

**OFFICIAL MINUTES**  
**COMMISSION OF THE CITY OF BRUNSWICK, GEORGIA**  
**REGULAR SCHEDULED MEETING**  
**WEDNESDAY, NOVEMBER 7, 2018**  
**OLD CITY HALL**  
**1229 NEWCASTLE STREET, 2<sup>ND</sup> FLOOR**

**PRESENT:** Honorable Mayor Cornell Harvey, Mayor Pro-Tem Felicia Harris, Commissioner John Cason III, Commissioner Julie Martin and Commissioner Vincent Williams

**CALL TO ORDER:** Mayor Harvey – *meeting began at 6:03 p.m.*

**INVOCATION:** Pamela Bailey

**PLEDGE ALLEGIANCE:** Recited by all in attendance

**ADDENDUM TO AGENDA:**

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*Commissioner Cason made a motion to defer item number three (3) “Consider Approval of Elkins Construction as Construction Manager at Risk for the Oglethorpe Conference Center and Consider Approval of Contract for Elkins Construction Manager at Risk Services”; until the December 5, 2018 commission meeting; seconded by Commissioner Williams. Motion passed unanimously by a vote of 5 to 0.*

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**PUBLIC COMMENT**

- 1) Dave Bowers, 1212 Newcastle Street, addressed commission regarding Glynn Avenue Design Framework.
- 2) Julian Smith, SSI, GA addressed commission regarding conference center.
- 3) Monica Smith, SSI, GA addressed commission regarding Glynn Avenue Design Framework.
- 4) John Dow addressed commission regarding Glynn Avenue Design Framework.
- 5) Douglas Adams addressed commission regarding Glynn Avenue Design Framework.
- 6) Caroline Wright, 1309 Magnolia Avenue, addressed commission regarding conference center; and presented commission with petition opposing same.
- 7) Huntley Allen, address commission regarding Glynn Avenue Design Framework.

**ITEM(S) TO CONSIDER FOR APPROVAL**

1. Consider Approval of October 17, 2018 Work Session and Regular Scheduled Meeting Minutes. *(subject to any necessary changes.) (N. Atkinson)*  
Commissioner Cason made a motion to approve the above-referenced minutes; seconded by Commissioner Martin. Motion passed unanimously by a vote of 5 to 0.
2. Consider Confirmation of Melissa Cruthirds as Judge Pro Tempore of Municipal Court. *(Judge O'Donnell)*  
Commissioner Martin made a motion confirming the nomination of Melissa Cruthirds as Judge Pro Tempore of Municipal Court; seconded by Commissioner Williams.

Mayor Harvey called for a vote from City Clerk Atkinson:

<i>Commissioner Cason</i>	<i>Yes</i>
<i>Commissioner Williams</i>	<i>Yes</i>
<i>Commissioner Martin</i>	<i>Yes</i>
<i>Mayor Pro Tem Harris</i>	<i>Affirm</i>
<i>Mayor Harvey</i>	<i>Yes</i>

Motion passed unanimously by a vote of 5 to 0.

3. Consider Approval of Elkins Construction as Construction Manager at Risk for the Oglethorpe Conference Center and Consider Approval of Contract for Elkins Construction Manager at Risk Services. *(L. Bennett)*

*The above referenced item was deferred until the December 5, 2018 commission meeting.*

4. Adoption and Submittal of the Draft 2017 Consolidated Annual Plan Performance Evaluation Report (CAPER) to the U.S. Department of Housing and Urban Development. *(S. Lewis)*

Commissioner Williams made a motion approving the adoption and submittal of the above-referenced report; seconded by Mayor Pro Tem Harris. Motion passed unanimously by a vote of 5 to 0.

5. Consider Approval of Resolution 2018-21 - Application for Public Transit. *(J. Drumm)*

Commissioner Martin made a motion to approve the above referenced resolution; seconded by Commissioner Williams.

Mayor Harvey called for a vote from City Clerk Atkinson:

<i>Commissioner Cason</i>	<i>Yes</i>
<i>Commissioner Williams</i>	<i>Yes</i>
<i>Commissioner Martin</i>	<i>Yes</i>
<i>Mayor Pro Tem Harris</i>	<i>Yes</i>
<i>Mayor Harvey</i>	<i>Yes</i>

Motion passed unanimously by a vote of 5 to 0.

**ALCOHOL BEVERAGE LICENSE - (New)** – *(P. George) (K. Jones)*

6. Consider Approval of two (2) New Alcohol Beverage Licenses.

<b>Name of Business</b>	<b>Owner/Mgr</b>	<b>Business Location</b>	<b>Comments</b>
Pie Guys Pizza DBA Arte Pizza	Hugo Acero Espinoza (Owner)	1518 Newcastle Street	Request to beer and wine for consumption on premises.
RAJ Blackshear – DBA: Lucky 7	Sarjukumar Patel - (Owner)	3021 Altama Avenue	Request to sell beer and wine. (Retail Sale)  <i>**This new license was deferred at the October 3, 2018 commission meeting.</i>

- Mayor Harvey opened the floor to anyone wanting to speak in favor or opposition of the new alcohol license for **Pie Guys Pizza DBA Arte Pizza**.

No one came forth to address the commission.

Commissioner Cason made a motion to approve the above-referenced license for **Pie Guys Pizza**; seconded by Commissioner Williams. Motion passed unanimously by a vote of 5 to 0.

**DBA Arte Pizza**; seconded by Commissioner Martin. Motion passed unanimously by vote of 5 to 0.

- Mayor Harvey opened the floor to anyone wanting to speak in favor or opposition of the new alcohol license for **RAJ Blackshear – DBA: Lucky 7**.

The following people addressed the commission:

- |                                       |                 |
|---------------------------------------|-----------------|
| 1) <i>Gary Cook 2615 Ellis Street</i> | <i>In Favor</i> |
| 2) <i>Herash Patel</i>                | <i>In Favor</i> |
| 3) <i>Reverend Zack Lyde</i>          | <i>In Favor</i> |

Commissioner Williams made a motion to approve the above-referenced license for **RAJ Blackshear – DBA: Lucky 7**; taking into consideration the distance or proximity to residential property and/or proximity to other actively licensed businesses; seconded by Mayor Harvey.

Mayor Harvey called for a vote from City Clerk Atkinson:

<i>Commissioner Cason</i>	<i>Yes</i>
<i>Commissioner Williams</i>	<i>Yes</i>
<i>Commissioner Martin</i>	<i>No</i>
<i>Mayor Pro Tem Harris</i>	<i>No</i>
<i>Mayor Harvey</i>	<i>Yes</i>

Motion passed by a vote of 3 to 2 with Commissioner Martin and Mayor Pro Tem Harris opposing.

**ALCOHOL BEVERAGE LICENSE - (Renewals) – (~~P. George~~) (K. Jones)**

7. Consider Approval of Nineteen (19) Alcohol Beverage License Renewals.

<b>Name of Business</b>	<b>Owner/Mgr</b>	<b>Business Location</b>	<b>Comments</b>
Zhang Fancy Q Sushi Bar & Grill	Jinzhu Zhang	3350 Cypress Mill Road	Request to beer and wine for consumption on premises, with Sunday sales.
Abigale Enterprises, Inc., DBA Gibson’s Beverage Center	James L., Gibson	3304 Glynn Avenue	Retail sale of beer and wine and distilled spirits.
Discount Stop #1	Davey Patel	3001 Altama Avenue	Retail Sale of beer and wine.
All Time Sales LLC, DBA Bottle Time Liquors	Mitesh N. Dalal	1900 First Street	Retail sale of beer and wine and distilled spirits.
Friendly Express, Inc. #54	Daniel Smith	2401 Gloucester Street	Request for retail sale of beer and wine.
Friendly Express, Inc. #70	Daniel Smith	3319 Glynn Avenue	Request for retail sale of beer and wine.
Marshside Grill, LLC	Marc Mercer	1200 Glynn Avenue	Request for on premise consumption of beer, wine and distilled spirits, with Sunday sales.
The Rose Vine, Inc.	Danielle Brazell	1602 Newcastle Street	Request for retail sale of beer and wine.
Walgreens #10266	Adam Lochstamp	101 Torras Drive	Request for retail sale of beer and wine.
Shiv Shankar LLC, DBA Jack’s Citgo	Ketul Bipinghai Patel	3424 Cypress Mill Road	Request for retail sale of beer and wine.
Tadag LLC, DBA Golden Isles Liquor	Hasmukhbhai Patel	1919 Glynn Avenue, Ste 116	Request for retail sale of beer, wine and distilled spirits.
Parker’s Causeway LLC, DBA Parker’s Causeway	Patrick Parker	25 Torras Drive	Request for retail sale of beer and wine.
Olive Garden #5808	John Sheldrake	600 Glynn Isles	Request for on premise consumption of beer, wine and distilled spirits, with Sunday sales.
Southern Crown Partners LLC, DBA Southern Eagle Distributing	William Dorminy	2129 Line Street	Request for wholesale of beer and wine.
Wal-Mart #2840	Patti Griffin	11 Glynn Plaza	Request for retail sale of beer and wine.
Brunswick Landing Marina, Inc.	Robert Torras, Sr.	2429-A Newcastle Street	Request for consumption on premises of beer and wine, with Sunday sales.  *Deferred until December 5, 2018 Commission meeting.*
El Potro Mexican Restaurant	Jose Martinez	3460 Cypress Mill Road	Request for on premise consumption of beer, wine and distilled spirits, with Sunday sales.

LoLo 2722 LLC, DBA LoLo Mart #2	Nisha Patel	2722 Norwich Street	Request for retail sale of beer and wine.
Rabbiteye Winery and Market	W. Russell Bell	1527 Newcastle Street	Request for retail sale of beer and wine.

Commissioner Cason made a motion to approve the eleven (11) alcohol license referenced below; namely: **1) Zhang Fancy Q Sushi Bar & Grill, 2) Abigale Enterprises, Inc., DBA Gibson’s Beverage Center, 3) Marshside Grill, LLC, 4) The Rose Vine, Inc., 5) Walgreens #10266, 6) Shiv Shankar LLC, DBA Jack’s Citgo, 7) Olive Garden #5808, 8) Southern Crown Partners LLC, DBA Southern Eagle Distributing, 9) Wal-Mart #2840, 10) El Potro Mexican Restaurant, 11) Rabbiteye Winery and Market** seconded by Commissioner Williams. Motion passed unanimously by a vote of 5 to 0.

Commissioner Williams made a motion to defer consideration of alcohol license renewal for **Brunswick Landing Marina, Inc.** until December 5, 2018 commission meeting; seconded by Commissioner Martin. Motion passed unanimously by a vote of 5 to 0.

**ALCOHOL BEVERAGE LICENSE - (Renewals with violations)**

- 1) Discount Stop #1, 2) All Time Sales LLC, DBA Bottle Time Liquors, 3) Friendly Express, Inc. #54
- 4) Friendly Express, Inc. #70, 5) Tadag LLC, DBA Golden Isles Liquor, 6) Parker’s Causeway LLC, DBA Parker’s Causeway, 7) LoLo 2722 LLC, DBA LoLo Mart #2,

Commissioner Martin made a motion to approve renewal of the seven (7) alcohol license referenced above; with the stipulation that all seven (7) renewals be placed on a 120 day probationary period; seconded by Mayor Pro Tem Harris. Motion passed unanimously by a vote of 5 to 0.

**CITY ATTORNEY’S ITEM(S)**

- 8. Consider Adoption of Ordinance No. **1057** - Amendment to Article XXIII of the City of Brunswick Zoning Ordinance – Glynn Avenue Design Framework.

Commissioner Martin made a motion to adopt the above-referenced ordinance with **OPTION B** amendments; which has the following language:

**OPTION B**

- 1. All previous revisions and/or modifications to the guidelines are incorporated herein, provided however, that if any changes set forth in Option B contradicts or conflicts with the revisions in the preceding option, the revisions included in Option B shall supersede.
- 2. Section 2.6 Special Districts - for clarification and to ensure proposed Overlay District matches existing Zoning Code for Planned Development (PD)
  - Amend 2.6.b - “In order to establish a Special District **General**, a proposed development must contain an area of not less than three acres, have direct access to at least one street, and conform with the Guiding Principles and Design Principles of the Glynn Avenue Overlay District as stated in Section 1.3.1 and 1.3.2 of this District. A master plan meeting the requirements of Section 23-15-2 of the Brunswick Zoning Ordinance shall be submitted by the developers for review and approval by the City Commission.”
  - Add 2.6.c. – “ In order to establish a Special District **Traditional Neighborhood**, a proposed development must contain an area of not less than one acres, have direct access to at least one street, and conform with the Guiding Principles and Design Principles of the Glynn Avenue Overlay District as stated in Section 1.3. of this District. A master plan meeting the requirements of Section 23-16-2 of the Brunswick Zoning Ordinance shall be submitted by the developer for review and approval by the City Commission.”
- 3. Height restrictions – Remove height restrictions from Main Street building form; height for Main Street building form would be dictated by underlying zoning District
  - Amend Section 5.2.1.2 Main Street Building Form – Remove ~~Main Body = 3 Stories Max~~; remove ~~Accessory Building – 2 Stories max~~
  - Amend Section 5.2.2.2 Small Apartment Building Form – Remove ~~Main Body = 2 ½ Stories Max~~; remove ~~Secondary Form(s) = 2 ½ Stories Max~~; remove ~~Accessory Buildings = 2 Stories Max~~
  - Amend 5.2.3.2 Building Form – Remove ~~Main Body – 2 ½ Stories Max~~; Remove ~~Secondary Form(s) – 2 Stories max~~; Remove ~~Accessory Buildings = 2 Stories max~~
  - Amend 5.4 Bonus Height Incentives – Remove ~~For developments of over one (1) acre, bonus height may also be granted as one additional full floor. A building shall not exceed four (4) floors plus a roof level and/or tower in height.~~

seconded by Mayor Harvey.

Mayor Harvey called for a vote from City Clerk Atkinson:

<i>Commissioner Cason</i>	<i>No</i>
<i>Commissioner Williams</i>	<i>No</i>
<i>Commissioner Martin</i>	<i>Yes</i>
<i>Mayor Pro Tem Harris</i>	<i>No</i>
<i>Mayor Harvey</i>	<i>No</i>

Motion failed by a vote of 1 to 4 with Commissioner Cason, Commissioner Williams, Mayor Pro Tem Harris and Mayor Harvey opposing.

Commissioner Williams made a motion to adopt the above-referenced ordinance with **OPTION C** amendments; which has the following language:

**OPTION C**

1. All previous revisions and/or modifications to the guidelines are incorporated herein, provided however that if any changes set forth in Option C contradicts or conflicts with the revisions in preceding options, the revisions included in Option C shall supersede.
  - a) Section 2.6 Special Districts – for clarification and to ensure proposed Overlay District matches existing Zoning Code for Planned Development (PD)
    - Amend 2.6.b – “In order to establish a Special District General, a proposed development must contain an area of not less than three acres, have direct access to at least one street, and conform with the Guiding Principles and Design Principles of the Glynn Avenue Overlay District as stated in Section 1.3.1 and 1.3.2 of this District. A master plan meeting the requirements of Section 23-15-2 of the Brunswick Zoning Ordinance shall be submitted by the developers for review and approval by the City Commission.”
    - Add 2.6.c. – “In order to establish a Special District Traditional Neighborhood, a proposed development must contain an area of not less than one acres, have direct access to at least one street, and conform with the Guiding Principles and Design Principles of the Glynn Avenue Overlay District as stated in Section 1.3 of this District. A master plan meeting the requirements of Section 23-16-2 of the Brunswick Zoning Ordinance shall be submitted by the developers for review and approval by the City Commission.”
  - b) Height restrictions – Remove height restrictions from Main Street building form; height for Main Street building form would be dictated by underlying Zoning District
    - Amend Section 5.2.1.2 Main Street Building Form – Remove Main Body = 3 Stories Max\*; remove Accessory Building = 2 Stories max
    - Amend Section 5.2.2.2 Small Apartment Building Form – Remove Main Body = 2 ½ Stories Max; remove Secondary Form(s) = 2 ½ Stories Max; remove Accessory Buildings = 2 Stories max
    - Amend 5.2.3.2 Building Form – Remove Main Body = 2 ½ Stories max; Remove Secondary Form(s) = 2 Stories max; Remove Accessory Buildings = 2 Stories max
    - Amend 5.4 Bonus Height Incentives – Remove For developments of over one (1) acre, bonus height may also be granted as one additional full floor. A building shall not exceed four (4) floors plus a roof level and/or tower in height.
2. Increase maximum lot coverage
  - Amend Section 5.1.1 Glynn Avenue Frontage Lot Standards – Lot Coverage = 80% maximum (unless prohibited by Stormwater Management requirements)
  - Amend 5.2.2.1 Small Apartments Building Lot Standards – Lot Coverage = 80% maximum\* (\*unless prohibited by Stormwater management requirements)
  - Amend 5.2.3.1 House Form Lot Standards – Lot Coverage = 80% maximum\* (\*unless prohibited Stormwater Management requirements)

seconded by Commissioner Martin.

Mayor Harvey called for a vote from City Clerk Atkinson:

<i>Commissioner Cason</i>	<i>No</i>
<i>Commissioner Williams</i>	<i>Yes</i>
<i>Commissioner Martin</i>	<i>Yes</i>
<i>Mayor Pro Tem Harris</i>	<i>Yes</i>

Motion passed by a vote of 3 to 2; with Commissioner Cason and Mayor Harvey opposing.

- 9. Discussion – Amendment to Alcohol Ordinance to Provide for an Excise Tax on Distilled Spirits Sold by the Drink.

Following discussion; City Clerk Atkinson was instructed to proceed with advertisement of the above-referenced ordinance for December 5, 2018 commission meeting.

**MAYOR HARVEY’S ITEM(S)**

- 10. Discussion - City Farmers Market at Mary Ross Water Front Park.

Mayor Harvey discussed Farmers Market not being used to his fullest potential. He suggested possibly soliciting additional vendors for farmers market.

- 11. Discussion - Republic Services of Georgia, Limited Partnership.

Mayor Harvey discussed customer complaints and the timeframe of when complaints are handled.

**EXECUTIVE SESSION**

Commissioner Williams made a motion to hold an executive session to discuss personnel, litigation and real estate; seconded by Mayor Pro Tem Harris. Motion passed unanimously by a vote of 5 to 0.

Following Executive Session Mayor Harvey announced no action was taken.

Commissioner Williams made a motion to adjourn; seconded by Mayor Pro Tem Harris. Motion passed unanimously by a vote of 5 to 0.

**MEETING ADJOURNED** - *meeting adjourned at 9:49 p.m.*

/s/Cornell L. Harvey  
Cornell L. Harvey, Mayor

Attest: /s/ Naomi D. Atkinson  
Naomi D. Atkinson, City Clerk