

REVIEW OF PLANNING AND ZONING COMMISSION APPLICATIONS

- Consideration of a request for a Public Hearing for a Land Use change of a 10 acre parcel of land from Residential to Commercial and Re-Zoning from R-2 Single Family Mobile Home to C-3 Commercial Recreation on property lying in Section 22 Township 6 South, Range 4 West, 2536 Highway 67, Carrabelle, Franklin County, Florida. Request submitted by Justin Ford, agent for Jamey and Beverly Sapp, applicants.

This property is located at the intersection of Highway 67 and Jeff Sanders Road. The existing land use on the property is residential and agricultural and the existing zoning is R-2 and A-2.

The property is surrounded by agricultural land to the north and east and residential land to the west across Highway 98 and to the south.

- The property is not in the Eastpoint Urban Service Area.
- The property is not in the Coastal High Hazard Area.
- Portions of the property are within 150' of jurisdictional wetlands.
- The soils present on the site are Albany fine sand (3.9% in area), Rutlege fine sand (26.5% in area), Scranton fine sand (9.5% in area) and Meadowbrook sand (60.2% in area). The Rutlege, Scranton and Meadowbrook soil types are noted in the *Soil Survey of Franklin County, Florida* as being poorly suited for a site for homes, small commercial buildings, and local streets and roads because of wetness. The Albany fine sand is noted as being only moderately suited for home, small commercial buildings, and local streets and roads because of seasonal wetness and occasional droughtiness. There are actions that can be taken to deal with the wetness.
- The property is essentially flat.
- There is a small creek running along the east side of the property.
- There are potential wetlands along the east side of the property and across the northern tip of the property.
- This property is in an AE flood zone with a required Base Flood Elevation of 9'.
- According to Wildfire Hazard Map adopted as part of the Franklin County Comprehensive Plan this area has a level of concern of 3 or 4 out of 9.
- There are no historic or cultural sites that have been identified on the property. This area was part of Camp Gordon Johnson during World War II.
- Endangered Species – none has been identified on the property.
- The latest traffic count on this section of Highway 67 is 1500 or a Level of Service B. The proposed 32-unit RV park would generate 13 peak hour trips on a weekday afternoon. This would not increase the total AADS on Highway 67 above the upper limit for a Level of Service B, or 4,700 trips per day. The entrance to the proposed RV park is located on Jeff Sanders Road, which is an unpaved county road. If the RV park is developed the County will probably be required to perform increase maintenance on this section of Jeff Sanders Road. The County should consider whether to require the section of Jeff Sanders Road from Highway 67 to the RV park entrance to be paved.
- The proposed changes will not increase the supply of affordable housing in Franklin County.
- This land use and zoning change will allow the development of a 32-unit RV park, which would generate economic development in the county. The residents of the RV park could be expected to shop at local businesses, eat at local restaurants and visit local attractions.

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The County would see increased revenue from property taxes, gas taxes and tourist development taxes.

- There is no central water or sewer system in this area. The development will have to be on a well and a septic tank.
- There has not been an opportunity for the public to address this proposed change.

I recommend approving this proposed land use and zoning change.

Mark C. Curenton

Mark C. Curenton
County Planner
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