

The Franklin County Planning and Zoning Commission met in regular session in the Franklin County Courthouse Annex on Tuesday, January 13, 2009 at 6:30 p.m.

PRESENT:	Vice Chairman	Larry Perryman
	Member	William Laine
	Member	Steve Davis
	Member	Mary Lou Short
	Member	Jean Ulrich
	Alternate	Roy McLeod
ABSENT:	Chairman	Tony Millender
	Member	Gayle Dodds
	Member	Walter Ward
	Member	John Murphy

The Planning and Zoning was called to order by Vice Chairman Perryman, who thereafter presided. Vice Chairman Perryman introduced Member Jean Ulrich to the Planning Commission who was appointed by the Board of County Commissioners for the Real Estate Seat on Tuesday, January 6, 2009.

- 1- Approval of the minutes of the meeting held on Tuesday, December 9, 2008, as mailed.

On motion by Member Laine, seconded by Member Short and by unanimous vote of the commission present, it was agreed to approve the minutes of the meeting held, Tuesday, December 9, 2008, as mailed.

- 2- Review of the monthly building report for December 2008.

Ms. Rachel Ward, Zoning Administrator stated that the month of December was a slow month for permitting.

CRITICAL SHORELINE APPLICATIONS:

- 3- Consideration of a request to construct a replacement Single Family Private Dock at 610 Mariner Circle, Alligator Point, Franklin County, Florida. This Dock will have an 80' x 4' walkway with an 8' x 20' platform. This application meets all state and local requirements. Request submitted by William Todd McMahan, applicant.

In brief discussion of this item, Ms. Ward stated that this was a replacement of a dock that was destroyed in one of the hurricanes. Ms. Ward stated that the owner has all state and federal permitting and there is a home on the lot.

On motion by Member Short, 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.

SKETCH PLAT REQUEST:

- 4- Consideration of a request for Sketch Plat approval of a seven (7) lot subdivision named "Pickett Bay" a 30.76 acre parcel lying in Section 8, Township 7 South, Range 4 West, North of Carrabelle, Franklin County, Florida. Request submitted by Brenda Powell, Florida Environmental and Land Services, Inc, agent for Jon P. Johnson and Gene Langston, applicants.

In brief discussion of this item, Ms. Ward stated that between herself and Mr. Pierce, they had discussed the wetland crossing issue and have reviewed the submitted information on wetland delineation. Ms. Ward stated that she and Mr. Pierce suggested to have the Sketch Plat approved, have the roads bonded or improved and then have them come back for Final Plat approval and have the plat recorded. Member Short stated her concern for opposition in that neighborhood. Mr. Gene Langston stated that at this time there wasn't any neighboring opposition. Member McLeod stated his concerns of the wetlands and the septic tanks contaminating the river into the bay. Mr. Langston stated that they would be using an advanced wastewater treatment facility and some lots would share septic tanks in order to have quality wetlands. Member Short questioned whether there would be one community dock or several. Mr. Langston stated that they wouldn't use single family, but would have a few.

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

RE-ZONING REQUEST:

- 5- Consideration of a request to re-zone a .65 acre of land zoned C-4 Commercial Mixed Use to C-3 Commercial Recreation on property lying in Section 14, Township 7 South, Range 4 West, described as 2118 Highway 98 East, Lanark, Franklin County, Florida. Request submitted by GEA, Inc, agent for Dog Catcher Properties II, LLC, applicant.

In brief discussion of this item, Ms. Ward stated that in review of this project with Mr. Pierce, the request made by the applicant and agent would be favorable. There was much interest in the amount of boat slips per linear feet of land, but at this time the zoning was the only issue on the agenda. Mr. Garlick stated that this request best fit the project because the land would contain an upland support feature such as Harbor Master quarters with public restrooms and vehicle and boat trailer parking and would be maintained properly by the applicant and by the state agency's.

On motion by Member Short, 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 a public hearing to re-zone the property from C-4 Commercial Residential Mixed Use to C-3 Commercial Recreational.

COUNTY PLANNER'S REPORT:

- 6- Discussion regarding the Riverbend Plantation Subdivision which is zoned R-6 Rural Residential (one unit per 10 acres).

In discussion of this item, Ms. Ward stated that the owner of this property Helen Baine-Roth wanted to state for the record that this un-recorded subdivision by the name of Riverbend Plantation has a total of 180 acres with 18 lots and is consistent with the R-6 Rural Residential District zoning regulations. Ms. Roth stated that on the survey it shows lot 19, but it is included in with the unbuildable area due to it being very wet. Ms. Ward stated that this was not an action item, but only for putting the information given into public and county records.

There being no further business to discuss, it was agreed to adjourn at 7:25 p.m.

Larry Perryman, Vice Chairman

ATTEST:

Alan C. Pierce, County Planner