

BRUNSWICK - GLYNN COUNTY
JOINT PLANNING COMMISSION
MAY 1, 1979 9:00 A.M.

Present: Chairman Billy R. Gibson
S. Gerald Atkinson
Johnie O. Boatright
Margaret A. Brown
W. W. Crosby
Harry I. Driggers
Andy Haman
Bill Hicks

Also Present: Edward H. Stelle, Executive Director
Roy Dudark, Assistant Director
Frank Kurchinski, Planner

Meeting was called to order and the invocation was given by Mr. Crosby.

CUP - 3 - 79

Request for a conditional use permit to allow a private club on a tract containing 2.34 acres located 212 feet west from the southeast corner of the intersection of Driftwood Drive and Wood Avenue, commonly known as the "Beach Club" property

Attorney Tom Dickey was present for discussion of the above matter. Mr. Robert Boone, applicant, was also present.

Mr. Stelle pointed out that a conditional use permit is required for the location of the proposed private club in that the use is allowable in a Resort Residential District only as a conditional use not a permitted use and that it has been closed for over 1 year.

Mr. Stelle then gave a brief explanation as to the past owners of the property and present owners. He pointed out that the use will be for a beach club and will be operated by Bay Colony Corp.

Mr. Dickey pointed out that the facilities will consist of dining, pool, cook-outs, and general use as a private beach club for Sea Palms Members only. Mr. Boone also noted that guest at the Sea Palms Inn would have temporary membership cards.

The proposed plans for the area were presented.

A considerable number of objectors were present to express their concerns. Three petitions were presented bearing the signatures of property owners within the area. Their objections were: 1) noise; 2) traffic; 3) encroachment into the residential area; and 4) not a compatible use for the area.

Mr. Boone pointed out that he feels the use meets the requirements for a conditional use within a Resort Residential District.

Mr. Gibson stated that he also received 2 telegrams stating objection to this request.

Mr. Stelle then read the permitted uses within a Resort Residential, from the Zoning Ordinance, the conditional uses allowable and the qualifications that have to be met to be granted a conditional use permit. Mr. Stelle pointed out that the subject area zoned Resort Residential at the present time contains tourist home, beach cottages, multi-family, and single-family residents. He further stated that in his opinion the Planning Commission has the authority to place restrictions on the conditional use permit. It was then suggested that if the permit is granted that the establishment be closed after sun-down.

After further discussion, motion was made by Mr. Atkinson and seconded by Mr. Crosby to deny the applicant's request for a conditional use permit for the location of a private beach club. Voting in favor of the motion for denial were Messrs. Atkinson, Boatright, Crosby, Driggers and Gibson. Voting nay of the motion were Messrs. Haman and Hicks, and Mrs. Brown abstained.

B - 4 - 79

Request to rezone from R-9 One-Family Residential to LM Limited Medical, a 13,860 square foot tract of property located in the southeast quadrant of the intersection of Parkwood Avenue (1st Street) and East Park Avenue in the City of Brunswick

Attorney James Bishop and Attorney Andy Taylor, applicant, were present for review of the above application.

Mr. Stelle pointed out the location of the subject property within study area of the medical zoning.

It was noted from the study that the Planning Commission should consider the following three factors: 1) physical proximity to the Hospital; 2) neighborhood preservation/encroachment; and 3) traffic congestion and parking. The report also recommended rezoning the areas which meet these factors. The subject property is within the recommended area, therefore the staff recommends rezoning.

It was noted that no one was present to object to this rezoning request.

After review, motion was unanimously adopted to recommend rezoning of the subject property in that it is within close physical proximity to the Hospital; would not be an encroachment into the neighborhood, and would not cause traffic congestion or parking problems, further recommend for approval in that this subject property is within the suggested area for medical uses.

GC - 14 - 79

Request to rezone from MH Mobile Home to GR General Residential, a 8.94 acre tract located 1,216 feet east of the northeast corner of the intersection of Carteret Road and Emanuel Farm Road

Mr. Driggers abstained from discussion of this matter due to personal interest.

Mr. Stelle pointed out that last month the adjacent portion of this tract was rezoned to single-family residential and that the proposed use for this area is apartments. He then pointed out that a zoning of General Residential would be of lower-density than the present zoning of Mobile Home and would have a lesser impact on the surrounding neighborhood development developed as apartments than a mobile home park.

It was pointed out that the development will be served by water and sewer and will have recreation facilities including pool and recreation building.

It was noted that no one was present to express opposition to this request.

Mr. Stelle stated that the site plan meets the necessary requirements, therefore the staff recommends approval of the rezoning request for the location of apartments.

Motion was made by Mr. Atkinson and seconded by Mr. Haman to recommend approval of this request in that a rezoning to General Residential would have a lesser impact on the neighborhood when developed than the existing zoning of Mobile Home. Voting aye for this motion was Mrs. Brown and Messrs. Atkinson, Boatright, Crosby, Haman and Hicks, abstaining was Mr. Driggers.

GC - 16 - 79

Request to rezone from R-20 One-Family Residential to M-20 One-Family Residential, a 1.55 acre tract located 378 feet north of the northwest corner of the intersection of State Road 303 and West Shore Drive, Blythe Island

Mr. W. Cris Corson, applicant, was present for review of the above application.

Mr. Stelle stated that this request involves a portion of a 3.5 acre family tract and the property is adjacent to Mr. Corson's parent's home.

Mr. Corson stated that he wishes to locate a mobile home on the subject property and at a later date construct a single-family residence.

It was noted that this request is located in Area 2 of the Blythe Island Mobile Home Study where it is recommended mobile homes as suitable in the area.

No one was present to object to this request.

After review, motion was unanimously adopted to recommend rezoning of the subject property for the location of a mobile home in that the requested rezoning is within Area 2 of the Blythe Island Mobile Home Study which was recommended by the Planning Commission to be an area for mobile home rezonings upon request.

CUP - 2 - 79

Request for a conditional use permit to allow the operation of a car wash on a 12,500 square foot tract of land located at the southeast quadrant of the intersection of Ninth Street and Norwich Street

Mr. Harlan Skarpalezos was present on behalf of the applicant Mr. W. C. Johnson.

It was noted that a conditional use permit is being requested due to the nature of the activity and its ability to generate a traffic hazard in the area. The site plan however appears to minimize the potential traffic hazard, therefore the staff recommends approval of the request for the location of a car-wash facility.

Motion was made by Mr. Haman, seconded by Mr. Driggers and unanimously adopted to recommend to the County Building Official that a conditional use permit be granted.

GC - 10 - 79

Request for an amendment to the Master Plan of the Island Club Tract for a proposed racquetball club on a 2.03 acre tract being a portion of the Freeman-Mazo portion of the Triangle Tract, located approximately 817 feet east of the intersection of Demere Road and Sea Island Road on the south side of Demere Road

Attorney T. J. Dickey and Mr. Tommy Haisten was present for review.

Mr. Stelle pointed out that the property is located at the southeast corner of Island Club Tract. He pointed out that on the Master Plan for the area the use is for residential/office scale development. Therefore, an amendment to the Master Plan is needed in order for the developer to construct the proposed raquetball/health club center.

Mr. Haisten pointed out that the Club will be family-oriented with a day-care center, pool, beauty salon, sauna, and 10 raquetball courts and will be by membership only.

Engineering of the road was then discussed.

Mr. Stelle pointed out that the owners of the property, Mr. Carroll Palmatary, et. al, have requested that site plan approval be subject to Mr. Haisten, et. al, purchasing the property. He then stated that he does not feel the site plan should be approved at this time that only the proposed use of the property should be considered.

This item was then postponed until such time as Mr. Palmatary could arrive for discussion. Mr. Palmatary stated that he is desirous that approval of the site plan be subject to the purchase.

Mr. Stelle then suggested that an amendment to the Master Plan be approved not the site plan at the present time. He then pointed out that the road engineering, etc. must have further review.

Motion was made by Mrs. Brown, seconded by Mr. Atkinson and unanimously adopted to Amend the Master Plan to allow "racquetball facility".

It was noted that site plan approval request would be submitted at the Planning Commission's meeting of May 15, 1979.

Mr. Stelle explained about his trip to Louisiana on an Offshore Oil Inspection trip. He stated that his trip was very informative and would like some of the members to have the opportunity to visit the oil well platforms to see how clean and safe the facilities are.

Mr. Dudark gave a brief up-date and slide presentation on the St. Simons Island Comprehensive Plan. The slides were of maps showing the following: development pattern from 1950 to the present; Island character identifying places, communities, beach access; 26 historic sites; land ownership; vacant land; existing zoning; approved development; flood hazard areas, sand dunes, storm surge, marsh; traffic circulation; and public facilities.

Mr. Stelle pointed out that a typographical error was made in the Zoning Ordinance when reprinted last year. He pointed out that Section 607.3 Restoration, first sentence reads as follows: A non-conforming building may be reconstructed or structurally altered for continuance as a non-conforming use if the cost of such restoration or alteration exceeds fifty (50) percent of its replacement costs less depreciation as determined by the Glynn County Board of Tax Assessors. Mr. Stelle then explained that the only change is that the word "not" should be inserted between the words "may" and "be constructed".

Mr. Atkinson then pointed out that the Cemetary located on Mansfield and Cochran Avenue is in great need for cleaning etc. Thereupon he made a motion that a letter be sent to the City requesting that this Cemetary be looked at and some source of cleaning be performed. Motion was seconded by Mr. Atkinson and unanimously adopted.

Meeting Adjourned at 11:45 A.M.