

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

MID-MONTH MEETING

JUNE 21, 1977

9:00 A. M.

- 
- Present: Chairman Marlon S. Poitier  
 Johnie O. Boatright  
 Margaret A. Brown  
 W. H. Cowman  
 C. Edward Nicholson
- Absent: Harry I. Driggers  
 Neal Gale  
 Billy R. Gibson
- Also Present: Edward H. Stelle, Executive Director  
 Joel P. Ford, Planner  
 Jim Richardson, Glynn County Tax Assessor  
 George H. Henry, Coastal Area Planning & Development
- 

Chairman Poitier called the meeting to order and invocation was given by Mr. Nicholson.

Upon a motion made by Mr. Nicholson, seconded by Mrs. Brown, the Minutes of the Mid-Month Meeting held on May 17, 1977, were unanimously approved.

Conservation - Preservation Zoning Classification

Mr. Jim Richardson, Glynn County Tax Assessor was present for discussion of the above referenced matter.

The Executive Director pointed out that a request for a zoning amendment, from FA Forest - Agricultural to CP Conservation - Preservation had been recommended for approval by the Planning Commission on May 3rd and approved by the County Commission on June 22, 1977, of a 720 acre portion of Oak Grove Island owned by Mr. R. L. Holtzendorf.

Since that time, concern has been expressed by the Tax Commission and the County Commission as to the effect such zoning changes might have upon the County's tax digest.

Mr. Richardson explained that, if similar requests are submitted by other large land holders and approved, a definite adverse effect upon the County's taxation structure would result. To be taken into consideration would be a reduction in the market value of lands involved by one-half. This would in turn require at least an additional mill increased for the tax digest to compensate for loss incurred by such reduction. Also pointed out was the restrictive uses to which

Conservation - Preservation land could be utilized.

The members were in accord that indepth study should be made regarding this matter.

The Executive Director stated that he would consult with Mr. Richardson and obtain pertinent information from other counties and communities in order to prepare a proposed amendment to the Glynn County Zoning Ordinance. This amendment would help alleviate potential abuses of this type zoning and at the same time provide relief for those who seriously wish to prevent development on portions of their property.

---

Demere Road Recommendations

The Executive Director pointed out that six recommendations were recently transmitted to the County Commission with respect to safety factors for the area along Demere Road between Airport Road and the Bloody Marsh entrance. He stated that to date only one (1), a reduction in the speed limit, has been acted upon. He added that the Planning Commission had recommended a 20 mile per hour speed limit, however, due to lack of signs specifying that limit, the County has installed 25 miles per hour signs. He further added that speed checks were being made with a considerable resultant number of cases being made against drivers.

A motion was made by Mr. Nicholson, seconded by Mr. Cowman and unanimously adopted that the Planning Commission again reiterate to the County Commission its Demere Road recommendations, which were formulated following intensive study, public hearings and the like.

---

St. Simons Causeway Turning Lanes at Golden Isles Marina

Next discussed was the diffiency of and traffic hazards at the turning lanes servicing the Marina. Mr. E. Collins was present for this discussion.

It was pointed out that at the time of approval for restaurant construction in this Planned Development area, the developers were required to provide ingress and egress from the Causeway into their development. Plans for the turning lanes were approved by the Georgia Department of Transportation, the Planning Commission, the County Commission, the County Engineer, and the St. Simons Causeway Consultant, and the lanes were so constructed.

Subsequent to that time, it was determined that the traffic problems was inadequate and additional improvements, including the elimination of the left or westerly turning lane out of the development would be required as a safety measure.

Consequently, the question as to who should bear the cost of the required improvements had arisen.

After discussion, a motion was made by Mrs. Brown, seconded by Mr. Boatright and unanimously adopted to recommend to the County Commission that expenses incurred by any additional improvements to the turning lanes be met through St. Simons Causeway funds, inasmuch as the developers had previously fulfilled all requirements placed upon them by the various agencies.

A subsequent motion was made by Mr. Nicholson, seconded by Mr. Cowman and unanimously adopted to go on record as advocating the elimination of the existing left or westerly turning lane from the property, with egress being limited to the right or easterly turning lane.

---

Outdoor Advertising adjacent to Interstate 95

Mr. George H. Henry, Tourism Director for the Coastal Area Planning & Development Commission, was present to review recommended provisions prepared by that agency's Advisory Council on Tourism. Mr. Henry explained that these guidelines were prepared to assist local zoning and county commissions in bringing their zoning ordinances into compliance with State and Federal regulations with respect to outdoor advertising adjacent to Interstate 95. Mr. Henry reviewed each factor in detail.

The Planning Commission expressed its appreciation to Mr. Henry for his presentation and assured ~~him~~ of their cooperation towards the furtherance of local controls over the erection of billboards along I-95.

---

Frederica Road and U. S. Highway 17 from Gloucester Street to the Golden Isles Parkway

The Executive Director stated that problems with respect to traffic problems on the above matter requires further study and that a report would be forthcoming in the near future.

---

Report on St. Simons Committee Activities

Mr. Nicholson reported that the St. Simons Planning Committee had reviewed development on St. Simons Island and was now awaiting staff work which would be prepared under the 701 Grant and would make a further report in September.

---

Downtown Development

The Executive Director was given approval by the members to work with the Downtown Merchants' Association for the furtherance of this program.

---

Meeting Adjourned at 11:30 A. M.

JUNE 21st, 1977

*Mildred W. Curtis*  
Mildred W. Curtis  
Recording Secretary