

# ***CITY OF APALACHICOLA***

## **PLANNING & ZONING BOARD**

**PUBLIC HEARING AND SPECIAL MEETING**

**MONDAY, September 26, 2011**

**Community Center/City Hall – 1 Bay Avenue**

## **MINUTES**

**Members and Staff Present: Tom Daly-Chair, Leon Bloodworth, Geoff Hewell, Sally Williamson, Dieter Ambos, Tami Ray-Hutchinson, Betty Webb-Administrator, Cindy Clark-Planning Contractor**

### **PUBLIC HEARING – 6:00 PM**

Discuss, review and receive citizens comments on a Special Exception request by Willie and Barbara McNair to allow a game room, targeting kids with no alcoholic beverages allowed, within the C-2 Neighborhood Commercial zoned area @ 184 8<sup>th</sup> Street, Block 167, Lot 1.

**Chairman Daly reported that 71 letters were mailed out to surrounding property owners, with 7 returned, 6 in favor and 1 opposed.**

**Discussion items: age served (18 years and under), parking (sufficient parking on lot and applicant owns adjacent property with parking space available), noise (will have onsite supervision when doors are open and police will patrol), hours of operation (6-10 week days and 6-12 on Friday and Saturday – closed on Wednesday).**

### **REGULAR MEETING – Immediately Following**

- 1) **Decision on Special Exception request by Willie and Barbara McNair. Motion to approve Special Exception request with condition that if the building or business changes hands Special Exception goes away, if the new owner desires to continue it must come back to P&Z for review and approval made by Geoff Hewell, second by Dieter Ambos. Motion Carried 6 to 0.**
- 2) **Old Business: Re-address September 12<sup>th</sup> Meeting Items**
  - a. **Review, Discussion, and Decision for permit issuance for 5' high chain link Fence with 4 gates along back property line @ 121 Bay Avenue, Block 37, Lots 6-10 for Van Russell/Franklin County Fencing Contractor. Fence location on property discussed. Motion to approve made by Leon Bloodworth, second by Geoff Hewell. Motion Carried 6 to 0.**
  - b. **Confirmation of administrative issuance of building permit issuance for small rib metal roof (gray/silver in color) over singles @ 67 17<sup>th</sup> Street, Block 107, Lot 8 for Norton Kilbourn/Bobby James, Inc. Roofing. Motion to confirm administrative approval made by Dieter Ambos, second by Sally Williamson. Motion Carried 6 to 0.**

- c. Review, Discussion and Decision for permit issuance for new metal gable roof over existing flat roof on Apalachicola Police and Fire Station located @ corner of Hwy 98 and 10<sup>th</sup> Street. Elevation plans ready for review. Architect review pending. **Motion to approve contingent upon architect approval made by Sally Williamson, second by Geoff Hewell. Motion Carried 6 to 0.**
  
  - d. Review, Discussion and Decision for tree permit issuance for the removal of a magnolia @ 133 Avenue C (behind garage) for Linda Wilder. (Originally tabled at August 8<sup>th</sup> meeting.) Tree Committee recommended removal. **Motion to approve with mitigation to plant another tree within city made by Dieter Ambos, second by Sally Williamson. Motion Carried 6 to 0.**
- 3) New Business:
- a. Review, Discussion and Decision for permit issuance for a temporary portable building to be used for an office @ 391 Market Street for Water Street Seafood, Inc. **Discussion held addressing placement and elevation. Rhonda Smeby, representing applicant, reported that the structure would be installed at same elevation as existing office building, could not be seen from Water Street, and there was no time limit presently in mind. Motion to table issue since there was no FEMA elevation information available made by Dieter Ambos, second by Leon Bloodworth. Motion Carried 6 to 0.**
  
  - b. **Chairman Daly recommended that education workshops be scheduled for P&Z and BOA board members to update everyone on code revisions. Leon Bloodworth agreed stating that conflicts between the Comprehensive Plan and Land Development Code also need to be addressed and a discussion is needed to address ways to strengthen the operational process. Betty and Cindy will set up workshops.**

**There being no further business, meeting adjourned.**

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Tom Daly, Chairman