

PRESENT: Commissioners C. K. Curry, Larry Dixon, Ronald E. Dempsey,  
Lorraine Dusenbury, Eugene Highsmith, Alton L. Wooten, and Ronald Young.

ALSO PRESENT: Administrator Harry G. Perkins and Attorney Thomas J. Lee

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Commissioner Curry opened the meeting by calling on Commissioner  
Dixon for the invocation.

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Appointment of Chairman for 1979.

Commissioner Curry announced the first order of business as being re-  
organization for the current year. He explained that a previous unofficial session  
had been held so that nominations could be presented by the Commission as a whole.  
He stated that Commissioner Alton L. Wooten had been nominated for Chairman.

Commissioner Dusenbury moved for acceptance of Commissioner Wooten as  
Chairman for 1979. Commissioner Highsmith seconded the motion and it was unanimously  
adopted.

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Appointment of Vice-Chairman for 1979.

Commissioner Curry announced that Commissioner Ronald E. Dempsey had been  
nominated for Vice-Chairman for 1979. Commissioner Highsmith seconded the motion  
and it was unanimously adopted.

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Appointment of Chief of Police for 1979.

Commissioner Curry announced that Glynn County Police Chief Jay Cee Harris  
had been unanimously recommended for re-appointment.

Commissioner Dusenbury moved for retention of Police Chief Jay Cee Harris  
for 1979. Commissioner Young seconded the motion and it was unanimously adopted.

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Appointment of County Attorney for 1979.

Commissioner Curry commented that for some years the County has had two  
attorneys, and it has been recommended that this arrangement be reduced to a one-man  
operation. Attorney Thomas J. Lee has been nominated for this post, he said.

Commissioner Dempsey moved to appoint Mr. Lee County Attorney for 1979,  
and Commissioner Highsmith seconded the motion.

Commissioner Dusenbury brought to the Commission's attention a letter that  
was presented to each member yesterday from Attorney J. Thomas Whelchel advising that  
due to a very heavy work load he did not wish to be considered for the post of County  
Attorney this year.

Commissioner Young commented that Attorney Whelchel would carry through on  
legal matters in which he is presently engaged on behalf of the County.

Commissioner Dempsey's motion to appoint Thomas J. Lee County Attorney  
for 1979 was unanimously adopted.

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Appointment of Consultant to the Brunswick-St. Simons Causeway for 1979.

Commissioner Curry announced that Hugh C. Oxford had been nominated for re-appointment as Consultant to the Brunswick-St. Simons Bridge and Causeway for 1979. He then called for the vote, and received a unanimous affirmative response.

Appointment of County Administrator/Clerk for 1979.

Commissioner Curry announced that Harry G. Perkins had been nominated for reappointment as County Administrator and Clerk for 1979. He then called for a vote on this nomination, and it was adopted by majority vote with one dissent by Commissioner Wooten.

Appointment of Deputy Clerk for 1979.

Commissioner Curry announced that Martha Kiff had been nominated for reappointment as Deputy Clerk for 1979. He called for a vote on this nomination, and it was unanimously approved.

New Chairman Assumes the Chair.

Commissioner Curry addressed newly elected Chairman Wooten, reiterating his nomination as Chairman of the Glynn County Commission for 1979. Having served on the Commission heretofore, Commissioner Curry said he was sure Chairman Wooten realized the awesome responsibilities he faced. He presented the gavel to Chairman Wooten, describing it as a badge of authority, and assured his wholehearted cooperation during 1979.

Chairman Wooten expressed appreciation for confidence shown by the Commission this morning, and pledged to do his best to lead Glynn County to become the best operated County Government in Georgia. He noted that he had eight years experience working with the present administrative form of government, adding that he would make every effort to keep operation the same. He said he would need the help and support of all Commissioners as well as the citizens of Glynn County.

Request For Master Comprehensive Land Use Plan For St. Simons And Sea Island, And Expansion of St. Simons Water And Sewer District.

John Holbrook, on behalf of Citizens Coalition for Planned Growth, read a presentation asking that the County execute contracts with Reynolds, Smith and Hills, and Robinson Fisher Associates, for preparation of a Comprehensive Land Use Plan for St. Simons and Sea Island, to be followed by implementation of said Plan; further, that funding and implementation of recommendations of Jordan, Jones and Goulding be initiated for additions to the St. Simons wastewater treatment facility, with investigation of the feasibility of installing a package unit as an interim measure. This presentation also called for a water and sewer rate increase, with major rehabilitation and expansion of the treatment plant to be financed by impact fees and short term borrowing against such future impact fees.

Commissioner Dusenbury made a motion that controls on the proposed Master Comprehensive Land Use Plan for St. Simons and Sea Island be forwarded to this Commission by the Joint Planning Commission for review and consideration of said

contracts prior to the next regular meeting.

Commissioner Dusenbury seconded the motion and it was unanimously adopted.

Updating County's Over-All Insurance Program.

*Insurance Program Updated*

Hunter Hopkins, new insurer of the County's buildings and contents, introduced LaGrange representative, Jim O'Neal. Mr. Hopkins explained that he was provided with a binder for such coverage on December 18, 1978, and within 60 days from that date he needs an updated list of the County's buildings and contents, as well as their present day valuations. Many of these properties have not previously been covered, he said, and valuations are generally too low. This information is needed to upgrade insurance coverage, Mr. Hopkins said, and the premium for same will be going up accordingly.

Commissioner Young made a motion that the County Administrator designate a County employee to work with Mr. Hopkins in order to inventory subject properties. Commissioner Dusenbury seconded the motion and it was unanimously adopted.

Sewer Hookups on St. Simons Island.

Bill Edwards explained that Bill Wainwright, Vice-President of First Federal Savings and Loan Association, had been asked to make a statement for home builders on St. Simons Island with regard to existing problems in obtaining sewer hookups. On behalf of the home builders, Mr. Wainwright said they thought the County was making a mistake in continuing through with the recommendations of the County's Consulting Engineers for additions to the St. Simons wastewater treatment plant. A package treatment plant, adding an additional 1.5 mgd capacity, can be installed in approximately eight months for \$493,000, he said, as compared to the Engineer's proposal to build a 1.5 mgd addition to the present plan for \$633,000. He said the life expectancy of a site built plant has been estimated at 75 years, but based on experience with the St. Simons plant it would appear to be 30 years, as compared with a 25 year life expectancy for a package plant.

Commissioner Curry asked Mr. Wainwright for a copy of the information he presented, and Mr. Wainwright said he would provide it before the next regular meeting.

Commissioner Dusenbury said the two alternatives do require study, and suggested consultation with EPD officials. Administrator Perkins responded that he had asked Jordan, Jones and Goulding to present a full-scale briefing regarding their recommendations, adding that he would notify Mr. Wainwright when this meeting takes place.

Renewal of License for Last Chance Package Store.

*Waymon Stephens*

Waymon Stephens, Sr., asked for renewal of a license for his son, Waymon Stephens, Jr., for the Last Chance Package Store. Mr. Stephens explained that due to his recent hospitalization his son had delayed applying for his 1979 license. The delay involved in going through the new application process as required by the Alcoholic Beverage License Ordinance for businesses not renewing licenses by the December 1 deadline will present a hardship to him, Mr. Stephens said.

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Commissioner Dusenbury noted that the Alcoholic Beverage License Ordinance requires renewal of such licenses by December 1, and the deadline had been extended to December 20.

Police Chief Jay Cee Harris commented that he approved issuance of this license. Chairman Wooten asked Attorney Lee if the Commission had authority to grant this exception, and Attorney Lee replied affirmatively.

Commissioner Curry then made a motion to grant exception to the Alcoholic Beverage License Ordinance and to approve issuance of license to Mr. Stephens for the Last Chance Package Store. Commissioner Dixon seconded the motion and it was unanimously adopted.

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Renewal of Beer Licenses for Jerry Miller.

Mr. Miller explained that he applied for renewal of his Beer Licenses one day too late, and asked that issuance of said licenses be approved at this time.

Commissioner Curry made a motion to grant exception to the Beer and Wine License Ordinance, and approve issuance of Mr. Miller's Beer Licenses at this time. Commissioner Young seconded the motion and it was unanimously adopted.

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GC-30-78; Jasper S. Barnes' Application to Rezone.

Pursuant to advertisement, public hearing was held on application to amend the Glynn County Zoning Ordinance changing from R-6 One Family Residential to GC General Commercial the following described property:

A tract of land containing approximately 1.6 acres consisting of Lots 24 thru 32 and 1/2 of Lot 23 in the Hartford by the Sea Subdivision, St. Simons Island, located approximately 500 feet north of Fire Station No. 2 on Demere Road, the site of the existing "LaQuartz Club."

Administrator Perkins read the Joint Planning Commission recommendation of approval, subject to curbing, parking, and all other requirements of the zoning ordinance being approved by the Glynn County Building Official. JPC Director, Ed Stelle, presented maps showing the area to be rezoned.

There being no objection, Commissioner Dusenbury moved to approve said application, subject to conditions recommended by the Joint Planning Commission. Commissioner Curry seconded the motion, and it was unanimously adopted.

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GC-31-78; Leo L. Ross, Application to Rezone.

Pursuant to advertisement, public hearing was held on application to amend the Glynn County Zoning Ordinance changing from R-20 One Family Residential to FA Forest Agricultural the following described property: (GC-31-78; Leo L. Ross, applicant).

A 150 ft. by 1,400 ft. tract containing approx. 5 acres located 75 ft. south of the intersection of Riverside Drive and Blythe Island Drive located on the western side of Blythe Island Drive extending to Hillery Creek, said rezoning being requested to allow horses on the property and which will also allow mobile homes.

Administrator Perkins read the Joint Planning Commission's recommendation of denial. JPC Director Ed Stelle provided maps showing location of the property.

Because of problems involved regarding access to adjoining property and the fact that approval would permit location of more mobile home, Commissioner Dusenbury moved for denial of this application. Commissioner Dempsey seconded the motion and it was unanimously adopted.

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GC-32-78; Application To Rezone; A. L. Outlaw, Burch Williams, Arthur Lucas and Mrs. R. H. Rieck, Applicants; Stephen H. Whisenant, Agent.

Pursuant to advertisement, public hearing was held on application to amend the Glynn County Zoning Ordinance changing from GR General Residential, MH Mobile Homes, and R-9 One Family Residential to HC Highway Commercial the following described property:

Two (2) tracts of land containing a total of 8.14 acres, as follows:

- (a) Parcel 1 - Lot No. 5 of Sherwood Subdivision fronting 154 ft. on the north side of Cypress Mill Road and the southwest corner of said tract being located 224 ft. east of Carteret Road;
- (b) Parcel 2 - 6.4 acre tract lying on the northern boundary of Sherwood Subdivision and fronting 310 ft. on Carteret Road; the southwest corner of said tract being located approx. 160 ft. north of Cypress Mill and Carteret Road intersection.

Administrator Perkins read JPC recommendation for approval, subject to all requirements of the Zoning Ordinance being met. JPC Director, Ed Stelle, presented maps showing subject tract to be located at the intersection of Carteret Road and Cypress Mill Road, which is proposed for a shopping center. He explained that this development will assist the development and expansion of the area by bringing sewerage lines across F-009 to the property. County Engineer, Roy Brogdon, has approved plans for drainage, and suggestions made by Mr. Brogdon, as well as John Harris, Assistant Traffic Safety Engineer, regarding access to the site have been accepted by the developer, Mr. Stelle said.

Commissioner Curry moved to grant this application, and Commissioner Dixon seconded the motion.

Commissioner Young asked why four property owners were involved in this application, and Mr. Stelle explained that the application was made by Mr. Whisenant, who is purchasing the property. Commissioner Dempsey asked if anyone who signed an opposing opposition, which was presented to the JPC, lived on Cypress Mill Road, and Mr. Stelle replied negatively. Commissioner Dusenbury expressed concern over proper planting screen buffer and adequate access to the proposed shopping center. Mr. Stelle responded that buffer screens meet zoning requirements, and additional access will be available via Carteret Road.

The motion for approval was then unanimously adopted.

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GC-22-78; Mrs. Alma C. Dixon's Application to Rezone; Larry Dixon, Agent.

Public hearing was continued on the above referenced application to amend the Glynn County Zoning Ordinance changing from LC Local Commercial to HC Highway Commercial the following described property:

Lot 20 in Pine Ridge Subdivision located at the southwest intersection of the Old Jesup Highway and Hodges Drive with a frontage of 173.5 ft. on the Old Jesup Highway and 287.6 ft. on Hodges Drive.

Commissioner Dixon announced that he would not participate in this matter.

Administrator Perkins read the Joint Planning Commission's recommendation of denial.

Troy Mallard, resident of 140 Hodges Drive, referred to a petition previously presented by residents of this area who objected to the rezoning on grounds of heavy traffic and unsafe conditions on the Old Jesup Road. He said this change would run surrounding residential property values down, and residents are against the proposed car lot operation. Commissioner Dempsey asked Mr. Mallard if residents would be satisfied if conditions were placed on the rezoning which would require on-lot parking and safe access. Mr. Mallard replied that such action would help the situation but would not satisfy area residents. James Land, Joe Little, and other persons living in this area expressed opposition to the proposed change.

Commissioner Curry stated that for the purpose of disposing of this continuing question, he would move to grant the request. Commissioner Highsmith seconded the motion, explaining that he felt the land owner was entitled to the unrestricted use of his own private property.

After lengthy discussion, the following vote was taken.

Aye: Commissioners Highsmith, Young and Curry.

Nay: Commissioners Dusenbury and Dempsey.

Motion failed.

Herman Krause asked how this matter might finally be resolved, and comments from Attorney Lee and Chairman Wooten indicated that inasmuch as no decision had been reached, the issue remains in such status that it may be continued at this time.

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Chairman Wooten Turns Remainder of Meeting Over to Vice-Chairman Dempsey.

Chairman Wooten announced that he was scheduled to attend a meeting in Congressman Bo Ginn's Office.

After brief discussion, Commissioner Young made a motion that Vice-Chairman Dempsey conduct the remainder of the meeting, and the motion was unanimously adopted.

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Bid for Providing Concession Vending Equipment at County Casino.

Pursuant to receipt of a single bid at the last regular meeting for furnishing said vending equipment, Leisure Services Director, Lee Silver, advised that Wometco had offered to supply this equipment for eight percent (8%) of the net proceeds.

Commissioner Curry moved to hold this matter in abeyance until a report is received covering the profit status of the present operation as compared to projections for the vending machines. Commissioner Young seconded the motion and it was unanimously adopted.

Commissioner Dempsey stressed the importance of providing refreshments in the Casino, particularly for the convenience of children utilizing these facilities, with a profit motive being insufficient to discontinue this service. He then moved to re-advertise for bids to be opened at the next regular meeting

for the vending machines. Commissioner Young seconded the motion and it was unanimously adopted.

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Consideration of 1979 Budget for the Brunswick-St. Simons Bridge and Causeway.

Commissioner Curry moved to defer consideration of the Causeway Budget until the next regular meeting. Commissioner Young seconded the motion and it was unanimously adopted.

Commissioner Dusenbury moved that Causeway Consultant, Hugh Oxford, go over the Budget with the Commission in a work session prior to the next regular meeting, with Administrator Perkins to schedule said work session. Commissioner Young seconded the motion and it was unanimously adopted.

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Approval of Vouchers for Month of November, 1978.

Commissioner Dusenbury moved to approve List of Vouchers and Financial Statements issued for the month of November, 1978. Commissioner Young seconded the motion and it was unanimously adopted.

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Request of Michael Gay to Speak Regarding Condition of Rivera Drive.

Commissioner Dusenbury made a motion that the Commission hear complaints from Michael Gay regarding problems on Riviera Drive, in view of the fact that Mr. Gay had asked to be listed on the agenda but was inadvertently left off. Motion died for lack of a second.

County Engineer, Roy Brogdon, offered to meet with Mr. Gay immediately after the meeting to discuss his problem.

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Proposed Amendment to County's Personnel Policy for Implementation of an Affirmative Action Plan.

Commissioner Highsmith made a motion that the County Administrator, with the assistance of the County Attorney and the University of Georgia, Institute of Government, prepare for the Commission's consideration an amendment to the County's Personnel Policy which would implement an affirmative action plan for the employment of minorities in Glynn County Government; with said proposal being presented by the first meeting in February.

Commissioner Young seconded the motion and it was unanimously adopted.

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Request for a Joint City/County Meeting.

Commissioner Highsmith moved for scheduling a joint City/County meeting during the coming week to discuss the future of the Brunswick-St. Simons Causeway, as well as the proposed use of the Old City Hall on Newcastle Street for a State Court Building.

Commissioner Dusenbury seconded the motion and it was unanimously adopted.

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Request for Legislative Meeting.

Commissioner Highsmith made a motion that a special meeting be held within two to three weeks to vote on whatever support the Commission will give to local legislation in this session of the General Assembly. Commissioner Dusenbury seconded the motion, with an amendment that copies of proposed legislation be presented

to the Commission prior to such meeting.

Unanimously adopted.

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Complaints Regarding Hog Pens in Dock Junction Area.

Commissioner Young commented that he continued to receive complaints regarding existence of hog pens in the Dock Junction area, and asked Administrator Perkins to present a report to the Commission at the next regular meeting regarding correction of this situation.

Attorney Lee noted that a suit has been filed against one such case in this area.

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Changes in Financial Reporting.

Commissioner Dusenbury requested more exact financial reporting from the Administrator concerning percentages of budget spent by department, as well as revenues which have been received, with a six-month status report being presented in January. She suggested that such reports be presented in regularly scheduled meetings in order to keep the public informed. Commissioner Dusenbury then moved to adopt the following procedure, as authored by Commissioner Dempsey:

The County Administrator shall provide a monthly financial report to the Commission. This report shall be for the month preceding the meeting. The report shall be made on the second Tuesday work session of each month and approved by the Commission during the Thursday Business Meeting.

The financial report shall include:

1. STATEMENT OF REVENUE for each Department that generates revenue. This statement shall show anticipated and actual revenue for the reported month and variances that occur when these are compared. The statement shall also show anticipated and actual revenue for the fiscal year to date with variances.
2. STATEMENT OF EXPENDITURES for each Department that controls a budget. This statement shall show anticipated and actual expenditures for the reported month with variances and the same information for the fiscal year to date.

Explanatory notes for unusual variances should be included. These notes will be reviewed by the Financial Director and Administrator and their comments be added to the report.

Commissioner Curry seconded the motion and it was unanimously adopted.

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Minutes of Joint Planning Commission Meetings.

Commissioner Dusenbury asked that copies of Joint Planning Commission minutes be furnished to the County Commission.

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Welcome to Director of Jekyll Island Authority.

Commissioner Dusenbury advised that the Jekyll Island Authority has a new director who will be introduced to the public in a meeting at the Crane House on Jekyll Island at 9:30 A.M., January 6. She suggested that a member of this Commission be present at that meeting to welcome the new Director and to extend County Government's offer of cooperation.



Commissioner Young moved to authorize Commissioner Dusenbury, as the Island representative, to represent the Commission at subject meeting. Commissioner Highsmith seconded the motion and it was unanimously adopted.

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Proposed Procedural Changes for Commission Meetings.

Commissioner Dusenbury presented the following proposal which was prepared by Commissioner Dempsey:

PROCEDURAL CHANGE TO MEETINGS

1. Close agenda at 1:00 p.m. on Monday prior to Thursday meeting.
2. Prescribe that all business matters must be presented during a work session before they can be decided in a business session.
3. Work sessions will be carried out on the Tuesday prior to the regularly scheduled meeting on Thursday, at 7:30 p.m. These sessions will be regularly scheduled public meetings held in the County Courthouse.

After brief discussion, this motion received the following vote:

Aye: Commissioners Dempsey, Dusenbury, and Highsmith.

Nay: Commissioners Curry, Dixon and Young.

Motion failed.

Commissioner Curry then moved to defer action on this proposal for further study. Commissioner Young seconded the motion and it was unanimously adopted.

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Repairs to St. Simons Pier.

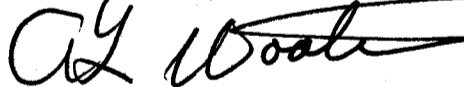
Attorney Lee commented that according to Leisure Services Director, Lee Silver, approximately \$1,400 in damages remains unpaid on repairs made to the St. Simons Pier as a result of damages inflicted by a vessel some months ago.

Commissioner Dusenbury made a motion authorizing investigation and appropriate action by the County Attorney. Commissioner Highsmith seconded the motion and it was unanimously adopted.

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Meeting Adjourned.

BOARD OF COMMISSIONERS  
GLYNN COUNTY, GEORGIA



Alton L. Wooten, Chairman

Attest:

*Martha Kiff, Deputy Clerk*  
Harry G. Perkins, Clerk