

REGULAR MEETING
SEPTEMBER 13th, 1960
8:30 A. M.

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

ABSENT: James D. Compton and Cormac McGarvey

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

A motion to approve minutes as read for the regular meeting held on August 16th, 1960, was made by Mr. Davis, seconded by Mr. Dubs, and adopted unanimously.

As requested by the Glynn County Planning Board, the Joint Commission next reviewed the subdivision plat submitted by Mr. M. E. Thompson for a proposed 512 lot residential development on Colonel's Island.

Mr. Thompson presented his reasons for believing that such a subdivision would be beneficial to the community and would not harm the Island's industrial potential. He contended that industry could well be located on the upper third of Colonel's to the north of U. S. Highway No. 17, with the remaining two thirds being devoted to residential use. Mr. Thompson also indicated that a sewage oxidation pond was contemplated and that a commercial area had been set aside to serve as a future shopping center.

After hearing from Mr. Thompson, the Commission then considered the matter at length. Planning Director Doyle pointed out that a recently completed industrial location study undertaken by Hill & Adley Associates, as well as previous recommendations made by Georgia Tech's Industrial Development Branch, indicated the imperativeness of reserving the entirety of Colonel's Island for industrial purposes. While some residential use might be unobjectionable if it were part of a master plan for the Island, no such plan is currently available.

Other points noted during the discussion included the following:

- 1) The plan had been recorded without any prior approval or consideration by either the Glynn County Planning Board or the Joint Commission. None of the general instructions listed on page 22 of Glynn County's Subdivision Regulation Ordinance referring to plat approval procedure were complied with in this instance.
- 2) Engineering plans detailing the size, type, location and slope of sewage collection lines, the size, capacity and location of water distribution lines and pumping stations (if any); and the nature, size and location of storm drainage provisions have not been submitted for consideration by the Glynn County Engineer or the Soil Conservation Service as required by the County.
- 3) There is no indication that the State Health Department has approved or even considered plans for the treatment and

disposal of sewage. While a sewage oxidation pond is proposed for this purpose, responsibility for the operation and maintenance of the facility has not been fixed.

4) Although the road system seemed to be well designed, locating a proposed oxidation pond in the center of a contemplated public park site would tend to nullify the use of this area for active recreation purposes.

At the conclusion of this most thorough review, Commission members felt that the best interest of Glynn County's future development required the substantial reservation of land on Colonel's Island for industry. Accordingly, a motion to this effect was made by Mr. Paulk, seconded by Mr. Gale and unanimously adopted. Mr. Paulk's motion specifically recommended that the Glynn County Planning Board reserve Colonel's Island for industrial purposes and that the plat identified as Colonel's Island Subdivision should not be considered for approval or disapproval until an over-all development plan for the entire Island is prepared and submitted.

The meeting was concluded with a presentation of a proposed County wide street and thoroughfare plan by the Planning Director and Mr. John Van Ness, representative of Hill & Adley Associates. Utilizing illustrated maps, Mr. Van Ness discussed a) new arteries that are needed; b) revisions or adjustments required to improve existing routes; c) the relationship of Interstate Route No. 95 to the planned circulation system; and d) the manner in which Glynn County roads and highways should be tied in to regional and state systems.

Commission members were asked to make a critical appraisal of the proposed plan. As a result, several adjustments or alternates were discussed at length and a revised plan will be presented for further consideration at an early date.

Meeting Adjourned at 11:15 A. M.