

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

MID-MONTH MEETING

MARCH 15th, 1977

9:00 A. M.

Present: Vice-Chairman C. Edward Nicholson
 Margaret A. Brown
 W. H. Cowman
 Neal Gale
 Billy R. Gibson
 Cormac McGarvey

Absent: Harry I. Driggers
 Chairman M. S. Poitier

Also Present: Edward H. Stelle, Executive Director
 Wm. Roy Dudark, Coastal Planner
 Vernon Lewis, County Building Inspector

In the absence of Chairman Poitier, Vice-Chairman Nicholson assumed the Chair, called the meeting to order, and gave invocation.

Mr. Billy R. Gibson was introduced as the new County appointed member of the Planning Commission, replacing Mr. Wayne E. Floyd recently resigned.

A motion was made by Mr. Cowman and seconded by Mr. Gale to approve the Minutes of the Regular Meeting held on December 7th, 1976, as corrected to reflect a correction made in respect to GC-53-76, a rezoning application submitted by Curtis Castellio.

Voting Aye: Mrs. Brown and Messrs. Cowman, Gale and McGarvey

Abstaining from Voting: Mr. Gibson

The Chairman declared the motion adopted.

A motion was then made by Mr. Cowman and seconded by Mr. Gale to approve the Minutes of the Regular Meeting held on January 11th, 1977, with a correction to be made reflecting Mr. Nicholson's reason for voting nay on GC-45-73 B, a site plan review submitted by St. Simons Properties, as not being due to a conflict of interest but that he did not feel the Planning Commission had adequate information to take action at that meeting.

Voting Aye: Mrs. Brown, and Messrs. Cowman, Gale and McGarvey

Abstaining from Voting: Mr. Gibson

The Chairman declared the motion adopted.

Proposed Soil Erosion and Sedimentation Control Ordinance for
Glynn County

The Executive Director informed the members that evidence must be received by the State of Georgia prior to April 1st, 1977, that the county is adopting an ordinance to control soil erosion and sedimentation. Otherwise, the State will assume such control and administer the State Soil Erosion and Sedimentation Act under its jurisdiction.

Planner Dudark then explained that under a county adopted ordinance, the control would be administered on a local basis by the individual county. He then reviewed the draft of an ordinance for soil erosion and sedimentation control by the county.

A motion was then made by Mr. McGarvey to recommend such an ordinance provided no additional personnel will be required.

This motion died for the lack of a second.

County Building Inspector Lewis stated that administering an ordinance of this type for Glynn County would incur a minimum of expense as his staff would handle the issuance of permits, inspections, etc., with the services of the County Engineer being utilized with respect to drainage.

After discussion, a motion was made by Mr. Cowman and seconded by Mr. Gibson to recommend adoption of the proposed Glynn County Soil Erosion and Sedimentation Control Ordinance with a schedule of permit fees being patterned after that for building permits, i.e., a variable fee based on the dollar value of the actual value of the work being performed.

Voting Aye: Mrs. Brown, and Messrs. Cowman, Gale and Gibson

Voting Nay: Mr. McGarvey

The Chairman declared the motion adopted.

St. Simons Planning Committee Report

Committee Chairman Ed Nicholson directed Mr. Stelle to present the status of their deliberations. Director Stelle informed the members that this committee has recently held 3 meetings. He stated that, as there are a considerable number of factors to be studied in depth, the committee is not at this time prepared to make a blanket recommendation to the Planning Commission. Mr. Stelle enumerated a number of elements that are receiving consideration at this time, i.e., the possible establishment of a GC General Commercial Core District for the Village section of St. Simons Island, expansion of this section, and off-street parking in various congested areas. Also being studied are anticipated growth patterns, population, school enrollment, availability of sewer and water facilities, traffic patterns, and the like to establish guidelines for potential development and redevelopment of St. Simons Island.

Report of Malcolm McKinnon Airport Committee

The Executive Director discussed the options available at Malcolm McKinnon Airport on St. Simons Island, basically:

- 1) closure of the airport;
- 2) to no longer use Federal funds for capital improvements;
- 3) to shorten the runways to allow necessary clear zone areas; or
- 4) to acquire clear zone necessary through condemnation.

Mr. Stelle stated that these items would be presented at a public meeting to be held this date at 7:30 P. M. in the Air National Guard Armory on St. Simons Island and requested the members to attend. He stated that Mr. Bob Harris deputy Chief of F.A.A. regional office would also be in attendance.

Proposed Glynn County Development Plan

The members were furnished copies of proposals for the subject plan to be financed by a H U D grant. They were requested to review and furnish the staff with written or verbal comments as to suggestions for modifications, additions, and deletions.

Subdivision Plat Review: Shaw's Bounty Subdivision, Phase 1
Final Approval Shaw's Bounty, Inc.

Mr. H. Chase, Jr., appeared and requested consideration be given to Final Approval of the subject plat.

During discussion it was revealed that the lake shown on the plat would not be dedicated to the public, but would be maintained by an association of purchasers of lots in the subdivision.

After review, a motion was made by Mr. Gibson, seconded by Mr. McGarvey and unanimously adopted to approve the Final Plat of Phase 1 of Shaw's Bounty Subdivision, subject to the approval of the County Engineer as to streets and drainage, a certification by the County Attorney that a performance bond for required improvements within the subdivision is adequate and valid, and the payment of \$4,880.00 as 5% of the land valuation in Phase q in lieu of dedication of open space.

Meeting Adjourned at 11:00 A. M.

Deborah B. Chapman

Mildred H. Curtis