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March 3, 2017

Board of County Commissioners, Camden County, Georgia
200 East 4th Street
P.O. Box 99
Woodbine, GA 31569

Re: "Wish List" for Cumberland Island Zoning

Dear Members of the Camden County Commission:

The undersigned is a registered resident citizen of Camden County, Georgia, and is the initial Appellant with respect to the variance requested by Lumar, LLC. I respectfully submit this "wish list" for revised zoning on Cumberland Island.

I wish that there would be a new Zoning District established to become part of the Camden County Unified Development, perhaps designated Cumberland Island (CUMB). The CUMB District would apply to all privately held "inholding" properties located on Cumberland Island. The CUMB District would be described, and have the land uses, as follows:

Recognizing that Cumberland Island is unique in that it is a barrier island and also is the location of the Cumberland Island National Seashore (CINS), the CUMB district is established both to protect the integrity of the CINS and especially to preserve and protect the unique flora and fauna, history, and visitor experience now prevailing on Cumberland Island.

The following uses shall be allowed by right within the CUMB district:

Active and passive recreational uses not destructive of or inconsistent with the existence, mission, and integrity of the CINS.

The following uses may be allowed by special permit within the CUMB district:

Uses consistent with the Statement of Purpose of CINS, which is:

"Cumberland Island National Seashore maintains the primitive, undeveloped character of one of the largest and most ecologically diverse barrier islands on the Atlantic coast, while preserving scenic, scientific, and historical values and providing outstanding opportunities for outdoor recreation and solitude."

Pre-existing uses such as Greyfield Inn would, of course, be protected, as would be the case with virtually any zoning adoption.

Any type of zoning regulates and limits land use. While I fully recognize and concur that landowners should have reasonable use of their property, I would point out that every “inholding” property owner on Cumberland Island either acquired their property after the establishment of the Cumberland Island National Seashore in 1972 or have held it throughout the entire existence of the National Seashore (in fact some of these property owners, or their families, played an important role in the original creation of this National Seashore).

I appreciate the opportunity to submit this “wish list” and respectfully request that I be included in discussions related to zoning applicable to Cumberland Island.

Respectfully,

William R. Bruce
William R. Bruce

cc: Mr. Steve L. Howard, County Administrator
John S. Myers, Esq.
Mr. Eric Landon, Director of Planning & Development
Ms. Katie Bishop, County Clerk
William W. Sapp, Esq.
Steven V. Kinney, Esq.

