

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

ALSO PRESENT: Administrator Roy E. Brogdon and Attorney Thomas J. Lee.

Chairman Wooten opened the meeting by calling on Commissioner Dempsey for the invocation.

GC-5-79; Application to Rezone; High Hill Investments, Inc.; P.A. Leotis, Agent.

Pursuant to advertisement, public hearing was held on application to amend the Glynn County Zoning Ordinance changing from FA Forest Agricultural to GR General Residential the following described property:

A 15 acre portion of a tract commonly known as the Turkey Farm Tract, located 704 feet northwest and 622 feet northeast from the northeast corner of the intersection of U.S. 341 and Crispen Boulevard and being bound to the north by a 150 ft. wide Georgia Power easement.

Ken Murray, resident of Highland Park Subdivision, spoke on behalf of a large delegation opposing this zoning application and noted that he had earlier presented a petition bearing approximately 1,500 signatures asking for denial of any zoning change on this tract of land. He questioned the legality of procedures utilized in this application and alleged that discrepancies had occurred in advertisements for the Joint Planning Commission public hearing as well as the public hearing being held at this time, thereby not allowing the public to be properly informed that the issue was to be heard. He stated that no in-depth study had been made regarding this application, which was being sought for the purpose of constructing an apartment complex. Mr. Murray charged the developer with misrepresenting the facts in applying for a loan to develop this project by erroneously stating that it had already been reviewed and approved by the appropriate agencies. He said the developer had stated in his loan application that the school system could handle any additional students generated by the project, and that very little traffic density existed in the area. Mr. Murray contended that the Glyndale Elementary School was now near capacity, and that Highway 341 is a heavily traveled artery. He stated that traffic safety procedures and school facilities could not handle the additional population that would be created by the proposed project, and asked the Commission to deny the rezoning until such time as these conditions are corrected.

Commissioner Dempsey moved to return this application to the Joint Planning Commission because of irregularities that had been pointed out, so that it can be restudied, with inclusion of an over-all impact analysis of the area, and also site plan approval. Commissioner Dusenbury seconded the motion.

Commissioner Young said he felt the application had been handled properly by the JPC, and he requested that their recommendation be heard along with the applicant's comments.

JPC Director, Ed Stelle, said he was in agreement with Commissioner Dempsey's motion to send this application back to the Planning Commission for a fully advertised public hearing and for an over-all impact study.

Commissioner Dempsey's motion to return this item to the JPC for further action was supported only by Commissioners Dempsey and Dusenbury, and it failed to pass.

Administrator Brogdon read the Joint Planning Commission's recommendation for approval with the following conditions: 1) construction not be allowed to begin until the Planning Commission has approved the HUD Site Plans: 2) the lot coverage and density not to exceed Table A and B of Section 703.6 of the Glynn County Zoning Ordinance: 3) a buffer strip as defined in the Ordinance encompass the entire area as well as the 60 ft. easement: 4) all pertinent information which the applicant sends to HUD be forwarded to the JPC Office for public record: and 5) traffic safety of the area being approved by the County Traffic Safety Engineer.

Clinton Pearson, representing High Hill Investments, stated that the JPC had found this property to be suitable for the proposed project, and he felt there was a real need in Glynn County for this type housing.

Mary Martin, representing developers of the proposed complex, said there was a need for this type housing in Glynn County, and it would be operated as a quality complex. She said application for funding had been presented to HUD and the Office of Planning and Budget Clearinghouse had recommended approval of the site plan and proposal.

Commissioner Young asked Mrs. Miller if this would be lower income housing, and Mrs. Miller replied affirmatively. In response to questions from Commissioner Dixon, Mrs. Miller assured that recreation facilities would be provided.

Jim Conine stated that the developer's application for HUD financing erroneously stated that plans had been approved by the local planning board, that the site was zoned multi-family, and the Glyndale Elementary School could handle additional students. Ken Murray read a letter from the Board of Education which stated that this school had almost reached its capacity. Several other citizens also expressed opposition to any zoning change that would allow construction of the proposed apartment complex.

Attorney Lee commented that the Commission could not legally make its decision based on information contained in the applicant's HUD loan application.

Charlie Taylor asked the Commission to take into account the information presented as it relates to the health, safety and welfare of the citizens.

Commissioner Highsmith moved to close the discussion in order to take action, and Commissioner Young seconded the motion. Commissioner Dusenbury noted that opposition to the rezoning had been heard, but proponents had not had an equal opportunity. Commissioner Highsmith then withdrew his motion to end the discussion.

Clinton Pearson, Attorney for High Hill Investments, said he felt the property was suited for the requested zoning and use. He responded to various objections to the change by commenting that students are now being bussed to the Glyndale Elementary School from other areas, and traffic problems that may develop could be resolved. He asked that an immediate decision be made.

Commissioner Highsmith moved to close the discussion and Commissioner Young seconded the motion.

Aye: Commissioners Highsmith, Young, Curry, and Chairman Wooten.

Nay: Commissioners Dixon, Dempsey and Dusenbury.

Motion carried.

Commissioner Dixon made a motion to deny this application because of existing traffic problems and possible detrimental affect on the safety and general welfare of the community. Commissioner Curry seconded the motion.

Commissioner Young stated there was a need for this proposed type housing in Glynn County and it had been recognized by HUD and Glynn County developers. He commented that expansion is moving to the north side of Glynn County, and growth cannot be restricted in one area and allowed in others. Commissioner Young stressed the need to provide housing for citizens who cannot pay for costly homes, and stated that he favored subject application.

Commissioners Dempsey and Dusenbury expressed favor of sending the application back to the JPC for further study and proper processing.

Commissioner Dixon's motion to deny this change was adopted by the following vote:

Aye: Commissioners Curry, Dempsey, Dixon and Dusenbury.

Nay: Commissioners Highsmith and Young.

Commissioner Dempsey made a motion to authorize the Joint Planning Commission to develop a procedure to properly evaluate the impact of multi-family housing in this community and to develop multi-family housing criteria. Commissioner Dixon seconded the motion and it was unanimously adopted.

Application of Evelyn D. Gray for Liquor, Beer and Wine License at Club 341.

Public Hearing continued on application of Evelyn D. Gray for Liquor, Beer and Wine License for consumption on premises only, at Club 341 located in the Brunswick West Shopping Center, Highway 341, Brunswick, Georgia. Administrator reported that this application had been properly advertised, and recommendations of approval had been received from the Police Department, Building Inspector, Fire Marshal and Health Department.

Orion Douglas, attorney for the applicant, asked the Commission to accept the recommendations submitted by the required departments and approve issuance of the license. He described the location as being very suitable in that it is in a shopping center with ample parking. Mr. Douglas said Mrs. Gray's character could not be impuned and she was qualified to operate this business.

James Land opposed the license because of possible traffic problems. Several other persons who did not identify themselves expressed objections on the basis that traffic conjestion could result, they felt that enough liquor license already exist in the County, they did not consider this type operation appropriate for a shopping center, there is no place for such operation in this area, and it could be detrimental to the moral welfare of the community.

Curtis Costello supported the applicant and said if other businesses in the area continue to sell alcoholic beverages, denying Mrs. Gray the same privilege would be a violation of her constitutional rights. A lady also supported the application, stating that there is presently no quality nightclub facility in the County for blacks.

Commissioner Young said he did not consider it the Commission's responsibility to impose moral standards for the community. He stated the

citizens of Glynn County decided in a past referendum that they wanted alcoholic beverages available, and he felt discussion at this time should be limited strictly to the facts relating to the application.

Commissioner Highsmith moved to close the discussion. Commissioner Young seconded the motion and it was unanimously adopted.

Commissioner Young moved to approve subject application for license, and Commissioner Highsmith seconded the motion.

Aye; Commissioners Young, Highsmith, Dempsey, and Dusenbury.

Nay: Commissioners Curry and Dixon.

Motion passed.

Application of Andrew Tostensen, III, to Sell Beer at Mac's Bait.

Pursuant to advertisement, public hearing was held on application of Andrew Tostensen, III, to sell Beer, in original containers only, not to be consumed on premises, at Mac's Bait, located on Colonel's Island, U.S. Highway 17, South, Brunswick, Georgia.

Administrator Brogdon reported that the application was in order and approval had been recommended by the Police Department. One man expressed opposition to issuance of the license.

Motion was made by Commissioner Highsmith and seconded by Commissioner Dusenbury to approve said application for license.

Adopted by majority vote with one dissent by Commissioner Dixon.

Discussion of Glynn-Brunswick Memorial Hospital's Plans for Expansion.

John Gilbert, Chairman of the Glynn-Brunswick Memorial Hospital, reported problems currently confronting the Hospital. He explained that the GBMH has an application pending before the Southeast Georgia Health Systems Agency for addition to the Hospital. This addition should satisfy the Hospital's expansion needs for the next seven to ten years, he said. The GBMH application is in direct conflict with Hospital Corporation of America's application to build a 150 bed hospital in Glynn County, he said. He outlined the Hospital's current financial status and explained that tax dollars have not been required for support other than for bond retirement. If Hospital Corporation of America builds a competitive hospital here, the GBMH could be confronted with a crisis in that loss of revenue could result in rate increases, and tax dollars could become necessary to help with operation costs. Mr. Gilbert advised that the SEGHS would hold a public hearing at Memorial Auditorium on March 22 at 7:30 p.m. to consider both applications. On behalf of the Hospital Authority, Mr. Gilbert asked for an expression of the Commission's wishes in this matter, as well as their help, advice and suggestions.

Commissioner Highsmith made a motion that Chairman Wooten attend the SEGHS public hearing on March 22 and express the Commission's support of proposed expansion of the Glynn-Brunswick Memorial Hospital and their concern for the continued financial well being of said Hospital and the vital services it provides to the citizens of Glynn and surrounding counties, as well as opposition to any action that might adversely affect the financial condition of GBMH; also that these sentiments be presented in written form.

Commissioner Young seconded the motion. Commissioner Dixon said he felt anticipated growth throughout this area would present a need for an additional hospital. Commissioner Curry said he could not form an opinion until he had heard both sides of the issue.

The motion was adopted by majority vote as follows:

Aye: Commissioners Highsmith, Young, Dusenbury, Dempsey, and Chairman Wooten.

NAY: Commissioners Dixon and Curry.

Purchase of Tractor with Front End Loader, and a Compactor.

Chairman Wooten noted that a tractor with front end loader and a compactor have been under lease from the Carlton Caterpillar Company for use at the sanitary landfills, and Administrator Brogdon had asked what continuing arrangements the Commission wanted to make on said equipment.

Motion was made by Commissioner Dixon to authorize purchase of the Tractor with Front End Loader and the Compactor, by the Administrator and Purchasing Agent, in the amount of \$200,000, and he stated that it had been included in the last budget. Commissioner Dempsey seconded the motion and it was unanimously adopted.

Report from Joint Planning Commission Concerning Location of Mobile Homes on Blythe Island.

Joint Planning Commission Director, Ed Stelle, explained that each Commissioner had received a draft copy of JPC February 6 minutes covering a resolution to take the following action to resolve conflicts regarding location of mobile homes on Blythe Island: 1) to recommend rezoning of certain properties to be initiated by the Joint Planning Commission at no cost to the owners of owner-occupied mobile homes north of Parland Road; 2) to offer to institute a joint application for owners of owner-occupied, non-conforming mobile homes between Highway 303 and Parland Road at no cost to the owners. Mr. Stelle said the non-owner occupied mobile home could be requested for rezoning, with each being evaluated on its own merit. Property owners are requested to initiate rezonings for non-conforming mobile homes located south of Crossway Road to Turtle River, and the JPC is considering zoning this entire area to MH classification which will also allow conventional dwellings, Mr. Stelle said.

Award of Bid for Furnishing One Two Ton Dump Truck for the St. Simons Causeway.

Bids having been received in the last regular meeting for furnishing subject Truck, Purchasing Agent Charles Heiden reported committee recommendation for award to Colonial Ford in the amount of \$9,387.72. He noted that Lynch-Davidson had submitted the low bid in the amount of \$8,960.55, but had not met specifications.

Commissioner Dempsey moved to award subject bid to Colonial Ford, as recommended. Commissioner Young seconded the motion and it was unanimously adopted.

Award of Bid for Furnishing Tires and Tubes for Glynn County.

Bids having been received in the last regular meeting for furnishing Tires and Tubes, Purchasing Agent Charles Heiden explained that H & H and Dixie Tire Center had submitted identical bids in the amount of \$25,396.80 as they have done for several years, and theirs was the low bid. He reported committee recommendation for award to H & H, inasmuch as it was awarded to Dixie Tire last time.

Motion to award bid for furnishing Tires and Tubes to H& H in the amount of \$25,396.80 was made by Commissioner Curry. Commissioner Young seconded the motion and it was unanimously adopted.

Receipt of Bids for Furnishing Respiratory Air System for Glynn County Fire Department.

Pursuant to advertisement, the following bids were received for furnishing subject equipment:

Charles McLarty (stand)	\$ 11,485.50 205.00
Jack Cocke & Co.	11,744.00
American Safety & Fire Hose	10,178.50

Commissioner Dusenbury moved to refer these bids to committee for study and recommendation. Commissioner Dempsey seconded the motion and it was unanimously adopted.

Chairman Wooten appointed himself and Commissioner Dusenbury to review the bids along with the Purchasing Agent and Fire Chief.

Receipt of Bids for Furnishing Five Sedans for Police Department.

Purchasing Agent, Charles Heiden, presented the following bids for supplying five sedans for the Police Department:

Atlantic Lincoln Mercury	\$ 27,415.00
Colonial Ford	27,875.00
Coastal Chevrolet	28,783.40
Darien Motors	27,158.50

Mr. Heiden explained that this purchase would be made from proceeds of sale of shrimp boat seized in a drug raid.

Motion to authorize purchase from the low bidder was made by Commissioner Dusenbury, seconded by Commissioner Dixon, and unanimously adopted.

Allocation of Funds for Repairing Roof of Old Casino Building.

Commissioner Dusenbury noted that repairs to the roof of the Old Casino Building on St. Simons Island had recently been authorized, but no determination had been as to where the funds would come from. She said she considered it unfair to take this money from the Leisure Services budge because the building was not used in any way for recreation purposes, and such use had not been included in their budget. She then made a motion to take this expense from the Commissioners Contingency Fund, and Commissioner Dempsey seconded the motion. After brief discussion, the motion was unanimously adopted.

Appointments to the Zoning Appeals Board.

Four-year terms of Herman Krause and Henry W. Coates on the Zoning Appeals Board having expired February 20, 1979, Commissioner Curry nominated Henry W. Coates to succeed himself. Commissioner Dempsey nominated Bill Cowman to replace Mr. Krause. Commissioner Dusenbury nominated Richard Ludlow.

Henry W. Coates was re-appointed for a four-year term by majority vote as follows: Commissioners Dempsey, Dixon, Curry, and Chairman Wooten.

W. H. Cowman was appointed to a four-year term by the following majority vote: Commissioners Curry, Dixon, Dempsey, Dusenbury and Curry.

Appointments to the Board of Adjustments and Appeals - Building Code.

Four year terms of Bill Hooker and Robert Thrower having expired January 20, 1979, Commissioner Dusenbury nominated both for re-appointment. Commissioner Young nominated Charles Glenn.

Mr. Hooker was re-appointed by unanimous vote.

Mr. Thrower was re-appointed by affirmative vote of Commissioners Dusenbury, Curry, Dempsey, and Chairman Wooten, with Commissioners Dixon and Young casting their votes in favor of Charles Glenn.

Appointment to the Glynn-Brunswick Memorial Hospital Authority.

Mrs. Sudy Leavy's term on the Glynn-Brunswick Memorial Hospital Authority expiring March, 1979, request was received from the Hospital Authority for three nominees from which they will make an appointment to fill this vacancy.

Commissioner Dusenbury nominated Mrs. Leavy for re-appointment.

Commissioner Dixon nominated Robert G. Boone.

Commissioner Young nominated Ann Armstrong.

The three nominees were unanimously approved.

Approval of Vouchers.

Commissioner Dusenbury moved to approve List of Vouchers and Financial Statements issued for the month of February, 1979. Commissioner Young seconded the motion and it was unanimously adopted.

Adoption of Bid Procedure.

Administrator Brogdon requested adoption of the following bid procedure:

BID PROCEDURE

1. Notice and Request to receive bids to state time and place of opening as being the Commission Office at the Court House at 10:00 a.m. on Tuesday of the week preceding the meeting.
2. A standing bid opening and review committee appointed consisting of Chairman, one Commissioner, Administrator, Purchasing Agent, Finance Director, and Department Head making request.
3. This committee will open bids publicly, record the bids, review for compliance and ability of bidder to perform, and make recommendation to the Board at the next regular meeting for acceptance and award of bid.

Motion for adoption of the above procedure was made by Commissioner Dixon and seconded by Commissioner Dempsey.

Unanimously adopted.

Pre-Meeting Work Session.

Commissioner Dempsey noted that he felt the experimental pre-meeting work session held on Tuesday evening to review agenda items had been very beneficial, and he hoped at least one more of these meetings would be tried. Other Commissioners agreed to have another such meeting.

Hiring of New Finance Director.

Commissioner Dusenbury commented that she was pleased to learn that Administrator Brogdon had hired a Finance Director, and she asked when he would be on the job. Administrator Brogdon replied that Mr. Charles Stewart would assume the duties of Director of Finance/Personnel on April 9.

Proposed Agreement Concerning Brunswick-St. Simons Causeway.

Attorney Lee asked the Commission's approval to forward to the Brunswick City Commission a preliminary draft of agreement between the City and County entitled "Declaration of Ownership for the Brunswick-St. Simons Causeway."

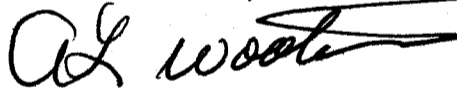
The Commission expressed approval of Attorney Lee's proposal.

Appointment to Multi-State Transportation System Advisory Board.

Chairman Wooten appointed himself and Commissioner Dempsey to serve on the Multi-State Transportation System Advisory Board.

Motion to approve said appointments was made by Commissioner Dusenbury, seconded by Commissioner Young, and unanimously adopted.

BOARD OF COMMISSIONERS
GLYNN COUNTY, GEORGIA



Alton L. Wooten, Chairman

ATTEST:


Roy E. Brogdon, Clerk