

REGULAR MEETING

AUGUST 8th, 1967

8:30 A. M.

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PRESENT: Vice-Chairman Otto Johnson, Jr., James D. Compton, M. A. Knight  
Brantley O'Quinn and R. F. D. Paulk

ABSENT: Chairman Neal Gale, Cormac McGarvey and James L. Wiggins

ALSO PRESENT: Planning Director James B. Williams and County Administrator  
Howard J. Sears

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In the absence of Chairman Gale, Vice-Chairman Johnson assumed the chair.

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Upon a motion made by Mr. Compton and seconded by Mr. Knight, the Minutes of the Regular Meeting held on July 11th, 1967, were approved.

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Letter from Frederica Corporation:

For the information of the Commission, the Planning Director and the County Administrator presented a letter from Col. Richard M. Ludlow, President of the Frederica Corporation. The letter stated his concern over certain portions of the Sea Palms Planned Development Subdivision. In particular, Col. Ludlow wanted to ascertain whether or not there would be any additional control exerted over the use of the proposed local commercial area adjacent to property belonging to the Frederica Corporation.

It was the firm feeling of the Commission that any contemplated commercial development would have to be reviewed and approved by both the Planning Commission and the County Commission before a permit could be issued. However, in view of several points brought out by Col. Ludlow in his letter, the matter was referred to the Commission Attorney for interpretation and clarification.

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GC-22-67:

Request to rezone, from R-9 Residential to Local Commercial, Lot 16 as shown on a plat entitled "Harley S. Glover, 26 G.M.D.", fronting approximately 117.4 ft. on the west side of the Old Jesup Highway approximately 1,225.8 ft. north of the Atlantic Coast Line Railroad right of way at Chapel Crossing.

Mr. Wilbur Mills, applicant, was present and stated that he was seeking a rezoning in order that his grocery store on the property, now a non-conforming use, might become conforming and thereby permit the installation of two gas pumps.

It was brought out that the subject property lies within that area recommended by the Planning Commission to the Glynn County Commission on June 6th, 1967, for a rezoning to a TR-12 Temporary Residential District. This recommendation is scheduled for a public hearing by the County on August 23rd, 1967.

A motion was made by Mr. O'Quinn, seconded by Mr. Paulk and unanimously adopted to recommend to the Glynn County Commission the rezoning of the subject property to an LC Local Commercial classification.

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Request to Advertise Additional Areas for Temporary Residential Use:

On the request of the Planning Commission made at a previous meeting, the Planning Director presented a study of the area in the vicinity of Dees Drive with

respect to possible extension of the Temporary Residential zone to include a larger area.

After reviewing the results of the study, the Commission decided not to take any action on the matter at the present time.

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Water and Sewer Facilities Planning:

In view of the City's efforts to improve and expand its water and sewer facilities in Glynn County, the Commission felt it was necessary to undertake a comprehensive long-range and short-range planning program for the entire county with particular emphasis on the urban and urbanizing areas.

To that end, a motion was made by Mr. Compton, and seconded by Mr. O'Quinn to adopt the following Resolutions:

Resolution Authorizing  
LONG-RANGE WATER AND SEWER FACILITIES PLANNING  
for the Brunswick Urban Area

WHEREAS, the Brunswick - Glynn County Joint Planning Commission (hereafter referred to as the "Commission") is currently carrying on comprehensive planning for the future growth of the Brunswick urban area; and

WHEREAS, the long-range planning of adequate water and sewer facilities to promote the efficient and orderly growth and development of the area, and to improve the health and living standards of its citizens is of primary importance as part of such planning; and

WHEREAS, the Commission will provide guidance for the development of adequate water and sewer facilities in the urban area;

THEREFORE, be it resolved that:

1. The Commission shall initiate, as part of areawide comprehensive planning, long-range water and sewer planning for the urban area.
2. The long-range water and sewer planning for the urban area shall provide a basis for coordinating water and sewer planning and development activities by localities and other agencies in the urban area; it shall be designed to set forth, in accordance with public policies for water and sewer development and with estimates of demand derived from comprehensive planning, the basic framework of the areawide water and sewer systems including:
  - a. the general location and extent of the water supply and distribution system, the sewage collection and treatment system, the storm sewer system, and, as appropriate, other waste disposal facilities and systems; and
  - b. service areas, capacity requirements and general characteristics of major facilities, units and links of the respective systems.
3. The planning shall take into account service requirements, economies of scale, alternative or multiple uses of water, benefit-cost considerations, natural drainage basin factors, the quality of the environment and the interrelationships of facilities and systems; it shall be done in accordance with appropriate standards of design and service; and it shall be directed to the development of unified or officially coordinated areawide systems that are designed to provide adequate capacity for future growth in accordance with population and economic forecasts and the land use element of comprehensive planning.
4. The planning activities shall be undertaken so as to be completed within a reasonable period in accordance with a schedule prepared by the Commission.
5. In carrying out the planning activities, the Commission shall invite the participation of and consult with the local, regional

and state agencies, public and private, having responsibilities in the planning, development, operation and regulation of water and sewer facilities in the urban area.

Resolved this the 8th day of August, 1967.

By the Brunswick - Glynn County Joint  
Planning Commission

/s/ Neal Gale

(Chairman)

Resolution Authorizing the Initiation of a  
SHORT-RANGE WATER AND SEWER PROGRAM  
for the Brunswick Urban Area

WHEREAS, the Brunswick - Glynn County Joint Planning Commission (hereafter referred to as the "Commission") is currently carrying on comprehensive planning for the future growth of the Brunswick urban area; and

WHEREAS, the programming and provision of adequate water and sewer facilities to meet the needs of increased population and physical expansion of the urban area is of primary importance to the implementation of such planning; and

WHEREAS, the Commission will provide guidance for action to provide adequate water and sewer facilities in the urban area;

THEREFORE, be it resolved that:

1. The Commission shall initiate preparation, consistent with long-range, comprehensive planning including water and sewer planning for the urban area, a short-range, areawide water and sewer system program (hereafter referred to as the "Program").
2. The Program shall provide a basis for coordinating water and sewer programming, development and operations by localities and other agencies in the urban area, and shall consist of, at a minimum, the following:
  - a. a water and sewer system improvement program for the urban area, identifying the needed improvements for a five to ten year development period, including a schedule of priorities, general estimates of costs, and recommended or anticipated means of financing; and describing the allocation of responsibilities for carrying out the program; and
  - b. a program for the unified or coordinated operation of the areawide system, including the scheduling of construction arrangements for interconnections, and giving due consideration to proper management and operation, user fee structures, and levels of service to the public.
3. The Program shall further include appropriate maps and supporting data indicating the general types, location and service areas of the facilities to be provided; and it shall indicate how available facilities, and those to be provided under the improvement program, will be coordinated so as to provide maximum practicable service at reasonable cost to the urban area.
4. The activities to prepare the Program shall be undertaken so as to be completed within a reasonable period in accordance with a schedule prepared by the Commission.
5. In the preparation of the Program, the Commission shall invite the participation of and consult with the local, regional and state agencies, public and private, having responsibilities in the planning, development, operation and regulation of water and sewer facilities in the urban area.

Resolved this the 8th day of August, 1967.

By the Brunswick - Glynn County Joint  
Planning Commission

/s/ Neal Gale

(Chairman)

This motion was unanimously adopted.

Request for Budget Amendment:

The Planning Director asked the Commission to amend its budget for 1967 - 1968 in order to provide the funds to pay for an order of printed voucher checks. The amendment was necessary because of an error in processing a Commission purchase order during the previous year.

A motion was made by Mr. Compton, seconded by Mr. O'Quinn and unanimously adopted to correct the error by appropriating a sum of \$290.98 from the Commission's unbudgeted surplus fund and including that sum in the Commission's contingency account, No. 1527, for payment to the First National Bank.

Proposed Planning Program, 1967 - 1970:

At the request of the Planning Commission and in response to inquiries from the City Manager, the County Administrator and various other public and private agencies, the Planning Director prepared a proposed planning program for the period through January 1970. This program was presented to the Commission for review and after careful consideration a motion was made by Mr. O'Quinn and seconded by Mr. Knight to adopt the following planning program as recommended by the Planning Director:

<u>PROPOSED PLANNING PROGRAM</u>			<u>1967 - 1970</u>
<u>Item</u>	<u>Scheduled Completion Date</u>		<u>Estimated Cost</u>
1. Population and Housing	1st Draft under review; Publication Sept. 1967	\$1,500 Local Funds	Consultant Services: Mayes, Suddereth & Etheredge
2. Economy	1st Draft under review; Publication Sept. 1967	\$1,500 Local Funds	Consultant Services: Mayes, Suddereth & Etheredge
3. Downtown Re-Development	December 1967	Joint Planning Commission Staff	
4. Capital Program Review	January 1968	Joint Planning Commission Staff	
5. Subdivision Regulations	January 1968	Joint Planning Commission Staff	
6. Land Use Inventory and Analysis	October 1968	\$8,000	Consultant Services
7. Transportation Inventory and Analysis	October 1968	\$4,000	Consultant Services
8. Public Facilities Inventory and Analysis	October 1968	\$8,000	Consultant Services
9. Outdoor Recreation Plan	January 1969	Coastal Area Commission and Joint Planning Commission Staff	
10. Capital Program Review and Revisions	January 1969	Joint Planning Commission Staff	
11. Compreshesive Plan: Land Use, Transportation and Public Facilities	October 1969	\$20,000	Consultant Services

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| 12. | Five-Year Capital Program                   | January 1970 | Joint Planning Commission Staff |
| 13. | Annual Capital Budget                       | January 1970 | Joint Planning Commission Staff |
| 14. | Twenty-five-Year Public Improvement Program | January 1970 | Joint Planning Commission Staff |

This Motion was unanimously adopted.

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The Acting Chairman recognized Mr. W. A. Holloway although his matter for discussion was not on the agenda. Mr. Holloway stated that he lived in an area that was predominately residential but was zoned for industrial use. This zoning prevented him from either expanding his home or building a new home nearby.

The Planning Director was asked to study Mr. Holloway's problem and make specific recommendations at the next regular meeting.

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Meeting Adjourned at 10:00 A. M.