

Franklin County Planning & Zoning Minutes
July 10, 2018 at 6:30 P.M.
Franklin County Courthouse Annex

Member's present: John Murphy (Chairman) Paul Riegelmayr, Jerry Jackson, Joey Taranto, T.J. Ward, Skip Frink.

Staff Present: Cheyenne Cruson, Amy Kelly

Call to order: The Chairman called the meeting to order at 6:30 p.m.

1. Approval of the minutes of the meeting held, Tuesday, June 12, 2018.

On motion by Member Skip Frink, seconded by Member Riegelmayr, and by the unanimous vote of the board present, it was agreed to approve the minutes as mailed.

2. Review of the Monthly Building Report for June 2018.

Amy Kelly reviewed the Building Report. There were 5 new houses. 3 on St. George Island, 1 in Eastpoint, and 1 in Lanark.

CRITICAL SHORELINE APPLICATION:

3. Consideration of a request to construct a Single Family Private Dock located at Lot 10, Alligator Point Subdivision, also known as 1569 Alligator Drive, Alligator Point, Franklin County, Florida. The proposed walkway will be 24' x 4' (96 Sq Ft), a 8' x 12' (96 Sq Ft) uncovered terminal platform with a 9' x 7' (63 Sq Ft) dock. Applicant is exempt from DEP and COE Permitting. Request submitted by Bill and Sandra McMillan, applicant. (Has House)

Per Amy Kelly this project meets the Repearian Right Line requirement.

Member Frink wanted to confirm that this project is exempt from DEP and COE permitting because of it's size.

Per Amy Kelly yes, since the square footage is under 1,000.

On motion by Member Riegelmayr, seconded by Member Frink, and by the unanimous vote of the board present it was agreed to recommend this item to the board of County Commissioners for approval.

COMMERCIAL SITE PLAN REVIEW:

4. Consideration of a request for Commercial Site Plan Review to construct a 9,180 square foot building that will be a "Family Dollar Store" located on a 1.54 acre parcel lying in Section 36, Township 8 South, Range 7 West, also known as 198 US Highway 98 West, Eastpoint Franklin County, Florida. Request submitted by Ileana Martinez, agent for Lafayette Land, Inc.

Per Amy Kelly this project meets all required setbacks. They have proposed 48 parking spaces, they have access to city water and sewer, plenty of space to load and unload, they have an entrance from Highway 98, and Begonia Street. They are in a shaded x flood zone.

Member Ward asked if there is a driveway east of where the nursing home driveway used to be, and if the customer had intentions on dividing the parcel in the future.

Amy Kelly stated that if the customer decided to they could and share the existing driveway.

Chairman Murphy wanted to know if they are utilizing ½ of the property with this project.

Per Amy Kelly, it's close to ½.

On motion by Member Riegelmayr, seconded by Member Frink, and by the unanimous vote of the board present, it was agreed to recommend this item to the Board of County Commissioners for approval.

5. Consideration of a request for Commercial Site Plan Review for a 26 Lot RV Park on a 1 acre parcel lying in Section 11, Township 9 South, Range 8 West, also known as 623 US Highway 98 West, Apalachicola, Franklin County, Florida. This will be contingent upon finalizing a public hearing for a rezoning the Board of County Commissioners tabled August 15, 2017. Request submitted by Charlotte Russell Schneider, applicant.

Per Amy Kelly this project was approved in June of last year. The property owners came before the board for a re zoning. The project made it to the public hearing and the Commissioners asked for an engineered site plan. They now have the engineered site plan. The parcel is 1.8 acres, the Health Department allows 25 rv spaces per acre. They have proposed 26.

Chairman Murphy asked if the property owner presented a plan last year to approve the re zoning.

Per Amy Kelly, yes they had a hand drawn site plan and the project was tabled at the public meeting. The board wanted a more detailed plan and preferred that the property owner did not take down the oak trees.

Mr. Schneider confirmed that they have planned to keep all of the oak trees.

Chairman Murphy asked why they will be hooked up the septic and not City utilities?

Per Amy Kelly sewer is not available and approval will be contingent upon rezoning.

Per Chairman Murphy, what kind of septic will be required?

Per Mr. Schneider a regular system or a pressure system will suffice.

Mrs. Gale Riegelmayr asked would this allow limited stays only?

Mr. Schneider stated that the max stay will be 2 weeks.

Chairman Murphy asked where the run off for the property would be in the ditch to the north or toward highway 98.

Per Amy Kelly probably west. Mr. Schneider has room for storm water if needed.

Chairman Murphy asked if the pool areas will be paved?

Per Mr. Schneider, we are not sure at this time. The picnic area will be paved.

Chairman Murphy asked if the warehouse area will be to the side of the property.

Mr. Schneider confirmed there are 2 warehouses on the property. We are not sure at this time what they will be used for.

Member Frink asked if everyone will use Highway 98 for an entrance and an exit.

Mr. Schneider confirmed that they will, and it is a DOT entrance.

Chairman Murphy stated he has a concern about the septic.

Mr. Schneider stated that the septic will be permitted by HRS.

It was a 5 to 1 vote, contingent upon the outcome of the property re zoning and the public hearing outcome.

Yay:

John Murphy, Chairman

Jerry Jackson

Joey Taranto

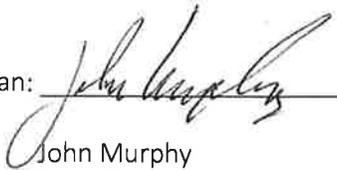
T.J. Ward

Skip Frink

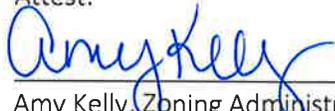
Nay:

Paul Riegelmayr

With there being no further discussion the meeting was adjourned at 7:02 p.m.

Chairman: 
John Murphy

Attest:


Amy Kelly, Zoning Administrator