

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

MID-MONTH MEETING

MAY 17th, 1977

9:00 A. M.

-
- Present: Chairman Marlon S. Poitier
 Johnie O. Boatright
 Margaret A. Brown
 W. H. Cowman
 Billy R. Gibson
 C. Edward Nicholson
- Absent: Harry I. Driggers
- Also Present: Edward H. Stelle, Executive Director
 Wm. Roy Dudark, Coastal Planner
-

Chairman Poitier called the meeting to order and gave invocation.

Mr. Johnie O. Boatright was introduced as the new City appointed member of the Planning Commission, replacing Mr. Cormac McGarvey.

Resolution commending Mr. Cormac McGarvey for his many years of service while serving on the Planning Commission

Upon a motion made by Mrs. Brown, seconded by Mr. Cowman, the following resolution was unanimously adopted:

RESOLUTION

WHEREAS, Cormac McGarvey has faithfully served the citizens of Brunswick and Glynn County in the field of Planning as a Member of the Brunswick - Glynn County Joint Planning Commission from its inception in May of 1958, and prior to that time a considerable number of years as a member of the Glynn County Planning Board;

WHEREAS, while serving the citizens of this community, he has unselfishly contributed his time and effort towards the orderly growth and development of Brunswick and Glynn County; and

WHEREAS, his contribution can only be compensated by the expressed gratitude of this Commission and his fellow citizens;

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Members of the Brunswick - Glynn County Joint Planning Commission in meeting assembled this the 17th day of May 1977, that there be expressed to Mr. McGarvey the appreciation and gratitude of this Commission for his public service as a Planning Commission Member; and

BE IT FURTHER RESOLVED that a framed copy of this Resolution be presented to Mr. McGarvey.

Upon a motion made by Mr. Nicholson and seconded by Mr. Cowman, the Minutes of the Mid-Month Meeting held on March 19th, 1977, were unanimously approved.

Georgia Planning Association - Annual Meeting

The Executive Director announced that the annual meeting of the Georgia Planning Association will be held on Friday, June 3rd, 1977, in Atlanta. He stated that all members have been enrolled in this Association. Mr. Stelle explained that adequate funds are available in the Planning Commission's budget to enable any member that so desires to attend this type of meeting. He requested that members wishing to attend to notify him in order that reservations, registration, etc. might be made.

Demere Road Traffic Hazard Area

The Executive Director explained that as a result of a Public Hearing held on St. Simons Island at the County Casino on May 9th, 1977, a number of recommendations have been prepared with respect to alleviating the dangerous conditions on Demere Road between the Bloody Marsh entrance and Airport Road.

Subsequent to the hearing a letter had been received from Mrs. Martha Miller in which a number of suggestions in this respect were listed.

A list of recommendations were submitted to the members for review.

The members expressed their opinion in relation to the items.

As a result of this discussion, a motion was made by Mr. Gibson seconded by Mr. Nicholson and unanimously adopted to transmit to the County Commission the following recommendations:

1. A caution light system be placed at each end of the 1,000 foot stretch with preiminent warning signs cautioning travelers of "Dangerous Travel Area".
2. Reduce the speed limit on this stretch to 20 miles per hour, conducting periodic speed checks.
3. Repaint the double yellow center line and white side lines.
4. Provide roadway reflectors either on edge of tree nearest roadway or free standing reflectors and paint the trunk

of the three trees within 16 inches of the pavement luminous yellow to a height of 6 feet.

5. Remove all roots within 16 inches of the edge of the pavement on both sides of the roadway.
6. Request to route location and engineering study for the two roads through the Airport from the State Department of Transportation.

County-Wide Comprehensive Drainage Program

The following County Drainage Program draft was submitted to the members for review:

County Drainage Program

The County Commission recently approved a financial measure for implementation of a county-wide drainage program. In taking this action they agreed that a drainage program should first be designed and that the Planning Commission should play an advisory role in designing such a program. Presented below is a short discussion of the nature of the surface water problem, county efforts in drainage, shifting governmental policy concerning wetlands, and a listing of elements suggested for inclusion in a comprehensive drainage program.

I Nature of the Drainage Program

There are two broad categories of concern in the drainage of excess surface water. The first relates to the removal of storm water runoff from urban areas so as to avoid endangering life or property, causing soil erosion or other destruction of the natural environment. As urban development occurs in an area the associated streets, roofs, driveways and other structures creates an impermeable surface. Drainage from rainstorms can no longer seep through the soil formulation into the groundwater table as rapidly and thus is confined in flooded homes, standing water in lawns and septic tank malfunctions when channel improvements are not installed at the time of development.

Basic to an effective storm water management program is a comprehensive engineering study of the existing and to be urbanized drainage basin. The purpose of the study is to accurately delineate the floodways and the size and location of drainage channels necessary to accomodate the runoff estimated to result from the pattern of development. The study and improvements are normally the responsibility of the public as a whole.

In addition, each new subdivision and other types of urban development should be properly engineered to assure effective drainage of storm water resulting from each development. Such individual project drainage plans should integrate with the public channels and

be a responsibility of the developer. For these purposes, drainage requirements should be incorporated into subdivision regulations and other development codes.

The second aspect of drainage excess surface water involves improving land. By removing surface water or lowering the water table land, is made more productive (trees to crops) or more capable of supporting a higher economic use of land (trees to houses). Because the coastal area has extensive surface water conditions and soils with high water tables the potential for high levels or productivity under natural conditions is reduced. Also, urban development opportunities are constrained due to the preponderance of soils unacceptable for individual sewerage disposal systems.

However, in attempting to alter this condition two primary questions are raised. The first involves the cost involved in making land improvements and whether it is a governmental or private landowner responsibility. The second question concerns the environmental impacts created by drainage projects. Recent studies are pointing out the values of wetlands for fish and wildlife habitat, filtering out pollutants before they reach rivers and estuaries, and absorbs overflows from rivers during times of flooding. Public pressure for increased attention to these two factors has resulted in a change in governmental policy towards wetlands.

II County Drainage Activity

Glynn County, through the Public Works Department has through the years carried out an extensive drainage program. They have been assisted in this effort by the Soil Conservation Service (SCS). SCS, through P. L. 566, assists landowners and local governments with the planning and construction of watershed projects. The projects are designed to protect area inhabitat from flooding and remove surface water from wetlands. In Glynn County, the Turtle River project was begun under this program. While several thousand lineal feet of channels have been constructed, the project was halted in the early 1970's for environmental and other reasons.

In addition, the SCS has assisted the County in designing several other drainage channels. SCS assistance for which the County has relied heavily upon includes survey work, engineering design, and project supervision. Following is a list of activity during recent years:

| <u>Year</u> | <u>Lineal Feet of Drainage Channels</u> |
|-------------|---|
| 1968 | 26,800 |
| 1969 | 52,800 |
| 1971 | 15,135 |
| 1973 | 9,160 |
| 1974 | 32,300 |
| 1975 | 33,400 |
| 1976 | 5,905 |
| 1977 | 6,200 |

As indicated, activity has dropped off sharply since 1975. In 1976, only two new drainage channels were assisted by SCS. This is a result of a change in SCS policy concerning wetland alternation. The SCS is now not permitted to provide technical assistance for any projects which results in the alteration of a wetland resource type to a non-wetland resource area. In addition, SCS will only assist a sponsor if he agrees to comply with SCS policy. Also, the cost involved in completing such projects has escalated resulting in a closer scrutiny by SCS from an economic feasibility perspective.

III Shifting Federal Wetlands Policy

During recent years, Congress has passed several laws relating to water quality, but the primary one is the Federal Water Pollution Control Act amendments of 1972. Section 404 of that Act charges the Corps of Engineers with regulating the discharge of dredged or fill material (including dikes and excavations) in coastal and inland waters and wetlands. Drainage ditches or canals which involve altering topographical conditions such as the disposal of the excavated material or diking the sides of the channel would in all likelihood require a permit from the Corps.

IV Suggested Drainage Program Elements

Planning staff, relevant County department heads, and SCS personnel have formed an informal task force to investigate the problem and identify elements to be included in a comprehensive drainage program. Some suggestions derived from discussions are as follows:

- * An engineering study should be completed for the urbanizing area for the purpose of identifying and evaluating existing drainage structures and determining improvements necessary to alleviate problems and prevent future ones. Also, engineering staff capability should be increased especially in the area of public works so County Departments are more effectively advised concerning drainage.
- * A drainage ordinance should be prepared which defines public and private responsibility with regards to storm water management. Public responsibility should focus primarily on assuring the proper functioning of primary drainage ways while the provision of adequate on-site drainage capacity for new development should be a private responsibility.
- * A method should be developed to determine the feasibility of a drainage project. That is, the benefits in terms of people affected and conditions improved versus the cost of the project and the taxes derived from the project area should be balanced.
- * Regulations restricting development in flood hazard areas should be enforced and revised as necessary to protect people and property from flood problems plus preclude future public responsibility to assist development in such designated areas.

- * Overall priority should be given to maintaining existing drainage ways to assure their continued functioning and individual priority should be given to the most troublesome areas and tied to the population benefiting the most.
- * County drainage projects should be conducted consistent with Federal and State policy so as to continue to receive valuable technical and financial assistance.
- * Plans and programs should be developed which encourages development in suitable areas and discourages development in unsuitable areas. For instance, sewer and water systems, road improvements, parks, fire stations, etc. should be constructed in preferred growth areas and withheld from areas which have severe development constraints.

East Beach Alleyways

The members were advised that the County Commission had referred to the Planning Commission for study and recommendation a matter involving the deeding of a public alleyway on East Beach between 11th and 12th Street, to the adjacent property owner, Dr. Richard P. Campbell.

A discussion was held as to whether a need exists to retain the East Beach alleys for public use.

The Executive Director stated that he felt it to be in the best interest of the general public that public access should be retained for possible future utilization.

After consideration, a motion was made by Mr. Cowman, seconded by Mr. Gibson and unanimously adopted to recommend to the County Commission that they should not abandon any public interest in the subject alleyways.

Subdivision Regulations Amendment

The members were furnished copies of revised proposed amendments to Subsection 804.1 1, and Subsection 804.3.

After review, a motion was made by Mr. Nicholson, seconded by Mr. Gibson and unanimously adopted that Proposed Amendments to the Glynn County Subdivision Regulations with respect to Subsection 804.1 1. and Subsection 804.3 as modified be approved for recommendation to the County Commission.

Pursuant to action taken at the Regular Meeting of May 3rd, 1977, with respect to Sections 706 and 803, and Subsection 803.3 b. 2, 803.6 and 804.4 and the above action taken this date with respect to Subsections 804.1 1. and 804.3, a motion was made by Mr. Nicholson, seconded by Mr. Cowman and unanimously adopted to recommend the following Proposed Amendments to the Text of the Glynn County Subdivision Regulations:

PROPOSED AMENDMENTS TO THE TEXT
OF THE
GLYNN COUNTY SUBDIVISION REGULATIONS

GCSR-1-77 A:

Section 706.

Add at the end of this paragraph the following sentence:

Monuments shall be installed following completion of all improvements and shall be identified on the Final Plat.

Section 803.

Delete the last sentence in this paragraph reading as follows:

This shall not apply to preliminary underbrushing, clearing or engineering and surveying.

and in lieu thereof insert:

Clearing of underbrush sufficient for purposes of surveying or engineering is permitted. However, land disturbing activities as defined and regulated by the Glynn County Soil Erosion and Sedimentation Control Ordinance shall not be performed without first obtaining a permit for such activities.

Subsection 803.3 b.

Add the first sentence of this paragraph:

A soil erosion and sedimentation control plan shall also be submitted for those subdivisions subject to the Soil Erosion and Sedimentation Control Ordinance.

Subsection 803.3 b. 2.

Delete in its entirety this paragraph reading:

Percolation tests shall be made in accordance with County Health Department requirements and the results of such tests, together with a contour map showing the site of each test hole, shall accompany the Preliminary Plat.

and in lieu thereof insert:

Percolation tests shall be made in accordance with Glynn County Health Department requirements for each proposed lot and the certified results of said tests shall be depicted on the Preliminary Plat. For those lots failing to meet the regulations, proposed measures necessary to correct the deficiencies will be presented or an alternative use for the lots will be identified.

Subsection 803.6

Add the following at the end of the first sentence of this paragraph:

provided other permits have been issued.

Delete the second sentence of this paragraph reading as follows:

Such construction shall conform with the design submitted to and approved by the Planning Commission.

and in lieu thereof insert the following:

Such construction shall conform with the design and plans submitted to and approved by the Planning Commission.

Subsection 804.11.

Add a new sentence to this paragraph reading as follows:

Subdivisions proposed in the rural district shall include the following statement on the Final Plat: "The Glynn County Board of Commissioners will not assume any obligation for paving or surfacing any unpaved local street shown on this plat".

Subsection 804.3

Delete this paragraph in its entirety reading as follows:

The Final Plat shall be accompanied by a certificate from the County Board of Health Department certifying Health Department and/or Environmental Protection Agency approval of the water supply system and/or waste disposal system to be used and Health Department approval of lot sizes and lot widths established in such subdivision.

and in lieu thereof insert the following:

The Final Plat shall be accompanied by a certificate attesting to the approval of the water supply system and/or disposal system to be used and Health Department approval of lot sizes and lot widths established in such subdivision.

and in lieu thereof insert the following:

The Final Plat shall be accompanied by a certificate attesting to the approval of the water supply system and/or waste disposal system. Said certificate may be issued by the Environmental Protection Division, or the appropriate public utilities authority, of the County Health Department. If an individual water supply or sewage disposal system is to be used, a certificate from the County Health Department stating that the proposed subdivision conforms to the applicable sanitary regulations is required. Substandard lots which have not been modified to conform to said regulations shall be so designated as unbuildable on the Final Plat.

Subsection 804.4 b.

Delete this paragraph reading as follows:

A bond or certified check has been posted, which is available to the County, and in sufficient amount to assure the completion of all required improvements; or

and in lieu thereof insert the following:

A performance bond or certified check has been posted, which is available without obligation or requirement to the County, and in sufficient amount to assure the completion of all improvements as required on the Final Plat.

Subsection 804.4 c.

Delete this paragraph in its entirety.

Personnel

The Executive Director explained that additional funds are available from Coastal Zone Management for the employment of an additional planner to be staffed with the Planning Commission. He added that applications are being taken for this position. Mr. Stelle stated that Mr. Joel Ford had been interviewed. He further explained that Mr. Ford had worked with Coastal Area Planning and Development last year and is familiar with the area and that he feels he would be capable of filling this vacancy.

A motion was then made by Mr. Nicholson, seconded by Mr. Cowman that Mr. Stelle proceed in hiring a Staff Planner.

Meeting Adjourned at 11:00 A. M.

Deborah B. Chapman

Mildred H. Curtis

Recording Secretary