

SPECIAL MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

APRIL 4th, 1975

8:30 A. M.

PRESENT: Chairman Wayne E. Floyd, W. H. Cowman, Chas. N. Croft,
Harry I. Driggers, Cormac McGarvey and C. Edward Nicholson

ABSENT: Neal Gale and Father Marlon S. Poitier

ALSO PRESENT: Executive Director Edward H. Stelle and Staff Planner
Wm. P. Hooker

The Chairman announced that this Special Meeting had been called for the purpose of handling several pending items.

Reference: GC-16-74:

Planned Development Review of the Golden Isles Marina PD-G Planned Development - General Complex for Final Approval Phases II and III and Approval of Revision to Phase I Golden Isles Marina, Inc. Plate Maps 59, 60 and 71

Developers Robert W. Chambers and James O. Wright, Attorney James B. Gilbert, Jr., and Surveyor Lee Kicklighter were present for review of the final plans for the above identified complex.

Mr. Nicholson read a prepared statement outlining his opinion with respect to traffic problems that would be generated in the vicinity of the Frederica Bridge approach at the entrance to the Golden Isles Marina Complex. He stated that it contained only his personal views. A copy of this statement is on record in the referenced GC-16-74 file in the office of this Commission.

The Planning Commission then reviewed modified plans containing elements requested at its meeting of April 1st, 1975.

Mr. Gilbert pointed out that traffic problems on the St. Simons Bridge and Causeway are not restricted to this area, but are now or could be applicable for any entrance along this throughfare. Mr. Gilbert also pointed out that the developers are making every effort to alleviate traffic congestion at their entrance to the Causeway. He stated this will be accomplished by their assuming all expenses incurred in improvements to be made at the entrance in accordance with plans approved by the Georgia Department of Transportation and the Consultant for the Causeway. Mr. Gilbert explained it is not anticipated that the proposed restaurant would at any time be utilized to its maximum capacity as it is primarily for the use of boaters and not the general public. He further explained that, in order to amortize the extreme expense for the sewage treatment plant required by the Georgia Water Quality Control Board, the restaurant is the major factor in justifying its installation. Mr. Gilbert stated that this plant will not only serve the entire complex but would as well provide a means of disposal of sewage for marine craft using the docking facilities.

A discussion was then held with respect to the reduction of the speed limit being a means of minimizing traffic hazards at entries onto the Causeway.

The Executive Director recommended approval of the plans as reviewed this date as it represents a refinement of the original plans submitted and contains the modifications requested. Mr. Stelle added that a recommendation for approval should be conditioned upon road improvements at the entrance to the complex being installed before the restaurant is put into operation; and consideration being given to a reduction in the Causeway speed limit. He further added that the developers have received approval of all applicable agencies.

After careful study, a motion was made by Mr. Croft and seconded by Mr. Driggers to recommend Final Approval of the Golden Isles, Inc., PD-G Planned Development - General Complex according to plans received April 2nd, 1975, for review at meeting of April 4th, 1975, which, while basically following the Preliminary Plans previously approved, reflect changes in the location of the sewerage treatment plant and alternate boatel sites; this approval being contingent upon a requirement that all provisions for ingress and egress, as recommended by the Georgia Department of Transportation, for the complex are installed by the developers prior to the opening of the proposed restaurant; and it being further recommended that the Commissioners of the City of Brunswick, the Glynn County Commissioners, the Consultant for the St. Simons Bridge and Causeway, the Georgia Department of Transportation, and all other appropriate agencies take under consideration the reduction of the speed limit for the Causeway, particularly in the vicinity of the approaches to Frederica River Bridge, as a means of promoting traffic safety; it being recognized that approval for the Golden Isles Marina Complex plans has been received from the Georgia Coastal Marshlands Protection Agency, the Georgia Water Quality Control Board, the U. S. Coast Guard, and the U. S. Corps of Engineers.

Voting Aye: Messrs. Cowman, Croft, Driggers and McGarvey

Voting Nay: Mr. Nicholson

The Chairman declared the motion adopted.

Georgia Coastal Marshlands Protection Agency

The Executive Director announced that the Georgia Coastal Marshlands Protection Agency will be using the Planning Commission's conference room for a hearing on Tuesday, April 8th, 1975, at 10:30 A. M. Mr. Stelle said that, as some of the cases they will be handling involves properties in Glynn County, all Planning Commission members that can should attend.

Interstate 95 on Blythe Island

A lengthy discussion was held with respect to access to the northwest side of Blythe Island from I-95.

The Executive Director reviewed the past recommendations of the Planning Commission and the situation as it now exists.

A motion was made by Mr. Croft, seconded by Mr. Nicholson and unanimously adopted that a resolution be prepared for adoption at a later meeting covering the following points:

1. Blythe Island is predominately residential in character;
2. construction of an overpass at Blythe Island Drive has already been approved and is under construction;
3. an interchange would lead to no new use areas in Glynn County;
4. due to cost factors, no interchange should be considered until development so warrants it;
5. additional access, when required, should be considered for location in the vicinity of West Shore Drive; and
6. if in the future an interchange is considered, it should be so located as to provide the best possible access to the Blythe Island State Park with the least detrimental effect upon the residential areas of the island.

"Ex-Party Communications."

In a general discussion, Mr. Nicholson brought out the fact, due to past experiences with another Planning Commission, they had established a policy that whenever people had contacted them individually prior to public hearings, that they as a planning commissioners would listen to the people, after pointing out that they would make any such conversation public at the meeting. He referred to this as an "Ex-Party Communication" in reference to specific cases. He, therefore, felt the Planning Commission could consider the adoption of such a policy which could forestall any pressures that might be placed upon the members in the future in instances of controversial cases.

Tennis Courts

The Executive Director distributed general layouts for single tennis courts and a 4-unit court private tennis club complex, with an accompanying requirement criteria.

Mr. Nicholson submitted for consideration a proposed amendment to Subsection 701.3 which would permit private tennis clubs as Conditional Uses in One-Family Residential Districts.

The members were requested to study these instruments in order that they may be reviewed at the next Regular Meeting.

MEETING ADJOURNED AT 10:00 A. M.