

MINUTES
LOCAL PLANNING AGENCY HEARING

JULY 29, 2010

ORCHID ISLAND GOLF AND BEACH CLUB, ORCHID, FLORIDA

AGENDA ITEM #1 – CALL TO ORDER AND ROLL CALL

MR. DUNLOP CALLED THE MEETING TO ORDER AT 9:00 AM

PRESENT:

MR. RICHARD DUNLOP
MRS. SUE JOYCE, VIA TELEPHONE
MR. BILL TROXELL
MR. BUD OATWAY
MR. PAUL JOHNSON, VIA TELEPHONE

STAFF IN ATTENDANCE:

DEB C. BRANWELL, TOWN MANAGER
TERRI WALLACE, TOWN CLERK
ANTHONY GARGANESE, TOWN ATTORNEY,
VIA TELEPHONE

AGENDA ITEM #2 – AGENDA MODIFICATIONS, ADDITIONS AND/OR DELETIONS

THERE WERE NONE.

AGENDA ITEM #3 – APPROVAL OF MINUTES OF JUNE 22, 2010

*MR. TROXELL MOVED TO APPROVE THE MINUTES OF THE JUNE 22, 2010, LPA HEARING.
COUNCILMEMBER JOHNSON SECONDED THE MOTION.
ALL AGENCY MEMBERS AGREED.*

AGENDA ITEM #4 – LOCAL PLANNING AGENCY MATTERS

A. SITE PLAN REVIEW – ORCHID ISLAND GOLF AND BEACH CLUB TENNIS FACILITY

MR. SCOTT MCGUIRE, KNIGHT MCGUIRE & ASSOCIATES, REPRESENTED THE ORCHID ISLAND GOLF AND BEACH CLUB (OIGBC) IN PRESENTING THE PROPOSED EXPANSION OF THE TENNIS FACILITY. THE OIGBC PROPOSED TO DOUBLE THE SIZE OF THE BUILDING, ADD PARKING, AND RELOCATE TWO (2) TENNIS COURTS. AFTER BRIEFLY QUESTIONING MR. MCGUIRE, THE AGENCY MEMBERS AGREED TO VOTE.

*MR. TROXELL MOVED TO APPROVE THE SITE PLAN FOR THE ORCHID ISLAND
GOLF AND BEACH CLUB TENNIS FACILITY.
MR. JOHNSON SECONDED THE MOTION.
ALL AGENCY MEMBERS AGREED.*

B. VARIANCE REQUEST – ORCHID ISLAND GOLF AND BEACH CLUB GOLF MAINTENANCE FACILITY

MR. SCOTT MCGUIRE, KNIGHT MCGUIRE & ASSOCIATES, AND MR. ROB TENCH REPRESENTED THE ORCHID ISLAND GOLF AND BEACH CLUB (OIGBC) IN PRESENTING THE REQUESTED VARIANCE AT THE GOLF MAINTENANCE FACILITY. THE OIGBC PROPOSED TO ADD THREE (3) NEW MAINTENANCE SHEDS TO THE FACILITY, BUT TWO (2) SHEDS WOULD NARROW THE DRIVE SPACE

THROUGH THE FACILITY; THEREFORE, THE OIGBC PRESENTED A REQUEST FOR A SET-BACK VARIANCE. THE TOWN'S CURRENT COMMERCIAL REAR SET-BACK REQUIREMENT IS TEN (10) FEET. THE OIGBC REQUESTED A REDUCTION ON THE SET-BACK REQUIREMENTS TO FIVE (5) FEET IN ORDER TO RELIEVE CONGESTION IN TRAFFIC CIRCULATION AND MAKE THE WORK ENVIRONMENT SAFER. AFTER AN EXTENSIVE DISCUSSION OF THE BUILDING PLACEMENT ON THE SITE, THE AGENCY MEMBERS AND TOWN ATTORNEY GARGANESE INFORMED MESSRS MCGUIRE AND TENCH OF THE SET CRITERIA THE MEMBERS HAVE TO FOLLOW IN ORDER TO GRANT A VARIANCE, BUT REPEATEDLY STRESSED TO THE GENTLEMEN THAT THEY CANNOT 'CREATE A HARDSHIP' WITH THE BUILDING PLACEMENT IN ORDER TO RECEIVE A VARIANCE. MR. DUNLOP CHALLENGED MR. MCGUIRE TO RETURN TO THE NEXT LOCAL PLANNING AGENCY WITH A COMPLETE SITE PLAN WITH PLACEMENT OF THE BUILDINGS THAT DO NOT REQUIRE A VARIANCE, OR EXPLAIN TO THE AGENCY WHY THE BUILDINGS HAVE TO BE PLACED AS SUCH TO REQUIRE THE VARIANCE.

MR. DUNLOP MOVED THAT THE ORCHID ISLAND GOLF AND BEACH CLUB, ALONG WITH SCOTT MCGUIRE, RETURN BEFORE THE LOCAL PLANNING AGENCY WITH A DETAILED SITE PLAN OF THE TWO SITES, THAT THEY USE THE FULL AMOUNT OF THE PROPERTY, AND TO POSTPONE MAKING A DECISION ON THE VARIANCE REQUEST UNTIL THE AGENCY HAS THIS SITE PLAN BACK FROM KNIGHT MCGUIRE & ASSOCIATES, INC. MR. OATWAY SECONDED THE MOTION. ALL AGENCY MEMBERS AGREED.

AGENDA ITEM #5 – PUBLIC COMMENT

THERE WERE NO COMMENTS.

AGENDA ITEM #6 – ADJOURNMENT

THE MEETING ADJOURNED AT 9:55 AM.

APPROVED AT THE _____ LOCAL PLANNING AGENCY MEETING.

**TERRI WALLACE
TOWN CLERK**