

The Board of Adjustment met in regular session in the Franklin County Courthouse annex on Wednesday, May 4, 2005, at 9:00 a.m.

PRESENT:	Vance Millender	Chairman
	Billy Granger	Vice Chairman
	Bonnie Segree	Member
	Bryant Hand, Sr.	Member
	Richard Harper	Member
	Joe Hambrose	Alt Member
ABSENT:	Susan Howze	Alt Member

The meeting was called to order by Chairman Millender, who thereafter presided. On motion by Member Harper, seconded by Member Granger, and by unanimous vote of the Board present, it was agreed to approve the minutes of the meetings held April 6, 2005 and April 11, 2005, as mailed.

Regarding consideration of a request for a variance to construct a commercial building five feet into the west side lot line on property described as Lots 26 and 27, Block 3, Unit 1 East, St. George Island, Franklin County, Florida, as requested by Melvin D. McKinney, Mr. Curenton presented a site plan and explained that Mr. McKinney received a variance of five feet into the east side lot line in March, he has since revised his site plan and needs a variance into the west side lot line also. On motion by Member Granger, seconded by Member Segree, and by unanimous vote of the Board present, it was agreed to recommend to the Board of County Commissioners that they approve this variance request.

Concerning consideration of a request for a Special Exception to consider allowing a hotel/motel of high impact (more than 50 units) on a parcel lying north of Highway 98 in Sections 31 and 32, Township 8 South, Range 6 West, Eastpoint, Franklin County, Florida as requested by Garlick Environmental Associates, Inc., agent for Eastpoint Landings, LLC. Mr. Curenton told this Board that the Board of County Commissioners has adopted a definition for hotel/motel resorts and this is what the applicant is going to build. The property is currently zoned C-4 Mixed Use Residential

and hotels/motels are principal uses in this district. The applicant has received approval for the first phase of 49 units; however, the entire project is approximately 180 units on 11 acres which requires this Special Exception. He went on to say that the Planning and Zoning Commission recommends approval of this project. Dan Garlick, agent for the applicant, showed the members a site plan which indicates traffic flow, parking and building location. There was some discussion concerning a turn lane off of Highway 98 into the project. Mr. Curenton reported that he has received no comments concerning this project. Member Segree stated that she has talked with several people in Eastpoint and they all support this project. On motion by Member Granger, seconded by Member Segree and by unanimous vote of the Board members voting, it was agreed to recommend to the Board of County Commissioners that they approve this Special Exception. Chairman Millender abstained from voting.

Regarding consideration of a request for a variance to move an existing dwelling five feet into the side setback line and five feet into the front setback line off of 1<sup>st</sup> Street on property described as a .127 acre parcel lying in Section 31, Township 8 South, Range 6 West, also described as a portion of Lots 23 and 24 of an unrecorded plat in Eastpoint, Franklin County, Florida, as requested by Albert J. Christie, agent for Coble Griffith, owner. Mr. Curenton explained that the applicant wants to move an existing house on to this lot, but because of the lot configuration and the house dimensions, variances will be needed. Mr. Christie appeared before the Board and presented letters from the adjacent property owners who offered no objections to this request. On motion by Member Segree, seconded by Member Granger, and by unanimous vote of the Board present, it was agreed to recommend to the Board of County Commissioners that they approve this variance request.

Concerning consideration of a request for a variance to construct a single family dwelling five feet into the front setback line and 16 feet into the Critical Habitat Zone on property described as Bayside Lot 23, Alligator Point Subdivision, Alligator Point, Franklin County, Florida, as requested by Garlick Environmental Associates, Inc., agent

for Raymond Hurst, owner. Mr. Curenton told the Board that at the last meeting, this board had recommended denial of a proposal which would locate the house 20 feet into the front setback line and five feet into the Critical Habitat Zone. The applicant asked that this request be withdrawn and reapplied for variances which are being considered today. There was much discussion concerning this project. Member Harper stated he felt there are lots which may be lots of record that simply do not have adequate space to build on. Mr. Garlick told the Board that this applicant has demonstrated those critical elements that would qualify this lot for a variance such as the lot being a "lot of record", a valid septic system permit and the footprint of the house is less than 1,000 square feet.

Mr. Rennie Bickerstaff spoke in opposition to this request stating that he felt the property was not large enough to support a house. After much debate, Mr. Curenton recommended that the Board approve the variance as presented at the last meeting which would allow the house to be built five feet from the front property line on Alligator Drive and five feet into the Critical Habitat Zone, after discussion, Member Harper made a motion to deny this request, this motion was seconded by Member Granger, but failed for lack of a majority vote:

YEA: Member Harper  
Member Granger

NAY: Chairman Millender  
Member Hand  
Member Segree

On motion by Member Hand, seconded by Member Segree, and by the following vote of the Board present, it was agreed to recommend to the Board of County Commissioners that they approve the variance request as presented today which would allow the house to encroach five feet into the front setback line off of Alligator Drive and 16 feet into the Critical Habitat Zone as well as a rock revetment within the Critical Habitat Zone on property described as Bayside Lot 23, Alligator Point Subdivision, Alligator Point.

YEA: Member Hand  
Chairman Millender  
Member Segree

NAY: Member Harper  
Member Granger

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Regarding consideration of a request for a variance to construct a rock revetment within the Critical Habitat Zone on property described as Lot 13, Bay Cove Village, St. George Island, Franklin County, Florida, as requested by Garlick Environmental Associates, Inc., agent for Katie Pearson, owner. Mr. Curenton told the Board that the St. George Island Development Order prohibits structures that harden the shoreline, therefore; the applicant has asked to move this structure inland about five feet. He went on to say that there is evidence of erosion in this area. The Board discussed the fact that the DO has the prohibition against these types of structures and made the following motion: Member Granger made a motion to deny this request, seconded by Member Hand; however, no vote was taken as the applicant withdrew his request.

Member Harper asked that the Board address a policy which discourages applicants from withdrawing requests at the last minute while a motion is on the floor. It was agreed by the Board to discuss this policy matter at the next regular meeting.

There being no further business to discuss, it was agreed to adjourn at 10:15 a.m.

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Vance Millender, Chairman

Attest:

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Mark Curenton, Assistant Planner