



DRAFT

Planning and Zoning Adjustment Board - Regular Meeting

Minutes

Tuesday, May 10, 2022 at 6:30 pm

34 Forbes Street, COURTHOUSE ANNEX, COMMISSION MEETING ROOM

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Meeting Information

MEMBERS PRESENT: Mitch Griner, Chairperson, Jim Morris, Ben Houston, Rachel Chesnut, David Duncan, Marzetta Davis, Michael Shuler, County Attorney, Cortni Bankston, Zoning Administrator

Meeting Commenced @ 6:30PM

1. Call To Order
2. Pledge of Allegiance
3. Approval of Minutes
 - a. Approval of April 12, 2022 Meeting Minutes

Minutes:

Motion to approve by Ben Houston. Seconded by David Duncan. All in favor with none opposed. Motion Carried

Vote results:

Ayes: 5 / Nays: 0

Variance Requests

4. 1931 Indian Harbor Road

Minutes:

Motion to approve by Ben Houston. Seconded by Jim Morris. All in favor with none opposed. Motion carried.

Vote results:

Ayes: 5 / Nays: 0

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Critical Shoreline Applications

5. 143 Rio Vista Drive

Minutes:

Motion to approve by David Duncan. Seconded by Marzetta Davis. All in favor with none opposed. Motion carried.

Vote results:

Ayes: 5 / Nays: 0

6. 315 Gander Street

Minutes:

Motion to approve the Boat Slip and Lift by David Duncan. Seconded by Ben Houston. All in favor with none opposed. Motion carried During discussion staff advised Agent the riprap will need to be submitted as a variance because it is encroaching into the 50-foot critical shoreline setback

Vote results:

Ayes: 5 / Nays: 0

Commercial Site Plan Applications

7. 219 W Gorrie Drive

Minutes:

Motion to approve by David Duncan. Seconded by Jim Morris. All in favor with none opposed. Motion carried. During discussion David Duncan expressed concern about the future use of this structure if the owner was to sell it. Would parking be sufficient for new owners depending on what they decided on use

Vote results:

Ayes: 5 / Nays: 0

Re-Zoning & Land Use Change Applications

8. Kit Mashburn

Minutes:

Motion to approve for Public Hearing by David Duncan. Seconded by Marzetta Davis. All in favor with none opposed. Motion Carried.

Vote results:

Ayes: 5 / Nays: 0

9. Joseph Gander

Minutes:

Motion to approve for Public Hearing by David Duncan. Seconded by Ben Houston. All in favor with none opposed. Motion Carried.

Vote results:

Ayes: 5 / Nays: 0

10. Franklin County - TDC Building

Minutes:

Motion to approve for Public Hearing by Jim Morris. Seconded by Marzetta Davis. All in favor with none opposed. Motion Carried.

Vote results:

Ayes: 5 / Nays: 0

11. Franklin County - Island View Park

Minutes:

Motion to approve for Public Hearing by David Duncan. Seconded by Ben Houston. All in favor with none opposed. Motion Carried.

Vote results:

Ayes: 5 / Nays: 0

12. Franklin County - Franklin Blvd

Minutes:

Motion to approve for Public Hearing by David Duncan. Seconded by Ben Houston. All in favor with none opposed. Motion Carried.

Vote results:

Ayes: 5 / Nays: 0

Zoning Administrator's Report

13. Appointment of Alternate Board Member

Minutes:

Member Marzetta Davis was recognized by the Chairman

14. R-4 Zoning Question

Minutes:

Question was brought before the Board regarding greenhouse/nursery as a home industry business in R-4. Would this be a home industry allowable use or is this more Commercial use? During discussion the Board wanted to know more information: Where is this property located? What are properties surrounding this property zoned? What is the proposed size of the greenhouse? David Duncan feels this is not a permissible use for R-4 zone

15. State/Federal Permits

Minutes:

Discussion had about creating a better communication between the County and DEP. With contingency approvals, the applicant fails to pull a permit with the Building Department. Can there be a DEP approval BEFORE they are allowed to come before the Board for local approval?

Meeting adjourned @ 7:12PM

