

REGULAR MEETING
JANUARY 26th, 1960
8:30 A. M.

PRESENT: Chairman M. A. Knight, James D. Compton, Fred T. Davis, C. J. Dubs, Neal Gale, W. Wright Parker and R. F. D. Paulk

ABSENT: Cormac McGarvey

ALSO PRESENT: Planning Director Robert H. Doyle, Legal Counsel Edward B. Liles, City Manager H. Bruce Lovvorn and County Administrator Howard J. Sears

Upon a motion by Mr. Compton, seconded by Mr. Davis, the minutes of the regular meeting held on January 12th, 1960, were unanimously approved as read.

The Commission members were advised that the Georgia Tech Industrial Development Workshop had been rescheduled from February 4th and 5th to February 11th and 12th; while the Southeast Georgia Area Development Association meeting in Brunswick will take place on February 23rd instead of February 22nd as previously announced.

The Planning Director next reviewed budget allocations for the semi-annual fiscal period ending December 31st, 1959, and pointed out that the total amount budgeted for the first year of staff operations will likely be sufficient to meet expenses.

As the next order of business, a motion was made by Mr. Compton, seconded by Mr. Paulk, and unanimously adopted to authorize a partial payment of \$1,000 to Hill & Adley Associates, covering the preparation of the Brunswick Urban Area Base Map; and further, that the remaining \$500 for this work be paid upon inclusion on the map of all subdivisions approved in the area prior to January 1st, 1960, as well as any corrections furnished to the Consultant firm within the next 60 days.

The balance of the meeting involved a presentation and discussion of public utility plans and problems by representatives of the Atlanta Gas Light Company, the Georgia Power Company, and the Southern Bell Telephone Company.

John Mayson, Manager of the Atlanta Gas Light Brunswick office, indicated that his company would have difficulty in expanding its distribution system until and unless it becomes feasible to serve the Brunswick area with natural gas. Mr. Mayson also stated that room in the street right of way for gas lines is preferable to rear lot easements due to the problems encountered in maintaining lines placed in the latter locations.

Guy Brown, Engineer for the Georgia Power Company, next discussed his firm's need for a major transmission line easement in the south end of Brunswick and contended that street right of way locations for electric distribution lines were better than rear lot easements. Mr. Brown and his associate, W. L. Wilkes, assured the Commission that the local area power supply produced by Plant McManus

is sufficient for all present and near future needs due to the recent expansion of the facility. The Power Company representatives stated that Colonel's Island could be provided with virtually any type of heavy service desired, in the event that an industrial complex is developed there.

Several representatives of the Telephone Company explained their plans for the expansion of telephone service in the Brunswick area. C. C. Armstead, General Manager, and John Warren, Plant Manager, briefly outlined local conditions and pointed out that the Glynn County system is considered to be one of the best in the entire State. New innovations, such as direct distance dialing, are very often tried out and installed locally prior to any other area in the Southeast. Mr. Armstead told the Commission of new developments now in the experimental stage which are expected to revolutionize the communications industry.

Jack Cason, District Commercial Engineer for the Telephone Company, discussed the firm's population forecasting procedure and expressed a desire to work closely with the Commission in the determination of future growth directions, population characteristics, and similar information concerning the Brunswick area. Carol Sapp, District Engineer from Waycross, completed the telephone utility's presentation by informing the Commission that service to Sterling and Thalmann will probably be instituted this Spring. He also told of tentative plans to construct a new trunk line in the Altama Avenue area.

In summarizing the results of this special meeting, the Planning Director noted that all the utility representatives present had agreed that space within the street right of way was more desirable for their lines than rear lot easements. It was also brought out that a minimum 60 ft. street right of way was almost a necessity if the five standard utilities (water, sewer, telephone, gas and electricity) were to be adequately accommodated. As a concluding point, it was mutually agreed that the public utility lines, plants, property and easement needs must necessarily be seriously considered by the Planning Commission in its efforts to develop a comprehensive land use plan for the community.

The meeting was adjourned at 11:00 A. M.