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## SUMMARY CCPAC MEETING December 14, 2006

**The Armstrong Center, Savannah**

Members present: Mike Beatty; Paul Brockington; Glenn Durrence; Bill Foster; Harvey Gilbert; Bill Gross; Joe Hopkins; Christi Lambert; Bill Lattimore; Vernon Martin; Paul Michael; Walter Parker; Bob Scanlon; Susan Shipman; Tom Thomson

Guests: Jim Broadwell; Deatre Denion; Meredith Devendorf; Sally Dowlen; Charlie Gatlin; Darren Harper; Dennis Hutton; Paul Pressly; Sandy Rayson; Tonya Rosado; Steve Scholar; Bob Thomson; Alyce Thornhill; Max Tinsley

Staff or project team: Adriane Wood (DCA); Beverly Davis (Reynolds, Smith and Hills); David Wurdlow (Reynolds, Smith and Hills); Jim Finch (DCA); Jim Frederick (DCA); John Karrh (DCA); Mike Gleaton (DCA); Mushtaq Hussain (CGRDC); Pat Merritt (GA EMC); Ryan Madsen (Lott Barber Architects); Steve Gavigan (DCA); Tricia Reynolds (CGRDC)

Commissioner Mike Beatty welcomed the group and asked Mike Gleaton to provide the Review of objectives of meeting:

- Inform members on the status of the Coastal Plan and Regional Planning Requirements
- Present findings from first round of the Stakeholder meetings and surveys
- Map Areas of Regional Interest through member input and participation

Self- introductions were made by those present. The Commissioner then reviewed the notes September 29 meeting summary. There were no changes to the summary.

Beverly Davis of Reynolds, Smith and Hills was introduced to update the CCPAC on the status of the SIP. She made a PowerPoint presentation on the 1<sup>st</sup> round of public meetings held, discussed their results and then reported on the results of the web-based survey that was posted to the Coastal Plan website. Very few (6) people actually took the survey while it was posted to the website. She then introduced Ryan Madsen of LBA who took the group through the Community Choices photographic survey.

Following this, Pat Merritt facilitated the CCPAC through discussion of the results of the surveys and the issues which resulted from the SIP meetings.

Comments on sheets:XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

Update and discussion on process followed, led by Adriane Wood. She told the members that the “issues” list was being reviewed for “coastal specific” characteristics that will differentiate them from generic issues common around the state. It has been suggested that the “coastal considerations” of these issues are what make them important, more so than simply their importance generally. For instance, while the “availability of affordable housing” is an issue that is common throughout Georgia, the cost of coastal property or the location near coastal amenities gives it particular meaning to the coastal

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counties. This suggestion, to establish specific coastal characteristics for the issues, came out of a meeting with the Local Government TAC. It was suggested by a member of that group as a way to address issues so that they would be pertinent to coastal governments.

Ms. Wood then brought the CCPAC up-to-date on the Technical Advisory Committees (TAC) established or being established to support the planning effort.

- To date, the Local Government TAC has met twice. John Karrh, DCA Regional Planning staff member, will serve as staff liaison to this group. It was suggested and discussed that the Local Government TAC be tasked with initiating the Community Choices survey with their local elected officials. Ms. Wood and John Karrh will pursue this.
- Ms. Wood has met once with the Georgia Coast Travel Association to request that they serve as the Tourism TAC since they are already in existence and represent a broad spectrum of tourism related interests along the Coast. She plans to meet with them again on December 15 to discuss further and to establish a task force from that group to represent the 6 coastal counties as the Tourism TAC. Bill Tipton, CCPAC member, will chair this task force and serve as liaison to the CCPAC.
- Teresa Concannon has begun work putting together a TAC of the scientific community. CCPAC members questioned exactly what this meant, and Ms. Wood stated that it was aimed at the environmental sciences community. Ms. Concannon will continue to work on putting this group together.
- Another TAC being organized is for Cultural and Historic Resources. Ms. Wood is considering using the existing Historic Advisory Committee of the Coastal GA RDC as the formative group for this TAC, since they are an existing organized group. She will meet with them at their previously scheduled meeting in Guyton in February. Paul Brockington, CCPAC member, asked to be included with this group and to serve as chair and liaison with the CCPAC from the group. Ms. Wood stated that since they represent a larger geographic area than the 6 coastal counties, there will probably be a sub-committee established to assist the CCPAC.
- A discussion ensued regarding working with the builder/developer community as well as the large commercial landowners. One potential avenue would be the Homebuilders association. Ms. Wood will work to coordinate meetings with these interest groups. CCPAC members Bill Lattimore, Bill Foster and Harvey Gilbert offered to assist in organizing a meeting with the development community. CCPAC member Joe Hopkins offered to provide a list of large corporate land owners who might be interested in meeting.
- Ms. Wood asked CCPAC members to please forward her the names of potential members for these TACs.

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Other topics for discussion included (1) attendance at Stakeholder Involvement Program public meeting (slight) , and (2) local government officials low attendance at SIP meetings. Vernon Martin, CCPAC member, offered to conduct a survey with the local government representatives involved with the Coastal GA RDC.

Following discussion of the TACs, Ms. Wood asked Beverly Davis to speak on the timeline prepared to illustrate the comprehensive plan schedule. Copies were distributed to the CCPAC and guests.

Lunch

Following lunch, Jim Frederick, DCA's Director of the Office of Planning and Quality Growth, presented the Draft Regional Planning Requirements. The Coastal Plan is being created following these requirements. He explained to the group how the requirements were part of a larger framework of regional planning activities, including Developments of Regional Impact, Regionally Important Resources, and Intergovernmental Mediation.

Following Mr. Frederick, John Karrh and Teresa Concannon gave a short presentation to explain

Areas of Regional Interest, using a pretend developing region, based on the Lake Lanier region, as an example. They showed how areas within a region all contribute to the region's overall development patterns and economic vitality.

At this point in the meeting, Ms. Wood presented a group exercise to be undertaken by the CCPAC members and guests- the mapping of Coastal Areas of Regional Interest on acrylic over large coastal maps showing all 6 counties. The attendees were asked to break into smaller groups around the maps, with CCPAC members working separately from the visitors. They were then asked to indicate on the acrylic those areas they considered to be of regional interest and importance to the region as a whole. The group worked on this for approximately 45 minutes. The information provided at this meeting will be combined onto another single map and presented back to the CCPAC at their next meeting.

At the completion of this mapping exercise, Mushtaq Hussain of the Coastal Ga RDC presented maps completed by CGRDC as part of their contract with DCA for the coastal plan. He presented two maps which have been completed: (1) showing cultural and historic properties throughout the region, and (2) a map showing the location of the DRIs which have been submitted to local governments in the 6 counties. He discussed the need for additional information regarding DRI's throughout the region because some are processed but never built while other large developments are kept under the thresholds to avoid going through the process yet are developments big enough to have an impact on the local government. Teresa Concannon followed his presentation with additional information about the numbers of projects which have either gone to build, are underway or have been completed. This information needs to be tracked more closely to follow-up on DRI applications and accurately see what is being built in the counties.

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When this presentation was completed, the meeting was handed back to Commissioner Beatty to summarize and adjourn. A date for the next meeting was discussed by Mike Gleaton as possibly being the last of March, March 28 or 29, location to be determined. Potential agenda items for the Spring CCPAC meeting will include: presentation of the draft alternative scenarios, and, a draft plan based on these scenarios.

Following this, Adriane Wood invited everyone to enjoy brownies, accompanied by egg nog provided by CCPAC member Susan Shipman.

At that point, the meeting was adjourned.