

MINUTES
REGULAR MEETING
GLYNN COUNTY BOARD OF COMMISSIONERS
HISTORIC GLYNN COUNTY COURTHOUSE
701 "G" STREET, 2ND FLOOR, COMMISSIONERS' MEETING CHAMBERS
THURSDAY, DECEMBER 3, 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

COMMISSION PRESENTATIONS AND ANNOUNCEMENTS

PUBLIC HEARING – Naming Glynn County Facilities

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 a request from Bob Coleman to rename Veteran's Memorial Park to Robert M. Torras Veteran's Memorial Park. [REPORT](#)

Commissioner Coleman withdrew his request to rename the Veteran's Memorial Park. This item was opened for public comment, and Colonel Nick Hart, Benny Williams, Janice Westberry, and Jeff Kilgore spoke.

A motion was made by Commissioner Brunson and seconded by Commissioner Booker to retain the name of the Glynn County Veteran's Memorial Park and that name will be honored in perpetuity. The motion carried unanimously.

PUBLIC HEARING – Abandonment

2. AB4476: Consider the abandonment of all of Sylvan Drive north of the northern right-of-way line of Palm Street with a drainage easement in form acceptable to the County Engineer being returned to the County over the area in Block 7 currently used for a drainage ditch, as shown on the site plan developed for the Glynn Haven Baptist Church site. (P. Andrews) [REPORT](#)

Paul Andrews, County Engineer, reported the following:

SOURCE OF TITLE: Prescriptive based on plat titled “Revised Plat of Lots in Blocks 1,2,3,4,5,6,7,8,9,10,11,12,13,14 and 15 Unit Number One, Glynn Haven Estates” recorded in Deed Book 4-D, Page 327 on April 27, 1929.

PRESENT USE OF RIGHT-OF-WAY: Portions of the right-of-way where it crosses other road rights-of-way are being used for public access and utilities, portions of the right of way in Block 6 is used for drainage via an open ditch, otherwise, the right-of-way is not used by the public.

PAST HISTORY: This section of the right-of-way has been used as it is currently for many years.

POTENTIAL PUBLIC USE IN THE FUTURE: Use of the areas of right-of-way currently not used by the public is unlikely since there are houses constructed in it or private development is planned.

BENEFIT TO PUBLIC IN CONTINUING USAGE: Use of the areas of right-of-way currently not used by the public has limited benefit for the public.

BENEFIT TO PUBLIC IN ABANDONMENT: Abandonment may simplify property rights questions for potential owners of property crossed by the unopened Sylvan Drive.

County Staff recommended that a drainage easement should be required for the existing roadside and cross block ditch located on Block 7. Mr. Andrews, Aaron Mumford, County Attorney, and Pamela Thompson, Director of Community Development, answered various questions from the Board regarding this request.

This item was opened for public comment, and Marylane Perret spoke in opposition. Brian Hunt spoke in favor.

A motion was made by Commissioner O’Quinn and seconded by Commissioner Booker to move this item to the December 17 meeting for a vote. The motion carried 6-1 with Commissioner Neal opposed.

PUBLIC HEARING – Land Use

3. ZM4477 – 2312, 2314 & 2318 Sixth Street: Consider a request to rezone 2312, 2314 & 2318 Sixth Street from the General Residential (GR) zoning district to the Highway Commercial (HC) zoning district. The site will have an area of 0.196 acres after the recording of a lot combination. The applicant is proposing to construct an off-street vehicle garage. Parcel IDs: 03-08176, 03-08177, and 03-08178. Phillip and Gennifer Jones, owners. [REPORT](#)

Stefanie Leif, Planning Manager, reported the site currently consists of three 2,850 SF substandard lots of record in the Washington Square subdivision. The applicant wishes to rezone from General Residential (GR) to Highway Commercial (HC), which has a minimum lot size of 6,000 SF. Glynn County has approved a proposed lot combination (XS4510) of the three existing lots for a new lot size of 8,550 SF, which complies with HC zoning district requirements. The applicant will record the lot combination following a potential approval of the rezoning action by the Board of Commissioners. Ms. Leif showed a map of the zoning of the property, some pictures of the property, and a survey and layout plan. Ms. Leif answered questions from the Board regarding the property.

The Mainland Planning Commission (MPC) recommended approval of the application. This item was opened for public comment, and Phillip Jones spoke in favor. No one spoke in opposition.

A motion was made by Commissioner Neal and seconded by Commissioner Booker to approve ZM4477. The motion carried unanimously. Resolution #R-51-20

4. ZM4480 – Oak Grove Townhomes FLUM Amendment: Consider a request to amend the Envision Glynn: Glynn County Comprehensive Plan Future Land Use Map (FLUM) for a portion of Parcel 03-07459 (33.78 acres), Parcel 03-16482 (2.14 acres) and Parcel 03-13206 (0.51 acres) from the Low Density Residential land use category to the High Density Residential land use category. Johnathan Roberts, agent, for Bud Myrick, Oak Grove Island Limited, LLLP, owner. [REPORT](#)

Pamela Thompson, Director of Community Development, reported that the Oak Grove Townhomes rezoning, ZM4480, was recommended for approval by the MPC on October 6 and was approved by the Board of Commissioners on November 5. The Oak Grove Townhomes development will have a mix of single-family homes, duplexes and townhomes. The applicant is requesting to amend the Envision Glynn: Glynn County Comprehensive Plan Future Land Use Map (FLUM) for the Oak Grove Townhomes site from the Low Density Residential land use category to the High Density Residential land use category. She reported that the Comprehensive Plan states that the Low Density Residential land use category generally defines areas appropriate for low-density single-family residential development, with lots of 20,000 SF lots or larger. This is the development pattern in the adjoining Oak Grove Island Plantation Planned Development. Small-lot (6,000 SF) single-family residential and denser housing, such as the housing mix proposed for Oak Grove Townhomes, are more appropriate in the High Density Residential land use category. Ms. Thompson answered questions from the Board.

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 O'Quinn and seconded by Commissioner Neal to approve the future land use map as presented. The motion carried unanimously.

5. CUP4514 – 104 E. Thirteenth Street: Consider a request for a conditional use permit for the installation of native landscaping seaward of the development setback line 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, and a portion of E. Thirteenth Street right-of-way (portion of parcel number 05-00796), and a portion of a strip of oceanfront property at the eastern terminus of E. Thirteenth Street right-of-way (portion of parcel number 05-05941) zoned R-9 and Beach and Dune Protection District. Daniel H. Bucey, agent for Stephen A. Lisenby, Bridges and Roads, LLC, and SIA Propco I, LLC, owners. [REPORT](#)

Stefanie Leif, Planning Manager, showed a map of the property, a survey of the property, their landscaping plan, an outline of the proposed work, and pictures of the property. Ms. Leif answered questions from the Board.

The Islands Planning Commission (IPC) 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 O'Quinn to approve CUP4514. The motion carried unanimously. Resolution #R-52-20

6. TA4531 – Zoning Ordinance and Subdivision Regulations Amendments: Consider approving the proposed minor amendments to the Glynn County Zoning Ordinance and Subdivision Regulations to provide for a change of formatting and minor text revisions required for republication of the regulations to an online ordinance hosting platform, Municode. [REPORT](#)

Stefanie Leif, Planning Manager, reported that the County has contracted with Municode, an online ordinance hosting platform. Due to minor formatting and grammatical changes that were fixed in the code, the county had to hold a public hearing.

The Mainland Planning Commission (MPC) and the Islands Planning Commission (IPC) recommended approval of the ordinance amendment. 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 TA4531 as presented to the Board of Commissioners. The motion carried unanimously.

EXECUTIVE SESSION/POST EXECUTIVE SESSION ACTION

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

BACK IN SESSION

A motion was made by Commissioner O'Quinn and seconded by Commissioner Booker to adjourn executive session and enter regular session. The motion carried 6-0 with Commissioner Murphy out of the room at the time of the vote.

A motion was made by Commissioner Brunson and seconded by Commissioner Booker to approve the executive session minutes of September 3, 2020, September 17, 2020, October 1, 2020, and November 19, 2020. The motion carried 6-0 with Commissioner Murphy out of the room at the time of the vote.

There being no further business, the meeting was adjourned at 7:34 p.m.

Michael Browning, Chairman
Board of Commissioners
Glynn County, Georgia

Attest:

Dhwani Patel, County Clerk