

The Franklin County Planning and Zoning Commission met in regular session at the Alligator Point Volunteer Fire Department on Tuesday, August 14, 2012 at 5:00 p.m.

PRESENT: Chairman John Murphy ABSENT: Steve Davis
Vice Chairman Skip Frink William Laine
Larry Perryman
Dan Rosier
Paul Riegelmayr

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

SMALL SCALE LAND USE CHANGE & RE-ZONING & SKETCH PLAT APPROVAL:

- 1- Consideration of a request to rescind the South Shoal PUD Ordinance 2004-36 allowing for the property to be re-platted and developed into 7 lots to be known as "Southwest Cape." Also, seeking a Small Scale Land Use Change of a 7.141 acre parcel known as "South Shoals PUD" to Residential and a Re-Zoning from Commercial to R-1 Single Family Residential. Request submitted by Mowrey Law Firm, P.A., agent for Capital City Bank.

In much discussion of this item, Rhonda Morris, Mowrey Law Firm, agent for Capital City Bank, stated that the applicant is requesting to repeal the existing South Shoal PUD which consists of 23 lots on 7.141 acres and request a land use change and re-zoning to residential and request Sketch/Final Plat approval of a 7 lot subdivision named "Southwest Cape". Ms. Morris went on to say that all lots met the one acre size requirement with lot 7 being split with the majority north of Tom Roberts Road and the storm water was already constructed and ready to be taken over by the HOA, but the County will have the largest benefit from the storm water pond and Capital City Bank requests that Franklin County be listed as the maintenance entity in the DEP application, which Mr. Shuler stated that the County would not be responsible for maintenance of the storm water pond. There was some concern about lot 7 being split and whether it would require a variance, however it does not require a variance and is in line with Franklin County rules and Alligator Drive already splits many lots to the west of this request. Michael Shuler, County Attorney stated that with minor plats this is acceptable because the county cannot create a lot that would require a variance. Ms. Morris went on to state that there would be two access easements for the four lots along Alligator Drive instead of four access points. A member of the audience questioned whether Alligator Drive would be abandoned, Mr. Shuler stated that at this time no, but only the future will tell and how feasible it would be to repair it. In review of this item, Mr. Shuler stated that he and Mr. Pierce were in favor with this request with 4 caveats as listed below:

- Private internal road system accessed from Tom Roberts Road.
- 40' Right of Way easements clearly marked with a minimum of 12' driving path, possible backfill a portion of the storm water, and to clearly distinguish the storm water easement from the right of way.
- Plat notations stating: Primary access for all lots to be from of Tom Roberts Road.
- Maintenance of the Storm Water Retention Pond to be the sole responsibility of the HOA, not the County.

Rhonda Morris, Mowrey Law Firm, agent, stated that they would not stipulate to the maintenance nor the primary access being Tom Roberts Road, but that everything else was clear cut.

There being no further business to discuss, this workshop was adjourned at 5:45 p.m.

ATTEST:



Amy M. Kelly, Planning Admin. Assistant



John Murphy, Chairman