

BRUNSWICK - GLYNN COUNTY
JOINT PLANNING COMMISSION
JUNE 5, 1979 9:00 A.M.

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- Present: Billy R. Gibson, Chairman
S. Gerald Atkinson
Johnie O. Boatright
Margaret A. Brown
Andy Haman
Bill Hicks
- Absent: W. W. Crosby
Harry I. Driggers
- Also Present: Edward H. Stelle, Executive Director
Frank Kurchinski, Planner
Deborah B. Chapman, Administrative Assistant

Chairman Gibson called the meeting to order and invocation was given.

Motion was made by Mr. Atkinson, seconded by Mrs. Brown and unanimously adopted that the Minutes of April 3, 1979 and May 15, 1979, be adopted.

CUP - 4 - 79

Request for Conditional Use Permit for operation of a private club on a tract containing 2.34 acres located 202 feet west from the southwest corner of the intersection of Driftwood Drive and Wood Avenue, commonly known as the "Beach Club" property

Mr. Robert L. Boone, Bay Colony Property Company - Manager, accompanied by Attorney Larry Phillips, was present.

Mr. Stelle explained that the above request is being sought to allow a private club in a RR Resort Residential area. He then read from the Zoning Ordinance as to the intent of a Resort Residential zoning and conditions for a conditional use permit.

Mr. Stelle stated that the County Attorney's opinion as to basic design conditions being placed on the utilization of the property is permissible.

The site plan was submitted and reviewed. Mr. Stelle stated that the Planning Commission's action on this matter is to either deny or recommend approval to the County Building Official that the permit be granted.

The following letter addressed to Mr. Stelle was then read to the Commission:

Dear Mr. Stelle:

In an effort to compromise some of the differences between ourselves, members of the Joint Planning Commission and local residents in the Beach Club area, Bay Colony Property Company is in a position to recommend self-imposed conditions on the operation and physical characteristics of their Beach Club to obtain the necessary approvals. This proposed compromise is brought about by the vocal objections of a few neighbors and our desire, not only to be a good neighbor, but to provide a facility for our some 736 club members at Sea Palms. Without these compromises, it is obvious we would be depriving our club members the use and enjoyment of their Beach Club. Therefore, we propose the following: 1) The operational hours of the Beach Club facility would be from 10:00 a.m. to sundown on a daily basis. 2) We respectfully request 10 days per calendar year when the closing will be 12:00 midnight. These days would be used for special functions at the Club. These would be the only days that the Beach Club would have live entertainment. 3) In remodeling the facility, we would not place any speakers outside, thereby eliminating, or at least muffling, music and noise. 4) A screened buffer between our entrance and parking area from adjacent residences. 5) Signs at all entrances to the property (Ocean Boulevard and beach) signifying "Sea Palms Golf & Racquet Club Members Only" and a strict enforcement of that rule for this facility is to be operated exclusively for the members and guests of Sea Palms Golf & Racquet Club.

As previously stated to you and to the Commission, it is our desire to renovate the pool, refurbish the existing bar-restaurant facility, separating same from the existing single-family house on the property, repair the boardwalk and clean up the property and vegetation. The principle function of the Club will be for beach access and use of the pool. There will be alcoholic beverages served, as well as sandwiches, salads and light lunches. As previously stated, there would not be live entertainment except during the special function periods. Also, as stated to the Joint Planning Commission, this facility will not be a disco nor will it ever be open to the public.

We trust this proposed compromise will be adequate to satisfy the local property owners who oppose the Club, as well as the members of the Joint Planning Commission, who support them. Once again, we want to be a good neighbor and will work very hard in the future to prove this statement to our neighbors.

We respectfully request your favorable consideration.

Very truly yours,

Robert L. Boone
Managing Agent
Bay Colony Property Company

Mr. Stelle then stated that he has talked with the County Attorney and that he feels these type of restrictions can not be placed by the Planning Commission in that they are use restrictions not design.

A considerable number of property owners from the area were present to object to this request. Also petitions were submitted stating that they object to this conditional use. Their objections are: noise, traffic, litter, would have an adverse effect on the neighborhood and insufficient parking.

Mr. Stelle then pointed out that the building has received fire damage within the last week and questioned as to whether the building will be built back as it was.

Mr. Stelle then stated that the Planning Commission can either deny the request, approve with attached conditions or defer the matter.

Mr. Stelle then pointed out that the conditional use permit will enable them to use the property as that use for as long as the use is not discontinued for 6 months.

It was then recommended by Mr. Stelle that the following conditions be placed upon the conditional use permit. These conditions were discussed at length.

- 1) Construct parking lot to be dust free.
- 2) No outside lighting after one-half hour past sundown except for security lights.
- 3) Installation of fence and buffer (to be worked out between Bay Colony and northwest adjacent property owners as to type and height and approved by the JPC prior to building permit).
- 4) All air-conditioning condenser units placed away from northern and western property line.
- 5) Dumpsters screened and located on the south side of the property.
- 6) Entrance to be closed one-half hour after sundown except for 10 days a year and the closing be 12:30 a.m. Adjacent property owners and Building Official will be notified 10 days prior to the proposed night closing planned for 12:30 a.m.
- 7) Daily opening at 10:00 a.m. except for security and personnel.
- 8) No outside speakers including those that might be utilized by the live entertainment on the proposed 10 days per year.
- 9) Building renovation or reconstruction be according to existing site plan and meeting all Glynn County Building specifications, further no windows, doors, or openings on northern or western side facing exterior walls.
- 10) No outside bars or outside food preparation facilities.
- 11) Bay Colony pave 15 foot apron coming off of Ocean Boulevard to the property line according to County Engineer approved specifications.

Mr. Boone stated that he agrees with the restrictions. Mr. Stelle stated that these restrictions will be signed by Mr. Boone and attached to the Occupancy Permit.

Motion was made by Mr. Haman, seconded by Mr. Hicks and unanimously adopted that this request be granted subject to the above restrictions being met and signed by Bay Colony.

A petition bearing the signatures of 60 property owners in the area of the previous request was submitted. Their petition requested the Joint Planning Commission to take the initiative to rezone the area bounded by Arnold Road, Ocean Boulevard, Parkway and Atlantic Ocean and including East End Subdivision, Massengale Park and a substantial acreage of undeveloped beach front land, from RR Resort Residential to GR General Residential excluding the beach front area the Joint Planning Commission may find more suitable for conservation - preservation purposes.

Motion was made by Mr. Boatright and seconded by Mr. Atkinson that this request be reviewed further by the Planning Commission staff and advertise, etc. accordingly. Vote was unanimous.

GC - 18 - 79

Request to rezone, from R-9 One-Family Residential to M-20 One-Family Residential, approximately 1.17 acres located 600 feet north of the Southern Railroad line crossing of Wages Road and on the west side of the Brunswick - Altamaha Canal in the Glenwood Estates area

Mrs. Buella Buie was present for review.

Mr. Stelle pointed out that the property is located off Highway 341 on the northern side of Altamaha Canal. He stated that Mrs. Buie wishes to place a mobile home on the property in which she will reside.

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

Motion was made by Mr. Hicks, seconded by Mr. Atkinson and unanimously adopted that this rezoning be recommended for approval.

GC - 19 - 79

Request to rezone, from R-20 One-Family Residential to M-9 One-Family Residential, a 11,400 square foot tract located on the north side of Midway Circle, 710 feet east of the intersection of Midway Circle and Park Street, Blythe Island

Mrs. Vickie Hamilton, applicant, was present for discussion.

Mr. Stelle pointed out that the subject property is being sought for a rezoning in that a mobile home can be placed on the property for Mrs. Hamilton's mother to live in.

It was noted that no objectors were present.

Mr. Stelle stated that the staff recommends approval.

Motion was made by Mr. Haman, seconded by Mrs. Brown and unanimously adopted to recommend approval of this rezoning request for the location of a mobile home.

GC - 20 - 79 (reference GC-45-73)

Request for site plan approval of a .667 acre tract to allow a Del Taco Restaurant located in the Retreat Village portion of the Triangle Tract, 100 feet west from the Demere Road and Retreat Village entrance, St. Simons Island

Mr. Dan Hopkins, President of Retreat Village, was present for review of the above request for the location of a fast food restaurant, Del-Taco.

Mr. Stelle pointed out that this area is the first request for the use of this out-parcel in Retreat Village Shopping Center. He stated that one concern regarding this request is access requiring an additional curb cut. He then stated that Mr. Brogdon, County Engineer, has approved the drainage.

Mr. Stelle stated that the staff recommends approval of this site plan subject to the requirements of the Retreat Village Shopping Center site plan approved.

Motion was made by Mr. Haman, seconded by Mr. Hicks and unanimously adopted that the site plan for the Del-Taco Restaurant be approved subject to signage requirements being set.

GC - 21 - 79 (reference GC-45-73)

Request for site plan approval of a 12,000 square foot tract to allow a 4-bay self-service car wash located in the Retreat Village portion of the Triangle Tract, 170 feet south and east of the Demere Road, Retreat Village entrance directly behind Hardees Restaurant, St. Simons Island

Mr. Dan Hopkins, President of Retreat Village, was present for discussion.

Mr. Stelle pointed out that this request is proposed to be located in an area classified on the Retreat Village Plan as open space and future parking and that an amendment would have to be granted to allow this use.

Mr. Stelle was then asked if the wastewater discharge would affect the capacity of the St. Simons Treatment Plant. Following discussion, motion was made by Mr. Atkinson, seconded by Mr. Boatright and unanimously adopted that this matter be tabled until such time as the proposed use can be further reviewed.

A request submitted by Retreat Village was then reviewed to amend their sign ordinance to allow placement of store names on the existing sign to Retreat Village Shopping Center.

Mr. Stelle explained that this would be a way of identifying the various stores within the shopping center. He then stated that this request would not enlarge the existing sign that it would just add wordage.

Mr. Atkinson then made a motion, seconded by Mr. Haman and unanimously adopted that this request be granted.

Mrs. Permar stated that she feels this does not conform with action taken by the Joint Planning Commission in 1977. The Minutes regarding Retreat Village Shopping Center approval were then reviewed and no further action was taken.

GC - 22 - 79

Request to rezone, from R-20 One-Family Residential to M-20 One-Family Residential, a .79 acre tract located 200 feet east from the northeast corner of the intersection of Davenport Road and Blythe Island Drive, Blythe Island

Mr. Harlan Skarpalezos was present for review of the above application.

Mr. Stelle pointed out that Mr. Skarpalezos wishes to locate a mobile home on the subject property. He stated that this request is located south of Highway 303 on Blythe Island in an area that the Commission recommended be rezoned in the Blythe Island Study. Mr. Stelle then stated that the staff recommends approval.

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

Motion was made by Mr. Boatright, seconded by Mr. Haman and unanimously adopted that this rezoning be granted.

GC - 25 - 79

Request for a Planned Development - General Master Plan Up-date of a tract consisting of 16.2 acres located south of the western terminus of the Frederica River Bridge of Torras Causeway, commonly known as the Golden Isles Marina

Messrs. Bob Chambers, Steve Garner and James Gilbert, Jr., were present for review.

Mr. Stelle pointed out that today's consideration is for a Master Plan Up-date. He stated that the original Master Plan was approved in 1974 and has been revised numerous times since adoption. He stated that the applicants propose to add a raw bar to the existing restaurant, offices, an area for future development of allied shops, boat storage facilities and relocation of the waste-water treatment plant.

Mr. Stelle then stated that the staff feels that the uses within the area should be oriented to marina activity.

It was then pointed out that Mr. Stuart Pittman, Traffic Safety Engineer, and Mr. Hugh Oxford, Causeway Consultant, feel that these proposed additional uses will increase traffic on an already overburdened causeway. Further, the State Department of Transportation officials expressed concern and would like to further examine the expanded plan.

Mr. Atkinson then stated that he feels something should be done to improve the traffics view on the causeway in the area of the Marina. He then made a motion that this request be recommended for approval subject to the applicants bearing the cost of removal of shrubs on the Torras Causeway causing sight distance difficulty in this area. Motion was seconded by Mr. Hicks and unanimously adopted.

West Point Subdivision, Phase I
Preliminary Approval

Messrs. Trey Parrish, James Tuten and Red Ringeling were present for discussion.

Mr. Stelle pointed out that this subdivision is the resubdividing of an unapproved subdivision.

It was noted that Coastal Marshland clearances have been obtained.

Mr. Stelle stated that the new roads within this development will be paved and that the county roads already existing will be brought up to county standards by the developers and further that the 1,700 feet to the end of the pavement of Frederica Road will also be improved. It was then pointed out that legal dedication of the new road easement will be given to the County.

Mr. Stelle pointed out that the Joint Planning Commission staff has been working with the developers of this area for the last year on this matter. He then stated that the staff recommends preliminary approval of this subdivision subject to all improvements being met.

Motion was made by Mr. Hicks, seconded by Mr. Atkinson and unanimously adopted to grant Preliminary Approval of West Point Subdivision, Phase I.

Mr. Stelle expressed graditude for the assistance received from Messrs. Sam Cofer and Bo Ginn in the acquisition of Blythe Island as a County park. He stated that he feels these two men should be thanked for their assistance.

Motion was made by Mr. Atkinson, seconded by Mrs. Brown and unanimously adopted that a letter be sent to Messrs. Sam Cofer and Bo Ginn showing graditude for their efforts in this matter.

Upon a motion made by Mrs. Brown and seconded by Mr. Boatright the April Expense Report was unanimously approved.

The FY 1979 - 80 Budget was passed out. Mr. Stelle pointed out that the salaries have been included as a total expense but that the individual salaries have not been worked out. He then pointed out that travel, supplies, etc. have been decreased this year in the budget. He stated that the overall budget, County's input is \$52,600 this year, a cut from the last year budget of \$64,600. He stated that this budget is just a tentative budget and would like to receive tentative approval so that the budget can be sent to Mr. Charlie Stewart, County Finance Director.

Motion was made by Mr. Hicks, seconded by Mr. Boatright and unanimously adopted that the budget be given tentative approval in order that it can be sent to the Finance Department.

Meeting Adjourned at 11:30

A handwritten signature in cursive script, appearing to read "R. Chapman", is written over a horizontal line.

JPC June 5th, 1979