

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION
MID-MONTH MEETING
September 20, 1977
9:00 a.m.

Present: Vice-Chairman C. Edward Nicholson
Johnie O. Boatright
W. H. Cowman
Harry I. Driggers
Billy R. Gibson

Absent: Chairman Marlon S. Poitier
Margaret A. Brown
Neal Gale

Also Present: Edward H. Stelle, Executive Director
Wm. Roy Dudark, Senior Planner
Joel P. Ford, Planner
Frank Kurchinski, Planner

Vice-Chairman Nicholson called the meeting to order and invocation was given.

The Minutes of the Mid-Month Meeting held on June 21, 1977, were unanimously approved.

Mr. Stelle up-dated the Commission on the progress of the turning lanes at the Golden Isles Marina on the Causeway.

Mr. Gibson brought out that left turns were still being allowed leaving the Marina. He then made a motion to recommend again to the County Commissioners and City Commissioners that no left turn from Emmeline & Hessie and Marina be allowed.

Motion was seconded by Mr. Boatright and unanimously adopted.

Planning Commission Meetings

Mr. Stelle pointed out that at the last meeting of the Planning Commission, it was decided that two (2) meetings per month might be necessary in order to review all the necessary items requested. He stated that these meetings should be advertised and formal action be taken.

Following discussion of this matter, a motion was made by Mr. Cowman, seconded by Mr. Gibson and unanimously adopted that the first and third Tuesday of each month at 9:00 a.m. be the date and time for the two Planning Commission Meetings and further that these meetings be advertised and formal action be taken.

American Institute of Planners Meeting

Mr. Stelle stated that every year the American Institute holds an annual meeting. He explained that this meeting will be held on October 8 - 12, 1977 in Kansas City. He stated that he would like to get permission for Roy and himself to attend this meeting if the budget permits.

After discussion, a motion was made by Mr. Boatright, seconded by Mr. Driggers and unanimously adopted that Mr. Dudark and Mr. Stelle be permitted to attend the annual meeting of the American Institute in Kansas City.

Monthly Expenses

Mr. Gibson stated that he feels all the monthly expenses of the Planning Commission should be presented to the Members at a meeting each month for their approval.

Mr. Stelle explained that a list of expenses would be furnished to the Members for their approval at the Mid-Month Meeting of each month.

Proposed Amendments - Glynn County Zoning Ordinance

A copy of the proposed amendments to the Glynn County Zoning Ordinance was presented to each of the Members for their review and recommendations.

Mr. Stelle explained that the reprinting of the Zoning Ordinance is in process now. He stated that before completion of this reprinting it is necessary to up-date the Ordinance which would allow these proposed amendments.

Discussion of the proposed amendments was held. A number of suggestions were pointed out.

Mr. George Henry, Tourism Director for Coastal Area Planning & Development Commission, was present for discussion of the proposed amendments affecting outdoor billboard advertising on State and Federal Interstates.

Following lengthy discussion, Mr. Stelle was advised to advertise the proposed amendments, to be heard at two (2) Planning Commission Meetings.

Coastal Zone Management

Mr. Dudark gave an up-date on Coastal Zone Management. The document released by the CZM Advisory Council containing various proposals recommended to establish the program was discussed. Mr. Dudark then pointed out that CZM proposals giving the Planning Commission various recommendations and options on Boundaries, GAPC's, Uses to be Regulated, Resource Management Authority and Organization.

The following comments were formulated to be forwarded to the Coastal Zone Advisory Council:

Boundaries - The inland boundary of the coastal zone should consist of the western jurisdiction line of the six coastal counties, excluding Ft. Stewart Military Reservation and all lands west thereof in Bryan and Liberty Counties.

GAPC's - The Advisory Council should give serious consideration to recommending for designation as GAPC's such areas as waterfronts, harbors, developing shorelines and barrier islands, and prime industrial sites. The Council should de-emphasize land and water areas already under State ownership or management in which few conflicts exist and use options have for the most part already been determined.

Uses to be Regulated - Uses subject to a general siting permit for location anywhere in the coastal zone should be limited to only those major facilities which create conclusively documented impacts affecting more than one local government and in which the development cannot be adequately controlled by that local government having jurisdiction. Other uses which could have impacts on coastal waters should be subject to the siting permit only within a designated band of upland adjacent to coastal waters. Local governments should play the primary role in determining which uses fill this condition as well as the designated shoreland zone.

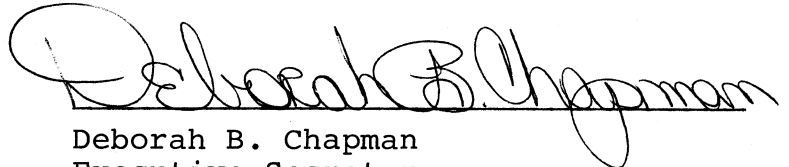
Resource Management - The Commission endorses the principle of coordinated management for future resource program (state standards - local implementation) provided sufficient resources are provided to effectively accomplish the resultant tasks.

Management Authority - The Commission cannot endorse a proposal to grant a state agency the authority to issue land use permits even for major facilities in which another layer of control is created. Such a system would duplicate existing local planning and zoning authority and impose an unfair burden on the taxpayers in terms of administrative costs and on developers in terms of delays in receiving permit approvals. Land use decisions involving impacts of more than local significance should initially be made by local governments, conditioned perhaps upon the application of minimum standards and criteria based on general state coastal policies. Should local governments not adequately apply such standards or criteria or consider such policy, then the role of the State agency should be one of an appeal or adjudicatory nature. If, according to the Attorney

General, it is believed necessary to seek a constitutional amendment to establish such a process, then this should be the course of action. If the constitutional amendment cannot be achieved and the only alternative is then to grant the State direct land use siting authority, then this aspect of the program should be seriously considered for elimination or waiver from Federal Coastal Zone requirements.

Organizations - The Advisory Council should reevaluate the feasibility of an independent coastal commission or council. The establishment of an independent body would provide the opportunity to give a distinct and unbiased image to the Coastal Zone Management Program unaligned with economic development or environmental protection agencies. If however, such an organization is considered to be unworkable, then the policy board should at the very least be strongly weighted in favor of coastal interests.

Meeting Adjourned at 12:15


Deborah B. Chapman
Executive Secretary