

REGULAR MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

FEBRUARY 4th, 1975

8:30 A. M.

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PRESENT: Vice-Chairman Father Marlon S. Poitier, W. H. Cowman, Harry I. Driggers, Otto Johnson, Jr., and Cormac McGarvey

ABSENT: Chairman Wayne E. Floyd, Neal Gale and Charles N. Croft

ALSO PRESENT: Director Edward H. Stelle, Planner Wm. P. Hooker and Deputy County Administrator Wm. H. Dewey

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In the absence of Chairman Floyd, Vice-Chairman Poitier assumed the Chair.

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Upon a motion made by Mr. Cowman and seconded by Mr. Driggers, the Minutes of the Regular Meeting held on January 7th, 1975, were approved.

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Subdivision Plat Approval: Sea Island Subdivision, Extension No. 1  
Final Approval Sea Island Company  
(Reference: GC-7-74) Plate Maps 49 and 62

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It was noted that no one was present to represent the subject plat submission.

The Director stated that a letter had been received from Attorney James B. Gilbert, Jr., requesting this item be placed on the agenda for the meeting of this date. He pointed out that, although the plat had received Preliminary Approval on May 7th, 1974, the Final Plat contained some elements that need to be resolved and should have representation.

Pursuant to these circumstances, a motion was made by Mr. Cowman, seconded by Mr. Johnson that final review of the subject Final Plat be deferred to the Regular Meeting of March 4th, 1975, in order that any factors may be resolved and the plat have representation.

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Subdivision Plat Approval: Marsh Winds Subdivision  
Preliminary Approval Clarence Gibson Plate Map 72

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Mr. John Baldwin, Architect, was present to represent Mr. Clarence Gibson, owner of the property within the subject subdivision. Mr. Baldwin explained that the land would be utilized for 10 residential lots containing a minimum of 12,000 sq. ft. Parts of this square footage include ownership to portions of a large lake proposed for the development. He stated that the subdivision would be serviced by the St. Simons Island Water and Sewer District.

In reviewing this plat, a number of problems were discussed. It was observed that the lot layout was shown on 2 plats that were not similar. In addition, the lack of dedication of open space was noted. To this, Mr. Baldwin pointed out that additional right of way for future widening of Demere Road was provided. In this respect, the waving of a 5% park area requirement, where less than 10,000 sq. ft. could be provided within

a subdivision, was discussed at length. Another factor given lengthy consideration was the lake proposed in the center of the development. Although the separate portions of the lake would be privately owned, diverse opinions were expressed as to its practicability and maintenance. Noting that the interior streets were designated as 30 ft. and 50 ft. access easements and would be privately owned, the Director pointed out that the County Engineer was of the opinion that the southernmost easement had been paved by the County and could have the status of a County road. It was noted that this easement provided access to one tract containing a residence and separately owned that lies outside of the proposed subdivision.

The members were in accord that action should be deferred on preliminary approval of the plat to the next Planning Commission's Special Meeting to be held later in the month.

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GC-2-75 A and B-2-75 A:

Establish date for Public Hearings on Proposed Amendments to the Glynn County and City of Brunswick Zoning Ordinances to clarify the Procedure for Refiling Rezoning Applications (Subsection 1103.1; Initiation of Amendments)

The Director explained that copies of the subject proposed amendment to the Glynn County Zoning Ordinance had been furnished to each member on the subject application that they refer it back to the Planning Commission as no final action should be taken until the overlapping surveys situation is resolved.

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Coastal Zone Management Program

The Director informed the members that, under an agreement with the State, they have retained the services of a State Coordinator and Consultant for this program. Nine agencies and three Planning Commissions, including the Brunswick - Glynn County Joint Planning Commission, will be involved in this project. These two individuals will be housed in office space to be furnished by this commission. Mr. Stelle stated that this would be advantageous as their expertise can be used in connection with other aspects of the Planning Commission's activities. He added that the State has appropriated \$3,000.00 for equipment and renovations to the space, with an additional grant in July 1975.

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Mass Transit Program

The Director briefly reviewed the status of this program. Mr. Stelle explained that a study as to the feasibility of a mass transit system in Glynn County is being prepared by the Transportation Planning and Research Corporation. This project, financed by State and Federal funds with in-kind assistance by the Planning Commission staff, will take approximately 6 months to complete.

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N A S Glynco Re-Use and Zoning

The announcement made on January 31st, 1975, by First District Congressman Ronald "Bo" Ginn as to the possibility of a Consolidated

Federal Law Enforcement Training Center being located at N A S Glynco was discussed at length. Such a facility would be of substantial economic benefit to Glynn County in off setting the closing of Glynco.

Upon a motion made by Mr. Johnson and seconded by Mr. Cowman, the following Resolution was unanimously adopted:

A RESOLUTION

WHEREAS, the Honorable First District Congressman Ronald "Bo" Ginn has initiated a request to the U. S. Secretary of the Treasury that N A S Glynco be considered for the location of a Consolidated Federal Law Enforcement Training Center; and

WHEREAS, Congressman Ginn has thereby displayed an active interest in the continued growth of Glynn County, particularly in view of the recent closing of N A S Glynco; and

WHEREAS, the use of N A S Glynco for this type facility complies with the objectives of the Glynco Development Commission; and

WHEREAS, the Training Center would promote the economic structure of this community;

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED that the Brunswick - Glynn County Joint Planning Commission go on record as expressing in behalf of itself and the citizens of Glynn County its appreciation to Congressman Ginn for his efforts and consideration in the interests of this County; and

BE IT FURTHER RESOLVED that the said Planning Commission go further on record as extending to Congressman Ginn its full support and assistance towards his efforts in securing the Training Center's location at N A S Glynco; and

BE IT FURTHER RESOLVED that this Resolution be spread upon the Official Minutes of this Commission and a copy be furnished to Congressman Ginn.

The Director explained that, in the interim period awaiting a decision as to this possibility, efforts are being continued to proceed with other proposals for the re-use of Glynco. Mr. Stelle added that no decision in this respect would be forthcoming for approximately 30 to 60 days. He pointed out that the industrial areas, airport and allied facilities, and the golf course would not be affected if Glynco is used for the Center.

It was determined that, until such time as a decision is reached as to the Training Center, and rezoning of Glynco be held in abeyance.

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1975 - 1976 Fiscal Year Budget

The Director reminded the members that a proposed 1975 - 1976 Budget should be prepared for submission to the County Commission in the near future. He added that it had been the practice in the past that the Chairman appoint a committee to work with him in the preparation of this budget.

Inasmuch as the Vice-Chairman stated he preferred that the Chairman make these appointments, a motion was made by Mr. Cowman, seconded by Mr. Johnson and unanimously adopted that Chairman Floyd appoint a Budget Committee for the Fiscal Year 1975 - 1976 from the Planning Commission membership, this committee to include himself and the Director.

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Planning Commission Staff

A motion was made by Mr. Johnson, seconded by Mr. Driggers and unanimously adopted that Mr. Edward H. Stelle hereafter be designated as the Executive Director and Secretary of the Brunswick - Glynn County Joint Planning Commission.

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MEETING ADJOURNED AT 10:00 A. M.