

The Franklin County Advisory Board of Adjustment met in regular session at 10:00 a.m. on Wednesday, August 07, 2013 in the Franklin County Courthouse Annex. The meeting was called to order by Chairman Vance Millender, who thereafter presided.

Attendance was as follows:

PRESENT:

Vance Millender ----- Chairman
Joe Hambrose ----- Member
Larry Hale ----- Member
Mitch Griner ----- Member
Alan Pierce ----- P & Z Director

ABSENT:

Gill Autrey ----- Member
Michael Shuler – Attorney
Rachel Ward ----- Zoning Director

The first item on the agenda was approval of the minutes of the meeting held on Wednesday, July 10, 2013, as mailed. On motion by Member Larry Hale, seconded by Member Joe Hambrose and by unanimous vote of the members present, it was agreed to approve the minutes of the July 10, 2013, as mailed.

The 2nd item on the agenda was for consideration of a request for a variance to locate a house five feet into the east side lot line and 10 feet into the front setback line off of California Street, on property described as Lot 20, Block H, Unit 1, Lanark Beach, 2187 US Highway 98, Lanark Village, Florida 32323. The request was submitted by Forgotten Coast Properties, LLC, agent for Joe Adams, owner.

Mr. Alan Pierce explained that there is an existing mobile home on the property which will be removed and they will be building a single family home on the property. He stated that one objection had been received. He said the objection was that it would block the water view from the neighbor's house.

Mr. Pierce explained that this objection was not a valid reason to deny the variance. He also told the members that the county recommended approval of this request.

On motion by Member Mitch Griner, seconded by Member Larry Hale, and by unanimous vote of the members present, it was agreed to recommend that the Franklin County Board of County Commission approve this request for variance.

The third item on the agenda was consideration of a request for a variance to construct a swimming pool five feet from west side property line on property described as Lot 8, Schooner Landing, 2356 Schooner Land, St. George Island, Florida. Request submitted by William Schultz, owner.

Mr. Pierce explained that the county has no objection to this request since the side the pool would be on backs up to a bird sanctuary. There are no dwellings located on that side.

On motion by Member Hale, seconded by Member Hambrose and by unanimous vote of the members present, it was agreed to recommend that the County Commission approve this request for variance.

The fourth item on the agenda was for consideration of a request for a variance to build a house 15 feet into the front setback line off of 3rd Street East, St. George Island, Franklin County, Florida, on property described as Lot 1, Block 9, Unit 1 East, St. George Island, Franklin County, Florida. The request was submitted by Galloway Construction, agent for GLHJ, LLC, Owner.

Mr. Pierce explained that the property has already been rezoned from C-2 to C-4. He stated that there will be three houses on five lots and both end houses will need a variance.

There was brief discussion concerning the drainage in the area. After which a motion was made by Member Hale, seconded by Member Griner and carried by unanimous vote to recommend approval of this variance as requested.

The fifth item on the agenda was for consideration of a variance to construct a house five feet into both side lot lines on property described as Lot 5, Block 9, Unit 1 East, St. George Island, Franklin County, Florida. The request was submitted by Galloway Construction, agent for GLHU, LLC, Owner.

Mr. Pierce explained that this is the second of the two houses Galloway Construction will be building on the five lots.

Mr. Heath Galloway of Galloway Construction explained that this will be a two story structure. After brief discussion and on motion by Member Griner, seconded by Member Hale and by unanimous vote of the members present, it was agreed to recommend the Board of County Commission approve this variance as requested.

The final item on the agenda was for consideration of a request for a Special Exception to construct a 10 slip marina in the C-1 District in Eastpoint on property described as a parcel lying on the south side of US highway 98 in Section 29, Township 8 South, Range 6 West. The Request was submitted by Garlick Environmental Associates, Inc., agent for Magnolia Ridge, LLC, owner.

Alan Pierce told the members that the applicant had obtained a State Permit for this development which would be expiring soon. He said they want to get it started before the permit expires.

Discussion followed whether there is enough property to do what is proposed for this project. Alan Pierce expressed concern that there was no parking on the south side where the project is located. He read from the Franklin County Zoning Code Section 436 Off Street Parking. He noted that it stated that parking could be on site or located adjacent to the property across an alley way. He said, in this case, the parking is located across Highway 98, a main highway. He said this means the trucks and trailers would have to pull from the south side across Highway 98 to park. His stated that he was waiting on a determination from County Attorney, Michael Shuler, as to whether this would meet the criteria for parking.

Member Larry Hale noted that it would definitely add to the traffic problem for the area. Alan Pierce explained that they will need a DOT Access Permit.

Mr. Pierce explained that his second concern was that the site plan did not show a pump out station. Mr. Pierce explained that he is not sure the Eastpoint Water & Sewer District will issue a permit for a pump out station this close to the bay.

Mr. Dan Garlick, stated that there would be a pumping station, but he did not have time to do a thorough site plan. He said there is plenty of room for what they want to do.

He said they also have enough room to build a small seafood half-shell bar if they choose.

Mr. Pierce reiterated that he had two major concerns which must be resolved for this project to move forward; which are Parking and Pump Out Facilities.

After much discussion, Chairman Vance Millender stated he felt this would be good for the area. He said he felt like it was a sign of growth and that he would like to see it go through.

Member Mitch Griner made a motion to approve the Special Exception contingent upon resolving the Parking Issue and the Sewage Tap Issue. The motion was seconded by Member Hambrose and by unanimous vote of the members present, it was agreed to recommend approval of this Special Exception contingent upon resolving these two issues.

There being no further business, the meeting adjourned at 10:30 a.m.



Vance Millender, Chairman

ATTEST:

Alan C. Pierce, Director of Administrative Services