

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

MID-MONTH MEETING

April 19th, 1977

9:00 A. M.

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Present: Chairman M. S. Poitier  
Margaret A. Brown  
Harry I. Driggers  
Neal Gale  
Billy R. Gibson  
C. Edward Nicholson

Absent: W. H. Cowman  
Cormac McGarvey

Also Present: Edward H. Stelle, Executive Director  
Wm. R. Dudark, Coastal Planner  
Vernon Lewis, County Building Inspector  
Wm. H. Dewey, Deputy County Administrator

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The Chairman called the meeting to order and invocation was given by Mr. Nicholson.

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Upon a motion made by Mr. Nicholson and seconded by Mr. Driggers, the Minutes of the Regular Meeting held on March 1st, 1977, were unanimously approved.

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Proposed Health Department Regulations

Mr. Mac Powell from the Glynn County Board of Health was present for discussion of the regulations of the Health Department. Mr. Powell furnished the members with copies of the proposed rules of the Department of Natural Resources regarding subdivisions, mobile homes and individual sewer disposal systems.

During discussion, the question of percolation tests was brought out. Mr. Stelle pointed out that the Subdivision Regulations of Glynn County state that percolation tests shall be made in accordance with County Health Department requirements and the results of such tests shall accompany the preliminary plat. It was then suggested that each lot within a subdivision be required to have a percolation test at the time of the preliminary plat. It was later agreed that staff should prepare the necessary change to the County Subdivision Regulations reflecting this suggestion.

Following this matter, considerable discussion ensued concerning the lot size requirements proposed for subdivisions. General feeling was that the 1 acre requirement was excessive and unfairly penalized those who had land capable of supporting a septic system in a lesser size area. In addition, the requirement that those subdivisions which

were not fifty percent developed would have to comply with the regulations was felt to be legally questionable. In concluding discussion of this item it was recommended that the staff present the Planning Commission's concerns at the public hearing scheduled regarding the proposed changes.

Mr. Powell then stated that the public hearing would be held on April 27th, 1977.

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#### Glynn County Development Plan

The above item is for additional planning work which will be supported by a federal grant for an additional staff member. Mr. Stelle then stated that a committee needed to be set up to work on this matter as well as the over all budget.

Mr. Stelle notified the Commission that the grant from the Department of Housing and Urban Development in the amount of \$12,600 has been approved. This grant will provide the funds for an additional planner to assist the staff in the preparation of a Comprehensive County Development Plan. He asked the Chairman to appoint a committee to work with him in integrating this grant amount into our next year budget.

Chairman Poitier then appointed Mr. Gale and Mr. Gibson to serve on the budget committee to work with Mr. Stelle and himself.

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#### Malcolm McKinnon Airport Industrial Park Land Use Plan

Mr. Stelle pointed out that various improvements such as water, sewer and paved roads are needed in the industrial area of the Airport to make it more viable for development. He noted that the Airport consultants have prepared a plan for improvements. Mr. Nicholson stated that this would fit in with the over-all Master Plan for St. Simons Island.

A motion was then made by Mr. Nicholson, seconded by Mr. Gibson and unanimously adopted that Mr. Stelle present the study to the St. Simons Committee and then made an recommendation back to the Planning Commission.

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#### Subdivision Regulations

Mr. Stelle pointed out that a number of revisions have been suggested for the Glynn County Subdivision Regulations. He presented several recommendations as amendments.

It was suggested that they be formalized and advertised for the next Planning Commission meeting to be held on May 3rd. 1977.

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CZM Alternatives

Mr. Dudark briefly presented the Coastal Zone Management Advisory Council efforts to date. He said that the Council had completed its identification of the issues and had adopted goals designed to address those issues. As a means of formulating a program to submit to the Governor and General Assembly the Council had divided itself into four sub-committees; Permissible Uses; Boundaries; Geographic Areas of Particular Concern; and Organization and Authorities. However, the program could not go forward until the Permissible Use Committee completed its work on how to deal with land uses. He said they were considering two alternatives: Number 1 being local government plans and controls based on state guidelines and Number 2 which involved direct state controls in the coastal zone.

Following considerable discussion and comments, a motion was made by Mr. Gibson, seconded by Mrs. Brown and unanimously adopted that a resolution be sent to the County Commission and City Commission requesting them to support Alternative #1.

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Meeting Adjourned at 11:00 A. M.

Deborah B. Chapman