

BRUNSWICK - GLYNN COUNTY
JOINT PLANNING COMMISSION

SPECIAL MEETING

FEBRUARY 12, 1979

3:30 P. M.

Present: Billy R. Gibson, Chairman
Gerald Atkinson
Margaret A. Brown
Harry I. Driggers
Andy Haman
W. W. Crosby

Absent: Johnie O. Boatright
Bill Hicks

Also Present: Edward H. Stelle, Executive Director
Roy Dudark, Assistant Director
Vernon Lewis, County Building Official
Tom Lee, County Attorney

County Attorney Tom Lee was present to discuss the rezoning request of Southern Bell Telephone and Telegraph. Mr. Lee stated that it is his understanding that at the Joint Planning Commission's Meeting of February 6, 1979 the request from Southern Bell Company was deferred until such time as further information and an legal interpretation could be obtained.

Mr. Stelle pointed out that he received a copy of a letter from Attorney Jim Gilbert, Jr., representing Southern Bell Company, requesting that County Attorney Tom Lee meet with representatives from Southern Bell to discuss the legal zoning interpretation of their subject property. Attorney Tom Lee stated that he does not feel he should meet with them, however he suggested that he and Mr. Stelle present a letter to them requesting further information and future intentions for the property in lieu of the meeting, if the Commission so wishes.

Following discussion on this matter, the following letter was approved by the Planning Commission. It was noted that Mr. Stelle would be present at the above mentioned meeting and present the letter to Attorney Gilbert:

Dear Mr. Gilbert:

The Brunswick - Glynn County Joint Planning Commission passed a resolution to defer action on the Southern Bell case until further information regarding the proposed use is furnished and the legal status of non-conforming use portion of the property is further defined. In order to expedite this request we will need the following for our evaluation:

- 1) A complete description of the proposed uses for the property including an estimation of number of employees, requirements for vehicle and equipment storage, types of vehicles and equipment, an estimate of daily customers

using the telephone center, parking arrangements for these customers, a description of the administrative functions with number of personnel presently and proposed, and whether any billing service or collection fees will be involved, and the forecast for the number of employees, vehicles and customers for a five, ten, and fifteen year period of the proposed facilities utilization.

2) A detailed description of the history of the use of the switching center from its inception to the time that this function was removed to Frederica Road, the number of full-time employees stationed at the switching center and vehicles and equipment by type involved and if any expansion of the cross connecting facility is planned.

3) Any further information which you feel will clarify this matter.

Inasmuch as the Planning Commission has the right to table this rezoning matter for 40 days, it was decided that the Southern Bell rezoning request would be discussed at the Planning Commission's Meeting of March 6, 1979.

A copy of a rough draft of a Blythe Island Mobile Home Study Report was given to the Members for their review and comments. It was noted that the report was a rough draft only and not for distribution to the public. The Members were asked to study the report and make any recommendations at the next Planning Commission Meeting.

Mr. Dale Eberhart from Reynolds, Smith and Hills was present. He presented each of the Members a letter from Mr. Lewis Dismukes, as follows:

Commissioners:

It is a great interest that I and my fellow associates begin to assist you in the preparation of the St. Simons Comprehensive Development Plan. In response to your request of February 6, I have been working with your staff on the two items which you selected as the subject of the February 12, meeting: 1) work-plan and timetable; and 2) organizational structure. My recommendations, which are consistent with your staff's views are included in this communication.

As outlined within the contract scope of services the preparation of the Plan involves eight (8) separate elements spanning a period of twelve (12) months. Several of the tasks during the first phase will proceed simultaneously and involve myself and professionals under my direction as well as your staff. The results of these initial efforts will then be synthesized and integrated into alternative development scenarios. Once a preferred development plan is selected the final phase will consist of developing it into a complete plan, preparing those measures necessary to carry it out, and adjusting those procedures necessary to facilitate effective and efficient administration. The specific elements and time schedule is more fully depicted on the accompanying chart.

A very important step I believe, in the St. Simons Plan as well as other similar planning projects, is the establishment of a sound organizational structure to add guidance and stability to the process. After considering various arrangements, your staff and I have agreed and are hereby recommending that a St. Simons Planning Committee be appointed to direct the preparation of the Plan. This arrangement is patterned along the lines of the Glynco experience in which a Citizen Steering Committee was established to prepare an affective re-use plan for the former Glynco Naval Air Station. The success of the Glynco Steering Committee is well recognized by both elected officials and the general citizenry. The major features of this arrangement include:

1. The Planning Committee would represent the majority of Island interest groups and organizations and by virtue of their appointment would have a mandate from the Planning Commission and County Commission to prepare and recommend a balanced, effective, and workable plan.
2. The Members of the Planning Committee, including a Chairman, would be appointed by the Chairman of the Joint Planning Commission and confirmed by the County Commission.
3. The Planning Committee at its first meeting would select a Vice-Chairman from among its membership and adopt necessary by-laws to govern its activities.
4. The Planning Committee would establish goals and objectives, evaluate and select a preferred development plan, and recommend the Plan along with needed policies, standards and institutional arrangements necessary for its implementation.
5. The Planning Committee could, at their discretion, establish sub-committees to investigate in detail various aspects of the Plan, review alternatives, gather additional citizen input and make recommendations back to the Planning Committee.
6. I and my associates along with Joint Planning Commission staff would provide reports, both oral and written, to the Planning Committee and assist the sub-committees with their work.

Presented below is the recommended membership of the Planning Committee. The organizations / interest groups are felt to be those most vitally interested in and affected by any development plan. More importantly, the individuals selected to serve should be respected, independent thinkers with the overall best interest of St. Simons placed firmly uppermost in their orientation.

Recommended St. Simons Planning Committee:

- Glynn County Commission
- Joint Planning Commission
- St. Simons Chamber of Commerce
- Construction Industry
- Coastal Georgia Audubon Society
- Citizens Coalition for Planned Growth
- Glynn County Civic Association
- Sea Island Company
- Black Community
- Sea Palms / St. Clair / Blackbanks Homeowners Association
- Bay Colony Properties
- Island Native

Mr. Driggers suggested that the words "and confirmed by the County Commission" be stricken from item # 2 on the previous page.

The Chairman suggested that each of the Members review the organization / interest group and have suggestions at the next JPC Meeting as to who should serve on the Committee.

Mr. Eberhart then presented a chart outlining the proposed work schedule. Mr. Dudark explained the schedule as follows:

- Study will take 12 months
- Consist of 8 elements
- Alternatives will be based on results from findings
- Elements 2, 3 and 4 will proceed simultaneously
- Final plan will be recommended to JPC for review
- JPC will then recommend a plan for County adoption

