

BRUNSWICK - GLYNN COUNTY
JOINT PLANNING COMMISSION

DECEMBER 4th, 1979 9:00 A.M.

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

Absent: Andy Haman

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

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

GC - 55 - 79

Request for PD Planned Development Master Plan Amendment and Site Plan Approval to allow a Health Care Facility on a 5.55 acre tract located north of the western terminus of Ledbetter Drive and south of the western terminus of Youngwood Drive on St. Simons Island, the above area being a part of the Heritage Nursing Home Site

Mr. James Gilbert, Sr., representing the owner of the property Mrs. Betty Stroud, was present. Also present representing Charter Medical were Dr. Conway Hunter, proposed operator of the center, and Mr. Lockland, President.

Mr. Stelle pointed out that the property is located at the western end of Heritage Inn off of Frederica Road on St. Simons Island. Mr. Stelle stated that the tract of land involved is 5.5 acres with the whole site being zoned PD-G Planned Development - General which allows uses such as medical, nursing homes, elderly housing, etc.

Mr. Stelle stated that the proposed use for the property is a 60-bed hospital. He stated that primary access would be via Ledbetter Drive with the service trucks utilizing Youngwood Drive.

Mr. James Gilbert, Sr., then presented his applicant's case. He stated that Charter Medical proposes to purchase the subject property for the location of the 60-bed hospital facility. He stated that Charter Medical wishes to explain why they feel this location to be the best site, why they wish to locate on the Island, and why they feel it will be compatible with the surround-

ing area. He stated that the facility will not create a traffic hazard and that the facility will be safe to the surrounding residential neighborhood.

Mr. Lockland, President of Charter Medical, presented slides showing their facility in Atlanta, Georgia. Mr. Lockland stated that the facility will be a 60-bed hospital and will be licensed as a hospital. However, the facility itself will be constructed more as a motel / residential type structure. He stated that the facility will be built to be compatible with the surrounding area. He stated that the facility located in Atlanta is built within a residential area and that the residents within the area have no objections to the facility being located in their area.

Mr. Lockland stated that most of the patients will stay in the hospital 20 to 30 days.

Mr. Lockland stated that this site was picked in order that the facility could have the privacy that it needs. He stated that the facility needs nature and to be isolated from the community. He further stated that the facility will provide nature trails, etc.

Dr. Conway Hunter then explained that at one time in his life he was in the same situation as most of the people who will be helped by this facility. He stated that he came to St. Simons Island to live and with all the beaches, natural surroundings, and trees, he made a new life. He stated that he feels the patients will see and feel the same if they can see the beauty of St. Simons Island. Dr. Hunter stated that the type of patients to be treated at the facility will be mental, alcohol and drug abusers. He stated that these are sick people not bad people that want to hurt anyone.

Dr. Hunter pointed out that the traffic will not be over congested. He stated that the day shift will consist of about 30 staff members with the evening shift having 20 staff personnel and the night shift having a 10 staff personnel. He stated that the traffic would not be any greater than traffic created by a nursing home or residential uses.

Mr. Stelle then read letters submitted by Citizens Coalition for Planned Growth, St. Clair Homeowners Association, and Black Banks Plantation Homes Inc., stating that they recommend denial of this request. It was noted that letters are on file stating their reasons for objection.

Mr. Phil Allen was present to express opposition to the above request. Mr. Allen submitted a petition bearing the signatures of 88 individuals stating that they object to this request because construction of a hospital at this location will greatly increase traffic in the area, endanger the children and residents of the area, and would go against the planning and zoning intent of maintaining a residential community in the area.

There were numerous individuals present to state their objections to this request. Everyone present was given the opportunity to express their concerns. One of the concerns expressed by the objectors was the type of security proposed for the patients in the facility.

Dr. Hunter stated that the facility will not have locked doors. He stated that there will be nature trails for the patients to enjoy the outdoors. Dr. Hunter then stated that each of the patients will have a staff member overlooking each patient. Dr. Hunter then repeated that the patients that will be in the facility will be individuals that want help not those that need help.

Mrs. W. T. Younger also submitted a petition bearing the signatures of 35 residents of the area. She stated that such a hospital as proposed would create an unsafe area for the children in the neighborhood, traffic congestion and does not feel Ledbetter Drive can meet the traffic needs. Mrs. Younger then stated that if such a facility like this is built that access should be via a road thru Heritage not down Youngwood Drive and Ledbetter Drive.

The facility provided by the State Department of Human Resources located at the Gateway Building for the treatment of individuals with such problems as alcohol, drigs and mental illness was then discussed. Individuals expressed that they feel the facility at Gateway is able to meet the needs of the community and such a facility as the one proposed is not needed. Dr. Thagard, employee of the Gateway facility, stated that such a hospital as this is needed. He stated that the Gateway facility is unable to handle many cases and patients are being referred to facilities such as the one proposed.

Mr. Mike Brown with the Southeast Georgia Health Systems Agency was present for discussion. Mr. Brown stated that the applicants submitted an application to the agency about a year ago for locating on the Triangle Tract on St. Simons Island. He stated that the site was reviewed and the agency felt that the location at the Triangle Tract would be sufficient for the facility. He stated however, that the subject site involved at this time has not been submitted to the agency for review.

Mrs. Mary Burdell, property owner adjacent to the subject property, was present to express her concerns. Mrs. Burdell stated that she does not object to this proposed development in that the facility is going to provide a sufficient buffer between the development and her residence. She stated that she feels if Mr. Stroud develops the property as he proposes that no buffer will be provided. She further stated that she does not feel the patients that will be helped in the facility will be dangerous to the neighborhood.

Mrs. Krater, property owner within the neighborhood, stated that she feels the master plan adopted for the area has not been developed as originally noted.

Mr. John Kane from Waycross, Georgia, was present, he stated that Waycross has such a facility as the one proposed and that he feels the facility is very compatible with the area where it is located in Waycross and that the facility has not created any adverse effects on the area.

Mr. Stelle then showed the original master plan for the area. Mr. Stelle stated that the main concerns to consider are: 1) Do we need this kind of facility within the community? 2) Do we want the facility on the Island? 3) Do we want to change the master plan to allow this type of facility? and 4) What impacts will it have on the area should it be permitted?

Mr. Stelle stated that his personal and professional opinion is that the proposed facility will be adverse to the neighborhood.

Motion was made by Mr. Hicks, seconded by Mr. Crosby and unanimously adopted that the above request be denied in that the facility on the proposed location would be adverse to the established residential neighborhood.

GC - 53 - 79

Request for Site Plan Approval to allow 96 multi-family apartments on a 6.5 acre tract located on the south side of Demere Road between Retreat Shopping Center and Island Retreat Apartments, St. Simons Island, as an amendment to the Triangle Tract Planned Development

Mr. Tommy Tollison, applicant, was present for review of the above request.

Mr. Stelle pointed out that the subject property is located behind the Winn Dixie Store in the Retreat Shopping Center and the existing apartment complex, Island Retreat Apartments. Mr. Stelle stated that this development will utilize the existing entrance into the 1st phase of the development, Island Retreat Apartments.

It was noted that the proposed development will consist of 72 garden apartments and 24 row-house units for a total of 96 units.

The site plan was then reviewed. Mr. Stelle stated that the site plan for the development meets the master plan requirements.

Mr. Dudark pointed out that the sewer connection to the facility has not been fully determined. He stated that inquiries are being made to see if connection can be made according to a construction schedule. He stated that he has talked with the County consulting engineers and the applicant regarding this matter.

Mr. Stelle then stated that the staff has reviewed this proposed development and recommends approval subject to 1) the drainage plan being approved; 2) the parking being reduced from 196 parking spaces to 180 which will allow more open space but still satisfy requirements for parking; 3) a fence being installed along the ditch between the development and the shopping center.

It was noted that the proposed development will allow 14 units per acre while the 1st phase of this development consisted of 16 units per acre.

Mr. Dudark then explained about a culvert being installed and the cost involved. Following discussion of this matter the applicant agreed to share in the cost of improving the drainage culvert under Demere Road if the cost to the applicant does not exceed \$5,000.

Motion was then made by Mr. Driggers, seconded by Mr. Atkinson and unanimously adopted to recommend approval of this request subject to: 1) drainage plans being approved; 2) reducing the amount of parking spaces proposed by 16 to allow more open space; 3) a solid wood fence being installed

along the ditch between the development and the shopping center; 4) sewer taps being issued in accordance with the EPD Consent Order and construction timetable; and 5) developer sharing in the cost of improvements to the drainage structure under Demere Road, but not to exceed developer's cost of \$5,000.

GC - 54 - 79

Request to rezone, from HC Highway Commercial to R-20 One-Family Residential, a 8.5 acre tract located to the east and west of Avoca Villa Road at the intersection of Avoca Villa Road and U. S. Highway 341

Inasmuch as no one was present to represent the above request, submitted by George Skarpalezos, motion was made by Mr. Hicks, seconded by Mr. Driggers and unanimously adopted to defer review until such time as someone can be present.

GC - 40 - 79

Request to discuss the proposed PD-G Planned Development - General development standards for a 21.78 acre tract located approximately 800 feet north of the intersection of U. S. 341 and Crispin Boulevard, a portion of the "Turkey Farm Tract"

Mr. P. A. Leotis was present to represent the above request submitted by High Hill Investments, Inc.

Mr. Stelle pointed out the location of the subject property. Mr. Stelle then handed out a copy of the development standards submitted with this application. Mr. Stelle stated that the applicant is requesting a variance to allow them to submit detailed engineering plans and specifications at the time of final site plan approval for each parcel. Mr. Stelle stated that he does not feel this variance would create any problems with the development in that under PD-G Planned Development - General the applicant is required to submit all proposed developments with a site plan to the Planning Commission for approval.

Mrs. Mary Jane Murray, property owner in the area was present to state that she does not object to the property being Planned Development but she does feel that there are some irregularities. First, the master plan is not complete with regards to specific uses for the parcels and development and standards have not been submitted. Secondly, the 15.01 acres should not be initiated by the Planning Commission for rezoning because the applicants 1 year waiting time has not expired.

Motion was made by Mr. Hicks, seconded by Mr. Boatright and unanimously adopted that the above requested 21.78 acres be recommended to the County Commission for approval of a rezoning to PD-G Planned Development - General.

After review of the entire tract of land owned by the applicants, a motion was made by Mr. Crosby, seconded by Mr. Atkinson and unanimously adopted that

the Planning Commission initiate the rezoning of an additional 15.01 portion of the tract of land within the Turkey Farm Tract, located 704 feet northwest and 622 feet northeast from the the northeast corner of the intersection of U.S. 341 and Crispen Boulevard and being bound to the north by a 150 foot wide Georgia Power Easement to PD-G Planned Development - General, so that the whole subject area can be developed as one large tract of land. This motion to be recommended to the County Commission for approval.

CUP - 13 - 79

Request for a Conditional Use Permit to allow a Day Care Center on .22 acre tract located 900 feet north of the intersection of Anguilla Street and Ashantially Avenue in Kings Terrace Subdivision, St. Simons Island

Mr. Robert Lange, applicant, was present to represent the above request.

Mr. Stelle pointed out that Mr. Lange proposes to locate a day care center on the subject property. He stated that a residence is already located on the site. He then stated that the facility will care for twenty-nine (29) children of pre-school age.

Mr. Stelle then stated that Mr. Lange has already obtained approval from the Department of Family and Children Services. He further stated that this request meets the Zoning Ordinance and building codes and that the staff recommends approval.

No one was present to object to this request.

Motion was made by Mr. Driggers, seconded by Mr. Boatright and unanimously adopted that this request be granted approval.

CUP - 14 - 79

Request for a Conditional Use Permit to allow an Auto Salvage Yard on a 2.5 acre tract located in the northeast corner of the intersection of Whitlock Street and Seaboard Coastline Railroad in the vicinity of Edgy Planing Mill

Mr. Richard Brazell was present to represent the above request submitted by E. M. and J. O. Wainwright.

Mrs. Brown abstained from discussion of this matter.

Mr. Stelle pointed out that this request is located within an area that contains industrial uses, is located within proximity to railroad facilities, and no residences are located within the area, therefore, he recommended approval of this request.

It was noted that access, Whitlock Street, is not a County accepted road, instead it is just a railroad right-of-way and is not even a private recorded easement. It is subject to being closed at the discretion of the

property owner, Southern Railroad. However, permanent access is attainable on Cedar Street which ends at the Seaboard tracts adjacent to the property.

Motion was made by Mr. Crosby and seconded by Mr. Driggers to grant approval of this request. Voting Aye: Messrs. Atkinson, Boatright, Crosby, Driggers and Hicks. Abstaining: Mrs. Brown.

Unapproved Subdivisions within Glynn County

Mr. Stelle explained that an unapproved subdivision called Dunbar Acres which fronts on Major Wright Road on St. Simons Island does not meet the requirements of the Glynn County Subdivision Regulations. He stated that in order for the developer to meet the requirements of the regulations a final plat will need to be submitted for approval.

Mr. Stelle then pointed out another unapproved subdivision, Oak Ridge Estates, which is located on U. S. 17 North.

During discussion of these two subdivisions, another tract of land known as the Laws Tract was pointed out as also being an unapproved subdivision.

Mr. Stelle stated that action regarding these unapproved subdivisions needs to be taken. He stated that he would like for the Planning Commission to allow him to notify all surveyors and the Board of Realtors as to the requirements of the Subdivision Regulations for submitted final plats.

Motion was made by Mr. Hicks, seconded by Mr. Atkinson and unanimously adopted that Mr. Stelle be given the authority to take necessary action to make such that new subdivisions within Glynn County comply with the Glynn County Subdivision Regulations.

Upon a motion made by Mr. Crosby and seconded by Mrs. Brown the following 1980 Meeting Schedule for the Joint Planning Commission was unanimously adopted:

MEETING DATES - 1980

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|---------------|----------------|
| January 8th | July 1st |
| January 22nd | July 15th |
| February 5th | August 5th |
| February 19th | August 19th |
| March 4th | September 9th |
| March 16th | September 23rd |
| April 1st | October 7th |
| April 15th | October 21st |
| May 6th | November 4th |
| May 20th | November 18th |
| June 3rd | December 2nd |
| June 17th | December 16th |

Motion was made by Mr. Driggers, seconded by Mrs. Brown and unanimously adopted that the Minutes of July 24th and November 6th be adopted.

Upon a motion made by Mr. Driggers and seconded by Mr. Hicks the October Expense Report was unanimously approved.

Mr. Stelle stated that the amendments to the Glynn County Subdivision Regulations shall be ready for the Commission's review sometime in January. He further stated that a meeting is scheduled for the Subdivision Regulation Committee tomorrow, December 5th at 3:00 p.m.

Upon a motion made by Mrs. Brown, seconded by Mr. Atkinson the following CZM Resolution was unanimously adopted:

RESOLUTION

WHEREAS, the Brunswick - Glynn County Joint Planning Commission is vitally interested in the establishment of a Coastal Management Program which conserves valuable environmental resources while providing for sound economic development; and

WHEREAS, considerable benefits will accrue to the Georgia Coast and Glynn County upon Federal approval of a Coastal Management Program, such as increased financial and technical assistance to State and local governments to address coastal problems and local eligibility for public facility grants and guaranteed loans to mitigate on-shore impacts resulting from Outer Continental Shelf energy development; and

WHEREAS, the Coastal Management Board has worked diligently and continuously since their inception to develop a program which addresses the problems facing the Coast of Georgia, is consistent with existing constitutional and statutory authority, and meets Federal requirements; and

NOW, THEREFORE, BE IT RESOLVED that the Brunswick - Glynn County Joint Planning Commission endorses the document approved by the Coastal Management Board on November 14th, 1979, and hereby recommends that said document be favorably received by the Governor for transmittal to the Federal Office of Coastal Zone Management for their consideration; and

THAT should the Federal Office of Coastal Zone Management deny approval of Georgia's program, that State funds be appropriated to implement said program and that sufficient monies be passed through to local governments to enable them to carry out their programmatic responsibilities; and

BE IT FURTHER RESOLVED, that should the 1.2 million dollars in Coastal Energy Impact Funds being held in escrow not be released to the State of Georgia and local government along the coast who have been allotted and await said funds, that the Governor and other appropriate officials take whatever action is necessary and feasible to achieve the release of said funds.

The HUD 1980 Grant was then discussed. Mr. Stelle pointed out that the Planning Commission is entitled to apply for an amendment to the 1980 Grant to obtain an additional \$10,000 for a study of Glynn County impacts from Kings Bay.

Motion was made by Mr. Atkinson, seconded by Mr. Crosby and unanimously adopted that the Planning Commission submit the necessary information to obtain the additional money for the 1980 HUD Grant.

Mr. Hicks then requested that Mr. Stelle and the staff check into a residence that has just be located in the 3200 block of Reynolds Street to make sure that it meets all the necessary set-backs, etc. of the Zoning Ordinance.

Mr. Stelle stated that this matter would be checked into.

Meeting Adjourned at 11:35 a.m.


Deborah B. Chapman