

MINUTES
REGULAR MEETING
GLYNN COUNTY BOARD OF COMMISSIONERS
HISTORIC GLYNN COUNTY COURTHOUSE
701 "G" STREET, 2ND FLOOR, COMMISSIONERS' MEETING CHAMBERS
THURSDAY, AUGUST 6, 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

PUBLIC HEARING – Abandonment

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. AB4149: Consider the abandonment of a portion of the un-open alley right-of-way in Block 5 in the Ed Dorado subdivision, adjacent to 210 Menendez Av. Jim Bishop, agent, for 1317 Demere, LLC, owners. (P. Andrews) [REPORT](#)

Jim Bishop, agent for the applicant, requested that this item be postponed to the next Board meeting.

A motion was made by Commissioner Booker and seconded by Commissioner O'Quinn to defer this public hearing item to the regularly scheduled meeting of the Board of Commissioners on September 3, 2020. The motion carried unanimously.

PUBLIC HEARING – Land Use

2. ZM4299 – St. Simons Art Museum: Consider a request to rezone property located at 513 Beachview Drive, 315 15th Street, 108, 118, 124, 130, and 140 Pier Village Market, 300, 308, and 310 Mallery Street, and 508 Oglethorpe Avenue from Village Mixed Use (VMU) and Island Preservation District (IP) to Planned Development District (PD) and Island Preservation Design Review District (IP). The applicant proposes to construct a 20,000 square foot art museum. Parcel IDs: 04-04653, 04-04652, 04-10230, 04-11659, 04-07017. James A. Bishop, agent, for Sandy Vacation, LLC, owner. [REPORT](#)

Stefanie Leif, Planning Manager, reported that the property consists of several parcels between 15th street, Mallery Street, and Oglethorpe Avenue. The applicants are looking to demolish all of the structures that are currently on the parcels and construct a new 20,000 square foot art museum building. Due to the PD being less than 3 acres in size, the site plan that is included with the PD application is valid in perpetuity if approved with the PD. The art museum is interpreted by staff as an allowed use under the definition of “art gallery” in VMU. The proposed PD Text provides for modifications to the zoning beyond what can be developed under the current zoning.

If approved, the PD would eliminate bait and/or fishing tackle supply stores, bicycle repairs, rental or sales shops, grocery stores, hardware stores, package liquor and wine stores, pharmacies, apothecaries, or drug stores, and residential use lawfully existing which are currently allowed on the list of VMU permitted uses. The parking standards would also be changing with the PD now allowing for an art museum, 1 space per 400 SF of museum floor area open to the public. The proposed PD Text would also allow a 3-foot-wide buffer adjacent to public rights-of-way and would eliminate restrictions on corner lots related to vision clearance. Ms. Leif also shared the survey of the property, demolition plans, the site plan, landscape and tree plan, and the conceptual and elevation plan with the Board.

The Islands Planning Commission (IPC) recommend approval of ZM4299 with the condition that the PD is limited to only the art museum use. This item was opened for public comment and George Ragsdale, Avery Smith, Jeff Kilgore, John Dow, Dave Parsons, and Miriam Lancaster spoke in opposition. Julian Smith, Jim Frasche, Scott McQuade, Scott Steilen, and Robey Frasche spoke in favor. The Board discussed the request and Ms. Leif answered various questions from the Board.

A motion was made by Commissioner Murphy and seconded by Commissioner Booker to approve ZM4299 pursuant to the approved Planned Development Text, including the Site Plan and Tree Plan, as presented to the IPC on July 21, 2020. The motion carried 6-1 with Commissioner Coleman opposed. Resolution #R-34-20

3. ZM4324 – Hamilton Road Storage Rezone: Consider a request for an amendment to the Island Medical Park Planned Development (PD) District (case number ZM2263) to add “rental storage facility” as a permitted use and change other uses to special uses for property located at 371 and 391 Hamilton Road. The applicant proposes a new rental storage facility building. Johnathan Roberts, Roberts Civil Engineering, agent, for South Leeward Bluff, LLC, owner. Parcel ID: 04-12017 and 04-12018. Victory Storage Company, applicant. [REPORT](#)

Stefanie Leif, Planning Manager, reported that the applicant is requesting an amendment to the Island Medical Park Planned Development (PD) District (case number ZM2263) to add “rental storage facility” as a permitted use in the list of allowed uses for property located at 371 and 391 Hamilton Road (parcel numbers 04-12017 and 04-12018). On July 16, 2020, the applicant submitted a revised PD Text that would list rental storage facility as the only permitted uses. All other uses in the PD are listed as special uses; thus, they would require a special use permit approved by the Glynn County Board of Commissioners. The two parcels are currently in the Island Medical Park PD, adopted in 2011, which allows medical offices, professional, governmental uses as well as pharmacies, restaurants, and flower shops that would be intended to serve the medical and professional offices in the vicinity. Additionally, residential on the second level of a building is also permitted. The applicant plans to combine the two lots and construct a rental storage facility. All storage units will be within the building with one access point into the building. No storage will be outside of the building. The applicants have also applied for site plan approval for a new 73,089 SF building.

Ms. Leif shared a copy of their site plan, lightening plan, conceptual elevation plan, and a colored rendering of the project.

The Islands Planning Commission (IPC) recommend approval of ZM4324 as presented, however revised the site plan to not require the dumpster and retain the buffer. This item was opened for public comment and Julian Smith spoke in opposition. Johnathan Roberts and Kirk Watson spoke in favor. Commissioner Brunson recused himself from the discussion and vote due to having family members involved in the project.

A motion was made by Commissioner Murphy and seconded by Commissioner O’Quinn to approve ZM4324 pursuant to the approved Planned Development Text, including the Site Plan and Tree Plan as revised by the IPC on July 21, 2020: dumpster is not required and the buffer will be retained. The motion carried 6-0-1 with Commissioner Brunson abstaining. Resolution #R-35-20

4. CUP4381 – 106 East 18th Street: Consider a request for a conditional use permit for the installation of an underground stormwater storage system, landscaping, retaining walls, and steps seaward of the development setback line established by the Board of Commissioners pursuant to Zoning Ordinance, Section 727, Beach and Dune Protection District. Property is located at 106 East 18th Street, Sea Island and zoned R-12, R-9, and Beach and Dune Protection District. Parcel ID: 05-00792. Daniel H. Bucey, agent for Kenneth W. Lowe of the Kenneth W. Lowe Revocable Trust, owner and applicant.
[REPORT](#)

Stefanie Leif, Planning Manager, reported that the applicant is requesting a conditional use permit for the installation of an underground stormwater storage system, landscaping, retaining walls, and steps seaward of the development setback line established by the Board of Commissioners on June 4, 2020 as 40 feet landward of the toe of the most landward stable dune pursuant to Zoning Ordinance, Section 727, Beach and Dune Protection District. The lawn and plants shown seaward of the County’s setback line will be native species in accordance with the ordinance. Ms. Leif shared a survey of the property and some photos of the site.

The Islands Planning Commission (IPC) recommend approval of CUP4381 as presented. This item was opened for public comment, yet no one addressed the Board. The Board asked various questions to Ms. Lief, Jim Bishop, and Jonathan Roberts.

A motion was made by Commissioner Brunson and seconded by Commissioner Booker to approve the conditional use permit as requested. The motion carried unanimously. Resolution #R-36-20

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 8:13 p.m.

Michael Browning, Chairman
Board of Commissioners
Glynn County, Georgia

Attest:

Dhwani Patel, County Clerk