

REVIEW OF PLANNING AND ZONING COMMISSION APPLICATIONS

- Consideration of a request for a Public Hearing for a Land Use change of a 6.08 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, 2514 Highway 67, Carrabelle, Franklin County, Florida. Request submitted by Justin Ford, agent for Jamey and Beverly Sapp, applicants.

This property fronts on Highway 67 just north of the Crooked River Bridge. The property is surrounded by agricultural land to the south and east and residential land to the west across Highway 98 and to the north.

- 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 Rutlege fine sand (15.4% in area) and Meadowbrook sand (84.5% in area). Both of these 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 road because of wetness. There are actions that can be taken to deal with the wetness.
- The property is essentially flat.
- There is a small pond on the southeast corner of the property.
- There are potential wetlands along the south side of the property, in the southeast corner around the existing pond and along the east side 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 had 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 15-unit RV park would generate 9 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 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 15-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. The County would see increased revenue from property taxes, gas taxes and tourist development taxes.
- There has not been an opportunity for the public to address this proposed change.

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I recommend approving this proposed land use and zoning change.

Mark C. Curenton

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County Planner
June 10, 2020