

# **EXHIBIT E**

**Ordinance 982  
CAP**

## CERTIFICATION

I, Naomi Atkinson, as City Clerk for the City Commission of Brunswick, Georgia, keeper of the records and seal thereof, hereby certify that the foregoing is a true and correct copy of ordinance number 982 approved and adopted by majority vote of said Commission in a meeting assembled on August 2, 2006, the original of which ordinance has been entered in the official records of said Commission under my supervision and is in my official possession, custody and control.

I further certify that the meeting was held in conformity with the requirements of Title 50, Chapter 14 of the Official Code of Georgia Annotated.

Witness my signature and the seal of the City of Brunswick this 4<sup>th</sup> day of April, 2013.

  
\_\_\_\_\_  
Naomi Atkinson, City Clerk

(SEAL)

## ORDINANCE 982

AN ORDINANCE TO PROVIDE FOR ANNEXATION OF PROPERTY PURSUANT TO THE PETITION OF CENTENNIAL AMERICAN PROPERTIES LLC (AS AGENT FOR SHASTA ENTERPRISES LLC, SANDRA S. BRUNSON, WILLIAM F. BRUNSON, QUINTON HUTCHINSON, CHRIS HUTCHINSON AND GEORGIA-CUMBERLAND ASSOCIATION OF SEVENTH DAY ADVENTISTS) DATED FEBRUARY 21, 2006; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

The Commission of the City of Brunswick hereby ordains.

### SECTION ONE

The petitions of Centennial American Properties LLC (as agent for Shasta Enterprises LLC, Sandra S. Brunson, William F. Brunson, Quinton Hutchinson, Chris Hutchinson and Georgia-Cumberland Association of Seventh Day Adventists) dated February 21, 2006 seeking to have certain parcels of land annexed into the City of Brunswick, copies of which are attached to this Ordinance as Exhibit "A" and incorporated herein as if fully repeated verbatim within this Ordinance, are granted and approved by the City Commission of the City of Brunswick. The parcels of real property described therein are hereby annexed into and made a part

of the City of Brunswick pursuant to Article 2 of Chapter 36 of Title 36 of the Official Code of Georgia Annotated., said parcels being contiguous to existing corporate limits of the City of Brunswick, as defined in O.C.G.A. § 36-36-20, and Glynn County having withdrawn any objection to said annexation.

SECTION TWO

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION THREE

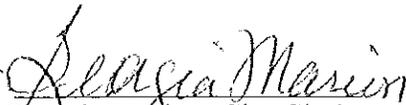
It is the intention of the City Commission in adopting this ordinance that, should any paragraph, phrase, clause, word or other part hereof be adjudicated invalid under state or federal law, then any remaining portions of the ordinance shall remain in effect and be enforced to the extent reasonably consistent with the purposes hereof.

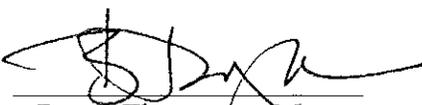
SECTION FOUR

This ordinance shall be effective immediately upon its approval by the City Commission.

Ordinance 982 approved this 2<sup>nd</sup> day of August, 2006.

ATTEST

  
Georgia Marion, City Clerk

  
Bryan Thompson, Mayor



February 21, 2006

Mr. Arne Glaeser  
City Planner, City of Brunswick  
601 Gloucester St.  
Brunswick, GA 31521

P.O. Box 10556  
Greenville, SC 29617  
171 Falls Street  
Suite 100  
Greenville, SC 29604  
Phone: 252-339-4444  
Fax: 252-339-4445  
Web site:  
www.centennial.com

Mr. Glaeser:

Please consider this letter to be a written request to annex the following properties into the City of Brunswick by the 100% Method as per O.C.G.A. 36-36-21.

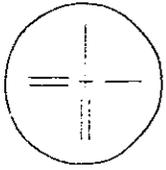
<u>Current Owner</u>	<u>Property Address</u>	<u>Tax Map Number</u>	<u>Parcel ID</u>
Hutchinson, Quinton & Chris	Brunswick, GA, 31525	006110018039	03-02971
Georgia-Cumberland Assoc of Seventh Day Adventists	4998 Altama Ave, Brunswick, GA 31525	006110018026	03-02960
Shasta Enterprises LLC	4994 Altama Ave, Brunswick, GA 31525	006110018027	03-02961
Brunson Sandra S & William F	4990 Altama Ave, Brunswick, GA 31525	006110018037	03-02969

Please find attached letters from each of the property owners requesting annexation. Centennial American Properties, LLC is acting as the agent for each of the owners in this process.

Also, please consider this letter as a formal request for the annexation by the city of the portion of Altama Ave adjacent to the properties. A legal description of this road is attached.

Kindest regards,

David W. Glenn  
President  
Centennial American Properties, LLC



JACKSON SURVEYING, INC. \_\_\_\_\_  
*Surveyors and Land Planners*

3528 Darien Hwy., Suite 305  
Post Office Box 1031  
Brunswick, Georgia 31525  
Phone: (912) 265-3856  
Fax: (912) 265-9569  
pjackson@jacksonsurveyors.com

LEGAL DESCRIPTION OF ALTAMA AVENUE:

LEGAL DESCRIPTION OF A PARCEL OF LAND BEING A PORTION OF THE BRUNSWICK PENINSULAR TRACT, LYING IN THE 26TH, G.M.D., GLYNN COUNTY, GEORGIA. SAID PARCEL BEING A PORTION OF ALTAMA AVENUE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; FOR A POINT OF BEGINNING COMMENCE AT THE POINT WHERE THE EASTERLY RIGHT-OF-WAY LINE OF ALTAMA AVENUE (RIGHT-OF-WAY VARIES) INTERSECTS THE MITERED EASTERLY RIGHT-OF-WAY LINE OF THE GOLDEN ISLES PARKWAY (A 250' LIMITED ACCESS RIGHT-OF-WAY) AND FROM SAID POINT RUN SOUTH  $12^{\circ}-03'-50''$  EAST ALONG LAST MENTIONED MITERED EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 159.26 FEET TO A POINT; RUN THENCE NORTH  $35^{\circ}-17'-33''$  WEST ALONG THE NORTHWESTERLY EXTENSION ACROSS THE AFOREMENTIONED RIGHT-OF-WAY OF ALTAMA AVENUE, A DISTANCE OF 251.40 FEET TO A POINT ON WESTERLY RIGHT-OF-WAY LINE OF SAID ALTAMA AVENUE (A 120 FOOT RIGHT-OF-WAY AT THIS LOCATION); RUN THENCE NORTH  $12^{\circ}-28'-35''$  EAST ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 641.26 FEET TO A JOG IN SAID RIGHT-OF-WAY LINE; RUN THENCE SOUTH  $77^{\circ}-31'-25''$  EAST, A DISTANCE OF 6.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE WHERE THE RIGHT-OF-WAY WIDTH BECOMES 108 FEET; RUN THENCE NORTH  $12^{\circ}-28'-35''$  EAST ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 399.39 FEET TO A POINT; RUN THENCE SOUTH  $77^{\circ}-29'-17''$  EAST ACROSS THE RIGHT-OF-WAY OF ALTAMA AVENUE, A DISTANCE OF 108.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ALTAMA AVENUE; RUN THENCE SOUTH  $12^{\circ}-28'-35''$  WEST ALONG LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 399.32 FEET TO A JOG IN SAID RIGHT-OF-WAY LINE; RUN THENCE SOUTH  $77^{\circ}-31'-21''$  EAST, A DISTANCE OF 6.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE WHERE THE RIGHT-OF-WAY WIDTH BECOMES 120 FEET; RUN THENCE SOUTH  $12^{\circ}-28'-35''$  WEST ALONG LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 665.36 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 2.97 ACRES.

February 21, 2006

Mr. Arne Glaeser  
City Planner, City of Brunswick  
501 Gloucester St.  
Brunswick, GA 31521

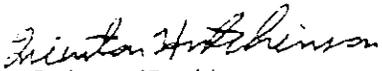
Mr. Glaeser:

Please consider this letter to be a written request to annex the following property into the city of Brunswick, GA. Please consider Centennial American Properties, LLC (or assigns) to be our officially designated agent in this matter.

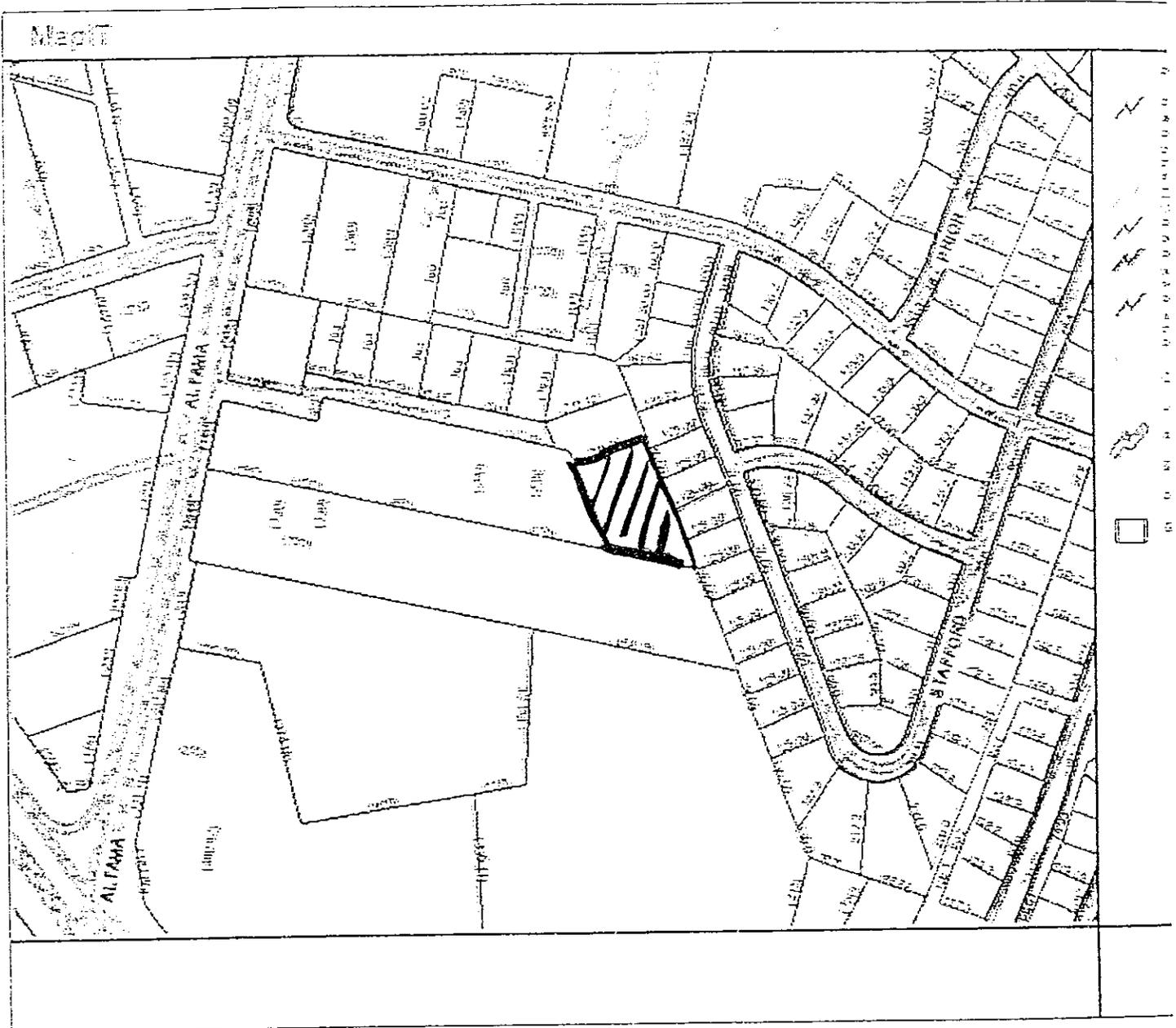
Parcel ID # 03-02971  
Tax Map# 0081120130039

Please find attached:  
Exhibit 1 – a copy of the Tax Map for the parcel,  
Exhibit 2 – a legal description of the parcel, and  
Exhibit 3 – authorization of agent.

Kindest regards,

  
Quinton Hutchinson

  
Chris Hutchinson



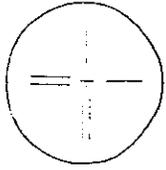
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Parcel ID:	03-02971			
Map Reference Number:	006110013039			
Owner Name:	HUTCHINSON QUINTON & CHRIS			
Property Address:	0 BRUNSWICK, GA 31525			
Mailing Address:	3612 DARIEN HWY BRUNSWICK, GA 31525			
Voting District:	3	Zoning:	MR Medium Residential	Commissioner District:
Fire District:	1	Police District:	5	EMS Zone:
Census Block Population:	102	Pct Owners:	0	
Legal Description:	LOT OFF BRISTOL DR	Exemption:		

Land Class: R3  
Improvement Value: 50  
Sales Type:  
Sale Date:  
Building Name:  
Year Built:  
Exterior Walls:  
Interior Floor Finish:  
Rooms:  
Fireplaces:

Building Class:  
Total Market Value: 529,000  
Deed Book-Page:  
Sale Price:  
Building Use:  
Total Heated Area:  
Heating/Cooling:  
Roof Type:  
Full Baths:

Land Value:  
Total Assessed Value:  
Digest Date:  
Tax District:  
Building Model:  
Stories:  
Interior Walls:  
Roof Covering:  
Half Baths:



# JACKSON SURVEYING, INC.

*Surveyors and Land Planners*

3528 Darien Hwy. Suite 305  
Post Office Box 1031  
Brunswick, Georgia 31525  
Phone: (912) 265-3356  
Fax: (912) 265-9509  
jackson@jacksonsurveyors.com

## LEGAL DESCRIPTION OF HUTCHINSON PARCEL:

LEGAL DESCRIPTION OF A PARCEL OF LAND BEING A PORTION OF THE BRUNSWICK PENINSULAR TRACT LYING IN THE 26TH, G.M.D., GLYNN COUNTY, GEORGIA. SAID PARCEL BEING THE LANDS NOW OR FORMERLY OF QUNTON HUTCHINSON (ACCORDING TO DEED RECORDED IN D.B. 437, PG. 56 OF THE PUBLIC RECORDS OF SAID COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; FOR THE POINT OF REFERENCE COMMENCE AT THE POINT WHERE THE MITERED EASTERLY RIGHT-OF-WAY LINE OF THE GOLDEN ISLES PARKWAY (A 250' LIMITED ACCESS RIGHT-OF-WAY) INTERSECTS THE EASTERLY RIGHT-OF-WAY LINE OF ALTAMA AVENUE (RIGHT-OF-WAY VARIES) AND FROM SAID POINT RUN NORTH  $12^{\circ}-28'-35''$  EAST ALONG LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 665.36 FEET TO A JOG IN SAID RIGHT-OF-WAY LINE; RUN THENCE NORTH  $77^{\circ}-31'-25''$  WEST ALONG LAST MENTIONED JOG, A DISTANCE OF 6.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID ALTAMA AVENUE; THENCE CONTINUE NORTH  $12^{\circ}-28'-35''$  EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF ALTAMA AVENUE, A DISTANCE OF 199.29 FEET TO THE SOUTHWEST CORNER OF LANDS NOW OR FORMERLY OF GEORGIA-CUMBERLAND ASSOC. (ACCORDING TO DEED RECORDED IN D.B. 713, PG. 521 OF THE PUBLIC RECORDS OF SAID COUNTY); RUN THENCE SOUTH  $77^{\circ}-29'-17''$  EAST ALONG THE SOUTHERLY LINE OF LAST MENTIONED LANDS, TO AND ALONG THE SOUTHERLY LINE OF SAID LANDS OF QUNTON HUTCHINSON, A DISTANCE OF 1129.67 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING LYING 495.57 FEET SOUTHERLY OF GEORGIA EAST ZONE COORDINATE Y 438862.63 AND X 714674.36 (ACCORDING TO PLAT BY NORMAN BLOOD DATED MAY 11, 1998 AND REFERENCED IN D.B. 437, PG. 56 OF THE PUBLIC RECORDS OF SAID COUNTY).

FROM THE POINT OF BEGINNING THUS DESCRIBED NORTH  $77^{\circ}-29'-17''$  WEST ALONG THE SOUTHERLY LINE OF SAID LANDS OF QUNTON HUTCHINSON, A DISTANCE OF 179.02 FEET TO THE SOUTHWEST CORNER THEREOF; RUN THENCE NORTH  $20^{\circ}-32'-01''$  WEST ALONG THE WESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 210.09 FEET TO THE NORTHWEST CORNER THEREOF; RUN THENCE NORTH  $69^{\circ}-31'-00''$  EAST ALONG THE NORTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 150.06 FEET TO THE NORTHEAST CORNER THEREOF; RUN THENCE SOUTH  $20^{\circ}-32'-01''$  EAST ALONG THE EASTERLY LINE OF LAST MENTIONED LANDS A DISTANCE OF 307.58 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 0.89 ACRES AND IS SUBJECT TO ANY EASEMENTS OF RECORD THAT LIE WITHIN.

I/we the owner(s) of the property involved in this application do hereby authorize the following person to act as agent on my/our behalf.

Agent Information: Centennial American Properties LLC (or assigns)

Name: David W Glenn

Mailing Address: PO Box 10588 Greenville SC 29603

Phone: 864-271-3894

Fax: 864 242-5498

I/we the owner(s) submit this application and certify that the information is correct and true to the best of my knowledge.

Signature of Owner(s)

Quinton [unclear] [unclear]

February 21, 2006

Mr. Arne Glaeser  
City Planner, City of Brunswick  
601 Gloucester St.  
Brunswick, GA 31521

Mr. Glaeser:

Please consider this letter to be a written request to annex the following property into the city of Brunswick, GA. Please consider Centennial American Properties, LLC (or assigns) to be our officially designated agent in this matter.

Address: 4998 Altama Ave, Brunswick, GA 31525  
Parcel ID # 03-C2960  
Tax Map# 006110013025

Please find attached:

Exhibit 1 – a copy of the Tax Map for the parcel,  
Exhibit 2 – a legal description of the parcel, and  
Exhibit 3 – authorization of agent.

Kindest regards,



Stephen Kelley  
District Attorney  
Brunswick Judicial Circuit

Representative of the Georgia-Cumberland Association of Seventh Day Adventists

FEB-22-06 12:28 FROM:

ID:

GEORGIA-CUMBERLAND ASSOCIATION  
of Seventh-day Adventists

POST OFFICE BOX 12000  
CALHOUN, GEORGIA 30706-7001  
706-229-7931 • 1-800-567-1344

February 22, 2006

To Whom It May Concern:

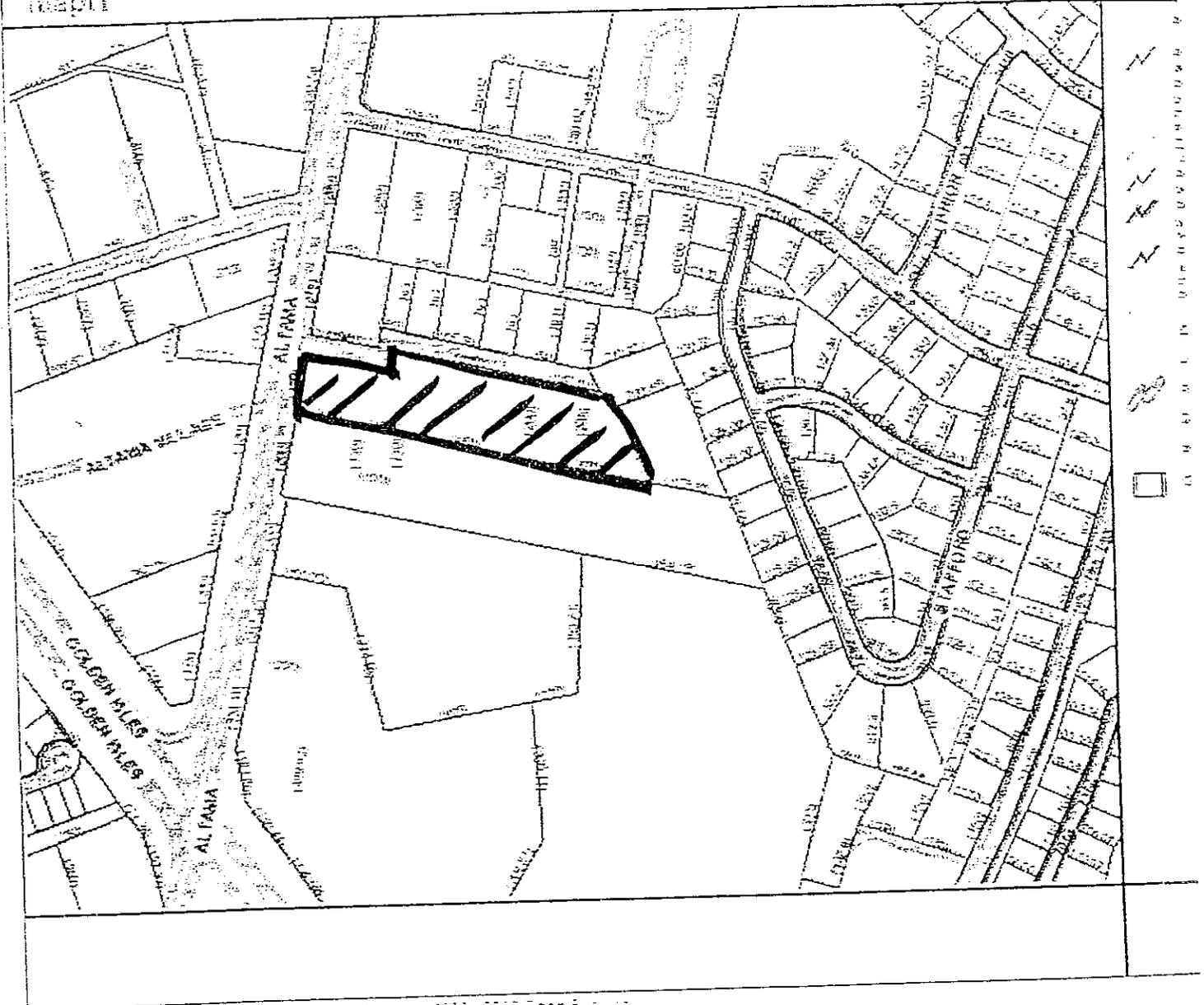
Stephen Kelley, as Head Elder of the Brunswick Seventh-day Adventist Church, has the authority to sign any and all documents to appoint Centennial Properties, Inc. as our designee for purposes of annexation.

Sincerely,



Gerald M. Hazekamp  
Association Secretary

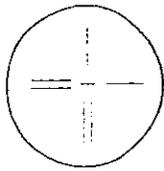
MapT



Created by MapT on 02/19/2009 8:00 PM. © Copyright 2009 - 2010 Esri. All rights reserved.

Parcel ID:	03-02960			
Map Reference Number:	006110018026			
Owner Name:	GEORGIA-CUMBERLAND ASSOC OF SEVENTH			
Property Address:	4998 ALTAMA AV BRUNSWICK, GA 31525			
Mailing Address:	PO BOX 12000 DAY ADVENTISTS INC CALHOUN, GA 307037001			
Voting District:	3	Zoning:	R12One-Family Residential	Commissioner District:
Fire District:	1	Police District:	6	EMS Zone:
Census Block Population:	102	Pct Owners:	0	
Legal Description:	ALTAMA	Exemption:	E2	

Land Class:	C3	Building Class:	C1	Land Value:
Improvement Value:	\$234,000	Total Market Value:	\$369,100	Total Assessed Value:
Sales Type:	COMM	Deed Book-Page:	718-520	Digest Date:
Sale Date:	10/1/2000	Sale Price:	\$175,000	Tax District:
Building Name:		Building Use:		Building Model:
Year Built:		Total Heated Area:		Stories:
Exterior Walls:		Heating/Cooling:		Interior Walls:
Interior Floor Finish:		Roof Type:		Roof Covering:
Rooms:		Full Baths:		Half Baths:
Fireplaces:				



JACKSON SURVEYING, INC. \_\_\_\_\_  
*Surveyors and Land Planners*

3528 Darien Hwy., Suite 305  
Post Office Box 1031  
Brunswick, Georgia 31525  
Phone: (912) 265-3856  
Fax: (912) 265-3509  
pjackson@jlsurveyors.com

LEGAL DESCRIPTION OF THE GEORGIA-CUMBERLAND ASSOC. PARCEL:

LEGAL DESCRIPTION OF A PARCEL OF LAND BEING A PORTION OF THE BRUNSWICK PENINSULAR TRACT LYING IN THE 26TH, G.M.D., GLYNN COUNTY, GEORGIA. SAID PARCEL BEING THE LANDS NOW OR FORMERLY OF GEORGIA-CUMBERLAND ASSOC. (ACCORDING TO DEED RECORDED IN D.B. 718, PG. 521 OF THE PUBLIC RECORDS OF SAID COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; FOR THE POINT OF REFERENCE COMMENCE AT THE POINT WHERE THE MITERED EASTERLY RIGHT-OF-WAY LINE OF THE GOLDEN ISLES PARKWAY (A 250' LIMITED ACCESS RIGHT-OF-WAY) INTERSECTS THE EASTERLY RIGHT-OF-WAY LINE OF ALTAMA AVENUE (RIGHT-OF-WAY VARIES) AND FROM SAID POINT RUN NORTH  $12^{\circ}-28'-35''$  EAST ALONG LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 665.36 FEET TO A JOG IN SAID RIGHT-OF-WAY LINE; RUN THENCE NORTH  $77^{\circ}-31'-25''$  WEST ALONG LAST MENTIONED JOG, A DISTANCE OF 6.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID ALTAMA AVENUE; THENCE CONTINUE NORTH  $12^{\circ}-28'-35''$  EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF ALTAMA AVENUE, A DISTANCE OF 199.29 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH  $12^{\circ}-28'-35''$  EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF ALTAMA AVENUE, A DISTANCE OF 200.03 FEET TO THE NORTHWEST CORNER OF SAID LANDS OF GEORGIA-CUMBERLAND ASSOC.; RUN THENCE SOUTH  $77^{\circ}-29'-17''$  EAST ALONG THE NORTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 820.64 FEET TO THE NORTHEAST CORNER THEREOF; RUN THENCE SOUTH  $20^{\circ}-32'-01''$  EAST ALONG THE EASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 238.63 FEET TO A THE SOUTHEAST CORNER THEREOF; RUN THENCE NORTH  $77^{\circ}-29'-17''$  WEST ALONG THE SOUTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 950.64 FEET THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 4.07 ACRES AND IS SUBJECT TO ANY EASEMENTS OF RECORD THAT LIE WITHIN.

I/we the owner(s) of the property involved in this application do hereby authorize the following person to act as agent on my/our behalf.

Agent Information: Centennial American Properties LLC (or assigns)

Name: David W Glenn

Mailing Address: PO Box 10588 Greenville SC 29603

Phone: 864. 271-3894

Fax: 864 242-5498

I/we the owner(s) submit this application and certify that the information is correct and true to the best of my knowledge.

Signature of Owner(s) 

February 21, 2006

Mr. Arne Glaeser  
City Planner, City of Brunswick  
601 Gloucester St.  
Brunswick, GA 31521

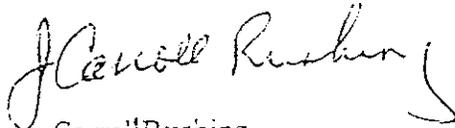
Mr. Glaeser:

Please consider this letter to be a written request to annex the following property into the city of Brunswick, GA. Please consider Centennial American Properties, LLC (or assigns) to be our officially designated agent in this matter.

Address: 4994 Altama Ave, Brunswick, GA 31525  
Parcel ID #: 03-02961  
Tax Map#: 006110018027

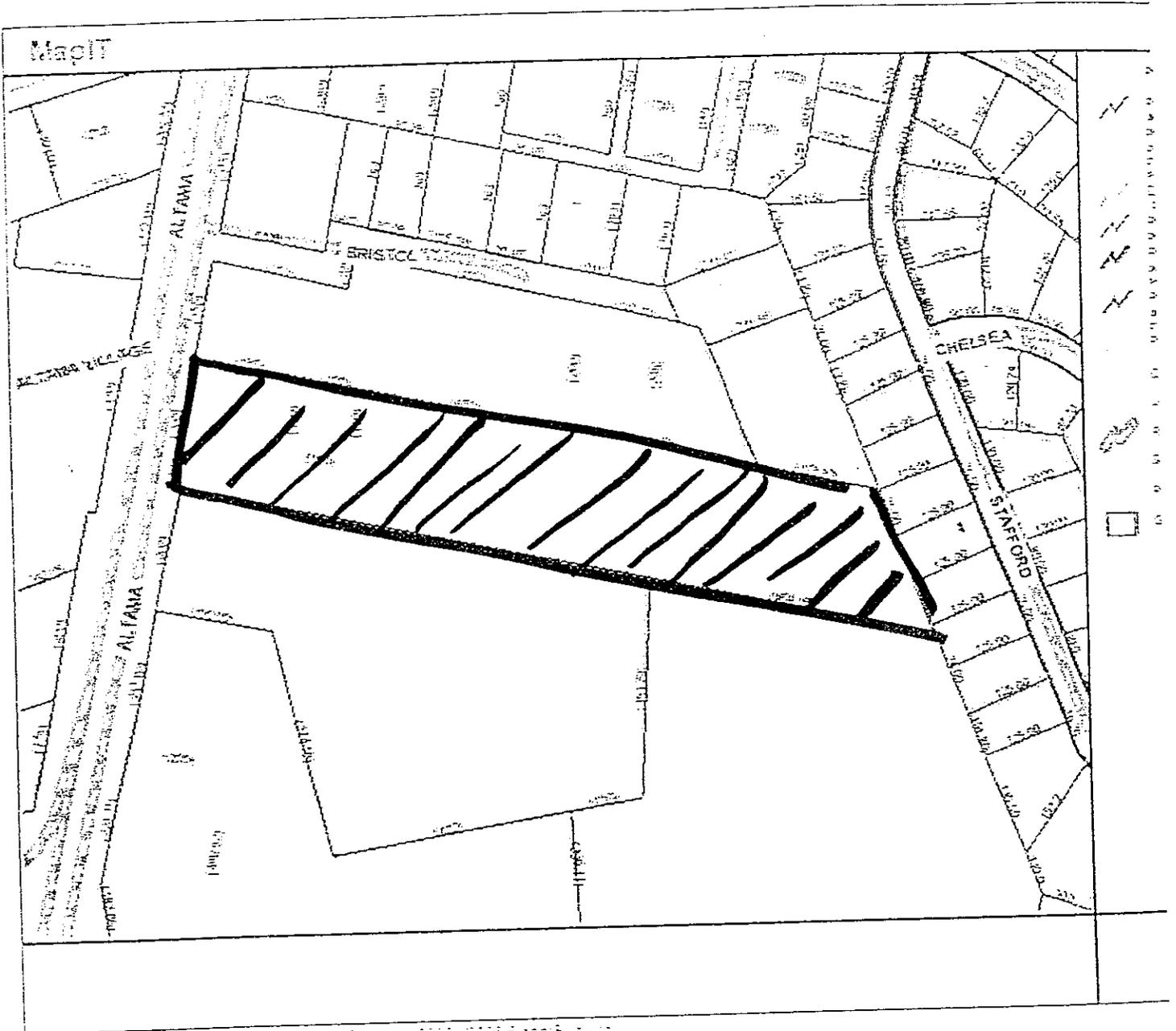
Please find attached:  
Exhibit 1 – a copy of the Tax Map for the parcel,  
Exhibit 2 – a legal description of the parcel, and  
Exhibit 3 – authorization of agent.

Kindest regards,



Carroll Rushing  
Shasta Enterprises LLC

for

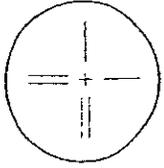


Created on: 11/10/2016 10:00:00 AM Copyright 2005-2008 Esri/Sas, Inc.

Parcel ID: 03-02961  
 Map Reference Number: 006110013027  
 Owner Name: SHASTA ENTERPRISES LLC  
 Property Address: 4994 ALTAMA AV  
 BRUNSWICK, GA 31525  
 Mailing Address: PO BOX 6648  
 GREENVILLE, SC 29606

Voting District:	3	Zoning:	CCGeneral Commercial	Commissioner District:
Fire District:	1	Police District:	5	EMS Zone:
Census Block Population:	102	Pct Owners:	0	
Legal Description:	ALTAMA	Exemption:		

Land Class:	C4	Building Class:	C1	Land Value:
Improvement Value:	\$736,300	Total Market Value:	\$936,500	Total Assessed Value:
Sales Type:		Dead Book-Page:		Digest Date:
Sale Date:		Sale Price:		Tax District:
Building Name:	WORLD GYM	Building Use:-		Building Model:
Year Built:		Total Heated Area:		Stories:
Exterior Walls:		Heating/Cooling:		Interior Walls:
Interior Floor Finish:		Roof Type:		Roof Covering:
Rooms:		Full Baths:		Half Baths:
Fireplaces:				



# JACKSON SURVEYING, INC.

*Surveyors and Land Planners*

3528 Darien Hwy., Suite 305  
Post Office Box 1031  
Brunswick, Georgia 31525  
Phone: (912) 265-3856  
Fax: (912) 265-9509  
pjackson@jacksonsurveyors.com

## LEGAL DESCRIPTION OF PARCEL D:

LEGAL DESCRIPTION OF A PARCEL OF LAND BEING A PORTION OF THE BRUNSWICK PENINSULAR TRACT LYING IN THE 26TH, G.M.D., GLYNN COUNTY, GEORGIA. SAID PARCEL BEING THE LANDS NOW OR FORMERLY OF SHASTA ENTERPRISES, L.L.C. (ACCORDING TO DEED RECORDED IN D.B. 606, PG. 75 OF THE PUBLIC RECORDS OF SAID COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; FOR THE POINT OF REFERENCE COMMENCE AT THE POINT WHERE THE MITERED EASTERLY RIGHT-OF-WAY LINE OF THE GOLDEN ISLES PARKWAY (A 250' LIMITED ACCESS RIGHT-OF-WAY) INTERSECTS THE EASTERLY RIGHT-OF-WAY LINE OF ALTAMA AVENUE (RIGHT-OF-WAY VARIES) AND FROM SAID POINT RUN NORTH  $12^{\circ}-28'-35''$  EAST ALONG LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 665.36 FEET TO A JOG IN SAID RIGHT-OF-WAY LINE; RUN THENCE NORTH  $77^{\circ}-31'-25''$  WEST, A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN NORTH  $12^{\circ}-28'-35''$  EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF ALTAMA AVENUE, A DISTANCE OF 199.29 FEET TO THE NORTHWEST CORNER OF SAID LANDS OF SHASTA ENTERPRISES; RUN THENCE SOUTH  $77^{\circ}-29'-17''$  EAST ALONG THE NORTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 1129.67 FEET TO THE NORTHEAST CORNER THEREOF; RUN THENCE SOUTH  $20^{\circ}-32'-01''$  EAST ALONG THE EASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 238.83 FEET TO A THE SOUTHEAST CORNER THEREOF; RUN THENCE NORTH  $77^{\circ}-26'-48''$  WEST ALONG THE SOUTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 1259.78 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 5.48 ACRES AND IS SUBJECT TO ANY EASEMENTS OF RECORD THAT LIE WITHIN.

I/we the owner(s) of the property involved in this application do hereby authorize the following person to act as agent on my/our behalf.

Agent Information: Centennial American Properties LLC (or assigns)

Name: David W Glenn

Mailing Address: PO Box 10588 Greenville SC 29603

Phone: 864-271-3894

Fax: 864 242-5498

I/we the owner(s) submit this application and certify that the information is correct and true to the best of my knowledge.

Signature of Owner(s) A Caldwell Rushin

February 21, 2006

Mr. Arne Glaeser  
City Planner, City of Brunswick  
601 Gloucester St.  
Brunswick, GA 31521

Mr. Glaeser:

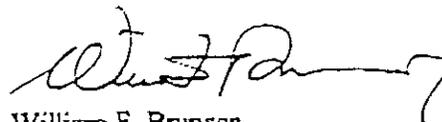
Please consider this letter to be a written request to annex the following property into the city of Brunswick, GA. Please consider Centennial American Properties, LLC (or assigns) to be our officially designated agent in this matter.

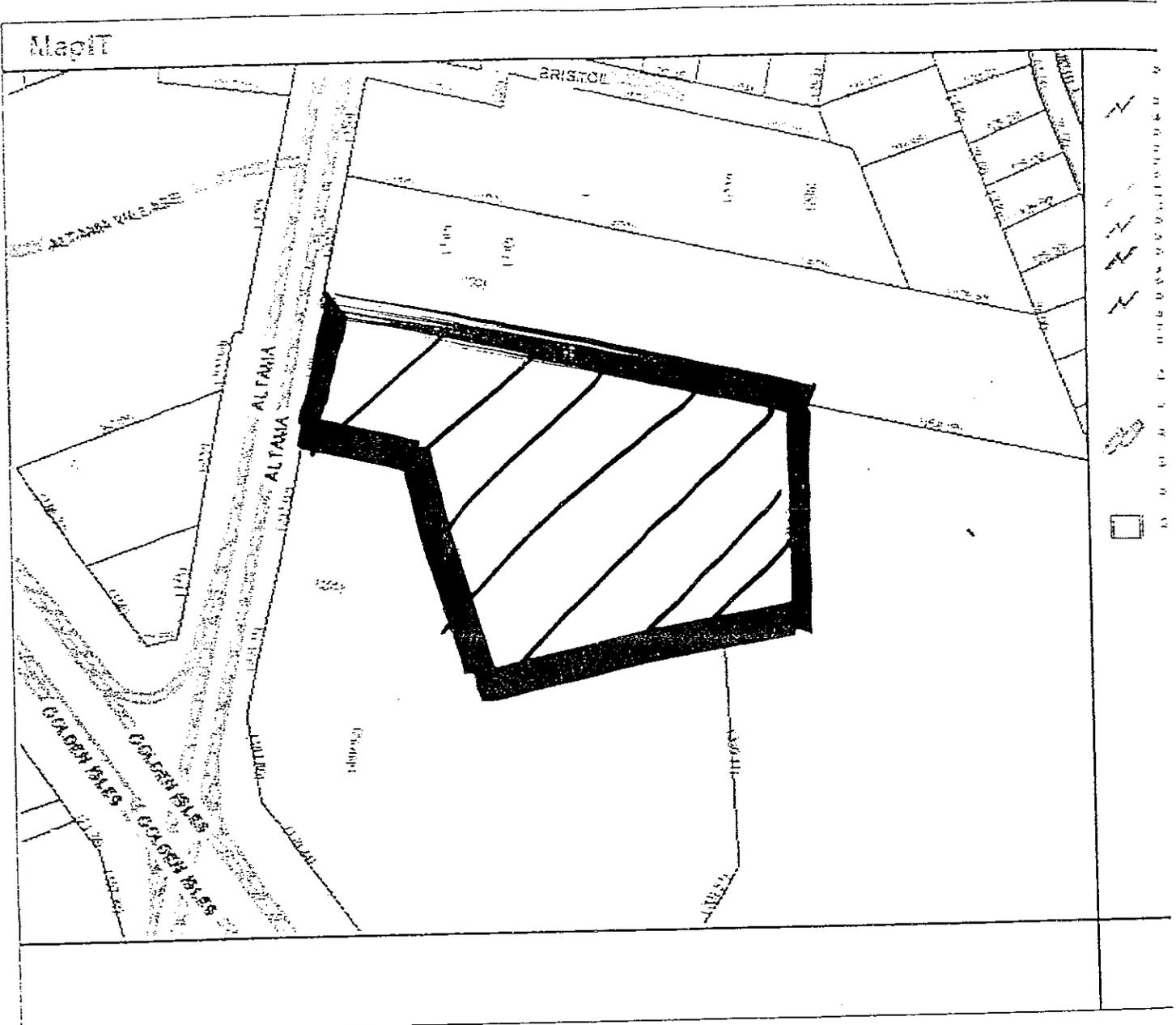
Address: 4990 Altama Ave, Brunswick, GA 31525  
Parcel ID # 03-02900  
Tax Map# 000110018037

Please find attached:  
Exhibit 1 - a copy of the Tax Map for the parcel,  
Exhibit 2 - a legal description of the parcel, and  
Exhibit 3 - authorization of agent.

Kindest regards,

  
Sandra S. Brunson

  
William F. Brunson

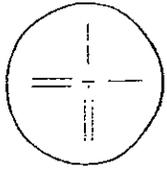


Created by MapIT on 2/22/2006 10:50:30 AM • Disregard 2/22/2006 10:50:30 AM

Parcel ID: 03-02969  
 Map Reference Number: 006110013037  
 Owner Name: BRUNSON SANDRA S & WILLIAM F  
 Property Address: 4990 ALTAMA AV  
 BRUNSWICK, GA 31525  
 Mailing Address: 77 CEDAR POINT RD  
 BRUNSWICK, GA 3152524062

<p>Voting District: 3</p> <p>Fire District: 1</p> <p>Census Block Population: 102</p> <p>Legal Description: E SIDE ALTAMA</p>	<p>Zoning: HCHighway Commercial</p> <p>Police District: 5</p> <p>Pct Owners: 0</p> <p>Exemption:</p>	<p>Commissioner District:</p> <p>EMS Zone:</p>
---	--	--

Land Class:	C4	Building Class:	C1	Land Value:
Improvement Value:	\$1,315,100	Total Market Value:	\$1,703,100	Total Assessed Value:
Sales Type:		Deed Book-Page:		Digest Data:
Sale Date:		Sale Price:		Tax District:
Building Name:	H AND H FURNITURE	Building Use:		Building Model:
Year Built:		Total Heated Area:		Stories:
Exterior Walls:		Heating/Cooling:		Interior Walls:
Interior Floor Finish:		Roof Type:		Roof Covering:
Rooms:		Full Baths:		Half Baths:
Fireplaces:				



# JACKSON SURVEYING, INC.

*Surveyors and Land Planners*

3528 Darien Hwy., Suite 305  
Post Office Box 1031  
Brunswick, Georgia 31525  
Phone: (912) 265-3856  
Fax: (912) 265-9509  
pjackson@jssurveyors.com

## LEGAL DESCRIPTION OF PARCEL C:

LEGAL DESCRIPTION OF A PARCEL OF LAND BEING A PORTION OF THE BRUNSWICK PENINSULAR TRACT, LYING IN THE 26TH, G.M.D., GLYNN COUNTY, GEORGIA. SAID PARCEL BEING THE LANDS NOW OR FORMERLY OF SANDRA S. AND WILLIAM T. BRUNSON. (ACCORDING TO DEED RECORDED IN D.B. 32M, PG. 776 OF THE PUBLIC RECORDS OF SAID COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; FOR THE POINT OF REFERENCE COMMENCE AT THE POINT WHERE THE MITERED EASTERLY RIGHT-OF-WAY LINE OF THE GOLDEN ISLES PARKWAY (A 250' LIMITED ACCESS RIGHT-OF-WAY) INTERSECTS THE EASTERLY RIGHT-OF-WAY LINE OF ALTAMA AVENUE (RIGHT-OF-WAY VARIES) AND FROM SAID POINT RUN NORTH  $12^{\circ}-28'-35''$  EAST ALONG LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 465.35 FEET TO THE SOUTHWEST CORNER OF SAID LANDS SANDRA S. AND WILLIAM T. BRUNSON FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH  $12^{\circ}-28'-35''$  EAST ALONG LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 200.01 FEET TO THE NORTHWEST CORNER OF SAID LANDS OF SANDRA S. AND WILLIAM T. BRUNSON; RUN THENCE SOUTH  $77^{\circ}-26'-46''$  EAST ALONG THE NORTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 789.19 FEET TO THE NORTHEAST CORNER THEREOF; RUN THENCE SOUTH  $04^{\circ}-59'-02''$  WEST ALONG THE EASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 349.41 FEET TO THE SOUTHEAST CORNER THEREOF; RUN THENCE SOUTH  $80^{\circ}-57'-52''$  WEST ALONG THE SOUTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 519.09 FEET TO A POINT; RUN THENCE NORTH  $13^{\circ}-01'-24''$  WEST ALONG A WESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 373.92 FEET TO A POINT; RUN THENCE NORTH  $77^{\circ}-25'-14''$  WEST ALONG A SOUTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 190.33 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 6.96 ACRES AND IS SUBJECT TO ANY EASEMENTS OF RECORD THAT LIE WITHIN.

I/we the owner(s) of the property involved in this application do hereby authorize the following person to act as agent on my/our behalf.

Agent Information: Centennial American Properties LLC (or assigns)

Name: David W Glenn

Mailing Address: PO Box 10588 Greenville SC 29603

Phone: 864.271-3894

Fax: 864 242-5498

I/we the owner(s) submit this application and certify that the information is correct and true to the best of my knowledge.

Signature of Owner(s)  
Audra A. Benson

[Handwritten Signature]

C.H. LEAVY IV  
President and Editor

CHAMP VANCE LEAVY  
Executive Vice President

W.R. MAULDEN  
Vice President/General Manager



3011 Altama Avenue  
P.O. Box 1557  
Brunswick, Georgia 31521-1  
(912) 265-8320  
FAX (912) 264-4973  
Email  
editor@thebrunswicknews.cc

PUBLISHER'S AFFIDAVIT

Georgia, Glynn County

Personally appeared before the undersigned attesting authority, W.R. Maulden,  
Vice-President, General Manager of The Brunswick News, a daily newspaper published  
in aforesaid county, who on oath says that the attached legal notice was published in said  
newspaper on April 17, 2006

*WRMaulden*

W.R. Maulden

Sworn to and subscribed before me

This 18 day of April, 2006.

*Barbara D. Hogert*  
Notary Public

Notary Public, Glynn County, Georgia  
My Commission Expires January 18, 2007

My commission expires \_\_\_\_\_

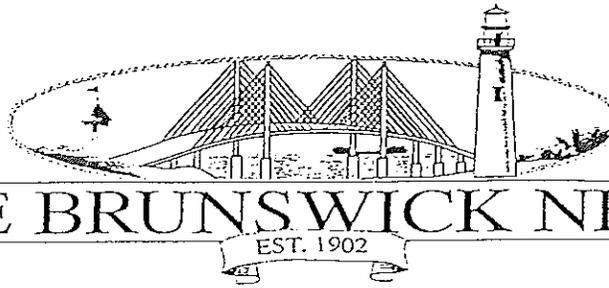
**Public Hearing  
Notice**

Notice is hereby given that the Brunswick City Commission will hold a Public Hearing on Wednesday May 3, 2006 at 6:30 p.m. at Old City Hall, 1229 Newcastle Street, second floor, for the purpose of hearing objection, if any, to a petition for annexation of parcels located at Bristol Drive (ID#03-02971), 4998 Altama Ave. (ID#03-02960), 4994 Altama Ave. (ID# 03-02961), and 4990 Altama Ave. (ID# 03-02969) consisting of approximately 17.28 acres ±, according to surveys prepared by Jackson Surveying dated 1/18/2006 and 2/5/06. These properties are presently zoned MR, R-12, GC and HC. Application has been filed for zoning this property Highway Commercial (HC). All parties at interest and citizens shall have the opportunity to be heard at said time and place relative to petition and application for zoning/rezoning by Centennial American Properties, LLC. Call Arne Glaeser with questions (267-5502).

C.H. LEAVY IV  
President and Editor

CHAMP VANCE LEAVY  
Executive Vice President

W.R. MAULDEN  
Vice President/General Manager



3011 Altama Avenue  
P.O. Box 1557  
Brunswick, Georgia 31521-1557  
(912) 265-8320  
FAX (912) 264-4973  
Email  
editor@thebrunswicknews.cc

PUBLISHER'S AFFIDAVIT

Georgia, Glynn County

Personally appeared before the undersigned attesting authority, W.R. Maulden, Vice-President, General Manager of The Brunswick News, a daily newspaper published in aforesaid county, who on oath says that the attached legal notice was published in said newspaper on August 1, 2006.

W.R. Maulden  
W.R. Maulden

Sworn to and subscribed before me

This 3rd day of August, 2006.

[Signature]  
Notary Public

My commission expires \_\_\_\_\_

Notary Public, Glynn County, Georgia  
My Commission Expires June 22, 2010.

**Notice of Intent  
to Introduce  
Ordinance  
No. 982**

Notice is hereby given that there will be introduced for adoption at the meeting of the Commission of the City of Brunswick, to be held on Wednesday, August 2, 2006, at 6:30 p.m., in the Commission Meeting Room, Second Floor, Brunswick Old City Hall, 1229 Newcastle Street, Brunswick, Georgia,

AN ORDINANCE TO PROVIDE FOR PETITION OF CENTENNIAL AMERICAN PROPERTIES LLC (AS AGENT FOR SHASTA ENTERPRISES LLC, SANDRA S. BRUNSON, WILLIAM F. BRUNSON, QUINTON HUTCHINSON, CHRIS HUTCHINSON AND GEORGIA-CUMBERLAND ASSOCIATION OF SEVENTH DAY ADVENTISTS) DATED FEBRUARY 21, 2006; TO

# CITY OF BRUNSWICK

POST OFFICE BOX 550 • BRUNSWICK, GA 31521-0550 • (912) 267-5500 • FAX (912) 267-5549

Bryan Thompson, Mayor  
Jonathan L. Williams, Mayor Pro Tem  
James H. Brooks, Sr., Commissioner  
Cornell L. Harvey, Commissioner  
Mark A. Spaulding, Commissioner

City Attorney  
M. Lynn Frey, III

City Manager  
Roosevelt Harris, Jr.

April 17, 2006

## **Notice of Annexation request & Notice of Rezoning request** (Rezone Petition No. 06-03)

Dear Property Owner,

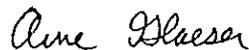
Your neighbor has submitted a request to the City of Brunswick for annexation and rezoning for property located at **O Bristol Drive, 4998 Altama Avenue, 4994 Altama Avenue, and 4990 Altama Avenue**. Centennial American Properties, LLC has requested to annex and rezone 17.28 acres ± from their present Glynn County zone districts of MR, R-12, GC and HC to a City of Brunswick zoning designation of Highway Commercial (HC). A large shopping center is planned for the subject parcels.

A public hearing is scheduled before the City Commission for **May 3rd, 2006 at 6:30 p.m. at Old City Hall**, 1229 Newcastle Street second floor to discuss the requested annexation and rezoning.

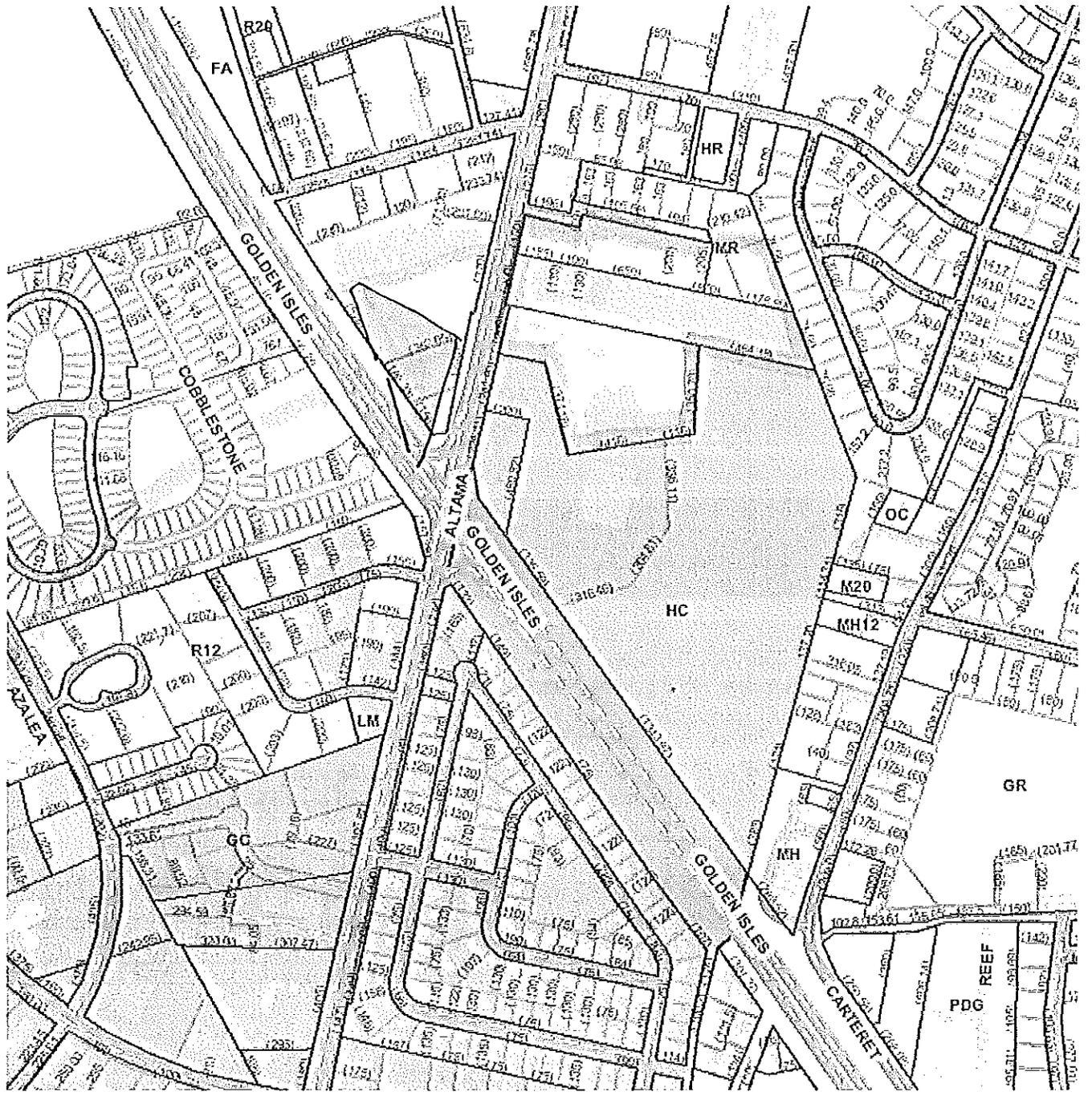
You are invited to attend the public hearing to make your concerns known. If you are not able to attend the public hearing but would like to forward your concerns to the City Commission, please submit a letter by April 25, 2006 to Arne Glaeser, City Planning Consultant, P.O. Box 550, Brunswick, GA 31521. All correspondence will be included in the staff report and forwarded to the City Commission.

If you have any questions, please call Arne Glaeser, 267-5502.

Sincerely,



Arne Glaeser,  
City Planning Consultant



**Notices were sent to the surrounding property owners at the following addresses:**

RAW Enterprises Inc.  
5000 Altama Avenue  
Mailed to: P.O. Box 2483  
Brunswick, GA 31521

Jackie Robinson  
231 Stafford Avenue  
Mailed to: 4480 New Jesup Hwy  
Brunswick, GA 31520

Alex Hall  
2 Bristol Drive  
mailed to: 2829 Reynolds St.  
Brunswick, GA 31520

Greg Crosby  
229 Stafford Avenue  
Mailed to: 7344 Blythe Island Hwy  
Brunswick, GA 31523

BAJ Investments Inc.  
3 Bristol Drive  
Mailed to: 17630 Laurel Park Dr.  
NE 360  
Livonia, MI 48152

Luis Tovar  
227 Stafford Avenue  
Brunswick, GA 31525

Linda Bradley  
225 Stafford Avenue  
Brunswick, GA 31525

Martha Ubides-Ramos  
5 Bristol Drive  
Mailed to: 127 Landover Drive  
Brunswick, GA 31525

Douglas Pscholka  
223 Stafford Avenue  
Brunswick, GA 31525

Quinton Hutchinson  
0 Bristol Drive  
Mailed to: 3612 Darien Highway  
Brunswick, GA 31525

Letha Johnson  
221 Stafford Avenue  
Brunswick, GA 31525

Donnie Tindall  
0 Bristol Drive  
Mailed to: 224 Beachside Drive  
Brunswick, GA 31523-6059

Latashia Badger  
219 Stafford Avenue  
Brunswick, GA 31525

Alert Limited Partnership  
235 Stafford Avenue  
Mailed to: 1614 Newcastle Street  
Brunswick, GA 31520

Gloster Buchanan  
217 Stafford Avenue  
Mailed to: 2312 Demere  
St. Simons Island, GA 31522

Thewana Nixon  
233 Stafford Avenue  
Brunswick, GA 31525

Greta Massey  
215 Stafford Avenue  
Brunswick, GA 31525

John Hall  
213 Stafford Avenue  
Brunswick, GA 31525

Arliver Edwards  
211 Stafford Avenue  
Brunswick, GA 31525

David Fawcett  
135 Fawcett Drive  
Brunswick, GA 31525

Anna Burgess  
365 Carteret Road  
Mailed to: 391 Carteret Road  
Brunswick, GA 31525

Claude Guest  
117 Fawcett Drive  
Brunswick, GA 31525

J.B. O'Quinn  
351 Carteret Road  
Mailed to: 119 Burnette Road  
Brunswick, GA 31523

Marilyn Thomas  
347 Carteret Road  
Brunswick, GA 31525

Lonnie Johnson  
335 Carteret Road  
Brunswick, GA 31525

Debra Walker  
325 Carteret Road  
Brunswick, GA 31525

Di Young  
120 Glory Lane  
Mailed to: 303 Carteret Road  
Brunswick, GA 31525

Hilda Nix  
299 Carteret Road  
Brunswick, GA 31525

Richard Smith  
104 Destiny Drive  
Mailed to: 261 Carteret Road  
Brunswick, GA 31525

Dorothy Newton  
4728 Malabar Drive  
Brunswick, GA 31520

John McCray  
4732 Malabar Drive  
Brunswick, GA 31520

Eugene Phillips  
4802 Malabar Drive  
Brunswick, GA 31520

John Harris  
4806 Malabar Drive  
Brunswick, GA 31520

Viola Jaudon  
4810 Malabar Drive  
Brunswick, GA 31520

Allen Mesics  
4814 Malabar Drive  
Brunswick, GA 31520

Cleveland Atkinson  
4818 Malabar Drive  
Brunswick, GA 31520

Gregory Yancey  
4822 Malabar Drive  
Mailed to: 101 Fiddlers Ct.  
Brunswick, GA 31523

Donald Ransom  
4826 Malabar Drive  
Brunswick, GA 31520

James Williams  
4830 Malabar Drive  
Brunswick, GA 31520

Bishop Johnson  
4834 Malabar Drive  
Mailed to: 26 Lisa Lane  
Brunswick, GA 31525

Harold Sams  
4838 Malabar Drive  
Mailed to: 3905 Dudley Street  
Brunswick, GA 31520

Gwendolyn Haynes  
4842 Malabar Drive  
Brunswick, GA 31520

J.B. Bens *(returned)*  
4846 Malabar Drive  
Mailed to: 1707 Albany Street  
Brunswick, GA 31520

Leonard Vsetecka  
4850 Malabar Drive  
Brunswick, GA 31520

James Nixon  
4854 Malabar Drive  
Mailed to: 90 Whitetail Ct.  
Troy, MI 48085

James Myers  
4858 Malabar Drive  
Brunswick, GA 31520

Chipp Slay  
4862 Malabar Drive  
Brunswick, GA 31520

Edward Kight  
4866 Malabar Drive  
Brunswick, GA 31520

Donald Janus  
4872 Malabar Drive  
Mailed to: 140 Harbor Point Dr.  
Brunswick, GA 31523

Ruth Hampton *(returned)*  
0 Suburban Drive  
Mailed to: 350 Stone Mill Drive  
Brunswick, GA 31520

Jes Partners LLLP  
4965 Altama Avenue  
Mailed to: 1100 Johnson Ferry Road  
Atlanta, GA 30342

Duckworth Tire Co.  
4975 Altama Avenue  
Brunswick, GA 31525

Georgia-Cumberland Association of  
Seventh Day Adventists  
P.O. Box 12000  
Calhoun, GA 30703

Shasta Enterprises  
P.O. Box 6648  
Greenville, SC 29606

William Brunson  
77 Cedar Point Road  
Brunswick, GA 31525

Centennial American Properties  
Attn: Jake Toner  
P.O. Box 10588  
Greenville, SC 29603

**OFFICIAL MINUTES  
COMMISSION OF THE CITY OF BRUNSWICK, GEORGIA  
REGULAR MEETING  
WEDNESDAY, MAY 3, 2006 AT 6:30 P. M.  
OLD CITY HALL  
1229 NEWCASTLE STREET, 2<sup>ND</sup> FLOOR**

**PRESENT:** His Honor Mayor Bryan Thompson, Commissioners Jonathan Williams, Cornell Harvey, Mark Spaulding and James H. Brooks, Sr.

**CALL TO ORDER:** Mayor Bryan Thompson called the meeting to order.

**INVOCATION:** Commissioner Cornell Harvey gave the invocation.

**PLEDGE OF ALLEGIENCE:** Everyone in attendance recited the Pledge of Allegiance in unison.

**I. RECOGNITION & PRESENTATIONS**

Award presentation from the Georgia Historic Excellence in Restoration for renovation of Brunswick's Old City Hall from the Georgia Trust for Historic Preservation.

Former Mayor Bradford S. Brown presented to the Mayor and Commission the Georgia Trust for Historic Preservation 2006 Marguerite Williams award for outstanding achievement in Preservation of Old Brunswick City Hall, and the Georgia Trust for Historic Preservation award for Excellence in Restoring Old Brunswick City Hall.

**II. PUBLIC HEARING – ALCOHOL BEVERAGE LICENSE**

Pearl's Restaurant located at 1401 Newcastle Street to retail and consume on premises distilled spirits. Owners and Managers are Holly Black and Abraham Quesada.

The Chief of Police stated that the above business met the requirements to be granted an alcoholic beverage license and recommended approval.

Mayor Thompson asked if anyone present would like to speak for or against the issuance of alcoholic beverage license to Pearl's Restaurant. There was no objection from residents.

Commissioner Spaulding made a motion and Commissioner Williams seconded the motion to grant alcoholic beverage license to the above business. The motion passed by vote of 5 to 0.

**III. PUBLIC HEARING – LAND USE**

1. Rezoning Petition No.06-02 and revision to Liberty Harbor Height Overlay District for 1 Shipyard Drive, 100 Shipyard Drive and 103 Shipyard Drive - Arne Glaeser, City Planning Consultant.

Arne Glaeser, City Planner discussed the modifications and the proposed amendment to Liberty Harbor Height Overlay District.

Mayor Thompson asked if anyone present would like to speak for or against the revisions to Liberty Harbor Height Overlay District. There was no objection from residents.

Following a discussion, Commissioner Williams made a motion and Commissioner Spaulding seconded the motion to approve the requested revisions and modification to the Liberty Harbor Height Overlay District for 1 Shipyard Drive. The motion passed by vote of 5 to 0.

2. Annexation Petition and Rezoning Petition No. 06-03 for 0 Bristol Drive, 4998 Altama Avenue, 4994 Altama Avenue, and 4990 Altama Avenue – Arne Glaeser, City Planning Consultant.



**VI. COMMISSIONER BROOKS' ITEM(S)**

Update on Employees Appreciation Day.

Commissioner James H. Brooks asked the City Manager to discuss Appreciation Day. The City Manager stated that businesses would be donating items toward the Employee's Appreciation Day. Commissioner Brooks elected early fall as the date for the Employees Appreciation Day.

**VII. DISCUSSION – GENERAL BUSINESS**

John Butts, Public Works Director, with proposal from the Department of Corrections on inmate labor. (B. Thompson)

John Butts stated that he was approached by the Department of Corrections to use inmates to help with jobs in the City. He stated that these are non-violent inmates and they have worked on a College Campus. The work performed by the inmates is free and they would be working in Hanover Square.

Following a discussion, Commissioner Spaulding made a motion and Commissioner Harvey seconded the motion approving the request from the Public Works Director to use inmates to help with jobs in the City. The motion passed by 5 to 0.

**EXECUTIVE SESSION**

Commissioner Spaulding made a motion and Commissioner Harvey seconded the motion to hold an Executive Session to discuss pending litigation, acquisition of Real Estate and Personnel issues. The motion passed by vote of 5 to 0.

Following the Executive Session Commissioner Spaulding made a motion and Commissioner Harvey seconded the motion to adjourn the meeting. The motion passed by vote of 5 to 0.

**MEETING ADJOURNED.**

/s/ Bryan Thompson  
Bryan Thompson, Mayor

Attest: /s/ Georgia Marion  
Georgia Marion, City Clerk

**OFFICIAL MINUTES  
COMMISSION OF THE CITY OF BRUNSWICK, GEORGIA  
WEDNESDAY, AUGUST 2, 2006 AT 6:30 P. M.  
OLD CITY HALL  
1229 NEWCASTLE STREET, 2<sup>ND</sup> FLOOR**

**PRESENT:** His Honor Mayor Bryan Thompson, Commissioners Jonathan Williams, Mark Spaulding and James H. Brooks.

**ABSENT:** Commissioner Cornell Harvey.

**CALL TO ORDER:** Mayor Bryan Thompson called the meeting to order.

**INVOCATION:** Commissioner Mark Spaulding gave the invocation.

**PLEDGE OF ALLEGIANCE:** Everyone in attendance recited the Pledge of Allegiance in unison.

**COMMISSION PRESENTATIONS AND AWARDS**

1. Angela Lemon, Brunswick Housing Authority, to present Commission the Housing Authority annual Pilot check.

Angela Lemon presented a check for \$7,493.00 to the Mayor from the Brunswick Housing Authority.

Public Hearings will be limited to 30 minutes for each opposing side, with 3 minutes allocated to each individual speaker. Comments are to be limited to relevant information regarding your position and should avoid being repetitious. If your group has a spokesperson, please allow that individual to present your group's position allocated. Your cooperation in this process will be greatly appreciated.
--

**PUBLIC HEARING - Financial**

2. Adoption of the 2006 Millage Rate for the City of Brunswick.

The Finance Director submitted the proposed Millage rate for 2006.

Mayor Thompson asked if anyone would like to speak for or against the adoption of the millage rate. There was no objection to the adoption of the proposed millage rate 12.25 mills.

Following a discussion, Commissioner Spaulding made a motion and Commissioner Brooks seconded the motion unanimously adopting the following millage rate resolution:

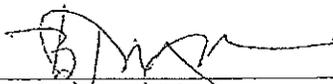
**AD VALOREM TAX MILLAGE RATE RESOLUTION  
CITY OF BRUNSWICK, GEORGIA**

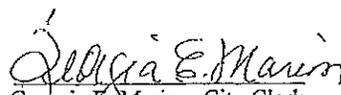
IT IS HEREBY RESOLVED by the City Commission of the City of Brunswick, a Georgia Municipal Corporation, that an Ad Valorem Tax of thirty-three dollars and eighty-nine cents (\$33.89) per one thousand dollars (\$1000.00) of assessed valuation is hereby levied and assessed for the calendar year 2006 upon all tangible property that is subject to taxation within the City. Pursuant to O.C.G.A. Section 48-8-91, it is further resolved that said Millage rate of thirty-three and eighty-nine one hundredths (33.89) mills shall be reduced by twenty one and sixty-four one hundredths (21.64) mills, that being the Millage rate which, if levied against the tangible property in the City of Brunswick would produce an amount equal to the distribution of local option sales tax received by the City of Brunswick during 2005, leaving a net Millage rate of twelve and twenty-five one hundredths (12.25) mills, which shall be the net Millage rate upon which each taxpayer's bill shall be based.

IT IS FURTHER RESOLVED that out of the net millage rate of 12.25 mills, four hundred sixty nine one thousandths (.469) shall be restricted to emergency management use.

IT IS FURTHER RESOLVED that payment of 2006 Ad Valorem Taxes shall be due no later than November 15, 2006.

SO RESOLVED this 2<sup>nd</sup> day of August 2006, upon motion duly made and seconded by the Mayor and Commissioners of the City of Brunswick.

  
\_\_\_\_\_  
Bryan Thompson, Mayor  
City of Brunswick, Georgia

Attest:   
Georgia E. Marion, City Clerk  
City of Brunswick, Georgia

**PUBLIC HEARING -- Land Use**

- 3. Rezone Petition No. 06-05 and East River Landing Height Overlay Petition: request to rezone 7.99 acres located at the NW corner of Bay Street and Prince Street from General Commercial and Basic Industrial to Planned Development - General and request for additional building height up to 92 feet in height. -- Arne Glaeser, City Planner.

Arne Glaeser, City Planner recommends approval of rezoning but not the height.

Mr. Clements discussed the proposed project and requested that the building height be set at 92 feet.

Mayor Thompson asked if anyone would like to speak for or against the proposed rezoning and height.

Vivian Johnson	Willet Street	For
Elaine Brown	London Street	Against
Rosemary Kazans	Prince Street	For
Joy Kraft	Prince Street	Against
John Hunter	Brunswick Landmark	Against
Betsy Bean	Egmont Street	Against
Helen Watkins	Altamaha Park Road	Against
Jerry Spencer	Dartmouth Street	Against
Sandy Dean	Newcastle Street	Against

Julie Hunter                      Hanover Square                      Against  
Lee Stewart                      Gloucester Street                      For Rezoning - Against Height

Following a lengthy discussion, Commissioner Spaulding made a motion and Commissioner Brooks seconded the motion to table the proposed rezoning and height request. The motion passed by vote of 4 to 0.

4. Amendments to Section 24 of the Zoning Ordinance (Signs and Advertising Devices). – Arne Glaeser, City Planner.

Arne Glaeser submitted proposed amendments 1-7 for approval.

Mayor Thompson asked anyone who would like to speak for or against any proposed amendment.

Jeff Mitchell representing Lamar Advertising                      For keeping the LED signs.  
Amendment #2,

Nick Brown representing Lamar Advertising                      For keeping the LED signs.  
Amendment #2

Janice Slade                      Cumberland Island Circle                      Against inflatable advertising device.  
Amendment #3

Following a discussion, Commissioner Spaulding made a motion and Commissioner Brooks seconded the motion to table amendment #2. The motion passed by vote of 4 to 0.

Commissioner Spaulding made a motion and Commissioner Brooks seconded the motion to adopt Amendments 1, 3, 4, 5, 6 & 7. The motion passed by vote of 4 to 0.

#### ITEMS TO CONSIDER FOR APPROVAL

5. Brunswick Fire Department requests permission to declare a 1974 Ford Class A 1250 GPM Fire Apparatus as Surplus.

The Fire Chief requested permission to declare the fire apparatus as surplus.

Commissioner Brooks made a motion and Commissioner Spaulding seconded the motion declaring the 1974 Ford "Class A" Fire Apparatus as surplus. The motion passed by vote of 4 to 0.

6. Monthly Reports

- General Fund
- Water and Wastewater
- Community Development
- Sanitation
- SPLOST III & IV

Commissioner Brooks made a motion and Commissioner Williams seconded the motion accepting the monthly reports. The motion passed by vote of 4 to 0.

7. Minutes of the July 19, 2006 regular meeting – Georgia Marion, City Clerk.

Commissioner Spaulding made a motion and Commissioner Williams seconded the motion approving the minutes of the meeting of July 18, 2006. The motion passed by vote of 4 to 0.

8. Board appointments – Georgia E. Marion, City Clerk

- Downtown Development Authority – 2 positions

The following names were received to fill the expired terms of Tony Sammons and James Vivenzio on the Downtown Development Authority:

1. Ronald E. Sadowski
2. Tony Sammons
3. Paul Scott
4. James Vivenzio

To fill the expired term of Tony Sammons, Commissioner Williams made a motion to re-appoint Tony Sammons to serve on the Downtown Development Authority Board for a term of four years. Commissioner Spaulding seconded the motion. The motion passed by vote of 4 to 0.

To fill the expired term of James Vivenzio, Commissioner Spaulding made a motion to re-appoint James Vivenzio to serve on the Downtown Development Authority Board for a term of 4 years. Commissioner Williams seconded the motion. The motion passed by vote of 3 to 1. Commissioner Brooks voted No.

**CITY ATTORNEY'S ITEM(S)**

9. Proposed ordinance # 980 in reference to Signs and Advertising Devices - M. Lynn Frey III, City Attorney.

Commissioner Spaulding made a motion and Commissioner Brooks seconded the motion unanimously adopting the following Ordinance with the exception of Amendment #2:

ORDINANCE 980

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF BRUNSWICK, PARTICULARLY THE PROVISIONS RELATING TO SIGNS AND ADVERTISING DEVICES; TO PROHIBIT LED SIGNS; TO CLARIFY HOW SIGNS ARE TO BE MEASURED; TO ALLOW FREE STANDING SIGNS IN THE SIGHT TRIANGLE; TO PROVIDE STANDARDS FOR YARD SIGNS; TO SET FORTH CONDITIONS FOR PROHIBITION OF BANNERS AND RIBBONS; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AND EFFECTIVE DATE; AND FOR OTHER PURPOSES.

The Commission of the City of Brunswick hereby ordains.

SECTION ONE

The Zoning Code of the City of Brunswick, particularly Article XXIV dealing with Signs and Advertising Devices, is hereby amended as reflected in the changes set forth in Exhibit "A" attached hereto, which changes shall be incorporated into and made a part of said Sign and Advertising Device Article of Chapter 23 (Zoning) of the Municipal Code of Brunswick. It is further directed that said amendments, along with all previous amendments to the said Article be merged into a single document entitled "Signs and Advertising Devices" to be made available to members of the public

SECTION TWO

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

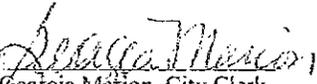
SECTION THREE

It is the intention of the City Commission in adopting this ordinance that, should any paragraph, phrase, clause, word or other part hereof be adjudicated invalid under state or federal law, then any remaining portions of the ordinance shall remain in effect and be enforced to the extent reasonably consistent with the purposes hereof.

SECTION FOUR

This ordinance shall be effective immediately upon its approval by the City Commission.

Ordinance 981 approved this 2<sup>nd</sup> day of August, 2006.

ATTEST:   
Georgia Marion, City Clerk

  
Bryan Thompson, Mayor

10. Proposed ordinance # 981 in reference to Annexation – M. Lynn Frey III, City Attorney

Commissioner Spaulding made a motion and Commissioner Williams seconded the motion unanimously adopting the following Ordinance:

ORDINANCE 981

AN ORDINANCE TO PROVIDE FOR ANNEXATION OF CERTAIN PROPERTY INTO THE CITY OF BRUNSWICK PURSUANT TO PETITION OF JETSTREAM INVESTMENTS, INC., ROOSEVELT HARRIS, JR. AND MARGIE O. HARRIS DATED JULY 31, 2002; TO PROVIDE FOR SEVERABILITY; TO REPEAL ALL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

The Commission of the City of Brunswick hereby ordains.

SECTION ONE

The petition of Jetstream Investments, Inc., Roosevelt Harris, Jr., and Margie O. Harris dated July 31, 2002 seeking to have certain parcels of land annexed into the City of Brunswick, a copy of which is attached to this Ordinance as Exhibit "A" and incorporated herein as if fully repeated verbatim within this Ordinance, are granted and approved by the City Commission of the City of Brunswick. The Parcels of real property described therein are hereby annexed into and made a part of the City of Brunswick pursuant to Article 2 of Chapter 36 of Title 36 of OCGA., said parcels being contiguous to existing corporate limits of the City of Brunswick in accordance with O.C.G.A. § 36-36-20, and Glynn County having made no objection to said annexation.

SECTION TWO

It is hereby declared to be the intention of this Ordinance that its section, paragraphs, sentences, clauses and phrases are severable, and if any section, paragraph, sentence, clause or phrase of the Ordinance is declared unconstitutional or invalid, it shall not affect any of the remaining sections, paragraphs, sentences, clauses or phrases of this Ordinance.

SECTION THREE

All ordinances or parts of petition in conflict with this ordinance are hereby repealed.

SECTION FOUR

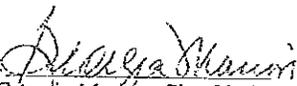
It is the intention of the City Commission in adopting this ordinance that, should any paragraph, phrase, clause, word or other part hereof be adjudicated invalid under state or federal law, then any remaining portions of the ordinance shall remain in effect and be enforced to the extent reasonably consistent with the purposes hereof.

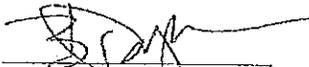
SECTION FIVE

This ordinance shall be effective immediately upon its approval by the City Commission.

Ordinance 981 approved this 2<sup>nd</sup> day of August, 2006..

ATTEST

  
Georgia Marion, City Clerk

  
Bryan Thompson, Mayor

11. Proposed ordinance # 982 in reference to Petition – M. Lynn Frey III, City Attorney

Commissioner Williams made a motion and Commissioner Spaulding seconded the motion unanimously adopting the following Ordinance:

ORDINANCE 982

AN ORDINANCE TO PROVIDE FOR ANNEXATION OF PROPERTY PURSUANT TO THE PETITION OF CENTENNIAL AMERICAN PROPERTIES LLC (AS AGENT FOR SHASTA ENTERPRISES LLC, SANDRA S. BRUNSON, WILLIAM F. BRUNSON, QUINTON HUTCHINSON, CHRIS HUTCHINSON AND GEORGIA-CUMBERLAND ASSOCIATION OF SEVENTH DAY ADVENTISTS) DATED FEBRUARY 21, 2006; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

The Commission of the City of Brunswick hereby ordains.

SECTION ONE

The petitions of Centennial American Properties LLC (as agent for Shasta Enterprises LLC, Sandra S. Brunson, William F. Brunson, Quinton Hutchinson, Chris Hutchinson and Georgia-Cumberland Association of Seventh Day Adventists) dated February 21, 2006 seeking to have certain parcels of land annexed into the City of Brunswick, copies of which are attached to this Ordinance as Exhibit "A" and incorporated herein as if fully repeated verbatim within this Ordinance, are granted and approved by the City Commission of the City of Brunswick. The parcels of real property described therein are hereby annexed into and made a part

of the City of Brunswick pursuant to Article 2 of Chapter 36 of Title 36 of the Official Code of Georgia Annotated., said parcels being contiguous to existing corporate limits of the City of Brunswick, as defined in O.C.G.A. § 36-36-20, and Glynn County having withdrawn any objection to said annexation.

SECTION TWO

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION THREE

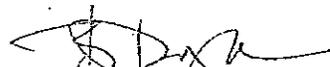
It is the intention of the City Commission in adopting this ordinance that, should any paragraph, phrase, clause, word or other part hereof be adjudicated invalid under state or federal law, then any remaining portions of the ordinance shall remain in effect and be enforced to the extent reasonably consistent with the purposes hereof.

SECTION FOUR

This ordinance shall be effective immediately upon its approval by the City Commission.

Ordinance 982 approved this 2<sup>nd</sup> day of August, 2006.

ATTEST   
Georgia Marion, City Clerk

  
Bryan Thompson, Mayor

12. Disposition of City property on Kaiser Avenue West of U.S. 17.

Commissioner Spaulding made a motion and Commissioner Williams seconded the motion declaring the property on the west of Kaiser Avenue as surplus, authorizing the property to be appraised and sold to the highest bidder. The motion passed by vote of 4 to 0.

Commissioner Williams made a motion and Commissioner Spaulding seconded the motion adjourning the meeting. The motion passed by vote of 4 to 0.

MEETING ADJOURNED.

/s/ Bryan Thompson  
Bryan Thompson, Mayor

Attest: /s/ Georgia Marion  
Georgia Marion, City Clerk

Coastal Georgia  
Regional Development Center

February 10, 2006

Arne Glaeser  
City of Brunswick  
1508 Newcastle Street  
Brunswick, GA 31520

**Re: Proposed Project – CAP Brunswick LLC, DRI 953**

Dear Arne:

The Coastal Georgia RDC (CGRDC) has reviewed information concerning a Development of Regional Impact (DRI) that involves a Mixed Use development in the City of Brunswick. CGRDC staff has evaluated this project for the purpose of annexation by the Brunswick Board of Commissioners.

Per DCA guidelines CGRDC has evaluated the project according to the following criteria: (a) impacts on neighboring jurisdictions; (b) impacts on the natural environment; (c) impacts on the region's economy; (d) impacts on public facilities; (e) impacts on the availability of adequate housing; and (f) consistency with the Quality Community Objectives (QCOs).

**Neighboring jurisdictions:** No comments were submitted.

**Natural environment:** City officials are encouraged to implement Wetlands protection measures consistent with *Georgia Department of Natural Resources'* (DNR) Rules for Environmental Planning.

**DNR-Historic Preservation Division (HPD)** staff recommends that a survey be conducted to identify historic structures located within the projects area of potential effects. In addition, due to the size and topographic setting of the property, HPD recommends that a Phase I archaeological survey be conducted.

**DNR-Environmental Protection Division** notes that if the property is annexed into Brunswick, the developer will be required to submit a Notice of Intent (NOI) to comply with the General Permit for Storm Water Discharges Associated with Construction Activity to EPD, at least 14 days prior to construction. If the property remains in the unincorporated area, the NOI would be submitted to both Glynn County and EPD. In addition, EPD notes that prior to construction, the City of Brunswick must submit plans and specifications for the water and sewer extensions to EPD's Coastal District office in Brunswick for review and approval.

*Serving the cities and counties of Coastal Georgia*

The *Corps of Engineers-Savannah District* supplied the following comments:

For a project of this size located in a coastal Georgia county, it is probable that jurisdictional wetlands or other waters of the United States are present. Prior Department of the Army authorization would be required for any impact to a jurisdictional area.

*U.S. Fish & Wildlife Service* notes that the project should have a limited impact on any threatened or endangered species, as it is an existing commercial site. USFWS suggests that the developer use BMPs and follow all state and local rules to control water quality and runoff from the site during storms.

**Region's economy:** According to DRI Review Initiation Request form (2b), the project value at build-out will be \$40 million.

**Public Facilities:** According to Form 2b, the city expects to be able to accommodate the water, wastewater treatment and solid waste disposal needs of this development.

*Georgia Department of Transportation* District 5 Office (GDOT) suggests that the city consider spacing driveways, in order to avoid conflicts with traffic flow at the intersection of Spur 25.

GDOT Planning Office suggests that the city require a plan for transportation system improvements. A Traffic Study should be conducted through the Brunswick Area Transportation Study (BATS) to determine whether the local transportation network can handle traffic likely to be generated by the project.

**Housing:** Not applicable.

### Quality Community Objectives

1. *Development Patterns* – *The QCOs (attached) encourage use of existing infrastructure, infill development and inclusion of transportation alternatives such as trails. The proposed development is an infill and reuse project. This project will funnel a significant amount of vehicular traffic onto local roads, so the city should carefully review driveway spacing. In addition, the city officials are encouraged to work with the developer to provide for connections to adjacent properties, to promote connectivity and reduce vehicle trips.*
2. *Resource Conservation* – *The QCOs encourage heritage preservation, by revitalization of historic areas of the community; open space preservation; and, protection of sensitive areas. This project will be a commercial infill development in an urban area. City officials are encouraged to implement wetlands protection measures consistent with DNR's Rules for Environmental Planning. Further, the developer is encouraged to use Low Impact Development strategies to minimize the impact of the proposed activities on the environment, and to minimize the built environment within the floodplain.*
3. *Social and Economic Development* – *The QCOs support local government efforts to develop infrastructure that will attract development that suits the area in terms of job skills required and impact on natural resources. Furthermore, the QCOs support local government efforts to ensure that suitable educational opportunities, jobs and housing are available to all*

February 10, 2006

Page Three

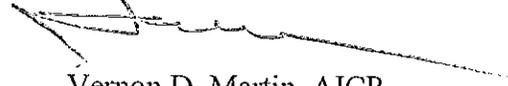
*sectors of the community.* City officials have indicated that water and wastewater treatment capacity will be expanded to accommodate the project.

4. Governmental Relations – *Regional cooperation is encouraged and invited through the DRI review process.* All adjacent jurisdictions and potentially-affected agencies have been notified about the proposed development. Comments, if any, are included with this letter.

Based on our review, we find that with careful oversight by the city regarding DOT and EPD requirements and suggestions, *the proposed action is in the best interest of the region and, therefore, of the state.* The finding does not imply that the project is in the best interest of the jurisdiction where it is to be located (OCGA 110-12-3-.05(12))

Though advisory in nature, we urge the City Commissioners to consider the attached comments prior to taking legislative action. If you have questions regarding the DRI process, please contact Teresa Concannon, Local Government Services Coordinator, at (912) 681-0926.

Sincerely,



Vernon D. Martin, AICP  
Executive Director

VDM/rg

Enclosures

- C: Annaka Woodruff, Department of Community Affairs  
Mayor Bryan Thompson  
Roosevelt Harris, City Manager  
Commissioner Jerome Clark, CGRDC Board member  
Commissioner Howard Lyn, CGRDC Board member  
Councilor Jonathon Williams, CGRDC Board member  
Dan Coty, CGRDC Board member  
Charles Wilson, CGRDC Board member  
Carol Bernstein, US Army Corps of Engineers, Savannah District

Georgia Department of Natural Resources

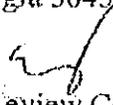
Noel Holcomb, Commissioner

## Historic Preservation Division

W. Ray Luce, Division Director and Deputy State Historic Preservation Officer  
34 Peachtree Street, Suite 1600, Atlanta, Georgia, 30303  
Telephone (404) 656-2840 Fax (404) 657-1040 <http://www.gashpo.org>

## MEMORANDUM

TO: Teresa Concannon  
Coastal Georgia Regional Development Center  
P.O. Box 2636  
Statesboro, Georgia 30459

FROM: Elizabeth Shirk   
Environmental Review Coordinator  
Historic Preservation Division

RE: Development of Regional Impact 953  
Construct Shopping Center, Intersection of Altama Avenue and Spur 25 (Golden  
Isles Parkway), 55-Acre Site, CAP Brunswick, LLC., Brunswick, Glynn County

Date: January 20, 2006

The Historic Preservation Division (HPD) has reviewed the information submitted concerning the proposed project in Glynn County, Georgia. Our comments are offered to assist the Coastal Georgia Regional Development Center in assessing the potential impacts of the proposed project as it pertains to the Georgia Planning Act.

Regarding historic structures that may be located in the area, we recommend a survey be conducted by a qualified historian to identify historic structures located within the project's area of potential effects.

Regarding archaeological resources, due to the size and topographic setting of the subject property, we recommend that an intensive (Phase I) archaeological survey be conducted by a qualified archaeologist.

We offer these comments now as technical assistance; however HPD looks forward to reviewing this project under Section 106 of the National Historic Preservation Act if at some stage in the development federal funding, permitting or licensing becomes required, or under the Georgia Environmental Policy Act (GEPA) if state funds are utilized.

If we may be of further assistance, or for more information on compliance requirements for Section 106 or GEPA, please contact Michelle Volkema at (404) 651-6546.

ES:mcv



## United States Department of the Interior

## U.S. FISH AND WILDLIFE SERVICE

105 West Park Drive, Suite D  
Athens, Georgia 30606

West Georgia Sub Office  
P.O. Box 52560  
Ft. Benning, Georgia 31995-2560

Coastal Sub Office  
4270 Norwich Street  
Brunswick, Georgia 31520

February 2, 2006

Teresa Concannon  
Coastal Georgia RDC  
Post Office Box 2636  
Statesboro, Georgia 30459

Re: FWS #06-TA-0145

Dear Ms. Concannon:

The U. S. Fish and Wildlife Service has reviewed the Developments of Regional Impact, Cap Brunswick, LLC (DRI # 953), dated January 13, 2006. We submit the following comments in accordance with provisions of the Endangered Species Act (ESA) of 1973, as amended (16 U.S.C. 1531 *et seq.*), the Fish and Wildlife Coordination Act (FWCA) (16 U.S.C. 661 *et seq.*), and the Migratory Bird Treaty Act (MBTA) (16 U.S.C. 703 *et seq.*) to further the conservation of fish and wildlife resources and their habitat, including federally listed threatened and endangered species.

The Service addresses the impact of this project on all uplands and wetlands within the project area because of the Federal trust resources that are potentially at risk. A complete list of state and federally threatened or endangered species in Glynn County can be obtained at our Georgia Ecological Services website ([www.fws.gov/athens/](http://www.fws.gov/athens/)). For more site-specific information, please contact the Georgia Natural Heritage Program (770-918-6411 or 706-557-3032) or visit their website ([www.georgiawildlife.com](http://www.georgiawildlife.com)).

This project should have very limited impact on any threatened and endangered species in this area. The project will be located on an existing commercial site of approximately fifty-five acres of which eighty-five percent is and will continue to be an impervious surface. This paved surface area will result in increased surface water flows that have the potential to carry contaminants during storm events. We suggest that the developer use engineered Best Management Practices and follow local, state, and federal rules and regulations to control water quality and quantity from this site during storm events. Preplanning and attention to natural resource needs during

We appreciate the opportunity to comment during the planning stages of this project and your interest in federal trust resources in Georgia. If you have any additional questions, please write or call the Coastal Georgia Sub-office at (912) 265-9336.

Sincerely,

*Strant J. Colwell*

Sandra S. Tucker  
Field Supervisor

*for*

cc: USFWS, Athens, Georgia

Quality Community Objectives

Development Patterns	Resource Conservation
<p><b>REGIONAL IDENTITY</b> Regions should promote and preserve an "identity," defined in terms of traditional regional architecture, common economic linkages that bind the region together, or other shared characteristics.</p> <p><b>TRANSPORTATION ALTERNATIVES</b> Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.</p> <p><b>TRADITIONAL NEIGHBORHOODS</b> Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.</p> <p><b>INFILL DEVELOPMENT</b> Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.</p> <p><b>SENSE OF PLACE</b> Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.</p>	<p><b>HERITAGE PRESERVATION</b> The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.</p> <p><b>OPEN SPACE PRESERVATION</b> New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.</p> <p><b>ENVIRONMENTAL PROTECTION</b> Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.</p>

Quality Community Objectives

<b>Governmental Relations</b>	<b>Social and Economic Development</b>
<p><b>REGIONAL COOPERATION</b> Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources.</p> <p><b>REGIONAL SOLUTIONS</b> Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.</p>	<p><b>GROWTH PREPAREDNESS</b> Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These might include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.</p> <p><b>APPROPRIATE BUSINESSES</b> The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.</p> <p><b>EDUCATIONAL OPPORTUNITIES</b> Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.</p> <p><b>EMPLOYMENT OPTIONS</b> A range of job types should be provided in each community to meet the diverse needs of the local workforce.</p> <p><b>HOUSING OPPORTUNITIES</b> Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community.</p>

**Rachel Green**

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**From:** Teresa Concannon [tconcannon@coastalgeorgiadc.org]  
**Sent:** Thursday, February 09, 2006 5:24 PM  
**To:** Rachel Green  
**Subject:** Fwd: DRI-953 GDOT Comments

Please attach to letter for DRI 953

Subject: DRI-953 GDOT Comments  
Date: Mon, 30 Jan 2006 17:09:24 -0500  
Thread-Topic: DRI-953 GDOT Comments  
Thread-Index: AcYl6dQck6JDOP+MQWCBNrHFH9ABYA==  
From: "Caldwell, Michelle" <Michelle.Caldwell@dot.state.ga.us>  
To: <tconcannon@coastalgeorgiadc.org>  
X-OriginalArrivalTime: 30 Jan 2006 22:09:24.0679 (UTC) FILETIME=[D4581D70:01C625E9]

Teresa,

I'm submitting comments for the proposed development:

Project ID -DRI -953  
Cap Brunswick, LLC-Retail Shopping

This proposed development would have an impact on the existing local transportation system. The review did not mention any proposed road or transit improvements to the local system and approval should be deferred until a plan for improvements is defined. A traffic impact study should be conducted through the Brunswick Area Transportation Study to determine if the transportation system can handle the additional 4,000 trips per day. However, the proposed development will have a minimum impact on the existing state route system. Currently, SR 25 SPUR is operating at an acceptable level of service and is expected to continue to operate at this level beyond the year 2025.

Thanks,

~Michelle

---

Michelle A. Caldwell  
Transportation Planner, Engineer III  
GDOT-Office of Planning  
2 Capitol Square  
Atlanta, Georgia 30334

(o) 404.657-6911  
(f) 404.657.5228

---

*Teresa Concannon*  
*Coastal Georgia Regional Development Center*  
*P.O. Box 2636*  
*Statesboro, Georgia 30459*

2/10/2006

**Rachel Green**

---

**From:** Teresa Concannon [tconcannon@coastalgeorgiadc.org]  
**Sent:** Thursday, February 09, 2006 5:23 PM  
**To:** Rachel Green  
**Subject:** Fwd: CAP Brunswick, LLC - DRI #953

Please attach to letter for DRI 953

Date: Mon, 30 Jan 2006 14:06:50 -0500  
From: "Jim Harris" <Jim\_Harris@dnr.state.ga.us>  
To: <tconcannon@coastalgeorgiadc.org>  
Subject: CAP Brunswick, LLC - DRI #953

Ms. Concannon,

After reviewing the information submitted on the above referenced project the Georgia Environmental Protection Division has the following comments:

1. If the project remains in Glynn County, then the Owner will be required to submit a Notice of Intent (NOI) to comply with the General Permit for Storm Water Discharges Associated with Construction Activity to Glynn County and to EPD's Coastal District office in Brunswick along with the associated fees.
2. If the property on which the project is located is annexed by the City of Brunswick, then the owner should only submit the NOI to EPD. In both cases the NOI should be submitted at least 14 days prior to construction.
3. Prior to construction, the City of Brunswick must submit plans and specification for the water and sewer extension to EPD's Coastal District office in Brunswick for review and approval.

If you or anybody has any questions concerning this matter, please call me.

Jim Harris  
Program Manager  
EPD Coastal District  
Phone: 912-264-7284  
Fax: 912-262-3160

---

*Teresa Concannon*  
*Coastal Georgia Regional Development Center*  
*P.O. Box 2636*  
*Statesboro, Georgia 30459*  
*912.681.0926; Fax 912.681.0927*  
<http://www.coastalgeorgiadc.org/>

2/10/2006

**Rachel Green**

---

**From:** Teresa Concannon [tconcannon@coastalgeorgiadc.org]  
**Sent:** Thursday, February 09, 2006 5:23 PM  
**To:** Rachel Green  
**Subject:** Fwd: DRI #953 CAP Brunswick, LLC, City of Brunswick, Glynn County

Please attach to letter for DRI 953

Subject: DRI #953 CAP Brunswick, LLC, City of Brunswick, Glynn County  
Date: Mon, 30 Jan 2006 08:51:33 -0500  
Thread-Topic: DRI #953 CAP Brunswick, LLC, City of Brunswick, Glynn County  
Thread-Index: AcYlpEgM+sJM91blQFu/u07zJtjmRA==  
From: "Phillips, Cynthia Y." <Cynthia.Phillips@dot.state.ga.us>  
To: <tconcannon@coastalgeorgiadc.org>  
Cc: "McCall, Robert" <Robert.McCall@dot.state.ga.us>,  
"Hardenbrook, Rick" <Rick.HardenBrook@dot.state.ga.us>,  
"Smith, Billy" <Billy.Smith@dot.state.ga.us>,  
"Czech, Bryan" <bryan.czech@dot.state.ga.us>  
X-OriginalArrivalTime: 30 Jan 2006 13:51:34.0140 (UTC) FILETIME=  
[481D93C0:01C625A4]

Ms. Concannon,

This email is to advise that our office has reviewed the site plan for the above referenced development. According to the plan, the proposed shopping center will include a Lowes Home Improvement Center and several additional out parcels. Since the two commercial driveways to this will be located along Altama Ave., the developer should contact the City of Brunswick to obtain a permit for access. It is recommended that the locals consider spacing driveways so that ingress and egress does not conflict with the flow of traffic at the existing signalized intersection (S.R. 25 Spur.). If you have any questions, please contact me at the number listed below.

Thanks,

Cynthia Y. Phillips  
D5 Traffic Operations  
(912) 427-5767

---

*Teresa Concannon*  
*Coastal Georgia Regional Development Center*  
*P.O. Box 2636*  
*Statesboro, Georgia 30459*  
*912.681.0926; Fax 912.681.0927*  
<http://www.coastalgeorgiadc.org/>

2/10/2006

April 20, 2006

Arne Glaeser  
City Planning Consultant  
City of Brunswick  
P.O. Box 550  
Brunswick, Ga. 31521-0550

Dear Arne Glaeser

Thank you for the info on the Rezoning from county to City of Brunswick (HC).

We are definitely in favor of the city gaining such a great tax asset from the proposed influx of a couple of big businesses into the city.

We won't make the May 03, meeting but we sure want to be heard as greatly pleased with this action.

Again THANK YOU for the notification and for such great news for our city.

Very Sincerely



L. J. "ski" Vsetecka  
4850 Malabar Dr.  
Bwk., Ga 31520-2810

ALTAMA AVE.

BRISTOL DR.

CHURCH

vacant

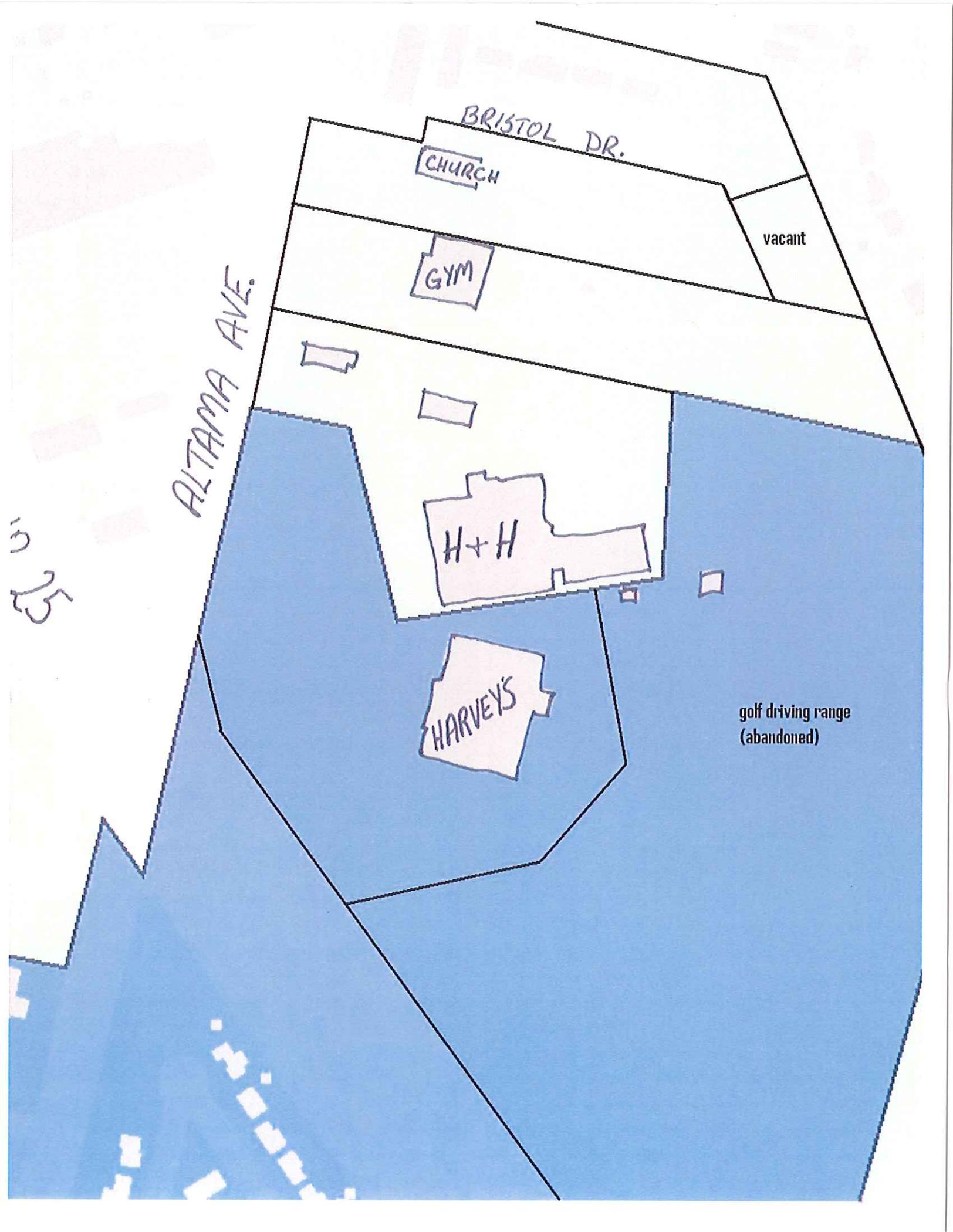
GYM

H+H

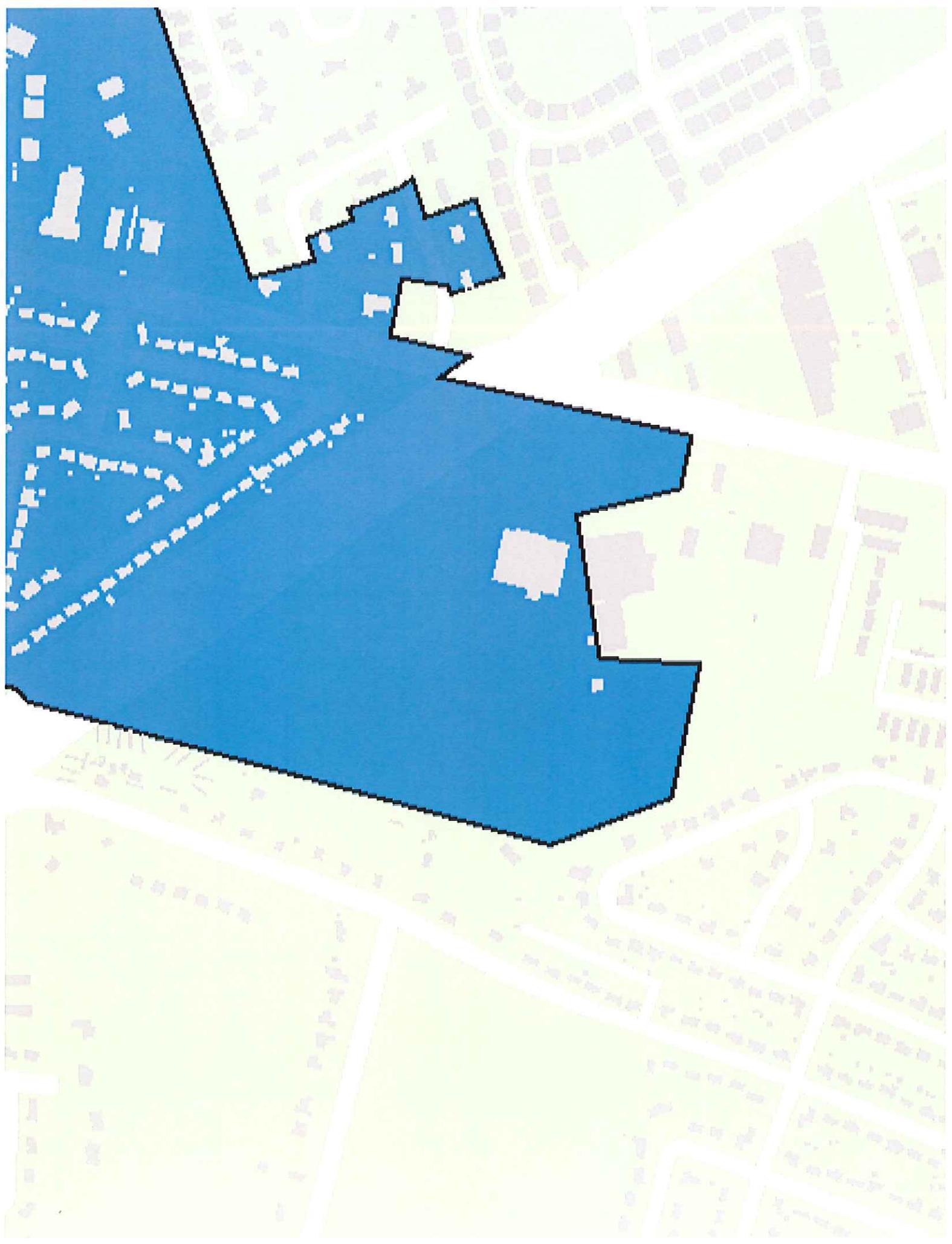
HARVEY'S

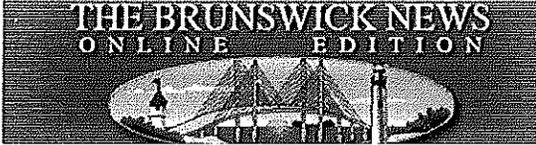
golf driving range  
(abandoned)

5  
25







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High:88 Low:74

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Pet Page

Date  
Section(s)  
Byline

April 21, 2006  
Frontpage

Developer seeking Target, Lowe's, Old Navy

By MARY STARR

The Brunswick News

A developer proposing a major shopping center for the intersection of Altama Avenue and Golden Isles Parkway in Brunswick is planning on filling at least seven of its retail spaces with national stores new to the area.

While Brody Glenn of Greenville, S.C.-based Centennial American Properties declined Thursday to discuss possible tenants, the company's Web site associates eight retailers with specific locations and square footages in the planned Glynn Isles Market. On a Web page about the project, the company identifies as "anchors and shops" Target, Lowe's, Circuit City, Office Depot, Michael's, Old Navy, PetSmart, Ross and H & amp;H Furniture.

Among the national retailers, only Circuit City has an outlet in Glynn County and H & amp;H Furniture is locally owned.

H & amp;H Furniture and Harveys supermarket now occupy a portion of the site of the planned Glynn Isles Market.

H & amp;H owner Bill Brunson said Thursday that Glynn Isles Market could be the most outstanding shopping center between Jacksonville and Savannah, if it comes to fruition.

If things go as planned, his store's building would be demolished and its operation moved several hundred feet to the south side of the development.

"We're moving over so that Brunswick can move forward," said Brunson.

Brunson said the project would be good for Glynn County and that he is excited about the possibility. "It will create a lot of jobs, be good for economic development and will keep more retail dollars in Glynn County."

Representatives of Lowe's and Petsmart said they could not discuss their companies' plans until leases have been signed. A representative of Target could not be reached Thursday.

In addition to property occupied by H & amp;H Furniture and Harveys, the proposed site plan includes the former Golden Isles Golf Center and property now occupied by the Brunswick Seventh-Day Adventist Church, World Gym and a defunct restaurant. The plan does not include a location for Harveys.

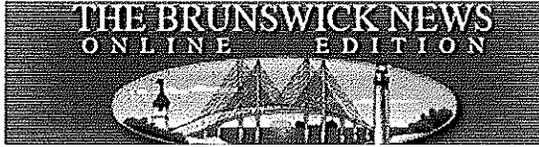
For the project to go forward, property within the proposed site that is now outside the city limits must be annexed.

"Eighty to 90 percent of the land (for the project) is in the city and is already zoned highway commercial," said Arnie Glaeser, a city planning consultant.

Centennial American Properties has asked the city to annex about 17.28 acres along Altama Avenue, north of Golden Isles Parkway (Georgia Spur 25), and to rezone the land as highway commercial, Glaeser said.

"Letters have been sent to residents adjacent to the planned shopping center," said Glaeser. "A public hearing has been scheduled for May 3 and, hopefully, the city will approve the requests then."

Glaeser said approvals of the annexation and zoning requests are contingent upon Centennial American Properties acquiring



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Date  
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Byline

May 04, 2006  
Frontpage

## Annexation opens way for shopping development

By KEITH LAING

The Brunswick News

A major shopping center at the intersection of Altama Avenue and Golden Isles Parkway is closer to opening its doors.

The development, announced last month by Greenville, S.C.-based Centennial American Properties and named the Glynn Isles Market, is slated to feature at least seven national stores new to the area and estimated to create nearly 1,000 jobs. Among the stores listed in preliminary plans are Target, Lowe's, Office Depot and Old Navy.

To help ease the shopping center's arrival, the Brunswick City Commission took action Wednesday to:

\* Place five properties outside the city limits under its control for zoning ordinances.

\* Zoned the 550,000-square-foot development site along Altama Avenue, north of Golden Isles Parkway (Georgia Spur 25), as highway commercial.

\* Cleared the way for the project to move forward.

**City Control.** The commission unanimously approved a request from Centennial American Properties to annex about 17.28 acres of the development into the city limits of Brunswick. That piece of land previously was under county control. The annexation was necessary to put the entire development site under the control of a single governmental entity.

Prior to doing so, the city negotiated several conditions with the county to alleviate concerns raised by nearby residents. Among them were requiring that any lighting installed by stores in the development face into the property, fencing and aesthetic shrubbery be installed along the property's rear perimeter and that no trash be dumped between 8 p.m. and 8 a.m.

**Rezoning Approved.** In a separate action, the commission voted to zone the newly annexed land as highway commercial, to match the other pieces of the development that already were under city control. The approval is subject to the county agreeing to the terms set forth in the annexation agreement and Centennial American Properties acquiring four properties it needs to begin the project.

Centennial American Properties representative Brody Glenn said that his company anticipate deals on the properties in the near future.

**Hurdle Cleared.** The commission's action paves the way for the development of what would be the city's largest shopping center. With the annexation and zoning hurdles cleared, development can soon begin on the Glynn Isles Market, much to the delight of local leaders and businesses. Bill Brunson, owner of H & H Furniture, said previously the development could be the most outstanding shopping center between Jacksonville and Savannah, if it comes to fruition. H & H Furniture currently occupies a portion of the planned site and would be relocated several hundred feet to the south side of the development.

Brunson's enthusiasm was echoed Wednesday by Commissioner Mark Spaulding.

"As a lifelong resident of this town, I am happy to see it moving forward," he said.



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## Target on way to Glynn

Date  
Section(s)  
Byline

September 27, 2006  
Business

By MARY STARR  
The Brunswick News  
It's official.

Target, the Minneapolis, Minn.-based discount retailer, has announced that it is locating a store in Brunswick.

In fact, the store is already under construction at Glynn Isles Market, a shopping center being built at the corner of Spur 25 and Altama Avenue in Brunswick.

"We are planning on opening in July 2007," said Target spokesperson Joshua Thomas.

Thomas said the Brunswick location will be what Target officials characterize as a general merchandise store, not a Super Target, which is the chain's larger store that carries groceries in addition to its general mercantile items.

The site plan shows an open-air development surrounding a central parking area, with access from Altama Avenue. Buildings identified with specific retailers on the plan are along the back side of the proposed development. Proposed outbuildings would line the Altama Avenue side of the project and part of the Golden Isles Parkway side.

Centennial American Properties, based in Greenville, S.C., has a track record of 30 developments, some of which include retailers it has targeted for Glynn Isles Market.

Representatives from Centennial American could not be reached for comment.

### Breakout:

Target, a nationwide retailer with 1,444 stores in 47 states, plans to open its 126,000-square-foot Brunswick store in July 2007.

The chain has 46 stores in Georgia.

According to the company's Web site, Target's customers:

- \* Have a median age of 41.
- \* Have a median household income of approximately \$58,000.
- \* Forty-three percent have children at home.
- \* Approximately 43 percent have completed college.

Other stores planned for the site include: Lowe's, Circuit City, Office Depot, Michael's, Old Navy, PetSmart, Ross and H & amp; H Furniture.



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## Glynn Isles Market project moves along

Date February 23, 2007  
 Section(s) Business  
 Byline

By MARY STARR  
The Brunswick News

People stalled by the road construction on Spur 25 near its intersection with Altama Avenue should take a look toward Glynn Isles Market.

Many of the buildings that will eventually house national retailers such as Target, Lowe's and PetSmart are nearing completion. Banks, such as BB & T and newcomer First Glynn Bank, recently signed agreements to become lessees in the development. That's just how it should be, said Rebecca Gault, director of leasing for Centennial American Properties, the Greenville, S.C., company that is developing Glynn Isles Market.

"We're still on target for a July opening for many of the stores," Gault said.

Gault said she is forbidden from releasing the names of any other retailers or restaurants that have signed on to be a part of the center.

"Each company prefers to make their own announcement," Gault said.

A small strip of shops that will be constructed toward the entrance of the development are filling up, Gault said.

"But there are still some spaces available."

H & H Furniture will be the first to move into one of the new stores.

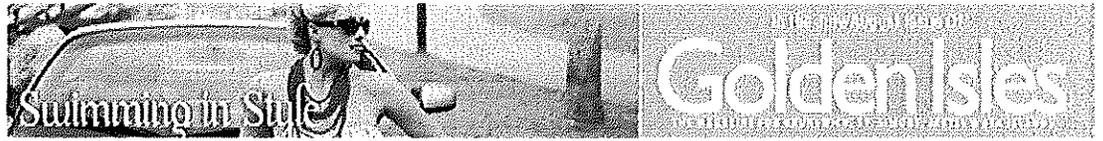
"We have to complete their store first, because we have to tear their existing store down," Gault said, adding that no date had been set for the store's eventual move.

Circuit City, which already has a store in Glynn County a mile up Spur 25 at Golden Isles Plaza, is also scheduled to move into Glynn Isles Market.

Whether or not that will require the existing store to close remains to be seen.

Carinthia Mora, a spokesperson for the Atlanta-based Golden Isles Plaza owner Shopping Center Group said she is not aware of any plans for the existing store to close.

"We don't have any information about that," Mora said.



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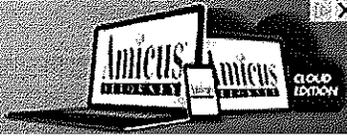
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Date  
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Byline

April 22, 2006  
Frontpage

One-word change helping city attract new developments

By MARY STARR

The Brunswick News

A challenge more than four years ago led by the Brunswick-Golden Isles Chamber of Commerce blazed the way for new housing developments and retail shopping districts in the city.

The chamber fought successfully to brush off the demotion of Glynn County to rural status by the federal government following the 2000 census. It reclaimed the community's urban designation after convincing the government that marshes should not be included as habitable land mass when computing population density.

It's a good thing, too. Developers and commercial tenants in proposed projects like Liberty Harbor, Parkwood Village and Glynn Isles Market - a 500,000 square-foot shopping center proposed for Brunswick - take the designation seriously, said Nathan Sparks, executive director of the Brunswick and Glynn County Economic Development Authority.

"The urban status speaks to the fact that we have 50,000 or more people in the county," Sparks said.

"Retailers will research on their own, or by hiring a consultant, and will cull communities using that designation."

Liberty Harbor is a large residential and mixed commercial development planned for the waterfront at the city's south end.

Parkwood Village is an office complex planned for the corner of U.S. 17 and Parkwood Avenue.

Glynn Isles Market shopping, proposed by Centennial American Properties of Greenville, S.C., is seeking a Target, Petsmart and Lowe's, among other popular national chain stores.

The city of Brunswick - where all the development is proposed - will especially benefit from the chamber's diligence.

Martha Henley, city finance director, said the projects will add a lot to the city's tax base.

"There will be a big impact, not only on the tax digest, but with commercial properties, our revenues for business licenses and sales tax will also increase," said Henley.

Brunswick Mayor Bryan Thompson said any increase in the tax base through new, clean businesses that also create jobs is welcomed by the city.



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Date  
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July 14, 2006  
Frontpage

By MARY STARR  
The Brunswick News

The first of eight national retailers planned for the new Glynn Isles Market at the intersection of Golden Isles Parkway and Altama Avenue has made it official.

Lowe's, a national home improvement and appliance chain, says that it is coming to Brunswick. The company said the store will open next summer.

"Lowe's announcing that they will have a presence here is a measure that indicates continued growth in the Golden Isles," said Woody Woodside, president of the Brunswick-Golden Isles Chamber of Commerce.

Woodside recalled that the chain had a store in Brunswick on the Altama Connector until the mid-1990s. "It's been speculated that they were coming back for the past five or six years," he said.

Woodside said the retailer's new investment in the community will be good for the local economy.

"The anticipated investment of \$18.5 million is certainly a boost for the tax digest, and the additional jobs add more opportunity for many people," Woodside said.

Jennifer Smith, a spokesperson for the company, says that in addition to providing a boost to the community through jobs and investment, Lowe's is involved in the community through partnerships with the American Red Cross, United Way and Habitat for Humanity.

The Mooresville, N.C.-based company currently has 53 stores in Georgia and employs more than 9,100 people.

Glynn Isles Market is being developed by Greenville, S.C.-based Centennial American Properties.

The developer's Web site shows that at least seven of the proposed retailers for the new shopping center are national chains that would be new to the area. In addition to Lowe's, they are Target, Office Depot, Michael's, Old Navy, Petsmart, Circuit City and Ross.

Owners of H & amp;H, a locally owned furniture and appliance store now at the site of the planned mall, have said they will move their operation within the new site.

The store

The new Lowe's home improvement store in Brunswick will:

- \* Feature 117,000 square feet of retail space.
- \* Have an additional 31,600 square-foot garden center.
- \* Employ about 175 people.
- \* Represent an investment of \$18.5 million.

Source: Lowe's

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Date  
Section(s)  
Byline

July 24, 2006  
Local News

By MARY STARR

The Brunswick News

Dirt is moving and dust is flying at the corner of Altama Avenue and Georgia Spur 25 as the building site for the new Glynn Isles Market is readied for construction.

The project's developer, Greenville, S.C.,-based Centennial American Properties, recently purchased the multiple tracts of land necessary for the project for more than \$10.6 million.

The company's total investment in the project is \$33.8 million, according to Glynn County real estate transaction records.

Huge mounds of dirt have been moved, trees have been uprooted and the ground has been leveled to the point where no trace remains of the site's former primary occupant - the Golden Isles Golf Center and its nine-hole course, driving range and putting green.

Sandra Brunson of H & amp;H Furniture, located in that same site and due to relocate to the new complex, said construction crews will begin pouring new concrete footers for her family's new store in the next 10 days.

"And the old Harvey's building should be coming down within the next two weeks," Brunson said.

Both Brunson and Brunswick Mayor Bryan Thompson said developers are shooting for a July 2007 completion date.

"They'll make their goal," Thompson said.

Thompson said the city will be making roadway adjustments and installing another traffic light to facilitate access in and out of the new shopping center.

"We plan to begin construction in October and be finished by February," Thompson said. "We will be making the left turning lanes longer and adding cut outs in the median, and a new traffic light will be installed about 1,000 feet back from the existing one at the corner of the Spur and Altama Avenue."

Lowe's, one of the retailers anticipated for the development, recently announced that it plans to open its store in Glynn Isles Market in the summer of 2007.

The Glynn Isles Market will be a 550,000-square-foot shopping center located at the intersection of Altama Avenue and Ga. Spur 25. National and local retailers proposed for the center include:

- \* Target
- \* Lowe's
- \* Circuit City
- \* Office Depot
- \* Michael's
- \* Old Navy
- \* PetSmart
- \* Ross

\* H & amp;H Furniture

Among the national retailers, only Circuit City has an outlet in Glynn County and H & amp;H Furniture is locally owned.



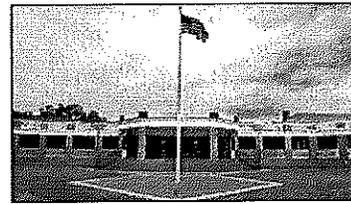
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## For the Golden Isles, it was a year of ...

### ACCOMPLISHMENT



**THE CITY OF BRUNSWICK** Brunswick Mayor Bryan Thompson and Brunswick City Manager Roosevelt Harris overlook the demolition of one of the city's dilapidated houses. When Thompson took office in January, he pledged one of his goals would be to raze at least 50 dilapidated structures within city limits by the year's end. That goal was achieved in late December.

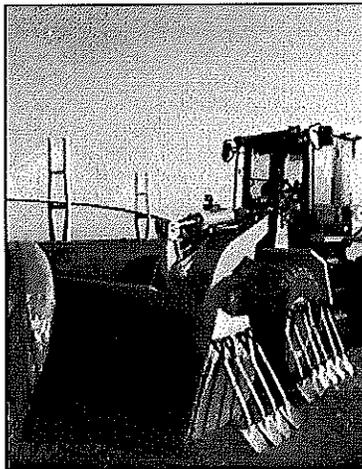


**CASINO** This year marked the end of the three-year renovation of the St. Simons Island Casino. Funds from the county's fourth special purpose local option sales tax were used to finance the project, which celebrated its grand opening in December.



**SCHOOLS** The Glynn County school system met a number of academic benchmarks in 2006 as Superintendent Michael Bull continued to implement his Bull's Basics math quizzes at the elementary and middle school levels.

### NEW DEVELOPMENTS



**LIBERTY HARBOR** Site preparation began last summer for Liberty Harbor, a planned mixed-use development that will include 1,000 condominiums, townhouses and single family houses, a club, marina, retail shops, restaurants, a hotel and a riverfront park. The development is being constructed on a 110-acre site at Liberty Point, on the Brunswick side of the Sidney Lanier Bridge.



**NEW SHOPPING CENTER** Glynn Isles Market, at the intersection of Spur 25 and Altama Avenue, is being developed by Greenville, S.C.-based Centennial American Properties. Local retailer H & H Furniture and national chain stores including Lowe's, Target, Office Depot, Michael's, Old Navy, PetSmart, Circuit City and Ross are expected to occupy the space, which has a tentative opening date of July 2007.

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February 19, 24, March 3, 2007	8:00 AM - 4:30 PM
February 21 & 28, 2007	6:00 PM - 9:00 PM
March 31, April 1	8:00 AM - 4:30 PM
April 2, 3, 9 & 10, 2007	6:00 PM - 9:30 PM

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November 11, 2006  
Local News

By HANK ROWLAND  
The Brunswick News

Think of a budding rose on the fringe of bursting into a full bloom.

As the rose develops, its petals become more defined, sharper, more attractive.

Vernon Martin, executive director of the Coastal Georgia Regional Development Center, may see the budding string of coastal counties in a similar light. The six that line the coast, from Chatham County south through Camden County, are showing more definition, more color, and - particularly interesting to Martin - more petals.

Martin, who has been with the center since 1969, has seen a lot of change, but he knows he hasn't seen everything. There are more petals to come.

The blooming so far has been enough to prompt Gov. Sonny Perdue to order the state Department of Community Affairs to take a long look at the coast, its present and future. In response, the department created the 36-member Coastal Comprehensive Plan Advisory Committee of elected officials, people from the private sector and practically every other group with a stake in the coast, including environmentalists.

The goal is to propose a plan to the governor in 2007 for the counties of Chatham, Bryan, Liberty McIntosh, Glynn and Camden. "This plan will address sustainable economic development for the six-county coastal region without compromising the region's natural and cultural resources and other attributes which make our coastal area such a unique place," Martin said.

Martin said some members of the committee are shocked by what they are seeing today and hearing about tomorrow.

To the north there's Chatham County, anchored by Savannah. The port there is literally bursting at the seams. It is all the Georgia Ports Authority can do to keep up with the burgeoning container ship industry.

That means more traffic for Savannah, a problem for city planning officials, but more opportunities and more jobs for smaller, less populated communities immediately surrounding Chatham County.

The impact is evident. In Liberty County, already experiencing change with the expansion of Fort Stewart, a major Target store warehouse is springing up from the soil of a once wooded area close to Interstate 95.

To the south are Glynn and Camden counties. Together, the population of the two well exceeds 100,000 - a figure that is expected to jump an octave or two with projects like the Liberty Harbor residential community in the works in Brunswick.

Those who don't believe can take their cue from investors, who recognize what's here and what's coming and are acting accordingly. That includes Centennial American Properties of Greenville, S.C. - the company building the Glynn Isles Market shopping mall at the intersection of Altama Avenue and Golden Isles Parkway in Brunswick.

The shopping plaza will feature national chain stores, including Target, Office Depot, Lowes and PetsMart.

"Some people 10 or 15 years or so ago never foresaw the big chains we have in here today," said Woody Woodside, president of the Brunswick-Golden Isles Chamber of Commerce. "You have Home Depot, Wal-Mart, and now you will have Target and other big businesses, and I don't think this will be the end of it."

Neither does Martin, which is why he and others are beginning to talk up the benefits of regionalism - of what coastal Georgia counties can do to help each other as more people, more businesses and more tourists flock to the seashore.

"As the executive director of the Coastal Georgia RDC, I believe that one of the most crucial things for the (state Department of Community Affairs) committee to study is needs of a regional nature," Martin said. "These issues include land use, land development, transportation, infrastructure, water, solid waste, crime, tourism and transportation, as well as traditional transportation planning - roads, highways, rail, air and water."

What is happening on the coast is in line with predictions made decades ago, when demographers warned the nation that a large percentage of the population would reside within 50 miles of a coastline.

Look around, Martin said. It's happening.

"While some people may find that hard to believe, we are now witnessing the reality of those projections in Coastal Georgia as are other coastal regions, especially along the Southeastern seaboard," Martin said. "One of the primary reasons that the Georgia coast is attractive to people is that we have a nearly pristine environment, as well as significant historic sites, barrier islands, a great climate and abundance of undeveloped land."

That undeveloped land is quickly losing its wild side, giving way to more homes and businesses.

Just how positive future growth will be will depend on who's in charge of local government at the time and what they do now to prepare for tomorrow, Martin said. Individually, counties may be hard-pressed to keep up with demand; together, they may be at least able to keep their heads above water.

"It will be crucial to engage a regional approach so that policies can be initiated on a regional basis, thus ensuring consistency and cooperation throughout the region," Martin said.

Here's more food for thought: Fail to get your community ready for the future and someone else will.

"At times, elected officials and others have expressed their frustration with state and federal agencies dictating and directing local



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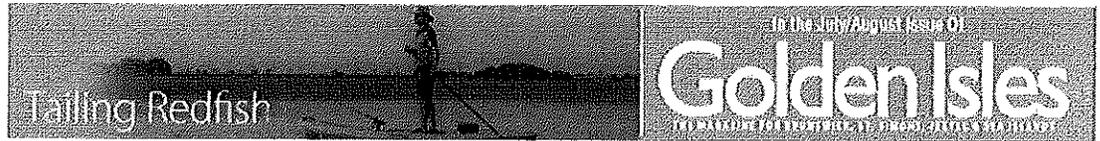
policy making," Martin said. "My response is that if we really want to be in control of our destiny and ensure that this special and unique part of Georgia is developed in an appropriate way, it needs to be done by a regional organization with majority control of local governments, private sector, environmental and state interest participation." 912-265-1104

Most everyone agrees that growth is necessary to maintain a healthy economic environment, he said.

"We also recognize that this growth must be managed in a way as to not damage the character, aesthetics, natural beauty, and other attributes of Coastal Georgia that has made it such a desirable place to live, work and play," he said.

"Now may be the time for the leadership of the public and private sectors, as well as the state, to begin thinking about an appropriate regional entity that would have the legislative authority and funding to implement not only the recommendations of the Coastal Comp Plan, but other local and regional development issues that our coastal region will no doubt face over the next several years.

"Obviously this regional entity should reflect in its membership, elected officials, private sector interests, environmental interests and state interests."



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## Business keeping fit

By MARY STARR  
The Brunswick News

The national obsession with getting fit and staying that way is alive and well in the Golden Isles if the profusion of health clubs and fitness centers is any indication.

St. Simons Health & Fitness, originally Charter Health Club, has been around for more than 20 years.

Five years ago, Frank and Debbie Dineen acquired the property and launched a multi-million dollar expansion of the more than 42,000-square-foot facility.

Catherine Fleming, a native of Yorkshire, England, is the club's membership director.

She said more people are pursuing healthy lifestyles than ever.

**Question:** What are some good choices for people just getting started on a health-

**FIVEMinutes**  
with Catherine Fleming of St. Simons Health & Fitness  
**for lifestyle?**

**Fleming:** For women just getting started, we offer our Fitness Express, which is a women-only 30-minute circuit workout. There are similar programs offered locally, but none of them have the added services we offer, like Pilates, yoga and swimming. Actually, yoga and Pilates are good places to start, too, and we offer introductory levels of most of our regular classes.

Personal fitness trainers are available to work with our members, and sometimes this is very helpful with people just starting out.

But, everyone should be able to find something. We offer more than 300 group fitness classes every month.

**What are some of the modifications the Dineens made to the center during**

**the remodeling?**  
Upstairs, two new studios, including the yoga studio, were added.

The locker rooms were redone as were the massage rooms. We now have four private massage rooms and five massage therapists.

We also expanded the children's area, which is staffed with people trained in cardiopulmonary resuscitation and first aid and moved the cardio exercise upstairs — it now overlooks the basketball court and walking track.

**Who are your customers?**  
We get lots of women who want to get back into shape after having a baby, in addition to people who have been released from physical therapy and want to continue working out. Other than that, we have a broad range of people — singles, families and couples — who enjoy working out. It's a really broad cross section of ages and fitness levels.

## MAKING WAY



Bobby Hays/The Brunswick News

Work is under way at the planned Glynn Isles Market, being constructed at the intersection of Spur 25 and Altama Avenue in Brunswick. Greenville, S.C.-based developer Centennial American Properties' Web site shows plans for the site include an open-air development surrounding a central parking area, with access from Altama Avenue.

Proposed retailers for the 550,000-square-foot shopping center are Target, Lowe's, Circuit City, Office Depot, Michaels, Old Navy, PetSmart, Ross and H&M. Among the national retailers, only Circuit City has an outlet in Glynn County and H&M Furniture is locally owned. The center has a July 2007 target date for opening.

## Mortgage rates continue to drop

By MARTIN CRUYSHOER  
The Associated Press

WASHINGTON — Rates on 30-year mortgages fell for the seventh time in the past eight weeks, dropping to the lowest level since early April.

Mortgage giant Freddie Mac said Thursday that 30-year, fixed-rate mortgages dipped to 6.43 percent this week, down from 6.47 percent last week.

Rates on 30-year mortgages had hit a four-year high of 6.81 percent on July 20 before beginning the sustained slide.

Investors have become more confident in recent weeks that a drop in oil prices will

keep inflation under control and allow the Federal Reserve to keep interest rates steady.

The Fed meets next week amid widespread expectations that policymakers will leave rates unchanged for a second straight meeting following a string of 17 consecutive rate hikes over two years.

Frank Nishitani, chief economist at Freddie Mac, said he expected mortgage rates to stay around current levels as long as inflation remains under control.

"The risk to our forecast of relatively stable mortgage rates is that inflation will unexpectedly heat up, causing bond markets to raise their

expectations that the Fed will intervene," Nishitani said. "In that case, mortgage rates will again start to rise."

Home sales are expected to fall by around 10 percent this year as the once-booming housing market comes back to earth after setting sales records for five straight years.

Rates on other types of mortgages declined as well this week. Rates on 15-year, fixed-rate mortgages, a popular choice for refinancing, averaged 6.11 percent, down from 6.16 percent last week.

For one-year adjustable-rate mortgages, rates dipped to 5.64 percent, down from 5.63 percent last week.

### BRIEFCASE

#### College hosting computer courses

The University of Georgia Small Business Development Center will offer a "Getting Started with QuickBooks" class from 6:30 to 9:30 p.m. Wednesday.

Classes will be held in the Continuing Education Building at Coastal Georgia Community College in Brunswick.

Registration and prepayment is required. Cost for the workshop is \$45.

A "QuickBooks Pro" class will be held from 6:30 to 9:30 p.m. Sept. 25, 27 and Oct. 2, also in the Continuing Education Building. Registration and prepayment is required. Cost for the workshop is \$120 until Tuesday and \$140 thereafter.

To register for either course, please call 264-7260.

#### Tourism council meets Tuesday

The Jekyll Island Tourism Council, formerly the Jekyll Island Convention and Visitors Bureau, will hold its monthly meeting at 10:30 a.m. Tuesday at the Jekyll Island Convention Center.

A Dutch treat lunch will be available at the Jekyll Oceanfront Resort following the meeting.

The meeting is open to the public. For more information, call (912) 408-0809.

#### Governor announces revenue increase

Georgia Gov. Sonny Perdue Tuesday announced that net revenue collections for the month of August 2006 totaled \$1.3 billion compared to \$1.29 billion for August 2005, an increase of \$8.38 million or 0.6 percent.

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## Store: Opening next year

Continued from 1A

partnerships with the American Red Cross, United Way and Habitat for Humanity.

The Mooresville, N.C.-based company currently has 53 stores in Georgia and employs more than 9,100 people.

Glynn Isles Market is being developed by Greenville, S.C.-based Centennial American Properties.

The developer's Web site shows that at least seven of the proposed retailers for the

### The store

The new Lowe's home improvement store in Brunswick will:

- Feature 117,000 square feet of retail space.
- Have an additional 31,600 square-foot garden center.
- Employ about 175 people.

Represent an investment of \$18.5 million, says Lowe's.

new shopping center are national chains that would be new to the area. In addition to Lowe's, they are Target, Office Depot, Michael's, Old Navy, PetSmart, Circuit City and Ross.

Owners of H&M, a locally owned furniture and appliance store now at the site of the planned mall, have said they will move their operation within the new site.

## Trees: People upset

Continued from 1A

park. The idea behind the tree planting was to start a new generation of trees, he said.

"It's frustrating," Jarvis said. "People gave money and put a lot of hours in digging holes."

J. Richard Lyons, another Poplar Avenue resident, said the trees were among 34 trees planted around island.

"I helped plant them," he said. "Most were memorials to peo-

ple who have passed on."

Although it is too early to tell, Lyons said he hopes residents will want to plant more trees in the park.

Each tree originally cost about \$150.

"There is a lot of sadness at what was done," said Thea Jarvis, wife of Ray Jarvis. "It's just really a sad thing."

City editor Hank Rowland contributed.

## Cheney, others facing lawsuit

### Former CIA officer sues over leak

By TOM LACY  
The Associated Press

WASHINGTON—Former CIA officer Valerie Plame is suing Vice President Dick Cheney, presidential adviser Karl Rove and other White House officials, saying they orchestrated a "whispering campaign" to destroy her career.

In a lawsuit filed Thursday in U.S. District Court, Plame and her husband, Joseph Wilson, a former U.S. ambassador, said Cheney, Rove and Cheney's former chief of staff, I. Lewis Libby, leaked her CIA status to reporters to punish Wilson for criticizing the Bush administration's motives in Iraq.

Plame's identity as a CIA officer was revealed in a July 14, 2003, article by syndicated columnist Robert Novak. At the time, Plame's job as an operations officer was classified information. Novak's column appeared eight days after Wilson alleged in an opinion piece in The New York Times that the Bush administration had twisted prior intelligence on Iraq to justify going to war.

The CIA had sent Wilson to Niger in early 2002 to determine whether there was any truth to reports that Iraq had made a deal



Valerie Plame

to acquire yellowcake uranium from the government of Niger to make a nuclear weapon.

Wilson discounted the reports, but the allegation that

Plame was trying to buy uranium from Africa ended up in President Bush's 2003 State of the Union address.

Mark O'Connell, a spokesman for Rove, said, "Without even having had a chance to review the complaint, it is clear that the allegations are absolutely and utterly without merit."

The lawsuit accuses Cheney, Libby, Rove and 10 unnamed administration officials of political operatives of putting the Wilsons and their children's lives at risk by exposing Plame, who left the CIA in January.

"This lawsuit concerns the intentional and malicious exposure by senior officials of the federal government of ... (Plame), whose job it was to gather intelligence to make the nation safer and who risked her life for her country," the Wilsons' lawyers said in the lawsuit.

### The plans

Several mixed-use, planned developments are on the horizon for Glynn County. They include:

- Turtle Isle, which will include 1,761 residential lots and 3,495 apartments, condominiums and townhouses. The development is located by the Turtle River, Green Creek and Georgia 99. The Village will offer a mix of shops and services with lodging, marina and a yacht club. Also planned is an 18-hole golf course and neighborhood parks.
- Parkwood Village, a

planned unit development to be built at the corner of Parkwood Avenue and U.S. 17, will include office and retail space, luxury residential lofts, a bank, a restaurant and an additional office building.

• Liberty Harbor, a mixed-use development that will include single-family homes, condominiums, a marina, tennis courts, retail space, restaurants and a hotel. It is being built at the Brunswick end of the Sidney Lanier Bridge. Construction will begin in August.

## Develop: Plans set

Continued from 1A

partner Joe McDonough of Atlantic Land & Development Co. is developing the Turtle Isle community, said people are concerned about quality of life and are not interested in commuting two hours daily for work.

"That type of lifestyle erodes a person's health," Carboeill said.

Technology, Carboeill said that technology and global trade are driving the move toward smart growth.

Taking advantage of this by positioning the Turtle Isle development near Interstate 95 and the port makes good sense, Carboeill said.

"You don't need warehouses;

you need distribution centers and call centers that are close to major corridors," Carboeill said. "The logistics industry is growing."

Carboeill said telecommuting is becoming a way of life for many, and he feels that Turtle Isle is positioned to take advantage of that population segment.

"And there are certain types of businesses that can locate anywhere in the world," Carboeill said. "Why not here?"

Other technologies that Carboeill is proposing include decentralized waste treatment systems and the use of non-gasoline golf carts for transportation throughout the new community.

## Bill: One commissioner questions why service was not cut

Continued from 1A

become an issue.

He said someone is "trying to find any kind of dirt on me because I'm against the (great water-sewer) commission, but I'm still going to tell people to vote 'no' until they come up with an operational agreement."

City manager Roosevelt Harris confirmed that Brooks' name was removed from the delinquent account Thursday. He said Gloria Brooks agreed to a payment plan on the overdue balance.

"She has come in and given all information, so the bill has been taken out of (James Brooks') name," Harris said.

Whose name the bill was in may not be as big an issue as how the city billing department let someone remain on the water system for nine months without paying the bill, said City Commissioner Mark Spaulding.

He said he wants to know why the matter went unresolved for so long.

"The city's policy is that whoever's name the account is in (is) who's responsible," he said. "I think there may be a larger question of why the city's staff didn't follow that as a commission."

"There are probably some things that the staff should have done that weren't done."

Authorization for the city and county to merge their utilities into the joint water-sewer commission Brooks says he opposes will be on city and county ballots Tuesday. It must receive approval from both city and county voters in separate elections to become effective.

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The Mini Page, inside  
Learn all about the stone faces carved on Mount Rushmore



YOUR 60 SECOND READ ON TODAY'S NEWS

Local

### 'Average' kids getting help

The Glynn County school system's Achievement Via Individual Determination program is being put into action to help students who are neither failing nor living up to their full potentials. 2A

Nation

### Democrats want primary shifts

Democrats are moving to add primaries in Nevada and South Carolina to its early presidential voting lineup as a way to diversify a ballot selects the party's ultimate candidate. 8A

World

### Rice visits Beirut as war persists

Secretary of State Condoleezza Rice made a surprise visit to Lebanon Monday as Israeli ground forces pushed deeper into the country in heavy fighting with Hezbollah guerrillas. 7A

Sports

### American wins Tour de France

The Tour de France ended Sunday the same way the last seven had with an American wearing the yellow jersey. 1B

Entertainment

### Country acts star on ABC

Tim McGraw, Gretchen Wilson and Lynyrd Skynyrd are just some of the musical groups taking part in ABC's "CMA Music Festival" at 9 p.m. Monday. 8B

Weather



### Storms likely Tomorrow

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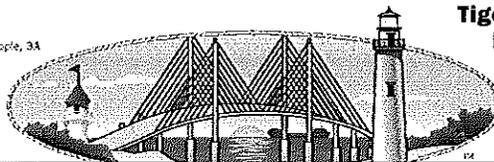
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## City moves on blight

With 29 shabby buildings razed, its own is next

By KEITH LAING  
The Brunswick News

Absentee Brunswick property owners have heeded the city's declaration of war on abandoned buildings. Mayor Bryan Thompson said 29 dilapidated buildings in the city have been razed since he and city commissioners called earlier this year for the removal of at least 50 of them this year.

NEWSFocus  
on community

And the structures have more in common than their condition, he added. In addition to each being in its own state of disrepair, all 29 were taken down by the property owners. "The owners realize rightfully that this issue is not going away," he said. "We've reached a crisis point in the city."

The city is even following its own warnings.

The old Brunswick Marina building on Glynn Avenue has been in a state of disrepair for years. The city owns the property that holds the building and is currently in a 30-year lease on the area with the East Bay Holding Co.

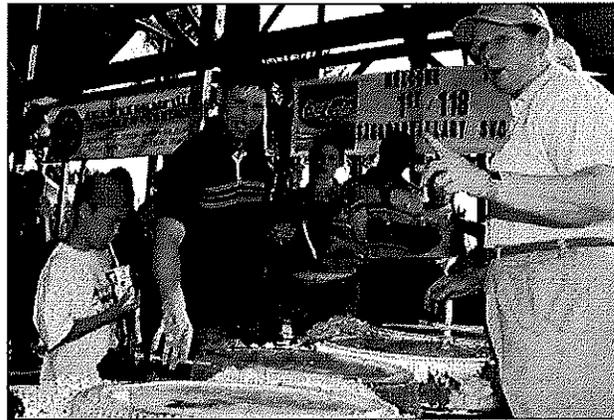
Brunswick officials have reached an agreement with the company by

Please see CITY, 5A



Bobby Hawn/The Brunswick News  
Brunswick Mayor Bryan Thompson stands inside the old Brunswick Marina building that is slated for demolition.

## Picnic thanks troops



James Nix/The Brunswick News

Merry Tipton, right, of Sea Island Co., shows Capt. Michael Ferunden, center, what is available in the buffet at a picnic at Mary Ross Waterfront Park on Saturday in honor of the Brunswick-based National Guard Unit that returned from Iraq in May.

## Sacrifices made by many

By BJ CORBITT  
The Brunswick News

Brunswick's hometown heroes have been home from Iraq for a few months, but this weekend marked a chance for the community to officially express its gratitude for the sacrifices of the troops and their loved ones.

"Your names are going down in history with the names of many other men and women who have served to keep us free," Sen. Jeff Chapman, R-Brunswick, said to members of the Georgia National Guard's Brunswick-based Service Battery, 1-18th Field Artillery, Saturday.

"The words were part of a welcome back dinner for Service Battery troops and their families held at Mary Ross Waterfront Park. The event was organized by the Brunswick-Golden Isles

Chamber of Commerce and supported by donations from several corporate sponsors.

The unit was deployed to Iraq in May 2005. It returned to Brunswick this May. Most of the unit's approximately 70 members reside in Glynn County.

Rep. Roger Lane, R-Darien, thanked the unit's members for their role in supporting America's fight against terrorism and pursuit of freedom.

He also acknowledged that not all the hardships encountered during war are experienced by the troops.

"As important as the sacrifice you make are the sacrifices your families make while you're away doing your duty," Lane said.

Glynn County Commissioner Jerome Clark acknowledged that not all of the Service Battery's membership was able to attend

the event, pointing out the sacrifice of Sgt. Charles Gillikan of Brunswick.

Gillikan was killed in a non-combat accident in Kuwait in May 2005, as part of a preparatory mission for the deployment of the rest of the unit. Gillikan, one of four soldiers from Coastal Georgia to lose their lives in the Iraq war, was the only member of the Service Battery killed as part of the deployment.

For those who are still getting used to life away from Iraq, the everyday world can present its own challenges.

Sgt. Steven Ahlberg of Savannah said he tries to keep his civilian life separated from military life, and avoids news coverage of the war in Iraq.

"You try to avoid the media. I

Please see TROOPS, 5A

## Review targets teacher conduct

Analysis contends some too quick to discipline minorities

By LAUREN McCALLISTER  
The Brunswick News

The Glynn County school system has a discipline problem, and students may not be the only ones behaving badly.

Discipline referrals for the 2005-2006 school year are being reviewed to identify teachers who are writing up disproportionate numbers of discipline referrals and minority students.

Deley Sanford, the assistant superintendent for administrative services who is conducting the review, said problems found can be solved by identifying teachers and talking to them individually. "They may be writing up too many children for incidents that can be handled in the classroom and not through a discipline referral," Sanford said.

The number of black students being identified with problematic behavior is not an issue unique to Glynn County, Sanford said.

Data, though, confirms the problem exists. According to discipline referrals collected during the school year that ended in May, 68 percent of all write-ups were issued for minority students. Minorities account for only 38 percent of the student population in Glynn County.

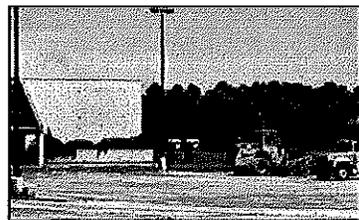
For a total of 13,788 referrals ranging from minor infractions like classroom disruption to major ones like battery and sexual harassment, 9,440 of them were written for black students. "We're trying to help teachers because more mindful of these things," Sanford said.

Kathy Walker, social worker secretary and dis-

Please see DISCIPLINE, 5A



Deley Sanford



The Brunswick News photo

Work is under way to transform the area at the corner of Altama Avenue and Georgia Spur 25 into the new Glynn Isles Market.

## Work starts on new mall

\$10.6 million spent on land; stores making moves

By MARY STARR  
The Brunswick News

Dirt is moving and dust is flying at the corner of Altama Avenue and Georgia Spur 25 as the building site for the new Glynn Isles Market is readied for construction.

The project's developer, Greenville, S.C.-based Centennial American Properties, recently purchased

the multiple tracts of land necessary for the project for more than \$10.6 million.

The company's total investment in the project is \$33.8 million, according to Glynn County real estate transaction records.

Large mounds of dirt have been moved, trees have been protected and the ground has been leveled to the point where no trace remains of the

site's former primary occupant — the Golden Isles Golf Center and its nine-hole course, driving range and putting green.

Sandra Brunson of H&M Furniture, located in that corner site and due to relocate to the new complex, said construction crews will begin pouring new concrete footers for her family's new store in the next

Please see MALL, 5A

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Cover story

# Leader wants regional plans for development

Vernon Martin, executive director of the Coastal Georgia Regional Development Center, has witnessed changes along the state's seaboard since becoming involved in regional planning in 1999.

Here is what he has to say about regional growth.

**Question:** What growth issues does the state Department of Community Affairs' Coastal Comprehensive Plan Advisory Committee foresee?

**Martin:** The major categories the committee has identified to be studied in detail are: Economic development, facilities and services, housing, intergovernmental coordination, land use, natural and cultural resources, transportation and health providers.

**What can be done to head off problems?**

Having experience in regional planning, I believe that the cities and counties must develop updated comprehensive plans to include ordinances such as subdivision regulations and zoning ordinances that incorporate "smart growth" techniques and planning development standards. "Green growth," "smart growth," low-impact

development and quality growth are terms for development practices that are context-sensitive and seek to minimize the impacts of development.

By developing, implementing, and enforcing comprehensive plans, local governments could prevent many growth-related problems in advance. It is important to have regional planning standards and development criteria and require residential, commercial, industrial and other types of developers to be held to these standards in order to have consistency throughout the region.

**Why would the problems need to be tackled regionally instead of individually by cities and counties?**

The primary reason that a regional approach is best is because many issues do not respect governmental jurisdictions and cross borders. Examples include but are not limited to:

- **Transportation** - Water and sewer systems for residential, industrial, and commercial purposes are much more cost effective and efficient when operated on a regional basis. Water pollution in rivers and lakes and underground reservoirs often

cross government boundaries.

- **Commercial, industrial, and residential development** - the location of housing has an effect on transportation infrastructure and water and sewer needs.

- **Tourism** - Tourists are interested in destination points that display culture, history, active sports, hiking trails, etc., which has nothing to do with a city, county, or even a state boundary.

- **Solid Waste** - In many cases it is more cost effective for several counties and cities to have a regional solid waste facility rather than attempting to build, maintain, and operate individual ones.

**Would it be difficult to get everyone working and thinking together given the rivalry that sometimes exists?**



James Nix/The Brunswick News

Vernon Martin, executive director of the Coastal Georgia Regional Development Center, at the Glynn Isles Market site, says that development issues cross government lines.

To answer this question, I would use one of my favorite quotes and that is, "Nothing worthwhile is easy." I do not think it would be necessarily easy to get everyone throughout the six- or 10-county region to agree on every

issue. There will always be personal, political, or myriad other reasons for differing opinions, and in some cases strong opinions, about what is best within a region. However, I do believe that

controversial questions and decisions are best answered and made by local elected leaders, local private sector representatives, in conjunction with environmental and state interests. Many heads are better than one

## Growth: More chains moving in

Continued from 1A

Those who don't believe can take their cue from investors, who recognize what's here and what's coming and are acting accordingly. That includes Centennial American Properties of Greenville, S.C., the company building the Glynn Isles Market shopping mall at the intersection of Altama Avenue and Golden Isles Parkway in Brunswick.

The shopping plaza will feature national chain stores, including Target, Office Depot, Lowe's and PetSmart. "Some people 10 or 15 years or so ago never foresaw the big chains we have in here today," said Woody Woodside, president of the Brunswick-Golden Isles Chamber of Commerce. "You have Home Depot, Wal-Mart, and now you will have Target and other big businesses, and I don't think this will be the end of it."

Neither does Martin, which is why he and others are beginning to talk up the benefits of regionalism - of what coastal Georgia counties can do to help each other as more people, more businesses and more tourists flock to the seaboard.

"As the executive director of the Coastal Georgia RDC, I believe that one of the most crucial things for the (state Department of Community Affairs) committee to study is needs of a regional nature," Martin said. "These issues include land use, land development, transportation, infrastructure, water, solid waste, crime, tourism and transportation, as well as traditional transportation planning - roads, highways, rail, air and water."

What is happening on the coast is in line with predictions made decades ago, when demographers warned the nation that a large percentage of the population would reside within 50 miles of a coastline. Look around, Martin said it's happening.

"While some people may find that hard to believe, we are now witnessing the reality of these projections in Coastal Georgia as are other coastal regions, especially along the Southeastern seaboard," Martin said. "One of the primary reasons that the Georgia coast is attractive to people is that we have a nearly pristine environment, as well as significant historical sites, barrier islands, a great climate and

abundance of undeveloped land.

That undeveloped land is quickly losing its wild side, giving way to more homes and businesses.

Just how positive future growth will be will depend on who's in charge of local government at the time and what they do now to prepare for tomorrow, Martin said. Individually, counties may be hand-pressed to keep up with demand, together, they may be at least able to keep their heads above water.

"It will be crucial to engage a regional approach so that policies can be initiated on a regional basis, thus ensuring consistency and cooperation throughout the region," Martin said.

Here's more food for thought: I'd like to get your community ready for the future and someone else will.

"At times, elected officials and others have expressed their frustration with state and federal agencies dictating and directing local policy making," Martin said. "My response is that if we really want to be in control of our destiny and ensure that this special and unique part of Georgia is developed in an appropriate way, it needs to be done by a regional organization with majority control of local governments, private sector, environmental and state interest participation."

Most everyone agrees that growth is necessary to maintain a healthy economic environment, he said.

"We also recognize that this growth must be managed in a way as to not damage the character, aesthetics, natural beauty, and other attributes of Coastal Georgia that has made it such a desirable place to live, work and play," he said.

"Now may be the time for the leadership of the public and private sectors, as well as the state, to begin thinking about an appropriate regional entity that would have the legislative authority and funding to implement not only the recommendations of the Coastal Comp Plan, but other local and regional development issues that our coastal region will no doubt face over the next several years.

"Obviously this regional entity should reflect in its membership, elected officials, private sector interests, environmental interests and state interests."

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912-253-1212

**Waynesboro**  
Cable Inn  
2809 Coastal Hwy  
912-756-2300

**Waynesboro**  
Cable Inn  
Brunswick Mall  
912-251-0038

**Waynesboro**  
Cable Inn  
111 City Center Dr.  
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**Waynesboro**  
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Activation fee: \$36 (25% for secondary Family SharePlan lines w/2-yr. Agreements). IMPORTANT CONSUMER INFORMATION: Subject to Customer Agreement, Calling Plan, rebate form & credit approval. \$175 termination fee per line, other charges & restrictions. Offers not available everywhere. See verizonwireless.com/bestnetwork for details. Eligibility to keep number varies. Rebates take up to 6 weeks. Limited-time offers. ©2006 Verizon Wireless.

## Real Estate Homes

- Inside
- ▶ Selling in winter
- ▶ Planning to buy
- ▶ Why have insurance



**UPDATE**  
YOUR 60-SECOND READ  
ON TODAY'S NEWS

### Local

#### Opponents fear development

A coalition concerned about the historical past and the economic present is voicing concerns about a possible development in McIntosh County. **2A**

### Nation

#### Group drops boycott call

A conservative group has called off a request to shoppers to boycott Wal-Mart after Thanksgiving sales after it received what it considers assurances the retailer will stay out of certain crisis issues the group opposes. **10A**

### Health

#### Patients left to grieve on pain

No clear evidence supports surgery over other types of treatment for one type of back pain, two government-funded studies have concluded. **11A**

### Sports

#### Dolphins feast on Thanksgiving

Miami Dolphins quarterback Joey Harrington threw three touchdowns to pass to help defeat the Detroit Lions, 27-10, and spoil the team's traditional Thanksgiving Day game. **4B**

### Business

#### Campaign urges shopping locally

The Brunswick-Golden Isles Chamber of Commerce is keeping alive a campaign it started 25 years ago to urge consumers to do their shopping at home. **14A**

### Weather



**Sunny Tomorrow**  
High **69** Low **52**  
Forecast, **16A**

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Discover what's leading up to Christmas in the Isles Local, 2A

### Pirates, Cats face powers

Sports, **1B**

By **BOBBY HOWARD**  
The Brunswick News



### Pets find a friend

Today's People, **3A**

By **ERIC TERRY**

# THE BRUNSWICK NEWS

The Voice of the Coast

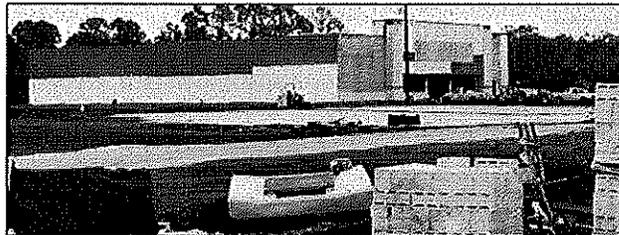
EST. 1902

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FRIDAY, NOVEMBER 24, 2006

fifty cents



The Target store under construction at Glynn Isles Market will be opened July 29.

## Target sets opening New shopping center construction on schedule

By **MARY STARR**  
The Brunswick News

Glynn County residents will have a new department store to add to their shopping stops next summer. Target, the Minneapolis-based discount chain, has committed to a July 29 opening, the developer of Glynn

Isles Market, where the store will be located, says. Construction of the entire 550,000-square-foot shopping center at Atlanta Avenue and Ga. Spur 25 is on schedule for a July opening, as well, said Bobby Glenn of Centennial American Properties, the Greenville, S.C.-based company

developing the center. Glenn, in town earlier this week to update board members of the Brunswick-Golden Isles Chamber of Commerce on the project, said the Target Corp. has a specific store-opening policy. Please see **STORE, 6A**

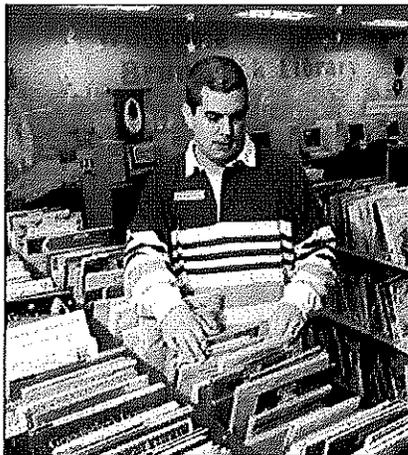
## Book raising eyebrows

### Librarian says children's tale based on facts

By **PURETERRAH WITCHER**  
The Brunswick News

A controversial children's book entitled "And Tango Makes Three" may be the purple Teletubby of the 21st century. The book, a tale of two male penguins that together raise a penguin chick from birth, is getting a lot of flak from parents across the country. Nationally, in states like Illinois and Missouri, some parents are claiming the book has homosexual undertones — the same complaint made by some in the nation about the purple Teletubby on PBS — and are demanding its removal from public schools and public libraries. Locally, the view of the book's main characters — the father, Roy and Silo — is not so troubling.

"The first question I would ask parents is, 'Have you read the book?'" said Scott Routsong, head children's librarian at the Brunswick-Glynn County Library. "It's basically a silly children's book about two penguins that share a bed. I wouldn't see how anyone would draw any further conclusions." "At this point we haven't had any complaints on the book yet. It's always checked out, so that must mean something." Countering those who claim the story has a hidden agenda, Routsong said the book is based on the real-life story of two male penguins in New York City's Central Park Zoo. "What's interesting is that this really happened," he said. "The pen-



Scott Routsong, head children's librarian at the Brunswick-Glynn County Library, says the book "And Tango Makes Three" is popular enough that he will order three additional copies.

guins adopted a egg and raised it as their own. "If you do your research you'll find that this behavior of these Emperor penguins is not homosexual or rare." In an Emperor penguin flock, after a female lays an egg, the then goes off to feed while a male sits on the egg until it hatches, according to the Encyclopaedia Britannica. Regardless of the science, some say the moral of the story is wrong. "Whether it is 'And Tango Makes

Please see **BOOK, 5A**

## Salvation Army short on ringers

### Minister says all charity has to do is ask for help

By **PURETERRAH WITCHER**  
The Brunswick News

It has been said that charity begins at home. It is also said that Glynn County is home to quite a number of churches and civic organizations. So why is the Salvation Army struggling to find people to donate something that costs nothing — time?

Friday is the traditional start of the Christmas shopping season, which is also the traditional time for the Salvation Army to launch its annual Red Kettle fundraising drive. This year, though, that may be a problem. The organization doesn't have enough bell ringers to stand by the kettles and ring handbells. "I hate to say it, but this year volunteers are coming in pretty slow-

ly," said Capt. Bernard Tolan, Salvation Army director. "Thing is, it's actually really fun and groups can take shifts ringing it. The time can be divided up. It's not hard." For the Salvation Army, the Red Kettle fundraiser has been a major source of holiday donations. Please see **RINGERS, 6A**

## Robbers hitting daily in area

### Police warn not all victims Hispanics

By **MARCUS E. HOWARD**  
The Brunswick News

City and county police chiefs say their departments are doing all they can to combat a rash of armed robberies, most of which have targeted Hispanic individuals and families.

The number of armed robberies reported this year by police, as of Wednesday, was 74. Thirty-five of those were in the county and 39 were in the city.

During a five-day period ending this week, robberies had become so frequent they were occurring daily.

Police are urging everyone to be careful, pointing out that not all victims have been Hispanics. In the city, Brunswick Police Chief Jalka Johnson said police are talking to Hispanic residents, advising them on how to protect themselves from becoming victims.

To try to stem the crime wave, Johnson said the city is hiring more bilingual police officers and warning Hispanic residents of the danger in carrying large sums of money, which many are apt to do because they do not have bank accounts.

In two instances, robbers invaded the homes of Hispanic residents and held guns at the head of a parent while demanding money from the spouse.

The attacks occurred in front of children.

Robbers have become so brazen that they have hit twice in one place in the county.

On Tuesday, an armed robbery was reported at

Please see **ROB, 5A**

## Youths held in murder

### All charged as adults

The Brunswick News

Glynn County police have arrested four suspects in the October slaying of an Hispanic man, including two juveniles who are being charged as adults.

Arrested in the Oct. 30 shooting death of Mario Julian-Antonio, 28, of Brunswick were Travis Baggs, 18, Edward King Jr., 16, David Dyer, 17, and Terrell King, 15.

All four live in Brunswick and all are charged with felony murder, hijacking of a motor vehicle, and two counts of criminal attempt to commit robbery. In addition, Baggs is charged with possession of a firearm during the commission of a crime.

The four are accused of shooting Julian-Antonio in front of 3227 Treville Ave., Brunswick, during an attempted robbery. The victim and a passenger had just stepped out of a car parked at the address when they were approached by the suspects.

Julian-Antonio was shot in the neck after telling his attackers that he didn't have any money with him. The passenger was not injured.

The suspects drove off in the victim's car, a

Please see **ARREST, 6A**

