

### **Questions for Candidates for County Commissioner – District 3:**

1. What is the value of a Comprehensive Plan for Glynn County and how do you think it should be used by the BOC? Many of the action plans in the 2008 plan were never implemented – what will be different this time?

**Barbara Baisden: Chose not to respond**

**Tom Boland:**

Since I have not seen or read the drafts of the Glynn County Comprehensive Plan, I won't make any comments on the proposed plan. However, I will make the following comments about such plans in general.

A Comprehensive Plan is the planning for a better future. If you fail to look to the how and where growth is going to happen, it may well happen in a place, or manner, that will not be advantageous to the community. The cost to control or correct will usually be far costlier than what it would have cost to guide the growth to start with. This is why such plans should be reviewed and updated yearly.

I was employed as an urban planner with the Augusta-Richmond County Planning Commission and the Lower Savannah Regional Planning Commission and understand the need for guided growth. I worked on capital improvement plans and studies for communities so I have a working knowledge of the importance of planning for the future.

Of course, the only way to get comprehensive guided growth is by having full input and participation by all members of the community. This is especially true of the owners and developers of the property who have large investments in their property, including property taxes they have paid in over the years.

If you have a comprehensive plan in place, then property owners and developers can be guided as to what property is zoned for, before they spend large amounts of money to develop and then find out that their efforts were not going to happen. These situations can be also be negated if the comprehensive planning includes citizen input and participation up front. Trying to balance what some members of the community want, or don't want, against property owners vested rights should be studied early on. Such disputes can cause much disruption in the tranquility of everyday life of all citizens in the county.

This is also where early on traffic studies can be utilized to show the impact of each development project. A fully staffed and trained planning department can be a great asset to provide this information without having to pay for an outside study every time a project comes up for approval.

You must also have to have a good understanding and working knowledge of the water and sewer infrastructure to be sure the property that someone wants to be developed can be handled by the treatment plant involved. I have that experience by both serving on the JWSC Board of Commissioners and having worked there fulltime. I believe that more SPLOST funds should go to rebuilding the water and sewer system. In this way the tourist can help pay a large share of the cost. Likewise, there can not be incentive for industry to come to Glynn County if the water and sewer infrastructure can not handle the increased in capacity use. This also helps keep capital tap-in fees competitive and prevents current customers from having to bear the large cost of development.

**Wayne Neal: Chose not to respond.**

2. If elected, what would you specifically propose to do about updating current Glynn County ordinances to more accurately reflect citizen views and vision for the County?

**Baisden: Chose not to respond**

**Boland: Chose not to respond**

**Neal: Chose not to respond**

3. Would you support a moratorium on any additional development until the Comprehensive Plan and needed ordinance modifications are complete?

**Baisden: Chose not to respond**

**Boland: Chose not to respond**

**Neal: Chose not to respond**

4. How would you ensure there is a balance between development and infrastructure / quality of life issues?

**Baisden: Chose not to respond**

**Boland: Chose not to respond**

**Neal: Chose not to respond**

5. What do you see as the County Commission's role in solving the water/sewer and traffic issues that exist in Glynn County today?

**Baisden: Chose not to respond**

**Boland: Chose not to respond**

**Neal: Chose not to respond**

6. What do you feel can be done to achieve needed economic growth and industry diversification (beyond tourism) in Glynn County while maintaining the quality of life desired by its citizens?

**Baisden: Chose not to respond**

**Boland: Chose not to respond**

**Neal: Chose not to respond**

7. Glynn County has experienced several severe weather-related problems in the past two years. What needs to be done to improve the safety/security of the citizens of Glynn County should similar events occur in the future?

**Baisden: Chose not to respond**

**Boland: Chose not to respond**

**Neal: Chose not to respond**