

The Franklin County Advisory Board of Adjustment met in regular session on Wednesday, April 6, 2016 at 10:00 a.m. in the Franklin County Courthouse Annex. The meeting was call to order by Chairman Vance Millender.

Attendance was as follows:

PRESENT: Vance Millender, Chairman
Mitch Griner
Joe Hambrose
Gil Autrey

ABSENT: Larry Hale

1. Approval of minutes October 7, 2015, as mailed.

On motion by Member Mitch Griner, seconded by Member Joe Hambrose and by unanimous vote of the board present it was agreed to approve as mailed.

2. Request for a variance to construct a two story, 1200 square feet dwelling with a 782 sq. foot print, 14 feet into the setback facing Sawyer Street on property known as 451 North Sawyer Street a/k/a Unit 5, Block 89, Lot 23, St. George Island, Franklin County, Florida. The dwelling will be serviced by a Performance Based Waste Treatment System. (OSTD.) Approved by the Franklin County Health Department. The request is being submitted by Garlick Enviromental, Agent for Wayne Fann, property owner.

In brief discussion of the above item, Mr. Garlick stated he has been working on this project since 2003. This lot has been a lot of record since 1962. When almost ready to construct in 2005, Hurricane Dennis came through. Since 2005 a seawall has been constructed. Property owner Mr. Wayne Fann had some financial setbacks that delayed his process. The home that Mr. Wayne Fann originally wanted to build on his property was too big. He and Mr. Garlick have been gathering their options for construction. They have designed a unit to support a 1200 square foot home, however in order to build a reasonable size home they will have to go into the setbacks.

Ms. Roxie Allen stated that this site meets criteria for a hardship of the land. It meets the 75 feet for an aerobic system. They are staying within a 782 square foot footprint. They have met the 1000 square foot minimum required by Franklin County. Mr. Wayne Fann will also have a Performance Based Waste Treatment System.

Mr. W.K. Sanders who lives on 12th street stated that he does not agree with this variance. He said he doesn't think a home should be constructed this close to the road into the setbacks. We wouldn't allow this variance on Gorrie Drive he stated.

Ms. Roxie informed Mr. W.K. Sanders that granting this variance is an alternative to going into the critical habitat. She stated that the County tries to work with property owners so that their land is usable. For this particular property this is the best case scenario.

Mr. W.K. Sanders brought to the boards attention that there is a huge erosion issue along Sawyer Street. The seawall is not helping the continuing erosion issue. Also the septic tank is an issue. Hurricane Dennis wasn't a huge hurricane and when it came through it washed up the septic system. We do not need to have a septic tank running in to the bay.

Mr. Garlick said he agreed that the board wouldn't grant a variance such as this one for a house on Gorrie Drive. However Sawyer Street has a speed limit of 25 mph. He said he can't imagine a traffic issue along Sawyer Street. Since 2005 s seawall has been constructed. Hurricane Dennis did damage the septic system, but the drain field is still usable to some degree except, it doesn't meet the setbacks of 5 feet for the aerobic system. The Performance Based Waste Treatment System will allow 2 feet of space which really makes the difference with our project.

Mr. Mitch Griner asked Ms. Roxie if this particular property had ever had a variance, being Mr. Garlick stated he has been working on this project since 2003. Ms. Roxie Allen said no not that she recalls, however in previous years we had no database to keep up with variances granted it was all paper filed. Even if it had been granted a prior variance to this one it would have expired in a year.

Chairman Mr. Vance Millender asked if the board had any further questions. No further questions were asked.

On motion by Member Mr. Gil Autrey, seconded by Member Joe Hambrose and by the unanimous vote of the board present, it was agreed to recommend this variance as requested to the Board of County Commissioners for approval.

There being no further discussion, it was agreed to adjourn at 10:15 a.m.

By: 
Vance Millender, Chairman

Attest: _____
Roxie E. Allen