



**FRANKLIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING
COURTHOUSE ANNEX, COMMISSION MEETING ROOM**

NOVEMBER 10, 2020

6:30 PM

MINUTES

Commission Present: *Lon Wilkens, Alex Skovronsky, and Jerry Jackson*

Commission Absent: *T.J Ward, Joey Taranto, and Collette Odom.*

Commission was called to order by Member Lon Wilkens at 6:34.

Amy Kelly, Zoning Administrator, introduced the new board by listing each board member and the district that they represent. Mrs. Kelly stated that the new board would need to appoint a new Chairman and Vice Chairman. During discussion, it was stated that T.J. Ward is the member to have held a seat for the longest.

After discussion, Member Lon Wilkens made a motion to appoint T.J. Ward as Chairman. Member Jerry Jackson seconded the motion. In further discussion, Member Alex Skovronsky suggested waiting to appoint T.J. Ward until he is present.

After a brief discussion, Member Lon Wilkens withdrew his motion. The board tabled the appointment of Chairman and Vice Chairman until the December meeting.

Building Report:

A- Monthly Building Report October 2020

Amy Kelly, Zoning Administrator gave monthly report for October with 1 commercial development and 10 houses permitted.

Critical Shoreline Applications:

B- CONSIDERATION OF A REQUEST TO CONSTRUCT A SINGLE FAMILY PRIVATE DOCK LOCATED AT 1663 EAST GULF BEACH DRIVE, LOT 3, SHELL HARBOUR, ST. GEORGE ISLAND, FRANKLIN COUNTY, FLORIDA. THE DOCK WALKWAY WILL BE 120' X 4' AND HAVE AN 8' X 20' TERMINUS. THIS WILL BE CONTINGENT UPON ALL STATE AND FEDERAL PERMITS. REQUEST SUBMITTED BY LARRY JOE COLSON, AGENT FOR MARK AND LINDA MUSARACA, APPLICANTS. (PROPOSED HOUSE)

During discussion of item B, it was stated that DEP and CORE permits have not been issued at this time. Mrs. Kelly, Zoning Administrator stated that the request meets all requirements and that a proposed house was included on the site plan.

Motion to approve contingent upon DEP and CORE permits by Member Lon Wilkens, seconded by Member Jerry Jackson, all members in favor/no members opposed

Commercial Site Plan Applications:

- C- CONSIDERATION OF A REQUEST FOR COMMERCIAL SITE PLAN APPROVAL FOR A MEDICAL CENTER TO BE LOCATED AT 104 HIGHWAY 98, EASTPOINT, FRANKLIN COUNTY, FLORIDA. (PARCEL IS LOCATED ON THE CORNER OF HIGHWAY 98 AND SOUTH BAYSHORE DRIVE) REQUEST SUBMITTED BY SCOTT TUTHERFORD, PE, SCR & ASSOCIATES, AGENT FOR BILLY SHULTZ, BAY AND 98, LLC, APPLICANT.

In discussion of item C, Amy Kelly, Zoning Administrator stated that this property is already zoned C-2 Commercial Business, it meets all required setbacks, and the site plan shows more than double the required parking spaces. It was stated that DEP permits have already been issued and this will be a private medical facility. Mrs. Kelly stated that there are culverts already in place and water will be routed to a nearby retention pond. Public comment: question from Paul Riegelmayr regarding the type of facility this will be. Mr. Tutherford respond by stating that he is not certain of the exact type of facility that this will be.

Member Alex Skovronsky made a motion to approve contingent upon receiving documentation that the master stormwater retention pond would have the capacity to hold the addition runoff, seconded by Member Lon Wilkens, all members in favor/no members opposed, motion carried.

Lot Re-Configuration Application:

- D- CONSIDERATION OF A REQUEST TO ADJUST LOT LINES BETWEEN LOTS 26 AND 27, BLOCK D, LANARK BEACH, UNIT 1 TO MAKE LOT 27 MORE BUILDABLE. LOT 26 WILL HAVE THE SAME SQUARE FOOTAGE AS PREVIOUSLY. LOT 27 WILL BE LARGER THAN PREVIOUSLY WITH THE INCLUSION OF PART OF LOT 6, BLOCK D, LANARK BEACH, UNIT 1. THE DUKE ENERGY TRANSMISSION LINE EASEMENT RUNS THROUGH ALL OF THESE LOTS. REQUEST SUBMITTED BY LEONARD SKINNER, APPLICANT.

Member Lon Wilkens made a motion to table the item for lack of representation. The motion was withdrawn when Mr. Skinner became available on the phone line. During discussion of item D, it was pointed out that lot 6 does not have an area that is buildable due to Duke Energy's Transmission line easement and there is adequate space on both other lots to accommodate a home. The zoning of this property requires a minimum of 450 sq. feet home, and standard county setbacks apply. No public comment on this item.

Motion to Approve by Member Jerry Jackson, seconded by Member Alex Skovronsky, all members in favor/no members opposed

There being no further business to discuss, Member Lon Wilkens made a motion to adjourn at 7:40p.m., seconded by Member Alex Skovronsky, all members in favor, no members opposed, motion carried.

Member Lon Wilkens, Member

ATTEST

Amy M. Kelly, Zoning Administrator