

Franklin County Planning & Zoning Minutes

March 12, 2019 at 6:30 P.M.

Franklin County Courthouse Annex

Commission present: Joey Taranto, Nancy Deal, Paul Riegelmayr, Jerry Jackson, Lon Wilkens, TJ Ward.

Commission absent: John Murphy (Chairman) and Skip Frink (Vice Chairman)

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

On motion by Member Taranto, seconded by Member Deal, 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 February, 2019.

There were 3 houses permitted in the month of February. One on St. George Island, one Mobile Home in Apalachicola, and one house in St. James.

RE-ZONING & LANDUSE APPLICATION:

3. Consideration of a request for a Land Use Change from Single Family Home Industry/ Residential District to Commercial Recreation. Re-Zoning from R-4/R-1 Single Family Home Industry & Residential to C-3 Commercial Recreation of a 3.23 acre parcel. Also known as 889 US Highway 98, Eastpoint, Franklin County, Florida. Request submitted by Chester Creamer, applicant.

During brief discussion of the above item Member Ward asked if there were houses on the four lots behind this parcel.

Per Chester Creamer the four lots are vacant.

Member Taranto asked if the Creamer's would be putting anymore RV's on the property.

Per Chester, no.

Member Riegelmayr asked if the food truck being placed on the property is tied into water and sewer or not.

Per Mr. Creamer sewer and water is available. No Septic.

On motion by Member Ward, seconded by Member Deal, 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 5,000 square foot metal building that will be used as lawn, landscaping, and fencing business. Located in Section 31, Township 8 South, Range 6 West, also known as 19 Jefferson Street, Eastpoint Franklin County, Florida. Request submitted by Jeff Betsill, applicant.

Per Amy Kelly this parcel is zoned C-4. The traffic will rotate North and out to the South on Jefferson Street. They have met their criteria for parking spaces including Handicap.

Mr. Betsill stated they plan to start out small and would like to sell irrigation, plants, etc.

Member Wilkens asked if it is a requirement that the entrance be facing the street.

Mr. Betsill stated they will have a store front but the doors he is referring to are roll up doors and are on the side of the building.

Member Taranto stated that the image of the parcel shows wetlands on the west side and what is the customer doing for water run off.

Mr. Betsill stated he plans to put in lime rock and concrete only in the Handicap parking spaces.

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

SKETCH PLAT APPROVAL:

5. Consideration of a request for Sketch Plat Approval of a 18.5 Acre parcel, Lying in section 34 Township 8 South, Range 8 West, located in Apalachicola, Franklin County, Florida. Request submitted by Thomas Shuler, applicant.

Per Amy Kelly this project meets the Subdivision Ordinance. They have a right of way, and each parcel is one acre in size.

Member Riegelmayr asked where does their water and sewer come from.

Per Amy Kelly they have well and septic.

Member Riegelmayr asked if the property is currently vacant.

Per Mr. Shuler, it is.

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

With there being no further discussion, the meeting was adjourned at 6:47 p.m.



Paul Riegelmayr



Amy Kelly, Zoning Administrator