

The Franklin County Planning and Zoning Commission met in session on Tuesday, May 9, 2006, at 6:30 p.m. in the Franklin County Courthouse Annex.

PRESENT:	Mary Lou Short	Chairman
	Tony Millender	Vice Chairman
	William Laine	Member
	John Murphy	Member
	Steve Davis	Member
	Gayle Dodds	Member
	Larry Perryman	Member
	Joseph Parrish	Member
	Arnold Tolliver	Alternate Member

ABSENT: **Roy McLeod** **Alternate Member**

The meeting was called to order by Chairman Short at 6:30 p.m. on Tuesday, May 9, 2006, who thereafter presided.

1- **Approval of the minutes of the meeting held March 14, 2006, as mailed.**

On motion by Member Dodds, seconded by Member Millender and by unanimous Vote of the commission present, it was agreed to approve the minutes of the meeting held March 14, 2006, as mailed.

2- **Review of the Monthly Building Report for April, 2006.**

In review of the Monthly Building Report for April 2006, Mr. Pierce stated that the Month of April is up from January and February, but still going slow.

RE-ZONINGS & SMALL SCALE LAND USE CHANGES:

3- **Consideration of a request to re-zone a 10 acre tract from I-1 Industrial to R-1 Single Family Residential and a Small Scale Land Use Change from Industrial to Residential on property lying in Section 13, Township 7 South, Range 5 West, Carrabelle, Franklin County, Florida. Request submitted by Jeanne Bonds Dail, applicant.**

In much discussion of this item, Mr. Pierce stated that this parcel is already adjoining residential properties. Mr. Pierce went on to say that this property is part of the Industrial Park at the Buckeye Plant on Mill Road. Ms. Jeanne Bonds Dail, owner of the property stated that there were a total of 36 acres that she owns that is currently Industrial and would like to re-zone these 10 acres to join with another client to create a 20 lot subdivision. Ms. Dail stated that she has tried over and over to sale the property as Industrial but no one is interested in the site due to the residential properties surrounding it and the fact that it is miles out from highway 98 so at this time it is useless as Industrial. Mr. Pierce along with other members of the commission stated that there have been a number of complaints about the traffic and the odors coming from this site in the past. Member Millender stated that once this land is re-zoned to Single Family it would be very

hard to turn it back into Industrial. Mr. Pierce stated that there are limited areas used for Industrial sites there is an Industrial site in Eastpoint that is being utilized fully and about 30 to 40 acres of Industrial around the Carrabelle Airport and some around the Apalachicola Airport.

On motion by Member Laine, seconded by Member Perryman and by the unanimous vote of the commission present, it was agreed to recommend this item to the Board of County Commissioners for approval.

- 4- Consideration of a request to re-zone a 2.75 acre parcel from I-1 Industrial to R-1 Single Family Residential and a Small Scale Land Use Change from Industrial to Residential on property lying in Section 13, Township 7 South, Range 5 West, Carrabelle, Franklin County, Florida. Request submitted by Coastline Properties of North Florida LLC, applicant.

On motion by Member Dodds, seconded by Member Millender and by unanimous vote of the commission present, it was agreed to recommend this item to the Board of County Commissioners for approval.

- 5- Consideration of a request to re-zone Lots 28 and 29, Block 105, David Brown Estates, 32 Jefferson Street, Eastpoint, Franklin County, Florida from R-4 Single Family Home Industry to C-4 Mixed Use Residential and a Small Scale Land Use Change from Single Family Home Industry to Commercial. Request submitted by Wayne and Debra Braswell, applicant.

There being little discussion of this item, Mr. Pierce stated that this property was in fact surrounded by C-4 Mixed Use Residential. Mr. Braswell stated he would like to open a doughnut shop when he retires.

On motion by Member Millender, seconded by Member Dodds, and by unanimous vote of the commission present, it was agreed to recommend this item to the Board of County Commissioners for approval.

- 6- Consideration of a request to re-zone a 5 acre parcel from A-2 Forestry Agricultural to R-1 Single Family Residential and a Small Scale Land Use Change from Agricultural to Residential on property lying in Section 11, Township 7 South, Range 5 West, Carrabelle, Franklin County, Florida. Request submitted by Bobby Cresap, applicant.

In much discussion of this item, Mr. Pierce stated that Mr. Cresap had taken lot 15 off the plat due to the property being mostly inaccessible because of the wetlands. Chairman Short questioned the 11.5 acres of common area and asked what the county could do to ensure that this property would never be filled and subdivided in the future. Mr. Pierce stated that this property would be deeded to the Home Owners Association and that the county does not enforce covenants or private deed restrictions. Member Davis questioned the 100 foot of extra property along White Way and what would that space be utilized for. Mr. Cresap stated that it would be used for a common drainfield.

On motion by Member Dodds, seconded by Member Davis and by the following vote, it was agreed to recommend this item to the Board of County Commissioners for approval contingent upon a deed restriction being placed on the common area consisting of 11.5 acres enforced by Franklin County.

YEAS:	Member Dodds	NAYS:	Member Murphy
	Member Davis		Member Laine
	Member Parrish		Member Perryman
	Member Millender		
	Chairman Short		
	Alternate Tolliver		

- 7- Consideration of a request to re-zone a 6.76 acre parcel from A-2 Forestry Agriculture to R-1 Single Family Residential and a Small Scale Land Use Change from Agricultural to Residential on property lying in Section 28, Township 6 South, Range 2 West, St. Teresa, Franklin County, Florida. Request submitted by Dennett Rainey, applicant.

On motion by Member Millender, seconded by Member Dodds and by unanimous vote of the commission present, it was agreed to recommend this item to the Board of County Commissioners for approval.

- 8- Consideration of a request to re-zone a 7.74 acre parcel from R-6 Rural Residential to R-2 Single Family Mobile Home and a Small Scale Land Use Change from Rural Residential to Single Family Mobile Home on property lying in Section 23, Township 6 South, Range 8 West, North of Eastpoint, Franklin County, Florida. Request submitted by Sabrina Hicks, applicant.

No one present to present this item, so this item was tabled.

- 9- Consideration of a request to re-zone a 7 acre parcel from A-2 Forestry Agricultural to I-1 Industrial and a Small Scale Land Use Change from Agricultural to Industrial on property lying in Sections 9 & 16, Township 7 South, Range 4 West, Carrabelle, Franklin County, Florida. Request submitted by Billy Buzzett, agent for the St. Joe Company, applicant.

Member Millender stepped down.

In brief discussion of this item, Mr. Pierce stated that there is enough uplands to construct a industrial endeavor. This land adjoins the State Prison.

On motion by Member Dodds, seconded by Member Laine and by unanimous vote of the commission present, it was agreed to recommend this item to the Board of County Commissioners for approval.

- 10- Consideration of a request to re-zone a 4.88 acre parcel from Z-1 Public Facilities to C-2 Commercial Business and a Small Scale Land Use Change from Public Facilities to Commercial on property lying in Section 36, Township 8 South, Range 7 West, Eastpoint, Franklin County, Florida. Request submitted by C.W. (Randy) Randolph, M.D., applicant.

Item # 10 was withdrawn by applicant.

- 11- Consideration of a request to re-zone a 6 acre parcel from R-6 Rural Residential to R-1 Single Family Residential and a Small Scale Land Use Change from Rural Residential to Single Family on property lying in Section 18, Township 8 South, Range 5 West, Eastpoint, Franklin County, Florida. Request submitted by Coastal View Development, LLC, (Milton Hancock- St. George's Bluff), applicant.

On motion by Member Dodds, seconded by Member Millender and by unanimous vote of the commission present, it was agreed to recommend this item to the Board of County Commissioners for approval.

SKETCH PLAT APPLICATIONS:

- 12- Consideration of a request for Sketch Plat approval of a 20 lot subdivision named "Cypress Flats" a 10 acre parcel lying in Section 27, Township 8 South, Range 8 West, Apalachicola, Franklin County, Florida and a request for re-zoning from R-1 Single Family Residential to R-1A Single Family Subdivision. Request submitted by Carroll and Associates, Inc, applicant.

There being much discussion of this item, Mr. Pierce stated that this project would consist of re-zoning the 10 acres from R-1 Single Family Residential to R-1A Single Family Residential Subdivision which would allow for 3 units per acre and at the request of the applicant, is only requesting 2 units per acre. Mr. Pierce stated that water and sewer is available to the property. Mr. Carroll stated that there would be a ten foot buffer surrounding the adjoining property and a 20 foot buffer around the church and decreased the entries from four to only two. There were many concerned neighbors in the audience voicing their concerns and opposing this project. Stacy Kirvin, Bert Davis, Lloyd Alford, Jimmy Gander and Phil Dunaway stated that they would like to keep the density to one unit per acre. The neighbors also stated that this project would cause more runoff onto their properties and wouldn't want to create more problems than already exist from other adjoining subdivisions that are also one unit per acre.

On motion by Member Parrish, seconded by Member Davis and by unanimous vote of the commission present, it was agreed to deny this item.

- 13- Consideration of a request for Sketch Plat and a Special Exception to Cluster a 4 lot subdivision named "The Palms at St. Teresa" on a 6.76 acre parcel lying in Section 28, Township 6 South, Range 2 West, St. Teresa, Franklin County, Florida. Request submitted by GEA, Inc, agent for Dennett Rainey, applicant.

Mr. Pierce stated that this project would consist of four lots clustered on the road frontage and would like to keep the wetlands as common area. Mr. Garlick stated that there would be a common boardwalk through the wetlands to meet up to Alligator Harbor.

On motion by Member Dodds, seconded by Member Millender and by unanimous vote of the commission present, it was agreed to recommend this item to the Board of County Commissioner for approval contingent upon having all wetlands in a common area.

- 14- Consideration of a request for Sketch Plat approval of a 5 lot subdivision named "New River Pines Phase II" a 5 acre parcel lying in Section 11, Township 7 South, Range 5 West, Carrabelle, Franklin County, Florida. Request submitted by Bobby Cresap, owner.

On motion by Member Dodds, seconded by Member Davis and by the following vote, it was agreed to recommend this item to the Board of County Commissioners for approval contingent upon keeping the 11.5 acres in a common area with deed restrictions enforced by Franklin County.

YEAS:	Member Dodds	NAYS:	Member Murphy
	Member Davis		Member Laine
	Member Parrish		Member Perryman
	Member Millender		
	Chairman Short		
	Alternate Tolliver		

- 15- Consideration of a request for Sketch Plat approval and a Special Exception to Cluster a 10 lot subdivision named "Pelican Harbor" on a 4.47 acre parcel lying in Section 29, Township 8 South, Range 6 West, Eastpoint, Franklin County, Florida and a request for re-zoning from R-1 Single Family to R-1A Single Family Subdivision. Request submitted by GEA, Inc, agent for Lou Davis/Schwer, applicant.

The agent, Mr. Garlick requests this item to be tabled until the June 2006 meeting.

- 16- County Planner's Report:

A) Height Limit:

On motion by Member Dodds, seconded by Member Laine and by unanimous vote of the commission present, it was agreed to pass this on to the Board of County Commissioners for approval.

There being no further business to discuss, it was agreed to adjourn at 9:05 p.m.

Chairman, Mary Lou Short

ATTEST:

County Planner, Alan C. Pierce