

The Franklin County Planning and Zoning Commission met in regular session in the Franklin County Courthouse Annex on Thursday, November 12, 2009 at 6:30 p.m.

PRESENT: Chairman Tony Millender
Vice Chairman Larry Perryman
Member John Murphy
Member Steve Davis
Member William Laine

ABSENT: Member Walter Ward
Member Roy McLeod
Member Jean Ulrich

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

- 1- Approval of the Minutes of the meetings held on September 29, 2009 and October 13, 2009, as mailed.

On motion by Member Perryman, seconded by Member Laine and by Unanimous vote of the commission present, it was agreed to approve the minutes of the meetings held on September 29, 2009 and October 13, 2009, as mailed.

- 2- Review of the Monthly Building Report for October 2009, as mailed.

Alan Pierce, County Planner stated that the construction of new homes has Picked up somewhat and hoped it would continue. Chairman Millender noticed that not only home permits, but permits in general had picked up from previous reports.

CRITICAL SHORELINE APPLICATION:

- 3- Consideration of a request to construct a Single Family Pier located at Lot 8, Driftwood Subdivision, 2698 Highway 98 East, Carrabelle, Franklin County, Florida. The pier will be 460' x 4' and have an 8' x 20' platform for fishing and observation only. This application meets all state and local requirements. Request submitted by Sylvia Keith, Docks 4 Less, agent for James Kent, applicant.

In brief discussion of this item, Member Murphy questioned whether there was a house on the property, Mr. Pierce stated that there was and the request meets all the necessary requirements.

On motion by Member Davis, 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.

LOT RECONFIGURATION:

- 4- Consideration of a request to re-configure Lot 11 Old Carrabelle Beach. Request submitted by Wilson & Patricia Wright, applicant.

In discussion of this request, Member Laine stepped down from discussing or voting on this item.

Mr. Pierce stated that this property was located at the Old Carrabelle McKissack Beach and that the lots in that area were un-platted. Mr. Pierce went on to state that Wilson Wright, applicant is requesting that he and Ben Watkins swap a 30 foot un-platted alley with a 30' that Ben Watkins owns for a 30 foot section of Lot 5 that Mr. Wright owns so that the properties Mr. Wright owns would not be split by the 30 foot un-platted alley, but rather on the end of his property. Mr. Pierce stated that he was in favor on shifting the lot lines only.

On motion by Member Perryman, seconded by Member Davis and by unanimous vote of this commission present (Member Laine abstained because of conflict of interest) it was agreed to recommend this item to the Board of County Commissioner to approve this item.

SITE PLAN APPROVAL:

- 5- Consideration of a request to relocate gas pumps from Lots 11 and 12, Block 1 West, Unit 1 and demolish offices on Lots 14, 15 and 16, Block 1 West, Unit 1 and relocate the gas pumps to Lots 15 and 16, Block 1 West, Unit 1, St. George Island, Franklin County, Florida. Request submitted by Walter Armistead, applicant.

In discussion of this item, Walter Armistead, applicant, stated that he would like to re-locate the gas pumps from the front of the store to where the existing Sun Coast Realty Office is and create more parking, easier access for boats and larger vehicles to get gas and be less congested.

On motion by Member Perryman, 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.

- 6- Consideration of request to construct a 5240 square foot commercial office building (3440 square foot of office space, 960 square foot of storage space, and 840 square foot of porch space) on Lots 10-21, Block 1 East, Unit 1, St. George Island, Franklin County, Florida. Request submitted by Walter Armistead, applicant.

In discussion of this item, Mr. Pierce stated that this item meets the parking, setback and flood requirements. Chairman Millender questioned if it were all off-street parking, and Mr. Armistead stated that it would be. Member Perryman requested that the applicant make a barrier so that there would be a distinguished parking area possibly by landscaping. Member Murphy questioned where the septic system would be placed. Jim Waddell, agent stated that it would go in the southeast corner and it would be an engineered system that would have a drip system for reuse. There were discussions of about sea turtle friendly signs.

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

- 7- Consideration of a request to construct additional an 1800 square foot storage space at the Dollar General Store located at 176 Highway 98 East, Eastpoint, Franklin County, Florida. Request submitted by Garlick Environmental Associates, Inc, agent for Dollar General Properties, LLP.**

In brief discussion of this item, Mr. Pierce stated that this was an extension of the Dollar General Store in Eastpoint and met all parking and setback requirements.

On motion by Member Davis, 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.

COUNTY PLANNER'S REPORT:

To Place the discussion of "Low Profile Signs" county wide.

Chairman, Tony Millender

ATTEST:

Alan C. Pierce, County Planner