

MINUTES
REGULAR MEETING
GLYNN COUNTY BOARD OF COMMISSIONERS
HISTORIC GLYNN COUNTY COURTHOUSE
701 "G" STREET, 2ND FLOOR, COMMISSIONERS' MEETING CHAMBERS
THURSDAY, FEBRUARY 06, 2020 AT 6:00 PM

PRESENT: Michael Browning, Chairman, District 1
Bill Brunson, Vice Chairman, District 4
Dr. Peter Murphy, Commissioner, District 2
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

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

INVOCATION AND PLEDGE

PUBLIC COMMENT PERIOD

Diana Taylor spoke regarding an anti-tethering law for dogs in Glynn County.

Annie Polite spoke regarding the hiring practices for Glynn County. She also spoke regarding funding for Selden Park.

COMMISSION PRESENTATIONS AND ANNOUNCEMENTS

A motion was made by Commissioner Brunson and seconded by Commissioner Neal to add item number 7.1 to the consent agenda to approve the Memorandum of Understanding (MOU) with the Brunswick-Glynn County Water and Sewer Commission (JWSC) which allows Glynn County to be reimbursed by JWSC for improvements related to the SPLOST 2016 Demere and East Beach Causeway Intersection Project. The motion carried unanimously.

PUBLIC HEARING – Land Use

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.

1. ZM4182 – Oak Grove Townhomes: Consider a request to rezone a portion of Parcel 03-07459 (33.78 acres), Parcel 03-16482 (2.14 acres) and Parcel 03-13206 (0.51 acres) from

Planned Development–General (PD-G) (Case Number GC-09-89) to Medium Residential (MR). The applicant is proposing to develop 122 dwelling units within the rezoned area, including one (1) single-family dwelling unit, 26 two-family dwelling units and 95 townhome dwelling units. The proposed area of rezoning is generally located in portions of the Oak Grove Island Planned Development Land Use Plan where the following land uses are currently permitted: apartments (Area 3), townhomes (Areas 4 & 5) and marina and commercial (Area 9). Johnathan Roberts, agent, for Bud Myrick, Oak Grove Island Limited, LLLP, owner. [REPORT](#)

Pamela Thompson, Community Development Director, reported this request. She stated that the 36.43 acres are currently part of the Oak Grove Island Plantation PD-G (GC-09-89) zoning and the existing land use is marina, outdoor storage, and vacant. The proposed zoning is Medium Residential (MR) for single-family, two-family, and townhouse residential uses. The applicant is proposing to develop 122 dwelling units, with a mix of single-family, two-family and townhouse units. The existing zoning allows a multitude of permitted commercial and multifamily land uses within the PD, in addition to the existing single-family residential, golf course, outdoor storage and marina. She then highlighted some of the current permitted uses within the existing zoning and stated that they are requesting a down zoning based on what they can currently do. The current marina dock is in a Conservation Preservation (CP) zoning district, not the Oak Grove Island PD. It will continue as a permitted use in CP and will not be affected by this rezoning.

The Mainland Planning Commission (MPC) recommended approval of the rezone application with the following conditions: the applicant will provide a traffic report to Glynn County before application for a Preliminary Plat that analyzes the impacts of the proposed development to both the private roads within the Oak Grove Island PD and to county-maintained Oak Grove Road; and the applicant will align the most southerly duplex building in the concept plan away from the single-family home at 162 Riverwalk Drive and towards the marsh.

This item was opened for public comment and Julian Smith spoke in opposition. Greg Wilkes, John Sharpman, Mike Shannon, Scott Spence, Carl Kraushaar, Frank Porto, and Ken Lepper spoke in favor.

A motion was made by Commissioner Neal and seconded by Commissioner Booker to approve ZM4182 with the following conditions: the applicant will provide a traffic report to Glynn County before application for a Preliminary Plat that analyzes the impacts of the proposed development to both the private roads within the Oak Grove Island PD and to county-maintained Oak Grove Road; the applicant will align the most southerly duplex building in the concept plan away from the single-family home at 162 Riverwalk Drive and towards the marsh; the maximum number of dwelling units within the area of rezoning will be limited to 122; and the permitted uses allowed in the area of rezoning will be restricted to single-family dwellings, two-family dwellings and townhouses. The motion carried unanimously. Resolution #R-07-20

2. Consider a request to amend Envision Glynn: Glynn County Comprehensive Plan Future Land Use Map (FLUM) from Commercial to High Density Residential in regard to a 7.01-acre site at 195 and 255 Scranton Connector, including Parcel Number 03-12470 (5.84 acres) and a portion of Parcel Number 03-15617 (1.17 acres). The subject property is currently zoned Planned Development-Shopping (PD-S) (Case Number GC-35-87) and the applicant is seeking to rezone the site to High Residential (HR) to develop a 166-unit apartment complex. Zachary B. Harris, agent, for Ambling Glynn One, LLC, applicant, and GP Mall, LLC, and Synovus Bank (formerly The Coastal Bank of Georgia), owners. [REPORT](#)

Pamela Thompson, Community Development Director, reported this request. She stated that the applicant is requesting to amend Envision Glynn: Glynn County Comprehensive Plan Future Land Use Map (FLUM) from Commercial to High Density Residential in regard to a 7.01-acre site at 195 and 255 Scranton Connector. The subject property is currently zoned Planned Development-Shopping (PD-S) (Case Number GC-35-87) and the applicant is seeking to rezone the site to High Residential (HR) to develop a 166-unit apartment complex.

The Mainland Planning Commission (MPC) recommended approval of the FLUM Amendment.

This item was opened for public comment and Julian Smith spoke in favor. No one spoke in opposition.

A motion was made by Commissioner Neal and seconded by Commissioner Brunson to approve ZM4182. The motion carried unanimously.

3. ZM4195 – Ambling Glynn One Apartments: Consider a request to rezone approximately 7.01 acres at 195 and 255 Scranton Connector, including Parcel Number 03-12470 (5.84 acres) and a portion of Parcel Number 03-15617 (1.17 acres), from Planned Development-Shopping (PD-S) (Case Number GC-35-87) to High Residential (HR). The applicant is seeking to develop a 166-unit apartment complex. Zachary B. Harris, agent, for Ambling Glynn One, LLC, applicant, and GP Mall, LLC, and Synovus Bank (formerly The Coastal Bank of Georgia), owners. [REPORT](#)

Pamela Thompson, Community Development Director, reported this request. Ms. Thompson reported that the applicant is requesting to rezone all 5.84 acres of parcel number 03-12470 and a 1.17-acre portion of parcel number 03-15617 from Planned Development – Shopping (PD-S) (Glynn Place Mall PD, GC-35-87) to High Residential (HR) zoning. The Glynn Place Mall PD does not allow any type of residential uses. The applicant is planning to develop the vacant and unimproved site into a 166-unit, four-story apartment complex. The maximum height allowed for multi-family buildings in HR zoning is 60’.

The applicant received a parking variance from the Board of Appeals for the reduction in number of required spaces from 332 to 302 because they will be sharing parking with the Glynn Place Mall. The developer has entered into an agreement that will make 400 parking spaces at the Glynn Place Mall available for use by apartment residents, visitors, staff and vendors. The parking agreement will be available for renewal on an annual basis. It can be cancelled with 60 days notice by either party.

The Joint Water and Sewer Commission (JWSC) approved an “unsolicited proposal” from the applicant on January 16, 2020 for the upgrading of the sewer system serving the site. The site will also require a lot combination and site plan approval before a commercial building permit can be issued.

The Mainland Planning Commission (MPC) recommended approval of the application. This item was opened for public comment, yet no one addressed the Board.

A motion was made by Commissioner Brunson and seconded by Commissioner Booker to approve ZM4195. The motion carried unanimously. Resolution #R-08-20

CONSENT AGENDA – General Business

4. Approved the minutes of the regular meeting held [January 16, 2020](#), and the special called meeting held [January 14, 2020](#), subject to any necessary corrections. (D. Patel)
5. Appointed Jeremiah Bergquist, Police Lieutenant, and Mitchell Life, Jr. Deputy Sheriff III, to serve as the Public Safety Representatives on the Glynn County Pension Committee. The terms begin immediately and end December 31, 2021. (O. Reed) [REPORT](#)
6. Approved the Shelter Agreement with the Ware County Board of Education to provide for a refuge at the Ware County Schools Transportation Facility due to a hurricane or other event. The agreement is for a duration of one year with 9 one-year automatic renewal periods. (J. Wiggins) [REPORT](#)
7. Authorize staff to re-scope the TE Projects 0010588 and 0009062 for trail improvements in the area of Harry Driggers Boulevard as shown on the attached layout to better match the grant funds for the project. (P. Thompson) [REPORT](#)
- 7.1 Approved the Memorandum of Understanding (MOU) with the Brunswick-Glynn County Water and Sewer Commission (JWSC) which allows Glynn County to be reimbursed by JWSC for improvements related to the SPLOST 2016 Demere and East Beach Causeway Intersection Project. (D. Austin) [REPORT](#)

CONSENT AGENDA – Finance Committee

8. Authorized staff to follow the approved procedure to dispose of the county owned real properties at 501 J Street and at 2003 Reynolds Street, parcels 01-02743 & 01-02744. (A. Ours) (FC Vote: 3-0) [REPORT](#)
9. Amended section D of the Vehicle Assignment & Use Policy, section XIV of the Financial Management Policies to include vehicle allowances in the amount of \$4,000 each for the Traffic Safety Division Manager and Roads & Drainage Division Manager. (A. Ours) (FC Vote: 3-0) [REPORT](#)

10. Approved the issuance of a Purchase Order, to McKinna Auto Sales, Inc. 115 McKinna Place, HWY 341 Brunswick, Georgia in the amount of \$19,500 for the purchase of one 2017 Chevrolet Express Van 3500 LT with the funding to be provided by the County Manager's Contingency Fund. (R. Jordan) (FC Vote: 3-0) [REPORT](#)
11. Approved the Real and Personal Property corrections and exemptions as recommended by the Board of Assessors and the Chief Appraiser at their Thursday, December 12, 2019 meeting, with clarification that this does not approve a tax refund. (R. Glisson) (FC Vote: 3-0) [REPORT](#)
12. Approved the Real and Personal Property corrections and exemptions as recommended by the Board of Assessors and the Chief Appraiser at their Thursday, January 9, 2020 meeting, with clarification that this does not approve a tax refund. (R. Glisson) (FC Vote: 3-0) [REPORT](#)
13. Accepted the FY20 Lib Tech Funding Grant and authorize a revenue and expenditure increase in the amount of \$18,882 for the Marshes of Glynn Libraries with the funding to be provided by the Georgia Public Library Service. (G. Mullis) (FC Vote: 3-0) [REPORT](#)
14. Accepted the donations made to Animal Control from July 1, 2019 to January 7, 2020 and increase the revenues and expenditures in the FY20 Animal Control operating budget in the amount of \$7,843. (T. Hill) (FC Vote: 3-0) [REPORT](#)
15. Submitted the Hazard Mitigation Grant Program (HMGP) 4400 Planning Grant Application to the Georgia Emergency Management Agency (GEMA) in the amount of \$38,000. (J. Dunnagan) (FC Vote: 3-0) [REPORT](#)
16. Approved a purchase order for the purchase of two TORO Sand Pros 3040 (Infield Pros), utilizing the Statewide Contract - GSA Schedule Contract GS-06F-0012R, to Wesco Turf Inc. in the amount of \$44,317.16 with funding to be provided by the FY20 Capital Projects Fund. (L. Gurganus) (FC Vote: 3-0) [REPORT](#)
17. Approved a contract change order for Kingsway/Frederica Traffic Improvement Project, to Southeastern Engineering Inc., of Marietta, GA., in the amount of \$60,000 with funding to be provided by SPLOST 2016. (D. Austin) (FC Vote: 3-0) [REPORT](#)
18. Rejected all bids for the Golden Isle Center ADA improvements project and increase funding in the FY21 budget. (D. Austin) (FC Vote: 3-0) [REPORT](#)
19. Approved the issuance of a Purchase Order for one (1) Mini Excavator utilizing the Statewide Contract 99999-001-SPD-0000102-0025, to Yancey Caterpillar in the amount

of \$103,920 with funding to be provided by the FY20 Capital Projects Fund Budget. (D. Austin) (FC Vote: 3-0) [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

EXECUTIVE SESSION/POST EXECUTIVE SESSION ACTION

A motion was made by Commissioner Neal and seconded by Commissioner Coleman to adjourn to executive session to discuss pending and potential litigation, and personnel matters. The motion carried unanimously.

BACK IN SESSION

A motion was made by Commissioner O'Quinn and seconded by Commissioner Coleman to adjourn executive session and enter regular session. The motion carried unanimously.

A motion was made by Commissioner Brunson and seconded by Commissioner Neal to approve the executive session minutes of January 16, 2020. The motion carried unanimously.

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

There being no further business, the meeting was adjourned at 8:57 p.m.

Michael Browning, Chairman
Board of Commissioners
Glynn County, Georgia

Attest:

Dhwani Patel, County Clerk