

REGULAR MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

OCTOBER 7th, 1975

8:30 A. M.

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PRESENT: Chairman Wayne E. Floyd, W. H. Cowman, Chas. N. Croft, Harry I. Driggers, Neal Gale, Cormac McGarvey and C. Edward Nicholson

ABSENT: Father Marlon S. Poitier

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

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Upon a motion made by Mr. McGarvey and seconded by Mr. Cowman, the Minutes of the Regular Meeting held on September 9th, 1974, were approved.

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GC-10-75 C:

Review of Site Plans for an LI Limited Industrial use to be located in the Malcolm McKinnon Airport Planned Development - General area on St. Simons Island

Mr. Robert Plumbo, President of Hanibal Scientific, Inc., was present to represent the subject plans submitted by his company for use of a portion of the area designated Limited Industrial at the Malcolm McKinnon Airport Planned Development - General Complex. Mr. Plumbo stated that his company desires to relocate into a smaller facility and that a site at the airport would be ideal for its purposes. Mr. Plumbo explained that a 5,550 sq. ft. building would house facilities for the manufacturing of galss parts for electric components with office space. He added that the operations were free from noise and odor and would employ approximately 15 persons.

No one was present to express opposition to this proposal.

The Executive Director pointed out that the plans submitted meets the criteria for Limited Industrial useage at the airport. Stating that the proposed use would be an asset to Malcolm McKinnon Airport and beneficial to the community, Mr. Stelle recommended approval.

After review, a motion was made by Mr. Croft, seconded by Mr. Cowman and unanimously adopted to recommend Final Approval of the plans submitted by Hanibal Scientific for the use of a portion of the Limited Industrial section in the Malcolm McKinnon Airport Planned Development -General area.

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GC-19-75:

Request to rezone, from R-12 One-Family Residential to RR Resort Residential, that irregularly shaped tract of land known as the Brunswick Country Club containing 163.9 acres, fronting 2,667.8 ft. on the west side of U. S. Highway 17 North and being located approx. 600 ft. north of Fairway Road, and fronting 1,481.4 ft. on the north side of Fairway Road approx. 1,228 ft. west of that road's intersection with said highway

The Executive Director explained that the above referenced rezoning had received a through study at the Planning Commission's Work Session held on September 23rd, 1975. At that session, a motion was made to recommend approval of the rezoning to RR Resort Residential as requested by Brunswick Country Club, Inc. A lengthy discussion was held after that motion was read.

Proponents and opponents of the requested rezoning were present for this discussion. Each individual, so desiring, was given an opportunity to express their opinion.

A motion was made by Mr. Cowman and seconded by Mr. Croft that the action taken on this item at the Planning Commission's Work Session held on September 23rd, 1975, be rescinded due to the dissention of opinion by all parties involved and inasmuch as the applicant and objectors were not advised that this matter would be considered at that meeting.

Voting Aye: Messrs. Cowman, Croft, Driggers and Nicholson

Voting Nay: Mr. Gale

Abstaining from Voting: Mr. McGarvey

The Chairman declared the motion adopted.

Following this action, a motion was made by Mr. Cowman and seconded by Mr. Croft that, in fairness to all parties involved, to postpone action on this matter for 30 days in order that the Directors of Country Club, Inc., can ascertain from its members their feelings with respect to the proposed tennis court complex and submit finalized plans back to the Planning Commission within this 30 day period.

The Executive Director read from the Glynn County Zoning Ordinance the applicable section in respect to the Planning Commission's failure of submitting a report to the County Commission within a 30 day period.

Voting Aye: Messrs. Cowman, Croft and Driggers

Voting Nay: Messrs. Gale, McGarvey and Nicholson

The Chairman voted Aye to break the tie vote and declared the motion adopted.

Subdivision Plat Approval: Marsh Winds Subdivision Zoning Map 72  
Preliminary Plat Revision Approval Clarence Gibson (John Baldwin, Agent)

Request from the Glynn County Commission that the Planning Commission give further study and review of the Preliminary Plat of the subject subdivision

The Executive Director stated that a letter dated September 16th, 1975, had been received from the Glynn County Commission, requesting that the Planning Commission to give further study to approval of the preliminary plat of this subdivision. This request was made due to objections voiced and petitions of opposition submitted at the County's meeting of September 4th, 1975, in regards to the preliminary approval.

Mr. Stelle explained that at a Work Session held on September 23rd, 1975, the Planning Commission discussed the status of the controversial subject subdivision. At that session, a motion was adopted for the Executive Director to draft a letter to the Glynn County Commission in regards to previous action taken August 5th, 1975, in grant preliminary approval. This letter was also to contain an explanation as to the procedure for approval of subdivisions. The Executive Director then read a letter he is preparing in this respect.

Following the reading of the motion adopted at the Work Session, a motion was made by Mr. Gale, seconded by Mr. McGarvey and unanimously adopted to ratify the action taken by the Planning Commission at its Work Session held on September 23rd, 1975, in directing the Executive Director to write a letter to the Glynn County Commission explaining the reasons why the Planning Commission had given Preliminary Approval on August 5th, 1975, to the plat of Marsh Winds Subdivision, and further that the Final Plat shall reflect that signs be placed at the entrances of the access roads indicating the roads are private and the locations for sanitary waste pick-up areas.

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Bay Street Urban Renewal Project

The Executive Director explained that Chairman Floyd appeared before the City Commission on October 1st, 1975, at which time he expressed the Planning Commission's desire to actively participate in the preparation of a reuse plan for the above project, inasmuch as long range planning is one of the major responsibilities of the Planning Commission. As a result, the City Commission at its meeting of October 1st, 1975, authorized the Planning Commission to coordinate preparations for the up-dating of land use plans for this area, including the waterfront, along Bay Street.

Mr. Stelle pointed out that the property involved would be ready for sale and development around the first of 1976. Prior to any sale, appraisals of land will be required. This, in turn, necessitates up-dating of the existing plans. The Executive Director stated that, at this time, no additional financing to accomplish this is needed.

Mr. Alton Smith, Director of the Bay Street Urban Renewal Project, and members of the Advisory Board for the project were present to express their concern in regards to the need for coordination in accomplishing the items essential for the project's development.

After discussion, it was determined that a committee be established as a means of coordinating the up-dating of the land use plans for the project which would include any interested parties to initiate an activity similar to the Glynco planning.

The Chairman asked for volunteers to serve on this committee. Members Chas. N. Croft, Neal Gale and Cormac McGarvey offered their services in this capacity. Chairman Floyd appointed these members to the committee, with himself being designated as an alternate. He then asked the U. R. Advisory Board to submit names for their participation on this committee.

Rev. E. C. Tillman, Chairman of the Bay Street Urban Renewal Advisory Board, appointed Messrs. M. Albert Burke, Roy L. Smith and himself as members from that body to serve on the committee.

The Executive Director was requested to notify the City Commission that a Coordinating Committee has been formed. This committee will determine if representation from other organizations is needed.

The Chairman appointed Mr. Gale to coordinate the first meeting of this committee.

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#### Coastal Zone Management Program

The Executive Director stated that a handbook has been prepared by the Department of Natural Resources for Coastal Zone Management. This handbook consists of Development guidelines. Copies will be obtained for distribution. The Executive Director then explained that the Coastal Zone Management Communication Forum is establishing a Coastal Zone Advisory Committee as an in-kind recommendation body. The committee will be composed of 21 individuals, consisting of State, county, city and local representation.

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Open Vegetable Market Operation, St. Simons Island

The Executive Director pointed out that a problem has arisen as to the location of Mr. Brooks vegetable stand. Mr. Stelle stated that Mr. Brooks' operation requires water and electricity. The Director added that he had been looking into possible sites for this type use. The members and others present discussed this matter at length. The members agreed that the Director could report to the County Commission that they could see no objection as to zoning of land use for Mr. Brooks relocating at his previous corner.

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MEETING ADJOURNED AT 10:30 A. M.