

The Franklin County Planning and Zoning Commission met in regular session on Tuesday, January 8, 2008 at 6:30 p.m. in the Franklin County Courthouse Annex.

<b>PRESENT:</b>	<b>Tony Millender</b>	<b>Chairman</b>
	<b>Larry Perryman</b>	<b>Vice Chairman</b>
	<b>Steve Davis</b>	<b>Member</b>
	<b>Gayle Dodds</b>	<b>Member</b>
	<b>Bob Landiss</b>	<b>Member</b>
	<b>John Murphy</b>	<b>Member</b>
	<b>William Laine</b>	<b>Member</b>
	<b>Walter Ward</b>	<b>Member</b>
	<b>Roy McLeod</b>	<b>Alternate</b>

**ABSENT:**     **Mary Lou Short**     **Member**

The Planning and Zoning meeting was called to order by Chairman Millender, who thereafter presided.

- 1-     **Approval of the minutes of the meeting held Tuesday, November 13, 2007, as mailed.**

On motion by Member Dodds, seconded by Member Laine and by unanimous vote of the commission present, it was agreed to approve the minutes of the meeting held on November 13, 2007, as mailed.

- 2-     **Review of the Monthly Building Report for December 2007.**

Mr. Pierce stated that the market and construction industry is at an all time low, that in the month of December only 2 homes were permitted. Mr. Pierce went on to say that the new tax incentive may not change enough to make a difference, but the Property Appraiser may lower the property values and that could possibly make a difference in property taxes.

**CRITICAL SHORELINE APPLICATIONS:**

- 3-     **Consideration of a request to replace Single Family Private Dock at 7 Lubbers Lane, Lot 7, Block 10, Unit 2, Dog Island, Franklin County, Florida. This application meets all State, Federal and Local requirements. Request submitted by James and Carol Scheffer, applicant.**
- 4-     **Consideration of a request to construct a Single Family Private Dock at 3026 Highway 98 East, Lot 53, Block C, Unit 2, St. James Island Park, St. James, Franklin County, Florida. This application meets all State, Federal and Local requirements. Request submitted by Florida Environmental and Land Services, agent for F. Wilson Carraway and Dana Toole, applicant.**

On motion by Member Laine, seconded by Member Dodds and by unanimous vote of the commission present, it was agreed to recommend items (3) and (4) of the Critical Shoreline Applications to the Board of County Commissioners for approval.

**COMMERCIAL SITE PLAN APPROVAL:**

- 5- Consideration of a request for site plan approval for a 6,000 square foot retail center and 1,000 square foot coffee shop this project will cover all of Block 6 East, Unit 1, St. George Island, Franklin County, Florida. Request submitted by Inovia Consulting Group, agent for Olivier Monod, applicant.

In discussion of this item, Mr. Pierce stated that this was an intermediate step and that the owner would be pursuing the comprehensive plan changes as proposed previously. Mr. Pierce went on to say that the dip in the real estate and construction stalled the project and this project would be a temporary structure and would accommodate a 1000 square foot coffee house and a 6000 square foot commercial building under one main roof. Mr. Pierce stated that if this project was recommended for approval tonight that it would have to be contingent upon receiving the DEP Stormwater permit, ERP, OSTDS permit and the Fire Safety Inspection before the issuance of the construction permit. There were some concerns about the parking signage and the type of material the parking would be constructed from. Jimmy Waddell, Inovia Consulting Group, stated that the parking materials were asphalt and that there would be appropriate signage showing the overflow parking off of East Pine Street. Mr. Waddell stated that the existing and proposed water runoff would be captured and stored in the proposed stormwater runoff system.

On motion by Member Dodds, seconded by Member Landiss and by unanimous vote of the commission present, it was agreed to recommend this item to the Board of County Commissioners for approval contingent upon obtaining all the necessary permits such as DEP Stormwater, the ERP permit, OSTDS permits and the Fire Safety Inspection.

**COUNTY PLANNER'S REPORT:**

- 6- Consideration of a request to permit Mobile Homes in the R-3 Estate Residential Zoning District (1unit per 5 acres).

Mr. Pierce stated there have been some discussion on allowing mobile homes in the R-3 Estate Residential zoning district. Mr. Pierce stated that there were locations like Brickyard Road north of Eastpoint, Franklin/Liberty County line property and other properties that would like to be able to place mobile homes on their properties in the R-3 district. Some members stated that they didn't want to see run down mobile homes or small mobile homes that didn't meet state standards on the properties. Mr. Pierce mentioned that the State had specific codes and that it would have to meet certain criteria and that we could set limits in the zoning district as to square footage and the age of the mobile home would be determined by the state and their requirements. The Commission Members agreed that 800 square foot made more sense and would be more appropriate than 450 square foot.

On motion by Member Dodds, seconded by Member Laine and by unanimous vote of the commission present, it was agreed to recommend that the Board of County Commissioners allows mobile homes in the R-3 Zoning District and to limit the square footage of these mobile homes to a minimum of 800 square foot.

7- Discussion of Multi-Family Docks.

In discussion of this item, Mr. Pierce mentioned that there were some discrepancies in policies concerning multi-family docks with boat slips. Mr. Pierce went on to say that he was under the impression that a subdivision would be allowed a multi-family dock with 1 or 2 slips per lot for every lot in the subdivision if all the lots were part of the parent tract. Mr. Pierce saw a difference between subdivisions providing water access within the boundary of the original subdivision, and a subdivision that buys a water front lot in another subdivision and turning that single lot into an access point for a larger group of people. Mr. Pierce said the county commission discussed determining slips based upon the number of lots in the subdivision that had riparian rights.

On motion by Member Davis, seconded by Member Dodds and by unanimous vote of the commission present, it was agreed to continue the discussion at the February or March 2008 meeting.

There being no further business to discuss, it was agreed to adjourn at 7:30 p.m.

By: \_\_\_\_\_  
Tony Millender, Chairman

ATTEST:

By: \_\_\_\_\_  
Alan C. Pierce, County Planner