



PALATKA PLANNING BOARD MINUTES

March 6, 2012

Meeting called to order by Chairman Carl Stewart at 4:00 pm. **Other members present:** Anthony Harwell, Daniel Sheffield, Joe Pickens, George DeLoach and Joseph Petrucci (who arrived approximately 4:15 pm). **Members absent:** Earl Wallace, Kenneth Venables, and Sharon Buck. **Also present:** Planning Director Thad Crowe, Recording Secretary Pam Sprouse and City Attorney Don Holmes.

Motion made by Mr. DeLoach and seconded by Mr. Sheffield to approve the minutes as submitted for the February 7, 2012 meeting. All present voted affirmative, motion carried.

Chairman Stewart read the appeal procedures and requested that disclosure of any ex parte communication be made prior to each case.

NEW BUSINESS

Case 11-43 Request to amend the Future Land Use Map from RL (Residential Low-density) to PB (Public Buildings and Grounds) and to allow for a Planned Unit Development as an overlay district in the PB category and to rezone from R-1A (Single-family Residential) to PBG-1 (Public Buildings and grounds).

Location: 1001 Husson Ave.

Owner: Putnam County District School Board

Mr. Stuart advised that it was requested that this item be tabled.

Motion made by Mr. Pickens and Seconded by Mr. Sheffield to approve the amendment as submitted by staff. All present voted affirmative, motion carried.

Case 12-09 Request for a Conditional Use for Bed and Breakfast use in an R-1 (Single-family Residential) zoning district.

Location: 116 Kirkland Street

Owner: Linda Crider

Mr. Crowe advised that this use is defined as residential lodging and is distinguished from a motel or hotel. The definition does say that the stay will have definite time period for stay, but does not define that time period, however the definition of hotel defines transient occupancy as less than a week. He added that the use is allowed in the Historic and R-1A zoning district by Conditional Use consideration. He stated that the request meets the Conditional Use criteria and that the Comprehensive Plan encourages adapted reuse in regards to Historic Preservation. He recommended approval with the following conditions:

1. Uses on the property shall be limited to a single-family residence and Bed and Breakfast accommodations for guests with stays not to exceed one week.
2. Property owner must live on site and oversee and manage the business.
3. Parking shall occur behind the main house, accessed by the driveway north of the house.
4. The refuse area shall be screened on three sides with a six-foot tall privacy or stockade fence.

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5. Two signs shall be allowed: a wall sign on the front porch near the mailbox, not to exceed six square feet, and a ground sign in the front yard not to exceed 15 square feet. The signs will not be internally lit but may have external lighting that does not cause any glare to occur toward the street or neighboring properties. Such signs must be approved by the Historic Preservation Board. If the Historic Preservation Board approves smaller and/or more specific signage standards, these latter standards shall be applicable.
6. Conditional Use approval is contingent on Historic Preservation Board approval of the use.
7. All other applicable standards of the Municipal Code must be met.

Ms. Crider, the applicant, expressed two specific issues that she had hoped the Board would consider. One was that she requested that the Board consider some leniency on the one week stay limitation, requesting a 90 day allowance. She explained that she has spoken to several other Bed and Breakfast owners in proximity to here and has learned that there are times of the year when things are lean, with regards to travelers. During this slow period she would like the option to accommodate those that may come for a bit of an extended stay, such as contract workers and seasonal vacationers. She also asked for an extension on the 6 month commencement requirement, she mentioned that she still has to go before the Historic Preservation Board for review and believes that she may need extra time to get it in operation. She shared a proposed sketch for signage.

Mr. Stuart asked Ms. Crider if in her research she had found that other B&B's have extended stay.

Ms. Crider replied yes, that one in particular, in Crescent City has a regular extended stay guest that comes every year.

Mr. Sheffield asked if she planned to have employees on a regular basis when she was fully operational, and asked about the off-street parking.

Ms. Crider stated that she doubted it, that she planned to do pretty much all of the work herself and that her daughter has agreed to help out relieving her for vacations and such, but that if it gets to an overwhelming point with cleaning, she may consider hiring a cleaning service. She advised that she has off-street parking in the rear.

Lennard Freeman, 422 River Street, a neighbor immediately contiguous to Ms. Crider, spoke of historic precedence that has been set for this type of use in the district, including his home which is also known as the Babe Ruth house. He stated that he and his wife are in support of the request, as well as the extension requests, adding that in his business travels he has seen many Bed and Breakfast type places where an extended stay is allowed, and believes it makes sense.

Jill Jester, 3264 Deerfield Point, Jacksonville, a previous Planning Board member and Bed and Breakfast owner in the South Historic District, spoke in support of the request. She advised that she previously remodeled 418 Emmett Street and turned it into a licensed Bed and Breakfast, spoke of the benefits of extended stay, as she often catered to Georgia Pacific contract workers.

Mr. Pickens asked staff if there have been those similar businesses in the past that have been granted approval to vary from the one week stay time limit.

Discussion ensued regarding the conformity of existing detached garage/guest house. Mr. Freeman stated that the garage was rebuilt on an existing structure. Mr. Crowe stated that he was advised by the Chief Building

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Official that the costs did not exceed 50% of the value of the structure.

Motion was made by Mr. Pickens and seconded by Mr. Petrucci to approve the request with staff recommendations, granting the requests for extended stay to a 90 day limit and the use commencement date to be extended to December 31, 2012. All present voted, resulting in 5 yeas and 1 nay. Motion carried.

Case 12-10 Request for a Conditional Use for outdoor activities incidental to principal office use in a C-1 (General Commercial) zoning district.

Location: 518 Main Street

Owner: Palatka Housing Authority/City of Palatka

Mr. Crowe shared a site plan and advised that there would be 7 additional parking spaces required and that as this is a newer building there is some landscaping there, but has recommended some strategic plantings along the residential boundary. He recommended approval with the following conditions:

1. Outside activities shall be limited to natural gas fuel dispensing and limited outside storage, with the location of such activities denoted on the approved site plan.
2. Fueling stations shall be limited to one metering dispenser, located as shown on the approved site plan.
3. Outside storage area shall be located within the three parking spaces located immediately east of the CNG compressor area, as noted on the approved site plan.
4. Fueling stations and outside storage areas shall be buffered either with an opaque fence that is compatible with the exterior fence, or with a hedge located facing N. 5th St.
5. At least three shade trees, or six understory trees, or equivalent combination of both tree types shall be planted along Madison Street between the sidewalk and fence to provide for buffering for the adjacent residences across this street.
6. All other applicable standards of the Municipal Code must be met.

Mr. Petrucci asked if there were potential hazards to the surrounding neighborhood with the compressed gas.

Mr. Crowe said that he did some research and it is most hazardous when stored in a confined space, but is considered safer than regular gasoline.

Don Kitner, General Manager of the Palatka Gas Authority, stated that natural gas is a lot safer than gasoline and is lighter than air, so if there were a small leak, it just dissipates in the air. It is a completely sealed fueling system that connects directly to the vehicle it is refueling. It will be used for only fueling their vehicles and possibly City vehicles, not the general public. It is a less expensive fuel to use, as well as, less harmful to the environment. He added that there will be one compressor, one 150 pressurized gallon storage sphere, which takes up the space of approximately 4 parking spaces and one dispenser that will hold the pressurized natural gas.

Mr. Harwell asked what about this system would be tamper resistant.

Mr. Kitner advised that this is designed with high pressure, and will have all above ground steel piping with a 6 foot privacy fence. These are becoming more prevalent around the country.

Discussion continued regarding the design layout and operation of the system.

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David Behnke, 919 S. 15th Street, spoke in support of the request and believes this a wonderful opportunity for the City to start using alternative fuel, as well as new business opportunities for the community given the amount of trucks on the road around here.

Motion was made by Mr. Sheffield and seconded by Mr. Harwell to approve the request as submitted subject to staff recommendations. All present voted affirmative, motion carried.

Case 12-12 Request for a Conditional Use for expansion of an existing nursing home in an R-3(multi-family Residential) zoning district.

Location: 2901 Kennedy Street

Owner: Progressive Housing of Putnam County, Inc.

Mr. Crowe advised that the nursing home is allowed by a conditional use approval in this zoning district. He stated that this use does not conflict with the Comprehensive Plan, and meets all criteria. He recommended approval with the following conditions:

1. The nursing home use associated with this Conditional Use shall be limited to personal care or nursing for up to 14 persons.
2. The refuse cart must be screened on three sides per the requirements of the Zoning Code.
3. All other applicable standards of the Municipal Code must be met.

Mr. Jim Whittaker, with Progressive Housing, a subsidiary of the Ark, advised that this is actually an assisted living facility, and not medical in nature. He added that currently they are closing a small home on Lundy Rd. which serves four people as the State keeps cutting their rate making it no longer possible to operate small homes. He advised that they would not be changing the footprint at all, that this home did once accommodate 14 residents.

Mr. Sheffield asked if the residents ambulatory and if they spend their days in the Ark's employment program.

Mr. Whittaker advised that the residents are ambulatory however, the house is completely accessible and that the vast majority of the residents attend their day training program.

Motion was made by Mr. Pickens and seconded by Mr. DeLoach to approve the request with staff recommendations. All present voted affirmative, motion carried.

Mr. Crowe presented the next two cases (12-13 and 12-14) together explaining that the two locations are in a single family Land Use category, and that these requests actually true-up the inappropriate land Use designation that is currently assigned to them. He stated that the current zoning is appropriate with similar zoning in the area. The application for the parcel on the west side of Zeagler Dr. immediately south of 320 Zeagler Dr. is planning to develop a Kidney Dialysis center at this location, which would be in keeping with all the other medical and commercial facilities along that section of Zeagler Dr. He recommended approval of both requests.

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Case 12-13 Administrative request to amend the Future Land Use Map from RL (Residential Low-density) to COM (Commercial) in a C-1A zoning district.

Location: West side of Zeagler Dr. immediately south of 320 Zeagler Dr.

Owner: COP Palatka, LLC

Rudd Jones, 283 East End Road, representative for the applicant was present.

Motion made by Mr. DeLoach and seconded by Mr. Sheffield to approve staff recommendation. All present voted affirmative, motion carried.

Case 12-14 Administrative request to amend the Future Land Use Map from RL (Residential Low-density) to COM (Commercial) in a C-1A zoning district.

Location: 320 Zeagler Dr.

Owner: Sin Les Inc.

Motion made by Mr. Pickens and seconded by Mr. Petrucci to approve the request as submitted All present voted affirmative, motion carried.,

5. OTHER BUSINESS

Election of Chairman & Vice-Chairman.

Motion made by Mr. Sheffield and seconded by Mr. Harwell to remain the existing chair. All present voted affirmative, motion carried.

Motion made Mr. Sheffield and seconded by Mr. Pickens elect to Earl Wallace as Vice Chair. All present voted affirmative, motion carried.

Meeting adjourned at 5:43 pm.