

Franklin County Planning & Zoning Minutes
September 10, 2019 at 6:30 P.M.
Franklin County Courthouse Annex

Commission Present: John Murphy – Chairman, Lon Wilkens, Paul Riegelmayr, Jerry Jackson, and T.J. Ward.

Commissioner Absent: Skip Frink, Ronald Schlitt, Joseph Taranto

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

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

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

Amy Kelly, Zoning Administrator stated that the minutes of the meeting held on Tuesday, August 13, 2019 were not ready in sufficient time to have them approved at this meeting. Ms. Cruson will have them ready by the October 8, 2019 meeting.

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

Ms. Kelly noted that there were a total of 3 new houses and 1 new mobile home for the month of August, 2019.

CRITICAL SHORELINE APPLICATION:

- 3- Consideration of a request to construct a Single Family Residential Dock located at Lot 2, Block 65, St. George Island Gulf Beaches, Unit 5, 735 Randolph Street, St. George Island, Franklin County, FL. The proposed access walkway for the dock will be 2' x 6' with a 10' x 20' terminus an 8' x 20' deck and 2' x 20' kayak launch and a 12' x 22' covered boat lift. This request will be contingent upon receiving required Army Corps of Engineer permit. Request submitted by Larry Joe Colson, A-1 Quality Docks and Boatlifts, agent for Craig and Margaret Chenggis, applicant. (Proposed House)

In discussion of item 3, Member Paul Riegelmayr had concerns about regulations and setbacks for repair-in lines.

Motion to approve contingent upon Core of Engineering approval permit made by Member Lon Wilkens, seconded by Member Paul Riegelmayr.

**All in favor: Member Wilkens
Member Murphy
Member Riegelmayr
Member Jackson
Member Ward**

Opposed: NONE

RE-ZONING APPLICATION:

- 4- Consideration of a request to re-zone a 10.32 acre parcel of land lying in Section 18, Township 8 South, Range 5 West, 1849 US Highway 98, Eastpoint, Franklin County, Florida from R-3 Single Family Estate Residential to R-1 Single Family Residential. Request submitted by Robin and Suzanne Ackerman, applicants.

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Mrs. Kelly made sure mention that the Board is only deciding on moving this item to Commission for public hearing.

Motion to move item to Commission for public hearing: Jerry Jackson, Seconded, Lon Wilkens

**All in favor: Member Wilkens
Member Murphy
Member Jackson
Member Ward**

Opposed: Member Riegelmayr

SKETCH PLAT APPROVAL:

- 5- Consideration of a request for Sketch Plat approval of a lunit 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: Lon Wilkens

**All in favor: Member Wilkens
Member Murphy
Member Riegelmayr
Member Jackson
Member Ward**

Opposed: NONE

ZONING ADMINISTRATOR'S REPORT:

Item (A) was sent in by email on August 12, 2019 two weeks before the deadline. This item was accidentally overlooked. I've included a copy of the email to show the date it was sent.

- a. Consideration of a request to construct a Single Family Private Dock on Lot 14, Block A, Unit 1 Gulf Wynn also known as 2494 Highway 98 East, Lanark, Franklin County, Florida. The dock will be 206' x 4' and have a 19' x 2' access walkway and (2) 20' x 2' access walkways surrounding a 12' x 20' un-covered boatlift. This request will be contingent upon receiving DEP and Army Corps of Engineer permit. Request submitted by GEA, Inc., agent for Paul Marxsen, applicant. (Has Existing House)

**Motion to approve contingent upon DEP and Core Permit approvals: Paul Riegelmayr,
Seconded: Lon Wilkens**

**All in favor: Member Wilkens
Member Murphy
Member Riegelmayr
Member Jackson
Member Ward**

Opposed: NONE

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Item (B) was submitted and was accidentally overlooked. It had been in the file since June 2019.

- b. Consideration of a request for commercial site plan approval to place 4 short term transient cottages on property lying in Section 31, Town 8 South, Range 6 West also known as 332 Patten Drive, Eastpoint, Franklin County, Florida. Requested submitted by Susan Reeder, applicant.

During discussion, Member Riegelmayr had concerns about encroaching in C-1 District. Member Ward asked about whether applicant would be able to rezone back in the future.

Motion to approve rezoning to C-3: T.J. Ward, Seconded Jerry Jackson

**All in favor: Member Wilkens
Member Murphy
Member Jackson
Member Ward**

Opposed: Member Riegelmayr

There being no further discussion, it was agreed to adjourn

John Murphy, Chairman
Planning & Zoning Commission

ATTEST:

Amy M. Kelly, Zoning Administrator

