



The Multi-Use Node at the entrance to St. Simons and including the Demere and Sea Island Road intersection is **"proposed"** to include a welcome center, residential, institutional and commercial development...

Mr. Lee Noel suggested changing the word **"proposed"** to **"might include such uses as,"** and also add the word **"limited"** to commercial development.

The following changes were made in the proposed Future Land Uses on St. Simons Island south of Sea Island Road:

- \* Now Reads: Medium to High Residential north of Massingale Park  
To Read: Medium to **Resort** Residential...
- \* Multi-Family southwest of Demere Park **(deleted from text)**
- \* Multi-Family north of Demere Road including Jewtown **(deleted from text)**
- \* Commercial on McKinnon Airport property south of Airport Road **(deleted from text)**
- \* Commercial at Tabby Plaza **(deleted from text)**
- \* Commercial south of Demere Road facing entrance to Brockinton **(deleted from text)**
- \* Single-Family Residential at Hawkins Island **(delete if zoning changes)**

The floor was then open for public discussion.

Attorney Jameson Gregg, representing Mr. Frank Deloach who manages the East Beach tract, stated that he is having a hard time comprehending what is being done to that piece of property. The East Beach Causeway is currently zoned Conservation/Preservation but the existing land-use map shows the property as undeveloped/unused. The original land-use map showed the East Beach Tract as residential. Attorney Gregg stated that it is logical to classify the tract as single-family residential. He stated that leaving the property as Conservation/Preservation is "inverse condemnation and is unconstitutional."

Mr. Everett Ferrell, St. Simons resident, asked how many members of the Planning Commission live on St. Simons Island. Chairman Parker replied three. Mr. Ferrell stated that there seems to be a lot of interests that are not economical. He stated property owners are upset because they are "getting taxation without representation." Mr. Ferrell stated that he is in favor of leaving the property as it is.

Mr. Lee Noel pointed out that "we must look at what would be most beneficial and fair to people." He stated that the quality of our vista is what attracts people to the area.

Following discussion, a motion was made by Mr. Wayne Stewart to recommend changing the land-use map's designation of the East Beach property from undeveloped/unused to low density residential. The motion was seconded by Mrs. Glenda Jones. Voting Aye: Mrs. Glenda Jones, Mr. Richard Parker and Mr. Wayne Stewart. Voting Nay: Mr. Robert Fell, Mr. Lee Noel and Mrs. Iris Touw. The motion failed to carry. The land-use map will continue to show the property designated as undeveloped/unused.

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The Planning Commission took a 10 minute recess. The meeting resumed at 10:20 a.m.

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At this point, Fire Chief Carl Johnson gave a brief presentation on fire protection as it relates to county growth, and a general discussion followed. In discussing Policy IV-15, which reads: "Provide adequate fire protection to households outside of the five-mile radius of existing or planned fire station," it was the consensus of the Planning Commission to delete the word "**adequate**." Therefore, Policy IV-15 would read, "Provide fire protection to all citizens within a five-mile radius depending on development of area."

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It was the consensus of the Planning Commission to delete the following:

**"The area immediately north of the Lawrence and Frederica Road intersection has been depicted as a future Multi-Use Node."**

It was also proposed that the text reference a node on the north end of St. Simons; however, it would not be shown on the land-use map.

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The following are changes in the existing land-uses on the mainland:

- \* Proposed Multi-Use Nodes at Exit 6, Exit 8 and Exit 9, intersection of US 341, SR 99, and SR 303 at US 17  
(**add North to US 17**)
- \* Golden Isles Gateway tract depicted on Future Land-Use map per existing zoning (**deleted from text**)
- \* Expansion of Industrial uses located at Colonel's Island and Glynco Industrial Parks (**deleted from text**)

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**Goals and Policies**

**Policy VI-4**

Now Reads

Future development should be consistent with the Future Land Use Map, employ sound planning principles...

To Read

Future development should employ sound planning principles...

A motion was made by Mr. Lee Noel to recommend changing Policy VI-15 to state that future rezonings on Kings Way, Demere Road, Frederica Road and Lawrence Road shall be limited to Planned Development or Planned Commercial. The motion was seconded by Mrs. Iris Touw. Voting Aye: Mr. Robert Fell, Mrs. Glenda Jones, Mr. Lee Noel, Mr. Richard Parker and Mrs. Iris Touw. Abstained From Voting: Mr. Wayne Stewart.

A motion was made by Mr. Wayne Stewart to recommend changing Policy VI-24 to state that due to FEMA regulations and the threat of floods and hurricanes, the location of additional mobile home parks will be discouraged on St. Simons Island and Blythe Island. The motion was seconded by Mrs. Iris Touw and unanimously adopted.

Following review and discussion, a motion was made by Mr. Wayne Stewart to incorporate all changes to the draft and forward a recommendation of approval of the final draft 1996 Comprehensive Land-Use Plan to the Glynn County Board of Commissioners subject to correction of errors. The motion was seconded by Mr. Lee Noel and unanimously adopted.

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Following review, a motion was made by Mr. Wayne Stewart to recommend approval of the proposed changes to the Future Land-Use Map subject to corrections, omissions and deletions. The motion was seconded by Mr. Lee Noel and unanimously adopted.

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There being no further business to discuss, the meeting adjourned at 12:00 p.m.