

The Franklin County Planning and Zoning Commission met in regular session in the Franklin County Courthouse Annex on Tuesday, February 9, 2010 at 6:30 p.m.

PRESENT:	Member	John Murphy
	Member	Steve Davis
	Member	Jim Ward
	Member	Sidney Winchester
	Member	Roy McLeod
	Member	William Laine

ABSENT:	Chairman	Tony Millender
	Vice Chairman	Larry Perryman
	Member	Walter Ward
	Member	Jean Ulrich

The Planning and Zoning Commission was called to order by Member Murphy, who thereafter presided.

- 1- Approval of the minutes of the meeting held on January 12, 2010, as mailed.

On motion by Member Laine, seconded by Member Winchester and by unanimous vote of the commission present, it was agreed to approve the minutes of the meeting held on January 12, 2010, as mailed.

- 2- Review of the Monthly Building Report for January, 2010.

Alan Pierce, County Planner, stated that home permits are on the rise and its looking good so far this year.

CRITICAL SHORELINE APPLICATION:

- 3- Consideration of a request to construct a Single Family Private Dock located on Lot 27, Block B, Magnolia Bluff, 289 Magnolia Bay Drive, Eastpoint, Franklin County, Florida. The dock walkway will be 85' x 4' and have an 8' x 20' platform and meets all state, federal and local requirements. Request submitted by Docks 4 Less, agent for Pandora and/or Ryan Schlitt, applicant.

On motion by Member Jim Ward, seconded by Member Laine and by unanimous vote of the commission presented it was agreed to recommend item 3 to the Board of County Commissioners for approval.

SMALL SCALE LANDUSE CHANGES:

- 4- Consideration of a request for Small Scale Landuse Change for a 10 acre parcel lying in Section 22, Township 6 South, Range 4 West, North of Carrabelle, Franklin County, Florida from A-2 Forestry Agriculture to R-6 Rural Residential and Landuse Change from Agriculture to Rural Residential . Request submitted by William V. Millender, applicant.
- 5- Consideration of a request for Small Scale Landuse Change for a 10 acre parcel lying in Section 22, Township 6 South, Range 4 West, North of Carrabelle, Franklin County, Florida from A-2 Forestry Agriculture to R-6 Rural Residential and Landuse Change from Agriculture to Rural Residential. Request submitted by Virginia D. Millender, applicant.

- 6- Consideration of a request for Small Scale Landuse Change for a 10 acre parcel (also known as 7C) lying in Section 22, Township 6 South, Range 4 West, North of Carrabelle, Franklin County, Florida from A-2 Forestry Agriculture to R-6 Rural Residential and Landuse Change from Agriculture to Rural Residential. Request submitted by Christina Saunders, applicant.
- 7- Consideration of a request for Small Scale Landuse Change for a 10 acre parcel (also known as 8D) lying in Section 22, Township 6 South, Range 4 West, North of Carrabelle, Franklin County, Florida from A-2 Forestry Agriculture to R-6 Rural Residential and Landuse Change from Agriculture to Rural Residential. Request submitted by Timothy Saunders, applicant.

Items 3, 5, 6, & 7 were tabled by Member McLeod, seconded by Member Jim Ward and by unanimous vote of the commission present until the applicants could present their item.

LOT RE-CONFIGURATION:

- 8- Consideration of a request to re-configure the lot lines of Lots 72 and 73, Holiday Beach, Unit 1, 76 Fiesta Drive, Alligator Point, Franklin County, Florida. Request submitted by Tom Edwards, applicant. (See attached the existing and proposed surveys)

In brief discussion of item 8, Mr. Pierce stated that the owner would like to shift the lot lines 4.5 feet to make sure the house is located on one full lot and not straddle both lots. Mr. Pierce stated that it would not meet setbacks on that one side, but in the event the house was destroyed it would have to meet the current setback of 10 feet from side property line. Mr. Pierce went on to say that if the house remained on both lots the owner could not sale the one lot. There were some questions of whether it would require a variance, but Mr. Pierce stated that the house is existing and if it were new construction it would, but being it is already there it would not.

On motion by Member Davis, seconded by Member Laine and by unanimous vote of the commission present, it was recommended to the Board of County Commissioners for approval.

COUNTY PLANNER'S REPORT:

- A. Whether or not Fire Stations are an acceptable principal use in A-2 Forestry Agriculture Zoning Category.

Member Murphy recused himself at this time because he is a member of the Alligator Point Volunteer Fire Department Board.

Mr. Pierce stated that A-2 Category does not list Fire Stations as a principal use and would like to question whether it would be an acceptable use under this category.

On motion by Member McLeod, seconded by Member Winchester and by unanimous vote of the commission present, it was agreed to allow that use in the A-2 Category.

There being no further business to discuss it was agreed to adjourn at 7:00 PM.

Member John Murphy

ATTEST:

Alan C. Pierce, County Planner