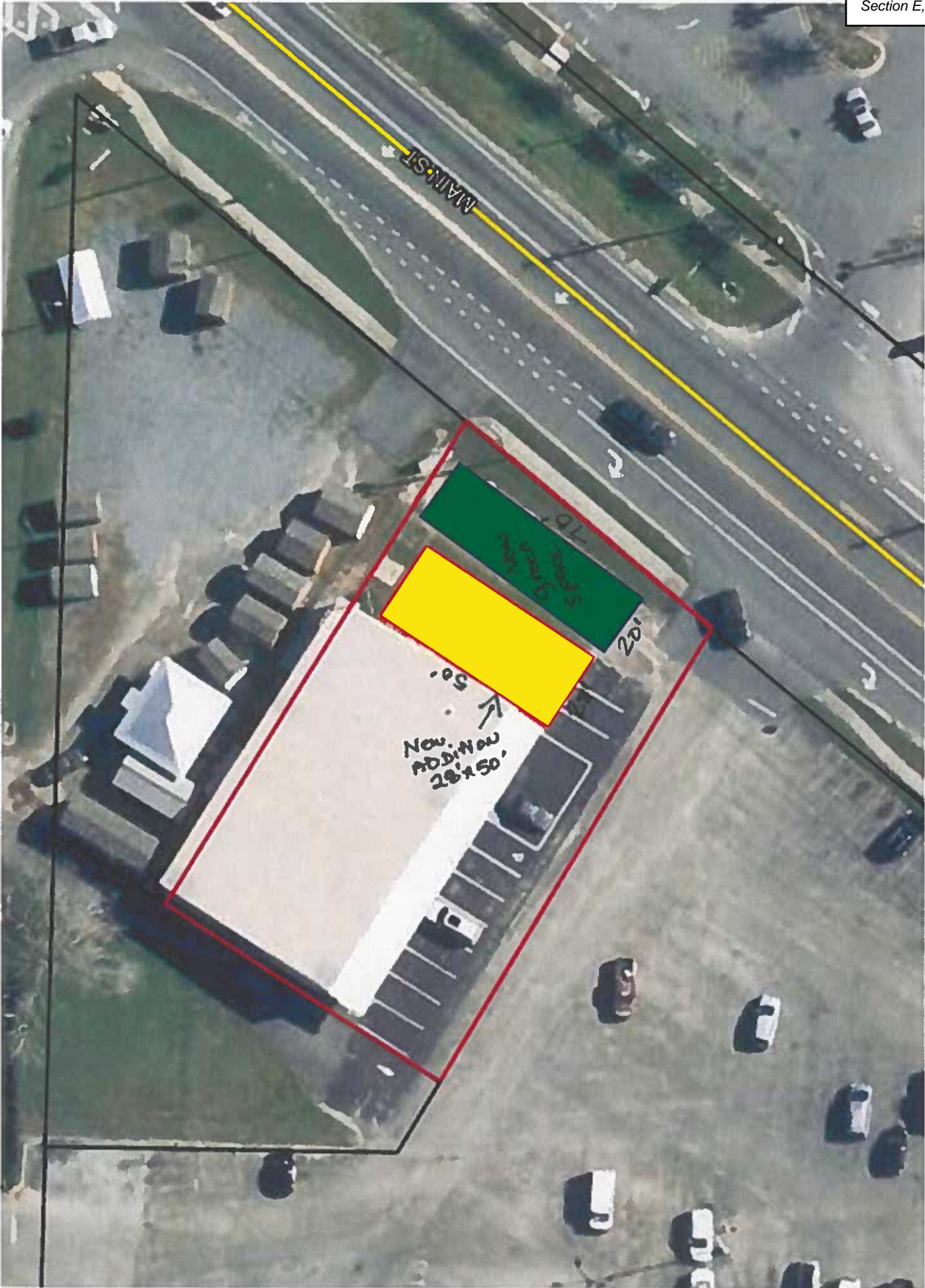

 FMS
Money Received
 Add Money To Receipt

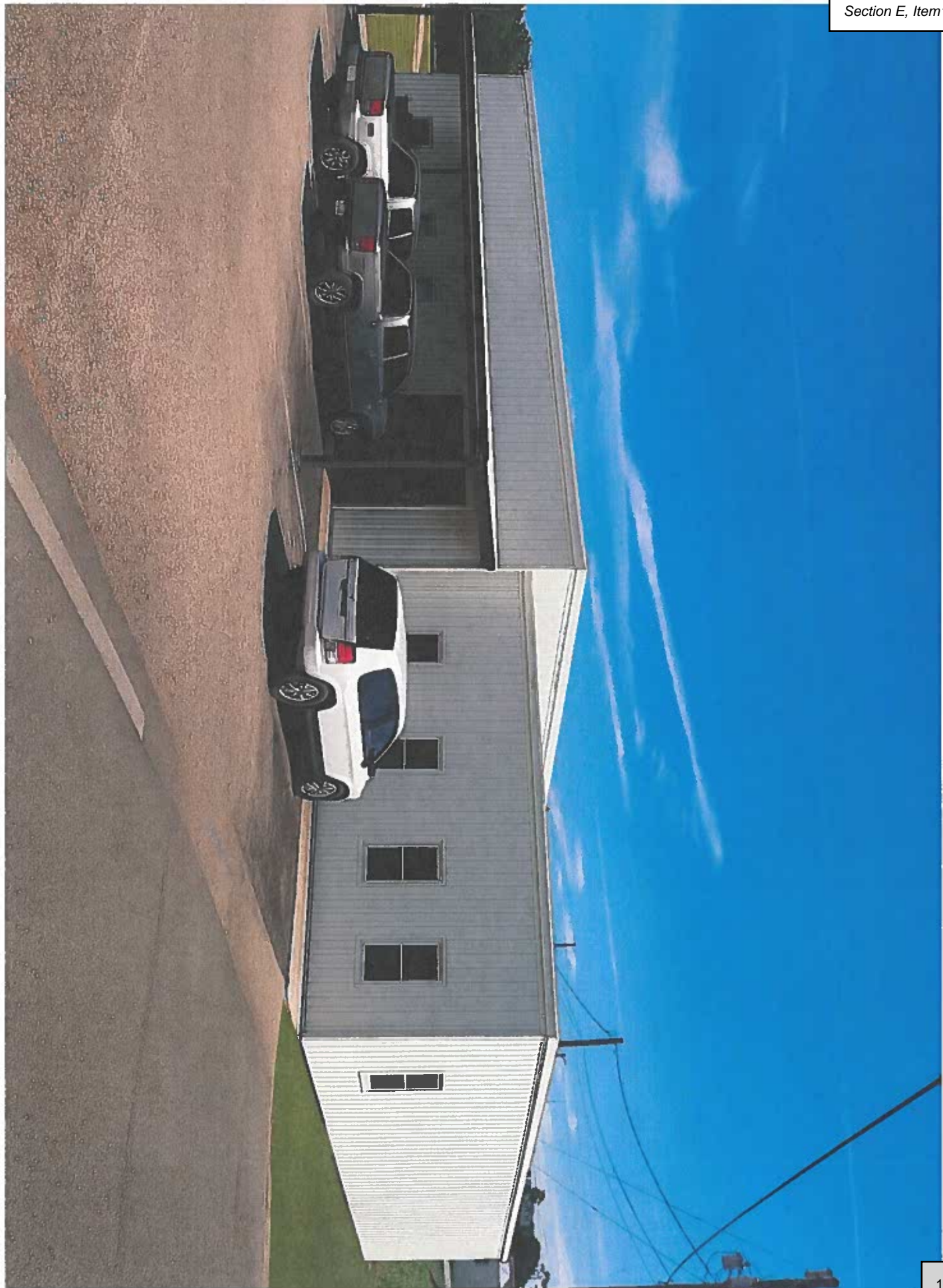
	Amount	Type	Payment Info
	100.00	CK	1176

Distributions
 Add Distribution

	Type	Amount	Apply To	Description	For	Discount Pen Forgive
	FMSD	100.00	DIST CD: 2550	PLANNING & ZONING FEES		0.00

Operator Code: JANET**Receipt Code:** CD1277326**Receipt Date:** 08/13/25☐ **Voided****Distributions:** 100.00**Money:** 100.00**Change Due:** 0.00 **From:** NEIGHBORHOOD FITNESS, LLC**Email Address:****Destination Phone:**





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Join via audio:

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+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 9128 US (San Jose)

+1 689 278 1000 US

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