

MINUTES  
REGULAR MEETING  
GLYNN COUNTY BOARD OF COMMISSIONERS  
HISTORIC GLYNN COUNTY COURTHOUSE  
701 "G" STREET, 2<sup>ND</sup> FLOOR, COMMISSIONERS' MEETING CHAMBERS  
THURSDAY, NOVEMBER 5, 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  
Will Worley, Senior Assistant County Attorney  
Dhwani Patel, County Clerk

ABSENT: Aaron Mumford, County Attorney

INVOCATION AND PLEDGE

PUBLIC COMMENT PERIOD

Pastor Darren West spoke to the Board regarding a Citizens Review Board.

Hugh Borque praised Dave Austin and the Public Works crew on the work they did for Palm Drive.

COMMISSION PRESENTATIONS AND ANNOUNCEMENTS

PUBLIC HEARING – Airport Commission Ordinance

*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 an amendment to Chapter 2-8 of the Glynn County Code of Ordinances known as the Airport Commission Ordinance, as recommended by the Glynn County Airport Commission and the Golden Isles Development Authority. [REPORT](#)

A motion was made by Commissioner Neal and seconded by Commissioner Booker to defer this item to a special called meeting. The motion carried 6-1 with Commissioner O'Quinn opposed.

PUBLIC HEARING – Land Use

2. ZM4480 – Oak Grove Townhomes: 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 the Medium Residential (MR) Zoning District to Planned Development (PD) District. The applicant is proposing to create a PD District that is generally based on the requirements and land use development standards of the MR Zoning District. The applicant is also proposing to increase the limit on the number of dwelling units allowed in the area of rezoning from 122 dwelling units to 130 dwelling units. Johnathan Roberts, agent, for Bud Myrick, Oak Grove Island Limited, LLLP, owner. [REPORT](#)

Pamela Thompson, Director of Community Development, reported that the original zoning of the 36.43-acre project site, Oak Grove Island Plantation PD-G, would have allowed for the development of a 100-unit apartment complex, 209 townhome units, a 200-room hotel, grocery, shops and other unspecified general commercial uses. In February 2020, the project site was rezoned from the Oak Grove Island Plantation PD-G to the Medium Residential (MR) Zoning District (with conditions).

The February rezoning proposed development was approved for 1 single-family home (2,250 SF), 26 duplex dwelling units (1,650 – 1,800 SF), 95 townhome dwelling units in 3-5-unit buildings (1,650 – 2,250 SF), for a total of 122 dwelling units. The proposed development includes 30 single-family homes (3,000 SF), 78 duplex dwelling units (1,755 – 2,025 SF), 22 townhome dwelling units in 3-4-unit buildings (1,650 – 2,250 SF), with a total of 130 dwelling units.

The Mainland Planning Commission (MPC) recommended approval of the application with following conditions: the side yard setback when abutting a side street shall be 10', and Condition 5(d) is redundant and shall be removed from the PD text. These conditions were integrated into the version of the PD text that was presented to the Board.

Staff recommended approval of application ZM4480 pursuant to the approved Planned Development Text with the following condition: The applicant will provide a traffic report to Glynn County at time of Preliminary Plat application.

The item was opened for public comment, and Bud Myrick spoke in favor. No one spoke in opposition.

A motion was made by Commissioner Neal and seconded by Commissioner O'Quinn to approve application ZM4480 pursuant to the approved Planned Development Text with the following condition: The applicant will provide a traffic report to Glynn County at time of Preliminary Plat application. The motion carried unanimously. Resolution #R-45-20

3. CUP4514 – 104 E. Thirteenth Street: Consider a conditional use permit for the installation of native landscaping 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 104 E. Thirteenth Street, Sea Island (parcel number 05-00452) and zoned R-12, R-9, and Beach and Dune Protection District. Daniel H. Bucey, agent for Stephen A. Lisenby, owner and applicant. *Clerk's Note: The Islands Planning Commission (IPC) did not take action on this item at its last meeting, therefore staff is recommending that this item is deferred to the December 3, 2020, meeting until the IPC takes action.* [REPORT](#)

A motion was made by Commissioner Neal and seconded by Commissioner Booker to defer this item to their December 3 meeting. The motion carried unanimously.

4. CUP4489 - Sunset Slush: Consider a conditional use permit for a restaurant (frozen desserts) in the Village Mixed Use (VMU) and Island Preservation Design Overlay zoning districts. The business will occupy an existing building located at 215 Mallery Street, St. Simons Island (parcel number 04-04636). Chris Morgan, agent for Ryan Nagy and Timothy Holder, applicants, and J C Strother Co, Inc., owner. [REPORT](#)

Stefanie Leif, Planning Manager, reported that the applicants have applied for a conditional use permit to operate a restaurant in the Village Mixed Use district. They sell frozen desserts primarily via carry-out with limited seating. They plan to operation from an existing building which was relocated from the Pier Village Market kiosks.

The Islands Planning Commission recommended approval of the application. This item was opened for public comment, yet no one addresses the Board.

A motion was made by Commissioner Murphy and seconded by Commissioner Coleman to approve the conditional use permit. The motion carried unanimously. Resolution #R-46-20

5. ZM4399 – The Oaks: Consider a change of zoning request from R-6 One Family Residential to Local Commercial (LC) for the following property: abandoned First Avenue and the eastern 12 feet of Lots 11, 12, and 13, Block 6, Glynn Haven Subdivision (western portion of parcel number 04-04952 addressed as 3509 Frederica Road, eastern portion of parcel number 04-04954 addressed as 105 Atlantic Drive, and eastern portion of parcel number 04-11301 addressed as 100 Palmetto Street), St. Simons Island. The applicant is proposing to utilize the property for a commercial use, parking and access, and a landscaped buffer. Johnathan Roberts, Roberts Civil Engineering, agent for Sea Marshes Development, applicant, and GHJ, LLC, owner. [REPORT](#)

Stefanie Leif, Planning Manager, reported that the request is to rezone a 56 foot wide segment of property from R-6 to Local Commercial (LC) which encompasses all of abandoned First Avenue (40 feet wide) and the Eastern 12 feet of Lots 11, 12, and 13 in Block 6 of the Glynn Haven Estates Subdivision.

The Islands Planning Commission recommended approval of the application. This item was opened for public comment, and Jane Fraser, Karen Babson, Linda Hudson, and Yvonne Becker spoke in opposition. Hugh Borque, Chad Darrin, and Johnathan Roberts spoke in favor.

Ms. Leif, Ms. Thompson, and Mr. Roberts answered various questions from the Board regarding this project.

A motion was made by Commissioner O’Quinn and seconded by Commissioner Booker to approve the rezoning request. The motion carried unanimously. Resolution #R-47-20

6. Consider adopting an amendment to Chapter 2-5 of the Glynn County Code of Ordinances; to add Article XI to Chapter 2-5; to adopt a Development Impact Fee Ordinance for Glynn County;

to provide for the administration and enforcement of said ordinance; and for other purposes.  
[REPORT](#)

Pamela Thompson, Director of Community Development, reported that this was the first reading of the proposed ordinance and no action needed to be taken by the Board.

This item was opened for public comment, and Hugh Borque, Greg Wilkes, Hans Trupp, Keith Ross, Jonathan Roberts, Wayne Moxley, Steven Smith, and Bud Myrick spoke.

The Board did not take any action on this item.

7. Consider Transmittal of the draft Capital Improvements Element to the Coastal Georgia Regional commissioner for Regional and State review, as per the requirements of the Development Impact Fee Act. (P. Thompson) [REPORT](#)

Pamela Thompson, Director of Community Development, reported that a Capital Improvements Element is required for an Impact Fee, however it can be adopted with or without an Impact Fee. She also outlined how a Capital Improvements Element would be beneficial to Glynn County.

This item was opened for public comment, yet no one addresses the Board.

A motion was made by Commissioner Neal and seconded by Commissioner Coleman to defer this item to a December regular meeting. The motion carried unanimously.

#### 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 7:38 p.m.

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Michael Browning, Chairman  
Board of Commissioners  
Glynn County, Georgia

Attest:

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Dhwani Patel, County Clerk