

The Franklin County Planning and Zoning Commission met in regular session in the Franklin County Courthouse Annex on Tuesday, September 13, 2011 at 6:30 a.m.

PRESENT: Chairman Tony Millender
Vice Chairman Larry Perryman
Walter "Dakie" Ward
Dan Rosier
Steve Davis
John Murphy

ABSENT: Jean Ulrich
Skip Frink

The Planning and Zoning Commission was called to order by Chairman Millender, who thereafter presided. Chairman Millender started the meeting off apologizing to the many applicants who have had to wait several months to have this meeting, Chairman Millender stated that there have been a number of Planning & Zoning Commission Members that have been sick or sickness in the family and unexpected events over the past few months that have been unavoidable and there were also two vacancies filled by the County Commission. Chairman Millender went on to say that the County Commissioners on Tuesday, September 6, 2011 appointed two new Members, Dan Rosier and Skip Frink. Alan Pierce, mentioned that Skip Frink was not able to attend due to conflict, but after tonight would be able to attend on a regular basis.

- 1- Approval of the minutes of the meeting held, Thursday, March 10, 2011, as mailed.

On motion by Member Ward, seconded by Member Rosier, and by unanimous vote of the commission, it was agreed to approve the minutes of the meeting of March 10, 2011, as mailed.

- 2- Review of the Monthly Building Report starting from March 2011 to July 26, 2011.

Mr. Pierce stated that there were 14 new house starts since March, 2011. Mr. Pierce stated that we are still bumping along the bottom and are still not out of the recession.

SINGLE FAMILY PRIVATE DOCKS:

- 3- Consideration of a request to construct a Single Family Private Dock at 2468 US Highway 98 East, Carrabelle, Franklin County, Florida. This dock will be 226' x 4' with an 8' x 20' terminal platform with 4 boat pilings. This dock meets all local, state and federal requirements and has all state and federal permits. Request submitted by Docks 4 Less, agent for Gary Crow, applicant. (Has House)

In brief question of this dock request, Member Murphy asked if there were a limit to the number of boat pilings. Mr. Pierce stated that it is not in the Franklin County Dock Ordinance.

- 4- Consideration of a request to construct a Single Family Private Dock at 3145 US Highway 98 East, Carrabelle, Franklin County, Florida. This dock will be 210' x 4' with an 8' x 20' terminal platform. This dock meets all local, state and federal requirements and has all state and federal permits. Request submitted by Docks 4 Less, agent for Ken Reynolds, applicant. (Has House)
- 5- Consideration of a request to construct a Non-Mooring Pier across from 1250 US Highway 98 East, Eastpoint, Franklin County, Florida. This pier will be 60' x 6' with an 18' x 21' platform. This pier meets all local, state and federal requirements and has all state and federal permits. Request submitted by Garlick Environmental Associates, agent for The Franklin County School Board, applicant. (School)

In brief question of this dock, Member Murphy asked if this dock will be securely locked and the safety of this dock when not in use. Mr. Pierce stated that it will be secure and very regulated and would have a patrolling officer there to guide children to and from the dock during its use. Member Murphy questioned the safety when not in use.

- 6- Consideration of a request to construct a Single Family Private Dock at 4368 St. Teresa Avenue, St. Teresa, Franklin County, Florida. This dock will be 400' x 4' with a 10' x 16' terminal platform. This dock meets all local, state and federal requirements and has all state and federal permits. Request submitted by Gene K. Strickland, agent for Miles Watkins, applicant. (Has House)

Member Rosier questioned whether or not these docks would require a crossover or walk under for beach walkers. Mr. Pierce stated that it would based on our Dock Ordinance.

- 7- Consideration of a request to construct a Single Family Private Dock at 588 River Road, Carrabelle, Franklin County, Florida. This dock will be 150' x 4' with a 20' x 30' covered boathouse holding 1 boat slip with 1 additional boat slip outside the boathouse. This dock meets all local, state and federal requirements and has all state and federal permits. Request submitted by Florida Environmental & Land Services, Inc., agent for Peter & Amy Balzer, applicant. (Has House)

On motion by Member Perryman, seconded by Member Ward and by unanimous vote of the commission present it was agreed to recommend items 3, 4, 5, 6 and 7 to the Franklin County Board of County Commissioners for approval.

AMENDMENT TO EXISTING PUD:

- 8- Consideration of a request to amend Tucker's Landing PUD to allow RV's as a principal use. Request submitted by George K. Floyd, applicant.

This item was withdrawn from the applicant due to conflict in his schedule and requests that this is placed on the next available agenda.

RE-ZONING & LAND USE CHANGES:

- 9- Consideration of a request to re-zone a 10 acre parcel lying in Section 22, Township 6 South, Range 4 West, also described as Tract D, North of Carrabelle, Franklin County Florida from A-2 Forestry Agriculture to R-6 Rural Residential and a Small Scale Land Use Change from Agriculture to Rural Residential. Request submitted by Virginia D. Millender, applicant.

Chairman Millender abstained from voting on this matter.

In brief discussion of this matter, Mr. Pierce stated that A-2 Forestry Agriculture allows one unit per 40 acres and the proposed request of R-6 Rural Residential would allow for one unit per 10 acres. This is the last of the 10 acre tracts that was formally one 40 acre tract that were previously re-zoned to R-6 this cycle has been in the process for 2 years. Mr. Pierce stated that in previous years there have been controversy, however this property is not located on Jeff Sanders Road.

On motion by Member Ward, seconded by Member Rosier and by the following vote, it was agreed to recommend this item to the Franklin County Board of County Commissioners for approval.

YEAS: Member Ward (Motion) NAYS: Member Murphy ABSTAINED: Chairman Millender
Member Rosier (Seconded) (Conflict Disclosure Form submitted)
Member Davis
Member Perryman

At this time, Chairman Millender has returned from abstaining. (See file for: Form 8B Memorandum of Voting Conflict signed and submitted by Chairman Millender.)

- 10- Consideration of a request to re-zone a 10 acre parcel lying in Section 23, Township 6 South, Range 4 West, also described as Tract 7B, North of Carrabelle, Franklin County Florida from A-2 Forestry Agriculture to R-6 Rural Residential and a Small Scale Land Use Change from Agriculture to Rural Residential. Request submitted by Timothy C. Saunders, Sr., applicant.
- 11- Consideration of a request to re-zone a 10 acre parcel lying in Section 23, Township 6 South, Range 4 West, also described as Tract 8A, North of Carrabelle, Franklin County Florida from A-2 Forestry Agriculture to R-6 Rural Residential and a Small Scale Land Use Change from Agriculture to Rural Residential. Request submitted by Alice Christina Saunders, applicant.

In very brief discussion, Mr. Pierce stated that this properties is not located on Jeff Sanders Road and is requesting to have one unit per 10 acres as well.

On motion by Member Ward, seconded by Member Rosier and by the following vote, it was agreed to recommend items 10 and 11 to the Franklin County Board of County Commissioners for approval.

YEAS: Member Ward (Motion)
Member Rosier (Seconded)
Member Davis
Member Perryman
Chairman Millender

NAYS: Member Murphy

- 12- Consideration of a request to re-zone the south ½ of Lots 1 & 2 (107 Franklin Street), and Lots 3 (2547 US Highway 98 East), 4 (2551 US Highway 98 East) and 5 (2555 US Highway 98 East) Lanark, Franklin County, Florida from R-1 Single Family Residential to R-1A Single Family Subdivision. Request submitted by Eugene and Patricia Amrhein, applicants.

In discussion of the above item, Mr. Pierce stated that in years past there have been objections to this type of request and many opposing neighbors. Mr. Pierce recommended denial of this request. Eugene Amrhein stated that he had water and sewer available to the property.

On motion by Member Davis, seconded by Member Murphy and by unanimous vote of the commission present, it was agreed to recommend denial of this item to the Franklin County Board of County Commissioners.

SKETCH PLAT APPROVAL:

- 13- Consideration of a request for Sketch Plat approval for “Southwest Cape” a 7 lot subdivision formally known as “South Shoals Village PUD”. Request submitted by Wade Brown, agent for Capital City Bank, applicant.

In much discussion of item, it was withdrawn by the applicant via Ron Mowrey, Attorney.

There being no further business to discuss, this meeting was adjourned at 7:55 p.m. Motion by Member Rosier, seconded by Member Ward and by unanimous vote of the commission present.

Anthony Millender, Chairman

ATTEST:

Alan C. Pierce, County Planner