

**MINUTES OF THE MARCH 24, 2016
REGULAR MEETING
GREEN COVE SPRINGS PLANNING AND ZONING BOARD**



CALL TO ORDER

The regularly scheduled meeting of the Green Cove Springs Planning and Zoning Board was held on Thursday, March 24, 2016 in the City Council Chambers, 321 Walnut Street, Green Cove Springs, Florida.

Vice-Chairman Haddock called the meeting of the Planning and Zoning Board to order at 5:00 p.m.

ROLL CALL

Board Members Present: Robert Lewis, Sr.
Sara Spurrier
Marilyn Haddock, Vice-Chairman

Staff Members Present: L. J. Arnold, III, City Attorney
Janis Fleet, Development Services Director
Kimberly Thomas, Executive Assistant
Kimberley Farnsworth, Clerk Typist

Board Members Absent: Chester Austin
James Smith

Staff Member Absent: Danielle Judd, City Manager

Present in Audience: Joe Sobotta

APPROVAL OF MINUTES

A MOTION WAS MADE BY BOARD MEMBER LEWIS TO APPROVE THE MINUTES OF FEBRUARY 25, 2016. THE MOTION WAS SECONDED BY BOARD MEMBER SPURRIER. THE MOTION WAS APPROVED BY THE FOLLOWING ROLL CALL VOTE: AYES – BOARD MEMBERS LEWIS, SPURRIER, AND VICE-CHAIRMAN HADDOCK.

PUBLIC HEARING

2016-PZ-03 – Special Exception to allow the sale of beer and wine for off-site consumption at the Dollar General Store located at 1707 Idlewild Ave.

Ms. Fleet introduced the item. She explained that the applicant is seeking approval for a Special Exception to sell beer and wine for off-site consumption at the Dollar General Store located at 1707 Idlewild Ave. Ms. Fleet stated that Staff has reviewed the Special Exception and is recommending approval by the Board.

Vice Chairman Haddock opened the public hearing. No public was at the meeting to address the item. Vice Chairman Haddock closed the public hearing.

A MOTION WAS MADE BY BOARD MEMBER SPURRIER TO APPROVE 2016-PZ-03 A SPECIAL EXCEPTION FOR THE SALE OF BEER AND WINE FOR OFF-SITE CONSUMPTION AT THE DOLLAR GENERAL STORE LOCATED AT 1707 IDLEWILD AVE. THE MOTION WAS SECONDED BY BOARD MEMBER LEWIS. THERE BEING NO FURTHER DISCUSSION, THE MOTION WAS APPROVED BY THE FOLLOWING ROLL CALL VOTE: AYES – BOARD MEMBERS LEWIS AND SPURRIER, AND VICE-CHAIRMAN HADDOCK. NAYS – NONE.

BOARD DISCUSSION / COMMENTS

Vice-Chair Haddock inquired about a Burger King possibly coming to town. Ms. Fleet stated that there was an engineer looking at the back property next to Springs Church.

Ms. Fleet commented that there is a new burger place, Burney's Burgers & More, now open on Walnut Street. Also, Hungry Howie's is opening up next to Farmers in the Deli.

Board Member Spurrier inquired about Zaxby's. Ms. Fleet said that there were some site issues that are being worked on between Zaxby's and the property owner.

STAFF COMMENTS

Ms. Fleet stated that the next meeting will be in April. This meeting will be to discuss the recommended changes to the ordinance for garages and carports.

Joe Sobotta of 212 North Street presented a blue card to speak to the Board Members regarding carports and awnings. He stated he wanted to put up an awning over a patio to use as a recreation area, not as a carport and was inquiring about regulations regarding this structure and its uses.

Ms. Fleet stated that awnings can be used for a patio. She said the City Council has been reviewing the carport issue and has recommended changes to the Land Development Regulations. Those changes will be considered by the Planning and Zoning Board at their meeting in April.

ADJOURNMENT

There being no further business to come before the Planning and Zoning Board, this meeting was adjourned at 5:40 p.m.

City of Green Cove Springs, Florida

Marilyn Haddock, Vice-Chairman

Janis K. Fleet, AICP
Development Services Director