

**DRAFT MINUTES
REGULAR MEETING
GLYNN COUNTY BOARD OF COMMISSIONERS
HISTORIC GLYNN COUNTY COURTHOUSE
701 “G” STREET, 2ND FLOOR, COMMISSIONERS’ MEETING CHAMBERS
THURSDAY, JANUARY 16, 2020 AT 6:00 PM**

PRESENT: Michael Browning, Chairman, District 1
Bill Brunson, Vice Chairman, District 4
Wayne Neal, Commissioner, District 3
Allen Booker, Commissioner, District 5
David O’Quinn, Commissioner, At Large Post 1
Bob Coleman, Commissioner, At Large Post 2

ABSENT: Dr. Peter Murphy, Commissioner, District 2

ALSO PRESENT: Alan Ours, County Manager
Aaron Mumford, County Attorney
Dhwani Patel, County Clerk

INVOCATION AND PLEDGE

PUBLIC COMMENT PERIOD

Julian Smith spoke regarding SPLOST 2020 and a Brunswick News article titled “Will voters choose fate of police department?”

COMMISSION PRESENTATIONS AND ANNOUNCEMENTS

A motion was made by Commissioner Brunson and seconded by Commissioner O’Quinn to add item number 20 to the agenda to consider changing the target election date for the Special Purpose Local Option Sales Tax (SPLOST 2020) referendum from May 19, 2020, to November 3, 2020 and remove item number 19 from the agenda. The motion carried unanimously.

1. Presented a proclamation honoring the Recreation and Parks 12U All Star Football Team “Red Death” for winning the GRPA Class B State Football Championship.
2. Received a report on the Comprehensive Annual Financial Report (CAFR) and audit. (T. Munson)

PUBLIC HEARING – Alcoholic Beverage License

Public Hearings will be limited to 30 minutes for each opposing side, with 5 minutes allocated to each individual speaker. Comments are to be limited to relevant information regarding your position and should

avoid being repetitious. If your group has a spokesperson, please allow that individual to present your group's position in the time allocated. Your cooperation in this process will be greatly appreciated.

3. Consider the issuance of a 2020 alcoholic beverage license to Donte Habersham for Mr. Shucks Unlimited INC. DBA Mr. Shucks Sea Food, 107 Altama Conn., Brunswick, GA. The license is to sell malt beverages and wines for consumption on premise of a restaurant. Sunday sales permitted. Donte Habersham, licensee. (Occupation Tax/Police Chief) [REPORT](#)

Donte Habersham was present at the meeting as required by ordinance. Chief Powell said the applicant met the requirements for consideration of issuance of the license. This item was opened for public comment, yet no one addressed the Board.

A motion was made by Commissioner Booker and seconded by Commissioner O'Quinn to approve the alcoholic beverage license. The motion carried unanimously.

4. Consider the issuance of a 2020 alcoholic beverage license to Samuel David Hamby for Charred Oak LLC DBA Charred Oak, 134 B Retreat Plz, St. Simons Island, GA. The license is to sell distilled spirits, malt beverages and wines for consumption on premise of a restaurant. Sunday sales permitted. Samuel David Hamby, licensee. (Occupation Tax/Police Chief) [REPORT](#)

Commissioner Browning mentioned that this the issuance was for a provisional license. He stated that a provisional license does not entitle the applicant to sell alcoholic beverages until all necessary work at the premises has been inspected and approved by Glynn County, a certificate of occupancy issued, and the alcoholic beverage license issued by the License Officer.

Samuel David Hamby was present at the meeting as required by ordinance. Chief Powell said the applicant met the requirements for consideration of issuance of the license. This item was opened for public comment, and Julian Smith spoke in favor. No one spoke in opposition.

A motion was made by Commissioner Booker and seconded by Commissioner O'Quinn to approve the provisional alcoholic beverage license. The motion carried unanimously.

PUBLIC HEARING – Land Use

5. SUP4018 - Captain's Bluff Special Use Permit: Consider a special use permit (SUP) application to operate a wedding and event venue at 300 and 425 Stevens Road, St. Simons Island. The permit request is limited to the area surrounding 300 Stevens Road. The 132.74 acre parcel is zoned Forest Agricultural (FA) and Conservation Preservation (CP). A place of large public assembly (event venue) is a special use in the FA zoning district. Parcel ID: 04-01042. Phillip Allen, Captains Bluff, LLC, owner and applicant. [REPORT](#)

Stefanie Leif, Planning Manager, reported this request. She stated that the property is a little over 132 acres and the zoning is both Forest Agricultural (FA) and Conservation Preservation (CP). Ms. Leif reported that a place of large public assembly is a special use in the FA zoning. She indicated on a map where the property is located and where the event venue would be operated on the property, as well as a sketch plan of the property of where the events would take place. The future land use map defines the property as Coastal Marshlands.

She stated that the applicant proposed a list of conditions regarding the special use permit to include that they would hold a maximum of 12 events per year, consisting of 50-200 people and electronic music. They also stated that all events must sign the events contract with following stipulations agreed to in order to get a \$1000 deposit back:

1. Event will only be held in the open field between house and river on 300 Stevens road.
2. Music will be shut off at 10 pm.
3. If alcohol is served an alcohol permit must be obtained through your caterer. A list of licensed caterers in Glynn County will be provided before booking.
4. No food for the event will be prepared in the kitchen on site.
5. Parking for event must be off site and transportation arrangements made for people who aren't staying at the houses or working the event.
6. A list of all vendors must be provided to Captain's Bluff staff before last payment is made. This will ensure that all vendors are aware of our requirements and no issues the day of event.

At its regular meeting of October 15, 2019, the Islands Planning Commission (IPC) held a duly noticed public hearing. The IPC deferred the application to November 19, 2019, in order for the applicant to provide additional information. The applicant verbally consented to the deferral at the meeting. At the November 19, 2019, meeting, the IPC voted 2-3 to deny the application, with Commissioner DiPolito recused and Commissioner Ragsdale absent. Due to a lack of four votes, the motion did not pass.

Ms. Leif reported that Section 1103(b)(4) of the Zoning Ordinance requires the Planning Commissions to take action on a rezoning application within sixty days of the date of filing. If it does not, and the applicant does not consent in writing to extend the sixty day period, then the application is deemed to be approved by the Planning Commission. This application was initially filed on April 4, 2019; however, staff did not receive all information necessary to process the application from the applicant until September 23, 2019. Measuring from the later date, 60 days elapsed on November 23, 2019. The IPC was reminded of the 60 day requirement at its meeting on November 19th and informed that if it did not take action that night then the application would be deemed approved. The IPC failed to take action on the application within 60 days. The applicant did not consent in writing to an extension of the 60 days. As such, in accordance with Glynn County Zoning Ordinance Section 1103(b)(4), the application is deemed approved by the IPC since it failed to take action. Ms. Leif and Aaron Mumford, County Attorney, answered several questions from the Board regarding this application.

This item was opened for public comment and Paul Schofield, George Ragsdale, Julian Smith, Jeff Kilgore, and John Haley spoke in opposition. Mason Waters, Russel Jacobs, Tammy Langford, and Debra Haley spoke in favor.

A motion was made by Commissioner Coleman and seconded by Commissioner Neal to remand SUP4018 back to the IPC. The motion for lack of majority vote. Commissioner O'Quinn, Commissioner Booker, Commissioner Brunson, and Commissioner Browning were opposed.

A motion was made by Commissioner O'Quinn and seconded by Commissioner Booker to approve SUP4018 with the conditions as outlined by the applicant. The motion carried 5-1 with Commissioner Coleman opposed. Resolution #R-01-20

CONSENT AGENDA – General Business

6. Approved the minutes of the regular meeting held [December 19, 2019](#), and the special called meeting held [December 17, 2019](#), subject to any necessary corrections. (D. Patel)
7. Approved the Memorandum of Understanding (MOU) with the City of Brunswick which outlines the use of investigative resources and limitations. (J. Powell) [REPORT](#)
8. Approved the Memorandum of Understanding (MOU) with the National Park Service Fort Frederica National Monument which outlines the law enforcement jurisdiction. (J. Powell) [REPORT](#)
9. Authorized the Police Department to implement the Professional Development Training Expense Reimbursement Agreement which allows the department to hold individual officers accountable for their training and adopted a resolution authorizing the Police Chief to execute the agreements on behalf of Glynn County. (J. Powell) [REPORT](#) Resolution #R-02-20
10. Adopted a resolution establishing the 2020 qualifying fees for certain county offices. [REPORT](#) Resolution #R-03-20
11. Adopted a resolution to approve the appointment of the 2020 Brunswick – Glynn County Census Complete Count Committee. (P. Thompson) [REPORT](#) Resolution #R-04-20
12. Approved the FY20 Brunswick Area Transportation Study (BATS) FHWA Metropolitan Planning Organization (MPO) Special Planning (PL) Services Contract between the Georgia Department of Transportation (GDOT) and Glynn County for the Bay Street Corridor Improvements Study. Funding will be provided as follows: federal share (80%) \$96,000 and local match share (20%) \$24,000 provided by the City of Brunswick for a total of \$120,000. PI Number 0017140. (P. Thompson) [REPORT](#)
13. Approved the Memorandum of Understanding (MOU) between the City of Brunswick and Glynn County involving the Community Development Block Grant – Disaster Recovery (CDBG-DR) housing unmet needs grant and allow the City of Brunswick to provide housing recovery efforts to Glynn County residents. (P. Thompson) [REPORT](#)
14. Approved the Location Agreement with Left/Right LLC for filming activities at Gascoigne Bluff Park in connection with the St. Simons Land Trust 20th Annual Oyster Roast as part of a segment for the HGTV television program, “Island Life.” (L. Gurganus) [REPORT](#)

15. Ratified and approved the Supplemental Agreement with the Georgia Department of Transportation (GDOT) regarding the McKinnon-St. Simons Airport Project Number: AP018-9033-56(127) (R. Burr) [REPORT](#)

A motion was made by Commissioner Brunson and seconded by Commissioner Booker to approve all items on the consent agenda. The motion carried unanimously.

GENERAL BUSINESS

16. Consider awarding a contract for the Demere Road - East Beach Causeway Roundabout Project, to Riverstone Construction, LLC of Jacksonville, FL. in the amount of \$1,713,513.96 with funding to be provided by SPLOST 2016 and the General Fund fund balance. (D. Austin) [REPORT](#)

A motion was made by Commissioner O'Quinn and seconded by Commissioner Booker to award a contract for Demere Road - East Beach Causeway Roundabout Project, to Riverstone Construction, LLC of Jacksonville, FL. in the amount of \$1,713,513.96 with funding to be provided by SPLOST 2016 and the General Fund fund balance contingent upon approval of a Memorandum of Understanding with the Joint Water and Sewer Commission and right of way acquisition from Island Townhouses. The motion carried 5-1 with Commissioner Coleman opposed.

17. Consider approval of an Environmental Services Agreement between the Brunswick-Glynn County Water and Sewer Commission (JWSC) and Glynn County regarding a \$15,000,000 Environmental Finance Authority ("GEFA") loan to the JWSC. [REPORT](#)

A motion was made by Commissioner Neal and seconded by Commissioner Brunson to approve of an Environmental Services Agreement between the Brunswick-Glynn County Water and Sewer Commission (JWSC) and Glynn County regarding a \$15,000,000 Environmental Finance Authority ("GEFA") loan to the JWSC. The motion carried unanimously.

18. Consider adopting a Resolution extending the moratorium on the enforcement of the Glynn County Personal Transportation Vehicle Ordinance and for other purposes for a period of one hundred and eighty (180) days, expiring on July 13, 2020, at 11:59 p.m. [REPORT](#)

A motion was made by Commissioner O'Quinn and seconded by Commissioner Neal to adopt a Resolution extending the moratorium on the enforcement of the Glynn County Personal Transportation Vehicle Ordinance and for other purposes for a period of one

hundred and eighty (180) days, expiring on July 13, 2020, at 11:59 p.m. The motion carried unanimously. Resolution #R-05-20

19. Consider adoption of a resolution calling for an election to be held on May 19, 2020, to reimpose a special one percent sales and use tax within Glynn County (SPLOST 2020). [REPORT](#) *This item was removed from the agenda.*
20. Consider changing the target election date for the Special Purpose Local Option Sales Tax (SPLOST 2020) referendum from May 19, 2020, to November 3, 2020.

A motion was made by Commissioner Brunson and seconded by Commissioner Booker to change the target election date for the Special Purpose Local Option Sales Tax (SPLOST 2020) referendum from May 19, 2020, to November 3, 2020. The motion carried unanimously.

EXECUTIVE SESSION/POST EXECUTIVE SESSION ACTION

A motion was made by Commissioner Neal and seconded by Commissioner O'Quinn to adjourn to executive session to discuss property acquisition and potential litigation. The motion carried unanimously.

BACK IN SESSION

A motion was made by Commissioner Brunson and seconded by Commissioner Booker to adjourn executive session and enter regular session. The motion carried unanimously.

A motion was made by Commissioner Brunson and seconded by Commissioner Booker to approve the executive session minutes of December 19, 2019. The motion carried unanimously.

A motion was made by Commissioner Brunson and seconded by Commissioner Booker to accept the County Attorney's recommendations regarding potential litigation. The motion carried unanimously.

There being no further business, the meeting was adjourned at 8:53 p.m.

Michael Browning, Chairman
Board of Commissioners
Glynn County, Georgia

Attest:

Dhwani Patel, County Clerk

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