

Franklin County Planning & Zoning Minutes
October 8, 2019 at 6:30 P.M.
Franklin County Courthouse Annex

Commission Present: John Murphy-Chairman, Ronald Schlitt, Joseph Taranto, Lon Wilkens, Paul Riegelmayr, and Jerry Jackson

Commissioner Absent: Skip Frink

Commission was called to order by Chairman, John Murphy at 6:30pm, who thereafter presided.

- 1- Approval of the minutes of the meeting held, Tuesday, August 13, 2019, to be mailed.

On motion by Member Riegelmayr, seconded by Member Taranto, and by unanimous vote of the commission present, it was agreed to approve the minutes of the meeting as mailed.

All in Favor: Member Jackson
Member Taranto
Member Wilkens
Member Murphy
Member Riegelmayr

Opposed: NONE

- 2- Review of the Monthly Building Report for September 2019.

Amy Kelly, Zoning Administrator mention that the month of September was a busy month with nine new houses and 2 mobile home permits.

CRITICAL SHORELINE APPLICATION:

- 3- Consideration of a request to construct a Single Family Residential Dock located at Lot 2, Savannah Cove, 1269 E Gulf Beach Drive, St. George Island, Franklin County, FL. The proposed access walkway for the dock will be 275' x 4' with a 12' x 20' terminal platform and (2) 12' x 20' boat lifts. This request will be contingent upon receiving required DEP and Army Corps of Engineer permit. Request submitted by Garlick Environmental Agency, agent for Joseph Lawrence, applicant (has house)

DEP & CORPS Permits handed to Amy during discussion.

Motion to Approve: Paul Riegelmayr, Seconded, Joseph Taranto.

All in Favor: Member Jackson
Member Taranto
Member Wilkens
Member Murphy
Member Riegelmayr

Opposed: NONE

SKETCH PLAT APPROVAL:

- 4- **ITEM WITHDRAWN BY AGENT**

FINAL PLAT APPROVAL:

- 5- Consideration of a request for Final Plat approval of a 1 unit subdivision formerly known as Lots 1 and 2 Chateau de LaGrange, lying in Section 22, Township 9 South, Range 6 West, St. George Island, Franklin County, Florida. Request submitted by Barbara Sanders, agent for Corey and Deborah Reynolds-Johnsen, applicants.

Motion to Approve: Paul Riegelmayr, Seconded, Jerry Jackson

**All in Favor: Member Jackson
Member Taranto
Member Wilkens
Member Murphy
Member Riegelmayr**

Opposed: NONE

RE-ZONING & LAND USE CHANGE APPLICATION:

- 6- Consideration of a request for a land use change of 1.04 Acres from Commercial Recreation to Commercial Fishing and a re-zoning change from C-3 Commercial Recreation to C-1 Commercial Fishing. Property lying in Section 6, Township 7 South, Range 1 West, 127 Harbor Circle, Alligator Point, Franklin County, Florida. Request submitted by Paul and Stephanie Parker, applicants.

In discussion of item 6, Chairman John Murphy recused himself from voting on agenda item. Member Riegelmayr asked what principal uses are in the C-3 Commercial Recreation zoning as well as Member Schlitt asked about the principal uses in C-1 Commercial Fishing zoning. Ms. Kelly read from the Zoning Ordinances the principal uses for both zoning districts.

Motion to Approve: Lon Wilkens, Seconded, Joseph Taranto

**All in Favor: Member Jackson
Member Taranto
Member Wilkens**

Opposed: Member Riegelmayr

- 7- Consideration of a request for a land use change of 7.68 Acre parcel from Single Family Residence and Single Family Home Industry to Commercial Business and a rezoning from R-1 Single Family Residential and R-4 Single Family Home Industry to C-2 Commercial Business. Property lying in Section 22, Township 8 South, Range 6 West. Request submitted by James Ward, applicant.

Member Wilkens discussed the use of a car wash so close to the Bay. Applicant is only requesting Land Use and Re-Zoning change at present time. Ms. Kelly advised the board that parcel is in shaded X Flood zone and that the applicant proposes to place a car wash and gas station on-site in the future if the proposed changes are approved. Ms. Kelly then gave the commission a glimpse of the proposed site plan showing the egress/ingress, location of the gas station and car wash along with the parking plan. Many of the commission members requested extra features to be placed on the future site plan such as FDOT requirements, DEP Requirements, and Stormwater requirements and proposed area for the stormwater along with tank placement. Member Riegelmayr and Chairman Murphy both feel there has been too much "spot zoning" lately especially in this area.

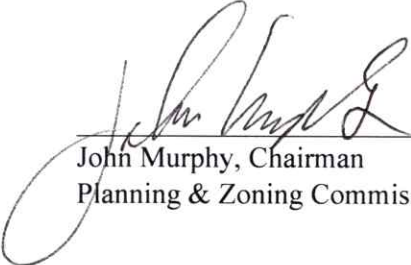
Motion to Approve: Joseph Taranto, Seconded, Lon Wilkens.

All in Favor: Member Jackson
Member Taranto
Member Wilkens
Member Murphy
Member Riegelmayr

Opposed: NONE

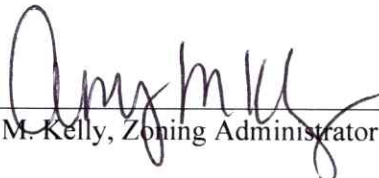
In closing, Member Riegelmayr discussed spot zoning becoming to frequent.

There being no further discussion, it was agreed to adjourn



John Murphy, Chairman
Planning & Zoning Commission

ATTEST:



Amy M. Kelly, Zoning Administrator