

Subdivision Petition No. 21-08

**(Parcel # 01-05247
3243 Glynn Avenue)**

**Staff Report
John Hunter**

*Director
Planning, Development & Codes*

**Planning & Appeals Commission
July 14, 2021**

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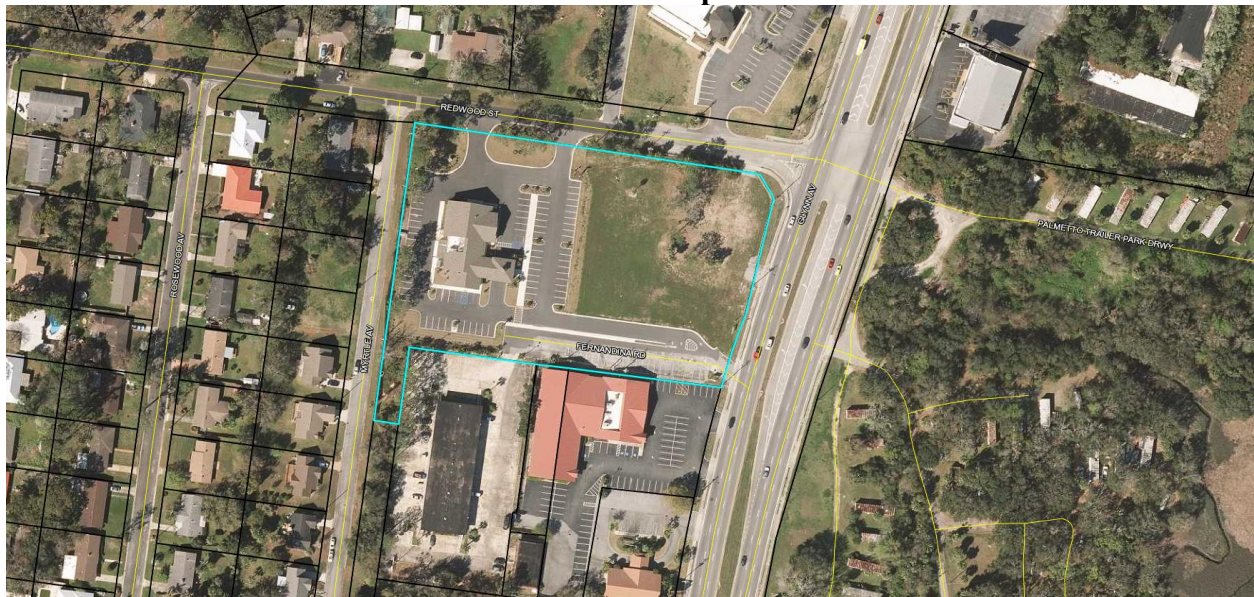
Requested Subdivision

RKM Investment Properties LLC, owner, has requested a subdivision to parcel #01-05247 in the East View subdivision.

Existing Conditions

The current parcels comprises approximately 3.9 acres +/- . The parcel contains a structure, associated parking, and access to Glynn Avenue and Redwood Street. The property is zoned Highway Commercial and is within the US 17 Overlay.

location map



Proposed Subdivision

The request is to subdivide the parcel into two tracts. Tract 1 is comprised of 1.449 acres and consists of the currently undeveloped portion of the parcel. Tract 2 is comprised of 2.46 acres and would contain all existing development.

Combined Preliminary Plat and Final Plat Approval

This public hearing will comprise the City's public hearing requirements for both preliminary plat and final plat approval.

Staff Recommendation

Staff recommends approval of the subdivision application.



CITY OF BRUNSWICK, GEORGIA APPLICATION FOR SUBDIVISION

SD

APPLICANT: After completely reading this form, the applicant will answer each item as completely as possible. Please print or type. The Planning Staff will assist you if necessary.

RKM Investment 912-996-0110 scopedoc58@yahoo.com
 1. Applicant (Your Name): Properties, LLC Daytime Phone: _____ Email: _____
 Mailing Address 3231 Glynn Ave, Brunswick, GA Zip: 31520
 2. Location of Property forming the basis for this Subdivision: Tracts 1 & 2, East View
 Street 3243 Glynn Ave Tax Map and Parcel Number: 01-05247

3. DESCRIBE IN DETAIL THE NATURE OF REQUEST AND LOCATION OF PROPERTY:

(present use, future use, square feet to be subdivided, subdivision and street name, etc.)

Recombine the the existing two parcels into two resulting parcels.
 Tract One will be enlarged to take int all of the remaining
 undeveloped property.

I understand that the City of Brunswick will not process this application until I have submitted **ALL** required materials on or before the date of the approved schedule, which shall be **not less than 20 days prior to the regularly scheduled and advertised monthly meeting of the Planning and Appeals Commission**. The PAC meets on the Second Wednesday of each month at 5:15 PM in Commission Chambers, Old City Hall. The recommendation of the Planning Commission is forwarded to City Commission for their review at the next regularly scheduled meeting following the PAC meeting.

Signed: _____ Date: _____

(Printed Name: _____)

OWNERS' CERTIFICATE

CERTIFICATE OF OWNERSHIP AND DEDICATION
IT IS HEREBY CERTIFIED THAT RMK INVESTMENT PROPERTIES, LLC IS THE OWNER OF TRACT 1 AND TRACT 2, PORTION OF THE EAST VIEW TRACT AND THAT IT HEREBY DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, RIGHTS-OF-WAY, EASEMENTS AND OTHER SITES TO THE USE OF THE PUBLIC OR PRIVATE USE, AS NOTED HEREON.

THIS THE _____ DAY OF _____, 2021.

RMK INVESTMENT PROPERTIES, LLC

CERTIFICATE OF FINAL APPROVAL

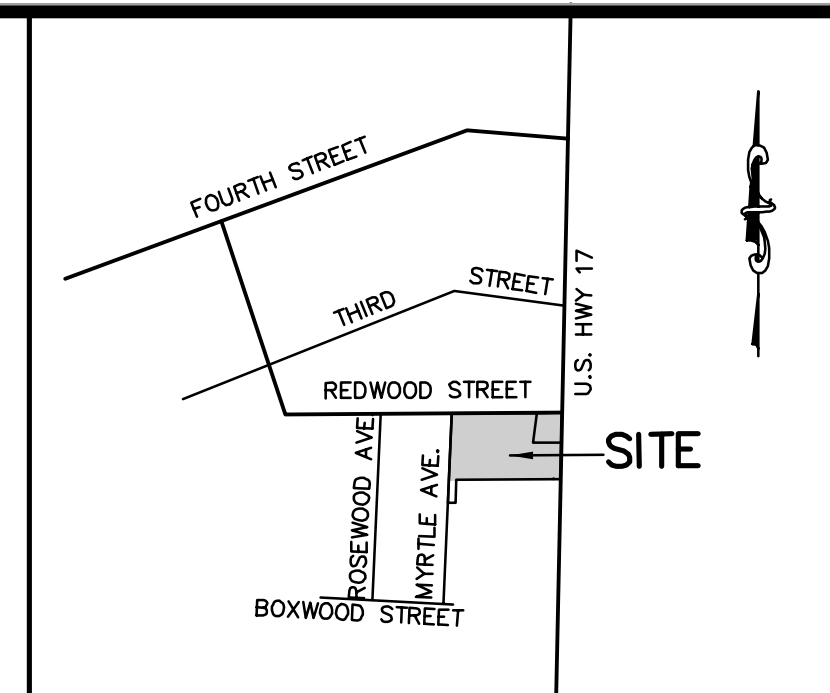
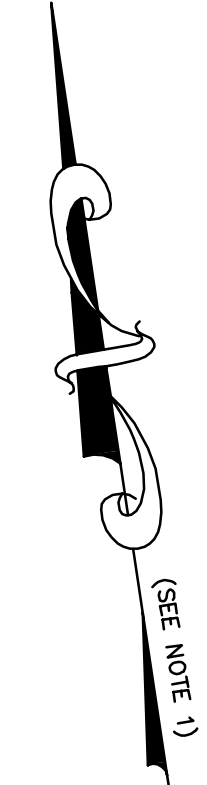
PURSUANT TO THE SUBDIVISION REGULATIONS OF THE CITY OF BRUNSWICK, GLYNN COUNTY, GEORGIA, ALL REQUIREMENTS HAVING BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN APPROVAL BY THE CITY OF BRUNSWICK PLANNING AND APPEALS COMMISSION ON THE _____ DAY OF _____, 2021.

CHAIRMAN, 'BRUNSWICK' PLANNING AND APPEALS COMMISSION _____ DATE _____

THIS FINAL PLAT (COMBINATION SURVEY) DOES NOT REQUIRE THE INSTALLATION OF ANY NEW UTILITIES, ROADWAYS OR DRAINAGE IMPROVEMENTS. THE PROPERTY IS CURRENTLY SERVED BY AN EXISTING WATER SUPPLY SYSTEM AND SEWAGE DISPOSAL SYSTEM (BRUNSWICK GLYNN COUNTY JOINT WATER AND SEWER COMMISSION). ALL ROADS AND STORM DRAINAGE SYSTEMS ARE EXISTING.

LEGEND:

- FIRE HYDRANT
- ⊙ WATER VALVE
- ⊕ IRRIGATION CONTROL VALVE
- ⊖ WATER STUB-OUT
- ⊞ CATCH BASIN
- ⊗ STORM DRAIN MANHOLE
- ⊘ SANITARY SEWER MANHOLE
- ⊙ LIGHT POST
- ⊕ UTILITY POLE
- ⊞ PHONE BOX
- ⊗ CABLE TV BOX
- ⊘ SIGN
- ⊙ GAS VALVE
- CMF CONCRETE MONUMENT FOUND
- IRF IRON REBAR FOUND
- IPF IRON PIN FOUND
- CIPF CAPPED IRON PIPE FOUND (LSF 317, SSC PC)
- CIRS 1/2" CAPPED IRON REBAR SET (LSF 317, SSC PC)
- NF NAIL FOUND
- CONCRETE
- BUILDING
- ASPHALT
- OVERHEAD UTILITIES
- TOP BANK OF DITCH
- BOTTOM OF DITCH



VICINITY MAP (NOT TO SCALE)

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF SHUPE SURVEYING COMPANY, P.C. REPRODUCTION OF THIS DOCUMENT IS NOT PERMITTED WITHOUT WRITTEN CONSENT OF SHUPE SURVEYING COMPANY, P.C. UNLESS THIS DOCUMENT BECOMES A MATTER OF PUBLIC RECORD. ALTERATIONS TO THIS DOCUMENT ARE NOT PERMITTED.

SURVEYORS RECORDING CERTIFICATION

AS REQUIRED BY SUBSECTION (4) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES, TO THE BEST OF HIS KNOWLEDGE AND BELIEF, THAT THIS PLAT COMPLETES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



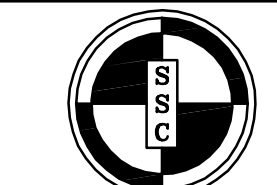
C. TEEPLE HILL, GA PLS #3081

NO.	REVISION	BY	DATE

**FINAL PLAT
(COMBINATION SURVEY)
LOT 1 (REVISED) AND
LOT 2 (REVISED)
BEING TRACTS 1 & 2,
EAST VIEW TRACT**

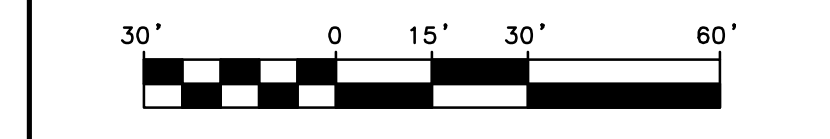
26TH G.M.D.
CITY OF BRUNSWICK
GLYNN COUNTY, GEORGIA

PREPARED FOR:
RMK INVESTMENT PROPERTIES, LLC

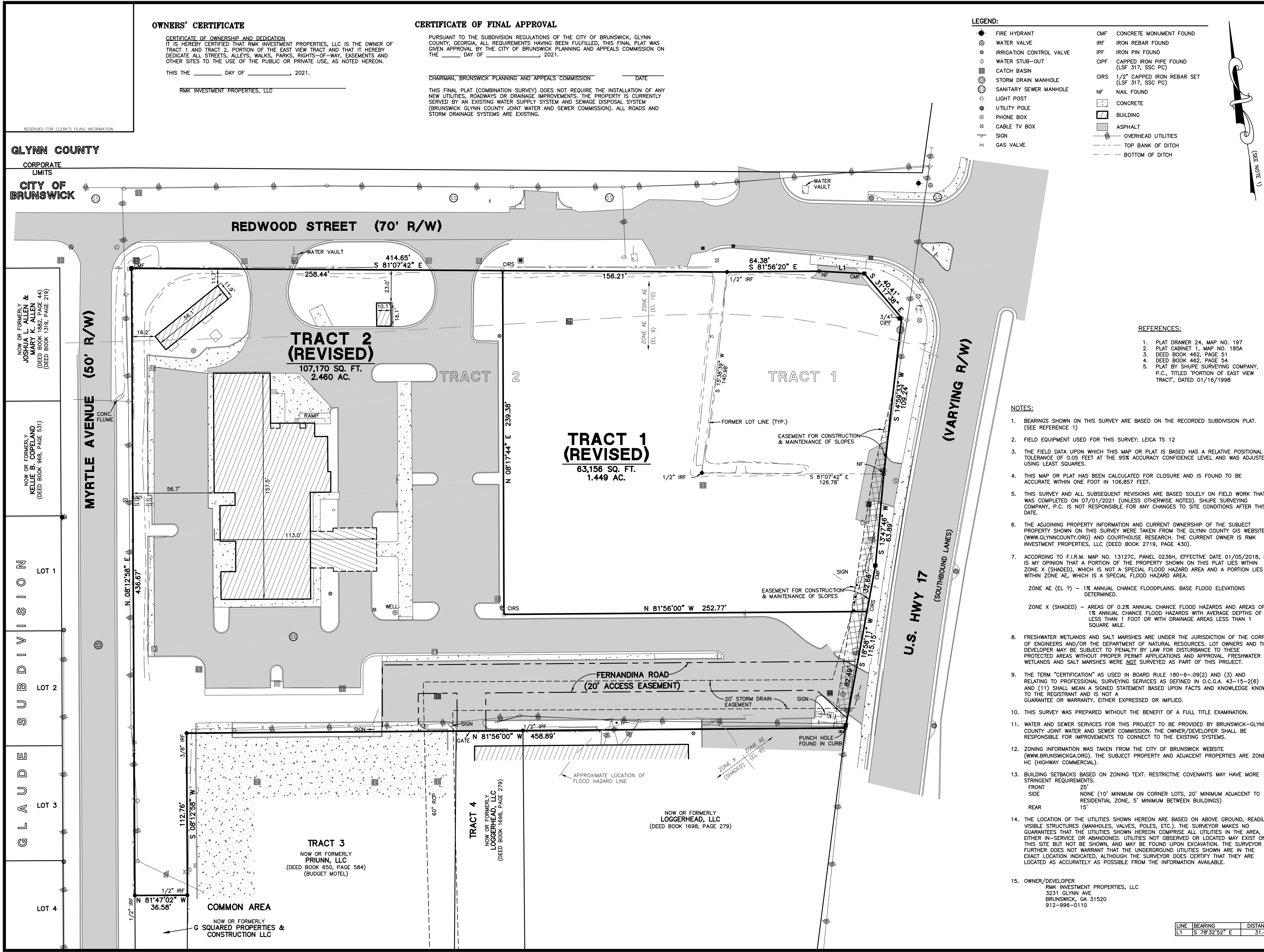


SHUPE SURVEYING COMPANY, P.C.
3837 DARIEN HIGHWAY
BRUNSWICK, GA 31525
912-265-0562

CERTIFICATE OF AUTHORIZATION: LSF317



SCALE	1" = 30'	DRAWING DATE	07/06/2021
FILE	12011A	DRAWN BY	SC
DRAWING	12011A	CREW CHIEF	DW/DT



- REFERENCES:**
- PLAT DRAWER 24, MAP NO. 197
 - PLAT CABINET 1, MAP NO. 185A
 - DEED BOOK 462, PAGE 51
 - DEED BOOK 462, PAGE 54
 - PLAT BY SHUPE SURVEYING COMPANY, P.C., TITLED "PORTION OF EAST VIEW TRACT", DATED 01/16/1998

- NOTES:**
- BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE RECORDED SUBDIVISION PLAT. (SEE REFERENCE 1)
 - FIELD EQUIPMENT USED FOR THIS SURVEY: LEICA TS 12
 - THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A RELATIVE POSITIONAL TOLERANCE OF 0.05 FEET AT THE 95% ACCURACY CONFIDENCE LEVEL AND WAS ADJUSTED USING LEAST SQUARES.
 - THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 106,857 FEET.
 - THIS SURVEY AND ALL SUBSEQUENT REVISIONS ARE BASED SOLELY ON FIELD WORK THAT WAS COMPLETED ON 07/01/2021 (UNLESS OTHERWISE NOTED). SHUPE SURVEYING COMPANY, P.C. IS NOT RESPONSIBLE FOR ANY CHANGES TO SITE CONDITIONS AFTER THIS DATE.
 - THE ADJOINING PROPERTY INFORMATION AND CURRENT OWNERSHIP OF THE SUBJECT PROPERTY SHOWN ON THIS SURVEY WERE TAKEN FROM THE GLYNN COUNTY GIS WEBSITE (WWW.GLYNNCOUNTY.ORG) AND COURTHOUSE RESEARCH. THE CURRENT OWNER IS RMK INVESTMENT PROPERTIES, LLC (DEED BOOK 2719, PAGE 430).
 - ACCORDING TO F.I.R.M. MAP NO. 13127C, PANEL 0236H, EFFECTIVE DATE 01/05/2018, IT IS MY OPINION THAT A PORTION OF THE PROPERTY SHOWN ON THIS PLAT LIES WITHIN ZONE X (SHADED), WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AND A PORTION LIES WITHIN ZONE AE, WHICH IS A SPECIAL FLOOD HAZARD AREA.
 ZONE AE (EL ?) - 1% ANNUAL CHANCE FLOODPLAINS. BASE FLOOD ELEVATIONS DETERMINED.
 ZONE X (SHADED) - AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARDS AND AREAS OF 1% ANNUAL CHANCE FLOOD HAZARDS WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE.
 - FRESHWATER WETLANDS AND SALT MARSHES ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATIONS AND APPROVAL. FRESHWATER WETLANDS AND SALT MARSHES WERE NOT SURVEYED AS PART OF THIS PROJECT.
 - THE TERM "CERTIFICATION" AS USED IN BOARD RULE 180-6-.09(2) AND (3) AND RELATING TO PROFESSIONAL SURVEYING SERVICES AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11) SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE EXAMINATION.
 - WATER AND SEWER SERVICES FOR THIS PROJECT TO BE PROVIDED BY BRUNSWICK-GLYNN COUNTY JOINT WATER AND SEWER COMMISSION. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR IMPROVEMENTS TO CONNECT TO THE EXISTING SYSTEMS.
 - ZONING INFORMATION WAS TAKEN FROM THE CITY OF BRUNSWICK WEBSITE (WWW.BRUNSWICKGA.ORG). THE SUBJECT PROPERTY AND ADJACENT PROPERTIES ARE ZONED HC (HIGHWAY COMMERCIAL).
 - BUILDING SETBACKS BASED ON ZONING TEXT. RESTRICTIVE COVENANTS MAY HAVE MORE STRINGENT REQUIREMENTS.
 FRONT 25'
 SIDE NONE (10' MINIMUM ON CORNER LOTS, 20' MINIMUM ADJACENT TO RESIDENTIAL ZONE, 5' MINIMUM BETWEEN BUILDINGS)
 REAR 15'
 - THE LOCATION OF THE UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND, READILY VISIBLE STRUCTURES (MANHOLES, VALVES, POLES, ETC.). THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE ALL UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UTILITIES NOT OBSERVED OR LOCATED MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.
 - OWNER/DEVELOPER
 RMK INVESTMENT PROPERTIES, LLC
 3231 GLYNN AVE
 BRUNSWICK, GA 31520
 912-996-0110