

MINUTES
REGULAR MEETING
GLYNN COUNTY BOARD OF COMMISSIONERS
BRUNSWICK-GLYNN COUNTY LIBRARY
208 GLOUCESTER ST, BRUNSWICK, GEORGIA 31520
THURSDAY, JULY 16, 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
Bob Coleman, Commissioner, At Large Post 2

ABSENT: David O'Quinn, Commissioner, At Large Post 1

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

INVOCATION AND PLEDGE

PUBLIC COMMENT PERIOD

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.

1. Consider the issuance of a 2020 alcoholic beverage license to Son Tran for Saigon Pho, 760 Scranton Rd. Ste. 100, Brunswick, GA. The license is to sell malt beverages and wines for consumption on premise of a restaurant. Sunday sales permitted. Son Tran, licensee. (Occupation Tax/Police Chief) [REPORT](#)

Son Tran was present at the meeting as required by ordinance. Interim Chief Wiggins 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 Murphy to approve the alcoholic beverage license. The motion carried unanimously.

2. Consider the issuance of a 2020 alcoholic beverage license to Lavon Williams for Murphy Oil USA, Inc. DBA Murphy USA #7753, 136 Altama Conn., Brunswick, GA. The license is to sell malt beverages and wines not for consumption on premise of a convenience store. Sunday sales permitted. Lavon Williams, licensee. (Occupation Tax/Police Chief) [REPORT](#)

Lavon Williams was present at the meeting as required by ordinance. Interim Chief Wiggins 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 Murphy to approve the alcoholic beverage license. The motion carried unanimously.

3. Consider the issuance of a 2020 alcoholic beverage license to Melissa Kiser for Atlantic Hospitality Ventures DBA Hampton Inn Saint Simons Island, 2204 Demere Rd., St Simons Island, GA. The license is to sell malt beverages and wines not for consumption on premise of a hotel retail gift shop. Sunday sales permitted. Melissa Kiser, licensee. (Occupation Tax/Police Chief) [REPORT](#)

Melissa Kiser was present at the meeting as required by ordinance. Interim Chief Wiggins 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 Murphy to approve the alcoholic beverage license. The motion carried unanimously.

PUBLIC HEARING – Land Use

4. ZM4306 – 3152 Cypress Mill Road: Consider a request to rezone approximately 1.09 acres at 3152 Cypress Mill Road from the R9 and M9 One-Family Residential Zoning Districts to the M9 One-Family Residential Zoning District. The applicant is seeking to place a double-wide mobile home on the site of an existing single-family home. Parcel ID: 03-03035. Ernest D. Bradham, owner and applicant. [REPORT](#)

Stefanie Leif, Planning Manager, reported this request. She stated that the applicant is requesting to rezone approximately 1.09 acres from a split M9 and R9 One-Family Residential zoning to a M9 One-Family Residential zoning on the entire lot. The lot currently has a single-family home, built in 1944, in a state of disrepair on the section of the property in R9 zoning. The property owner would like to demolish the home and put a new double-wide mobile home at the same approximate location. The property is in a Commercial Future Land category. However, the property has been in continuous one-family residential use since the 1940s. M9 portion of the property was rezoned from R9 to M9 in 1973.

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 Neal to approve ZM4306. The motion carried unanimously. Resolution #R-27-20

5. ZM4259 – Seaboard Golden Isles Gateway Surface Mine: Consider a request to rezone approximately 193 acres located at 7600 Golden Isles Parkway from Planned Development District (PD) to Forest Agricultural (FA). The subject property is within the Northwest Quadrant PD (ZM3370), and it is currently a surface mining operation. Parcel ID: 03-27018. Plant Improvement Co. Inc., owner and applicant. [REPORT](#)

Stefanie Leif, Planning Manager, reported this request. She stated that the applicant is requesting to rezone approximately 193 acres in the vicinity of Golden Isles Parkway from Planned Development (PD) to Forest Agricultural (FA) to allow surface mining in a conventional zoning district, which is an allowed use in FA. Surface mining is currently allowed in PD, per a 2016 amendment.

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 Neal and seconded by Commissioner Coleman to approve ZM4259. The motion carried unanimously. Resolution #R-28-20

6. ZM4276 – Tanglewood Planned Development District Amendment, Tanglewood Subdivision: Consider a request to amend the Tanglewood Planned Development District (GC-2003-22) master plan to allow changes to the design of 132 proposed lots within Phase II, Tanglewood Subdivision. Subject property is located at 5382 Highway 99 and 103 Tanglewood Drive. The property is zoned Planned Development District (PD). Parcel ID: 03-21119. Johnathan Roberts, Roberts Civil Engineering, agent for LSSD Tanglewood, LLC, owner and applicant. [REPORT](#)

Stefanie Leif, Planning Manager, reported this request. She stated that both this item and the one below are a part of the Tanglewood Planned Development, but with two different subdivisions. Tanglewood was a part of the Planned Development that was approved in 2003. The master plan approved as part of the PD District was very detailed indicated a different design for the roads, lot layout, ponds, and common area amenities. The applicant desires to subdivide the property with a different design from the approved master plan. The road network, lot layout, and pond locations has changed. Additionally, the master plan indicated a pavilion area in a common area, and the proposed change to the master plan does not include this amenity.

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

Commissioner Neal stated that he was involved in the Tanglewood Planned Development over ten (10) years ago but he has no current ownership, affiliations, or family members involved in this development at this time.

A motion was made by Commissioner Neal and seconded by Commissioner Coleman to approve ZM4276. The motion carried unanimously. Resolution #R-29-20

7. ZM4382 – Tanglewood Planned Development District Amendment, Autumns Wood Subdivision: Consider a request to amend the Tanglewood Planned Development District (GC-2003-22) master plan to allow changes to the design of the subdivision proposed as Phases 2 and 3, Autumns Wood Subdivision. The approximately 54-acre subject property is located at 5122 and 5156 Highway 99. The property is zoned Planned Development District (PD). Parcel ID: 03-18602. Chris Amos, CSEC, Inc., agent for Regency Land Group, owner. [REPORT](#)

Stefanie Leif, Planning Manager, reported this request. She stated that the applicant is requesting to amend the Tanglewood Planned Development District (GC-2003-22) master plan to allow changes to the design of the subdivision proposed as Phases 2 and 3, Autumns Wood Subdivision. She clarified that it is the same Planned Development that the Board heard before this item, but a different subdivision. The approximately 54-acre subject property is located at 5122 and 5156 Highway 99. The master plan approved as part of the PD District indicated a different design for the roads, lot layout and ponds. The applicant desires to subdivide the property as part of Phases 2 and 3 with a different design from the approved master plan. The road network, lot layout, and pond locations has changed.

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

Commissioner Neal stated that he is involved in this project and that would be recusing himself from the vote.

A motion was made by Commissioner Booker and seconded by Commissioner Brunson to approve ZM4382. The motion carried 5-0-1 with Commissioner Neal abstaining. Resolution #R-30-20

8. ZM4274 – Nix Lane Senior Living: Consider a request to rezone approximately 17.86 acres in the vicinity of Granville Nix Lane and Nix Lane from the FA, R12, M12, and R20 One-Family Residential and Highway Commercial (HC) Zoning Districts to the Medium Residential (MR) and Highway Commercial (HC) Zoning Districts. The applicant is seeking to create an 80-unit multi-family senior living residential development with associated commercial development. Parcel IDs: 03-02511, 03-02512, 03-02513, 03-02516, 03-02517, 03-02518, 03-02521 and a portion of 03-02515. Jonathan McDill, agent, for Hillpointe, LLC (d/b/a Coastal Club Developer, LLC), Charles and Gloria Coley, and Reatha Jean Morgan, owners. [REPORT](#)

Stefanie Leif, Planning Manager, reported this request. She stated that the applicant is requesting to rezone approximately 17.86 acres in the vicinity of Granville Nix Lane and Nix Lane from the FA, M12, R12, and R20 One-Family Residential and Highway Commercial (HC) Zoning Districts to the Medium Residential (MR) and Highway Commercial (HC) Zoning Districts. The applicant is planning to develop an 80-unit multi-family senior living residential development

with associated commercial development. The site is in a Commercial Future Land Use category. The 2018 Comprehensive Plan states “commercial land uses may be mixed with higher-density residential uses.”

The 80-unit apartment complex will have direct access to Altama Avenue and will bypass the Nix Lane and Granville Nix Lane local roads. The project site is adjacent to the Hercules Landfill Superfund site, and the Environmental Protection Agency’s (EPA) website states that “site contamination does not currently threaten people living and working near the site.”

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 Booker and seconded by Commissioner Neal to approve ZM4274. The motion carried unanimously. Resolution #R-31-20

9. ZM4310 – Capital Square Planned Development District Amendment: Consider a request to amend the Capital Square Planned Development District (ZM3529) to add an 11.625-acre section, currently zoned Forest Agricultural (FA), to the Planned Development. Parcel ID: 03-03351. Ridge Enterprises and Georgia Land Group, owners and applicants. [REPORT](#)

Stefanie Leif, Planning Manager, reported this request. She stated that the Capital Square Planned Development is comprised of several parcels off of Capital Square Drive which comes off of Perry Lane Road. The approximately 28.4-acre Capital Square Planned Development (PD) currently comprises three (3) parcels: 03-03351, 03-12452 and 03-27341. Parcel 03-12452 is currently built out as the La Quinta del Sol Hotel. Parcel 03-27341 is vacant, but is expected to be an Avid Hotel location. The current PD amendment application will only affect Parcel 03-03351, owned by the owners/applicants. The separate owners of Parcels 03-27341 and 03-12452 are not co-applicants of this application. Parcel 03-03351 has a split zoning of Capital Square PD (ZM3529) & Forest Agricultural (FA).

The applicants are requesting to incorporate an 11.625-acre FA portion of Parcel 03-03351 into the Highway Commercial (HC)/Freeway Commercial (FC) section of the Capital Square PD. The amendment also would allow mini-storage as a permitted use, rather than a Conditional Use, in the Highway Commercial (HC)/Freeway Commercial (FC) section of the amended PD.

The County Engineering Division has expressed concerns about traffic and infrastructure capacity within the Capital Square PD, if built out as planned with a mix of residential and commercial uses. The county may require the applicant and/or future developers to provide traffic and infrastructure studies at later stages of PD development. The developer will be required, at its own expense, to upgrade and/or connect to JWSC water and sewer lines.

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 Neal and seconded by Commissioner Booker to approve ZM4310. The motion carried unanimously. Resolution #R-32-20

EXECUTIVE SESSION/POST EXECUTIVE SESSION ACTION

The Board did not hold an executive session during this meeting.

There being no further business, the meeting adjourned at 6:33 p.m.

Michael Browning, Chairman
Board of Commissioners
Glynn County, Georgia

Attest:

Dhwani Patel, County Clerk