

MINUTES

GLYNN COUNTY PLANNING COMMISSION
February 2, 1988 9:00 A.M.

PRESENT: Mac Harden, Vice-Chairman
Dan Coty
William Holland
Benjamin Jaudon
John Rivers
Gary Strickland

ABSENT: Dennie McCrary, Chairman

ALSO PRESENT: Larry Taylor, Deputy Director
Zoning and Development Review

Deborah Chapman, Zoning Administrator
Zoning and Development Review

Edward Stelle, Director
Community Development Department

Richard Anderson, Deputy Director
Long-Range Planning Section

Vice-Chairman Harden called the meeting to order. The invocation was given by Mr. John Rivers.

East Oglethorpe Manor Subdivision
Preliminary Plat
Drigfers Construction Co., Inc.

Mr. Ralph Lackey, surveyor, was present for review of the subject plat.

Mr. Larry Taylor stated that the subject property is located off U. S. Highway 17 adjoining Marshes of Mackay, Phase Two. The size of the tract is 23.24 acres, zoned Forest Agricultural, with twenty-five (25) single-family residential lots. The lots will be served by individual

Following review of the plat, a motion was made by Mr. Benjamin Jaudon to recommend preliminary plat approval subject to the Soil Erosion and Sedimentation Control Permit being issued. Motion was seconded by Mr. William Holland and unanimously adopted.

Plantation Village, Phase V
Site Plan

Plantation Village Ltd., Property Owner
Colonial Holding Co., Developer

Mr. David Hornsby was present for discussion.

Mr. Larry Taylor stated that the subject tract contains 1.02 acres located off an existing access road known as Main Street.

Mr. David Hornsby stated that the use will be for offices and will be known as Cottages of Plantation with an architecture design of one and two story plantation style buildings.

Following discussion, a motion was made by Mr. Wm. Holland to approve the site plan for Plantation Village Phase V. Motion was seconded by Mr. Benjamin Jaudon and unanimously adopted.

GC-5-88

Request to Rezone from FA Forest Agricultural to HC Highway Commercial, 2.49 acres lying south of East Point Subdivision and east of property owned by John T. Hunter fronting 846 ft. on Cate Road and across said road from Northwood Estates.

Mrs. John Hunter was present for discussion.

Mr. Larry Taylor stated that the property involved is two tracts of land, 1.68 acres and 0.81 acres. The frontage of the property is a 2.61 acre triangular tract, which was rezoned to commercial in 1965 and owned by the applicant. These two tracts will be combined with the 2.61 acre tract, which will square the property up to be developed as commercial.

Mr. Shawhag, property owner within Northwood Estates, asked what would be allowed on the property.

Mr. Gary Strickland stated that he is abstaining from action on this question due to the fact that he was the previous owner of the property.

Following discussion, a motion was made by Mr. Ben Jaudon to recommend approval of the request. Motion was seconded by Mr. John Rivers. Voting Aye: Messrs. Dan Coty, Wm. Holland, Benjamin Jaudon and John Rivers. Abstained from voting: Mr. Gary Strickland.

Report on Long-Range Planning

Mr. Richard Anderson presented a lengthy presentation on the projects the Long-Range Planning Section have been working on.

The first item presented was a soils map showing type of soils within the county. It showed the areas for septic tanks and wells and also areas with water and sewer. It showed the areas that are served by septic tanks and whether modifications are needed for the system to work properly.

Mr. Dan Coty stated that he feels the map should show which areas are marsh in that those areas will not contain development.

Mr. Anderson stated that this map was prepared by the Health Department as a tool to show that water and sewer is needed in the county.

Mr. Edward Stelle stated that land is getting harder to find that is right for development.

Mr. Anderson then gave status of the BATS project. He stated that the Transportation Planning and Coordinating meeting was held two weeks ago. He stated that he feels we are in pretty good shape to give the data to the Department of Transportation. The social economic data will show number of housing units by traffic zone, number of auto registration, number of working people, number of school children by zone and number of people in age group of 16-24 years. The goal is to present this information to them by the end of February.

He stated that the land use file needs to be verified, highway classification system needs to be finalized and capacity scale developed, population estimate and projections, methodology developed and estimates derived as well as projections, population allocation, need to assign water and sewer capacity values to traffic zones, need to assign road capacity

The next project is the Comprehensive Land Use Plan. There are several things to be done - 1) Land use data, measurement of existing land use is 40% complete., 2) Traffic circulation., 3) Water and sewer, basic research is done on water and sewer but septic tank suitability scale needs to be applied to zones. The soil map is complete., 4) Drainage, yet to be researched., 5) Solid waste, yet to be researched, 6) Conservation, recreation and open space basic data has been acquired., and 7) Capital Improvements, dependent on other plan elements.

Mr. Stelle stated that a grant is trying to be obtained for studying solid waste. He stated that the existing Cate Road landfill will only be good for approximately 7 or 8 years.

The last project is the 911 Telephone System.

Mr. Anderson stated that first you have to come up with an addressing system for emergency response and the telephone company. The addresses have to be verified.

Mr. Stelle stated that this is the E-911 Program which is an enhanced emergency system. When a call is made to the dispatcher the number you are calling from will be displayed.

Mr. Anderson stated that we have run into problems with verifying the house numbers in that most of the county is on rural route box. Some of the road names are not the same as the people use, the system is really bad.

When the Master Street Address Guide was compared with the county road inventory we found there were 284 streets listed in the MSAG that are not listed in the county road inventory. There are 267 streets listed in the county road inventory that are not listed in the MSAG. Other problems are unnamed streets, duplicate street names, over lapping street address ranges, non consecutive street numbering and non existing streets. Mr. Anderson stated that the deadline for this project is March 1, 1988.

Upon a motion made by Mr. Dan Coty and seconded by Mr. William Holland the Minutes of January 5, 1988 were unanimously approved and adopted.

Mr. Gary Strickland stated concern as to an item on the County Commission's Agenda, February 4, 1988. The item is to consider approval of a Septic Tank Regulation Ordinance as requested by the Board of Health.

The proposed regulations as well as cost for water and sewer services were discussed. Mr. Dan Coty expressed concern as to the fees involved in having city water and sewer. He stated that the rates are projected to increase.

Mr. Strickland stated that he is not aware of the contents of the new proposed Septic Tank Regulation Ordinance. It was noted that neither the staff or Board are aware of the contents. Thereupon, Mr. Strickland made a motion to recommend to the County Commission that this item be deferred and sent to the Planning Commission for review. Motion was seconded by Mr. Dan Coty and unanimously adopted.

Meeting Adjourned At 10:30 A.M.