

**Rezoning Petition No. 21-03  
&  
Conditional Use Petition  
No. 21-03**

**(2110 and 2020 Atlanta Ave)**

**Staff Report  
John Hunter  
*Director*  
*Planning, Development, & Codes***

**City of Brunswick  
Planning and Appeals Commission  
Public Hearing  
September 8, 2021**

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# Requested Rezoning

Charles Lewis, representing Lewis-North Properties LLC, is petitioning to rezone the subject parcels to General Residential (GR) from Residential - 6000 SqFt (R-6).

# Existing Conditions

The subject parcels comprise .5+/- acres. The parcel at 2110 Atlanta Ave contains a finished garage apartment which Mr. North indicates was an original feature of the home at its construction in 1964. The lot at 2020 Atlanta Ave contains a single-family home constructed in 1951. The parcels are outlined below in yellow.



Location map



## Existing Zoning

The subject parcel is zoned R6. The two immediately adjacent parcels in the same block of Atlanta Ave are zoned GR and GC. The GR parcel contains a Safe Harbor group home while the GC parcel also contains a group home. On the same side of the block, the only other parcel zoned R6 contains the Atlanta Ave Church of Christ. Across Atlanta Ave in the same block the zoning is R6 and houses generally face East West as opposed to the 2100/2000 Blk of Atlanta where structures generally face North South. The Southern half of the same block faces Gloucester and contains a mix of Office and Local Commercial Zoning.



## Requested Zoning

The applicant has requested rezoning the parcels to General Residential (GR). This would facilitate the use of the property at 2110 Atlanta Ave as a two family dwelling. The applicant did not list any intentions concerning the use or development of the lot at 2020 Atlanta Ave.

## Staff Analysis

The applicant has asked for a rezoning to General Residential. It is the intent that the GR district be developed and reserved for medium to high density residential purposes. Under the GR designation a two-family dwelling would be a conditional use. This block of Atlanta Ave already contains a variety of zoning designations including R6, GR, and GC as well as a variety of uses within those zoning designations with a church and two group homes taking up the majority of the Atlanta Ave facing side of the block.

A change from single- to two- family housing does not represent a large increase in density and is not likely to impact the block. Atlanta Ave already serves as a transitional barrier between the traditional single-family use neighborhood of the Urbana/Mayhew region and the commercial and higher density housing uses along Gloucester St.

### Character Area: Urbana/ Mayhew

Urbana and Mayhew are post-war subdivisions with predominantly single-family housing. A large and recent mixed-income, garden apartment development, Whispering Oaks, is a major land use feature of this neighborhood. The Abbott Andrews Brunswick Housing Authority development is also located in this character area. These neighborhoods are bounded by the US Highway 17 commercial corridor to the east, the Hercules Plant to the north, and the Burroughs-Molette School to the west. Edo Miller Park is on the northern boundary of the neighborhood adjoining the Hercules site.

#### Vision

The Urbana-Mayhew Character Area should retain its predominantly single-family character. A small neighborhood surrounded by commercial and industrial uses, it is important to maintain the physical integrity of this neighborhood's boundaries. There is a significant amount of multifamily development in the character area, and while this is currently compatible with the character area, multifamily development should not be permitted to expand significantly in land area or scale. It is important to restore the connectivity of the street grid or to at least restore pedestrian pathways to the east, west, and north where possible. Increasing connections with the US 17 corridor is of particular value. The neighborhood should continue to benefit from schools and parks that are part of its fabric. As with other Brunswick neighborhoods, there is a crucial need to improve infrastructure, especially drainage infrastructure.

#### Appropriate Land Uses

- Single-family residential development
- Neighborhood scale commercial, institutional, and mixed-use development along Gloucester St, developed in a *Main Street* fashion with buildings fronting the streetscape and parking in the rear
- Community facilities such as schools, parks, museums, and libraries built to a neighborhood scale
- Multifamily residential in existing areas of multifamily development – of compatible scale to the single-family areas surrounding and in traditional regional architectural styles

#### Recommended Development Patterns

- Houses located near the street with front porches that encourage interaction with neighbors
- Infill residential development on vacant sites; these sites, with existing infrastructure in place, are to be used for development, matching the character of the surrounding neighborhood
- Accessory housing units that provide rental opportunities for small households and income generation for homeowners to increase affordability
- Multifamily developments that face the street, broken into a series of smaller masses that mimic single-family development and preserve the historic block structure
- Structures (shopping, warehouses, offices, etc) located near the street front with parking in rear of building – making the corridor more attractive and more pedestrian friendly
- Greyfield redevelopment that converts vacant or underutilized commercial strips into mixed-use assets
- Community facilities such as schools developed in a way that the entire community can share facilities such as meeting rooms, libraries, and playgrounds

## **Conditional Use**

The proposed Rezoning to General Residential is to allow for the two-family dwelling to function as it was intended at the time of construction. Two-family dwellings are a Conditional Use within GR, therefore a Conditional Use to allow two-family dwellings is being requested in conjunction with the rezoning request.

## **Staff Recommendation**

Multifamily development of compatible scale is an appropriate land use in the character area. The already mixed-use block is unlikely to suffer any negative impact from the change in density from one- to two- family housing. Considering the existing conditions staff recommends approval of the rezoning petition. Based on the nature of the request and the stated desire to re-activate a second dwelling unit at 2110 Atlanta St., staff also recommends approving a Conditional Use to allow a two family dwelling on the parcels.

# Appendix A – zoning standards and policies

## ZONING STANDARDS AND POLICIES AND PROCEDURES FOR ZONING HEARINGS

Approved by the Commission City of Brunswick, Georgia  
April 5, 1989

### Part I. Standards

The current Georgia statutory law, O.C.G.A. ;s; 36-66-5(b) expressly mandates that each local government exercising zoning power establish and consider such factors in the form of substantive standards for zoning decisions. That subsection provides:

[E]ach local government shall adopt standards governing the exercise of the zoning power, and such standards may include any factors which the local government finds relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to the unrestricted use of property. Such standards shall be printed and copies thereof shall be available for distribution to the general public.

In keeping with the foregoing statutory requirement, the City of Brunswick has adopted the following substantive standards to govern its zoning decisions:

**A. A PROPOSED ZONING CLASSIFICATION OR CONDITIONAL USE REQUEST SHOULD BE COMPATIBLE WITH EXISTING USES AND ZONING OF ADJACENT AND NEARBY PROPERTY, AND ``SPOT ZONING'' SHOULD ALMOST ALWAYS BE REJECTED.**

(1) Would the proposed rezoning create an isolated district unrelated to adjacent and nearby districts?

(2) Is the proposed rezoning a logical extension of a zoning boundary which would improve the pattern of uses in the general area?

**B. A PROPOSED ZONING CLASSIFICATION SHOULD NOT DESTABILIZE THE SURROUNDING NEIGHBORHOOD.**

(1) Is the proposed zoning classification one which would promote integrity of the neighborhood and preserve its general character?

(2) Would the proposed rezoning precipitate similar rezoning requests which would generate or accelerate adverse land use changes in the neighborhood?

**C. A PROPOSED ZONING CLASSIFICATION SHOULD MAXIMIZE THE ECONOMIC VALUE OF THE SUBJECT PROPERTY WITHOUT DEPRECIATING THE VALUE OF ADJACENT AND NEARBY PROPERTY.**

(1) To what extent does the existing zoning classification depress the value of the subject property?

(2) To what extent would the proposed zoning classification result in appreciation of the value of the property?

(3) What effect does the existing zoning classification have on the values of adjacent and nearby property?

(4) What effect would the proposed zoning classification have on the values of adjacent and nearby property?

**D. A PROPOSED ZONING CLASSIFICATION SHOULD NOT HAVE AN ADVERSE EFFECT ON TRAFFIC FLOW, TRAFFIC SAFETY OR POPULATION DENSITY.**

(1) Is there adequate public or private parking for the proposed use and other uses permitted within the classification?

(2) Would such uses create any problem of traffic congestion in the area?

(3) Would such uses create any traffic safety problem with regard to ingress and egress, visibility or otherwise?

(4) Would such uses necessitate changes in streets or sidewalks or traffic signage or signalization?

(5) Would such uses contribute to an undesirable level of population density?

(6) Would such uses substantially conflict with existing density patterns in the neighborhood?

**E. A PROPOSED ZONING CLASSIFICATION SHOULD NOT HAVE ADVERSE ENVIRONMENTAL IMPACT.**

(1) Would the proposed use or other uses permitted within the classification create noise, dust, smoke or odors?

(2) Would such uses affect air quality or water quality and quantity?

(3) Would such uses create problems with drainage or soil erosion and sedimentation?

(4) Would such uses aggravate problems with flood damage control?

(5) Would such uses aggravate waste disposal problems?

**F. A PROPOSED ZONING CLASSIFICATION SHOULD NOT HAVE ADVERSE AESTHETIC EFFECTS.**

(1) Would the proposed rezoning lead to removal of existing vegetation?

(2) Would the proposed use incorporate new planting?

(3) Would the proposed use necessitate unattractive structures or result in removal or alteration of historic structures?

(4) Would the proposed use be visually compatible with the surrounding neighborhood?



(5) Would the proposed use include machinery or work visible from the street or neighboring property?

(6) Would the proposed use be adequately separated from conflicting uses by an appropriate buffer?

**G. A REZONING SHOULD NOT RESULT IN COSTS TO THE PUBLIC DISPROPORTIONATE TO TAX REVENUES GENERATED BY THE PROPOSED USE.**

(1) Would the rezoning increase the cost of government in providing public utilities, schools, streets, police and fire protection, etc.?

(2) What additional public facilities would be required?

(3) To what extent would such increased costs be offset by increased tax revenues?

**H. THE SUBJECT PROPERTY SHOULD BE SUITABLE FOR THE ZONED PURPOSES.**

(1) Is the property suitable for uses within the existing zoning classification?

(2) Has the property been vacant as zoned, and if so, for what period or periods of time?

(3) Are there substantial reasons why the property cannot be economically used in accordance with existing zoning?

(4) Would the proposed rezoning benefit the general public in any way?

(5) Would the proposed rezoning conform to or diverge from the comprehensive land use plan?

\* \* \*

It is obvious that the foregoing standards are very general, not at all specific, and that the public and private interests cannot be balanced with mathematical certainty in a zoning decision. Moreover, particular zoning issues which may arise, considered in context, may suggest concerns in addition to the foregoing standards and further questions which will need to be addressed by the Commission. It can only be said that any zoning decision, to be lawful, must be based on a relative gain to the public, as compared to the hardship imposed upon private parties. Such decisions must never be based simply upon the numbers of supporters or opponents or other political factors without consideration of the standards.

*(excerpt from addendum that was added to the zoning ordinance by the City Commission on April 5, 1989)*

## Appendix B – General Residential Code

### ARTICLE VI. - GR GENERAL RESIDENTIAL DISTRICT

#### Sec. 23-6-1. - Intent of district.

It is the intent of this article that the GR zoning district be developed and reserved for medium to high-density residential purposes. The regulations which apply within this district are designed to encourage the formation and continuance of a stable, healthy environment for several different types of dwellings and to discourage unwarranted encroachment of commercial, industrial or other uses capable of adversely affecting the residential character of the district.

(Ord. No. 1006, § 1, 11-19-2008)

#### Sec. 23-6-2. - Permitted uses.

The following uses shall be permitted in any GR zoning district:

- (a) All uses permitted in the R-9 residential district as shown in section 23-4-2.
- (b) Accessory use in compliance with the provisions of sections 23-3-17 and 23-3-18.

(Ord. No. 1006, § 1, 11-19-2008)

#### Sec. 23-6-3. - Conditional uses.

The following uses may be permitted in any GR zoning district subject to the provisions set forth in section 23-25-4.

- (a) All conditional uses permitted in the R-9 residential district as set forth in section 23-4-3 except cemeteries.
- (b) Public or private care homes, provided that such facilities must receive the written approval of the Glynn County Board of Health, a copy of which shall be retained in the files of the building official, and provided that such use conforms with the provisions of section 23-18-4 pertaining to care homes.
- (c) Two-family dwelling, including patio dwelling.
- (d) Multi-family dwelling.
- (e) Townhouse dwelling.
- (f) Group dwelling.
- (g) Boarding house.
- (h) One-family dwelling, attached.

(Ord. No. 1006, § 1, 11-19-2008)

#### Sec. 23-6-4. - Other requirements.

Unless otherwise specified elsewhere in this chapter, uses permitted in GR zoning districts shall be required to conform to the following standards:

- (a) *Minimum lot area:*

One-family residence:	4,500 square feet
One-family residence in the Old Town Brunswick Historic Preservation District:	8,100 square feet (except those blocks between Wolfe Street and Norwich Lane and between F and H Streets are to remain at the 4,500 square foot minimum)
Two-family residence:	5,400 square feet
Group dwelling:	5,400 square feet
Townhouse dwelling:	6,000 square feet
Multi-family dwelling:	6,000 square feet
Other principle use:	6,000 square feet

(b) *Minimum lot area per dwelling unit:* The minimum area per dwelling unit on a lot shall not be less than indicated by dwelling unit type on the following schedule:

One-family residence:	4,500 square feet
Two-family residence:	2,700 square feet
Group dwelling:	Not applicable
Townhouse dwelling:	1,800 square feet
Multiple-family dwelling:	According to the following table:

See Table A on next page

TABLE A

Lot Area Square Footage Required for Multiple-Family Dwelling Units				
<i>Unit Type</i>	<i>One-Story</i>	<i>2-Story</i>	<i>3-Story</i>	<i>4 or More</i>
Efficiency	2,000	1,435	1,410	1,240
One-bedroom	2,000	1,775	1,625	1,438
Two-bedroom	2,650	2,475	2,125	1,825
Three-bedroom	3,525	3,175	2,653	2,200
Four or more bedrooms	4,375	3,975	3,492	2,725
Other principal use	Not applicable			

- (c) *Maximum dwelling units per net acre:* The maximum number of dwelling units per acre shall not exceed the number indicated by dwelling unit type on the following schedule. In instances where the permitted figure is determined to include a fraction, the lesser round number shall apply:

One-family residence:	Nine dwelling units			
Two-family residence:	16 dwelling units			
Group dwelling:	Not applicable			
Townhouse dwelling:	24 dwelling units			
Multiple-family dwelling:	According to the following table:			
See Table B on next page				
TABLE B				
Permitted Multiple-family Dwelling Units per Net Acre by Unit Type				
<i>Unit Type</i>	<i>One-Story</i>	<i>2-Story</i>	<i>3-Story</i>	<i>4 or More</i>
Efficiency	21	30	30	35
One-bedroom	21	24	26	30
Two-bedroom	16	17	20	23
Three-bedroom	12	13	16	19
Four or more bedrooms	9	10	12	15
Other principal use	Not applicable			

- (d) *Minimum lot width:*

One-family dwelling:	45 feet
Two-family dwelling:	60 feet
Group dwelling unit:	60 feet
Townhouse dwelling:	60 feet
Multiple-family dwelling:	60 feet
Other principle use:	60 feet measured from the nearest street right-of-way line

- (e) *Minimum front yard:* 15 feet.

- (f) *Minimum side yard:* Five feet on each side and total no less than 20 percent of the lot width.
- (g) *Minimum rear yard:* Ten feet.
- (h) *Maximum building height:*

One-family residence:	35 feet
Two-family residence:	35 feet
Group dwelling:	60 feet, subject to the approval of the fire chief
Multiple-family dwelling:	60 feet, subject to the approval of the fire chief
Other principle use:	60 feet, subject to the approval of the fire chief

(Ord. No. 1006, § 1, 11-19-2008)



## **Appendix D – Application**

(Original application included on next page)



# CITY OF BRUNSWICK, GEORGIA

## APPLICATION FOR REZONING

# RZ

**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.

This is a request for a **REZONING** to the Official Zoning Ordinances of the City of Brunswick. Please read Article XXIII of Zoning Ordinance which applies to your proposal.

- Applicant (Your Name): Charles Lewis Daytime Phone: 767 6994 Email: PastorCTLewis@gmail.com  
Mailing Address 1321 Sheridan Bay Dr Ruskin, FL zip: 33570
- Location of Property forming the basis for this text amendment: Brunswick, GA  
Street 2110 Atlanta Ave, Tax Map and Parcel Number: 01-02622  
2020 Atlanta Ave. 01-02623
- Is this rezoning due to annexation?  YES  NO
- Total Parcel area (indicate square feet or acres): each parcel 10,500 Square Feet/Acres
- Present Zoning: R-6 Abutting zones (list all zones that touch the parcel): GR, GC, OC
- Proposed Zoning: GR
- Are any special use(s), variance(s), covenant(s), or prior rezoning(s) present on the parcel?  
 YES  NO If 'YES', list ALL and date: \_\_\_\_\_
- The following data shall be attached as applicable:  
 Petition signed by Property Owner or agent requesting the Rezoning.  
\_\_\_\_\_  
Full text of the proposed amendment in the format of the ordinance it is intended to amend.
- Reasons for the rezoning request: To allow for one or two family dwelling
- Do you have legal possession of the parcel(s) proposed for this zoning text amendment?  YES  NO  
(If 'NO' then this application cannot be processed until an application is received for all parcels intended to be affected by the text amendment and legal authorization provided.)
- Owner's Name (If different from Applicant\*): Lewis North Properties, LLC  
Address: 1321 Sheridan Bay Dr. Ruskin, FL zip: 33570 Daytime Phone: 813 767 6994 (\*if applicant is different from Owner, a legal authorization to represent the Owner must be attached to this application.)

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: Charles T. Lewis Date: 6/17/21

(Printed Name: CHARLES T. LEWIS)

Lewis North Properties, Inc.  
1321 Sheridan Bay Drive  
Ruskin, FL 33570

June 17, 2021

City Of Brunswick  
Attn: John Hunter  
Director, Planning Development & Codes  
P.O. Box 550  
Brunswick, Georgia 31521-0550

Dear Mr. Hunter:

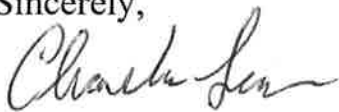
I am writing this letter to petition the City of Brunswick to rezone two adjacent parcels of land in Brunswick, Georgia from R6 to GR. Both these homes are owned by Lewis North Properties, LLC, a partnership owned by Jerry North and myself. These two homes are located at 2110 Atlanta Avenue and 2020 Atlanta Avenue in Brunswick.

Jerry North has lived at the home located at 2020 Atlanta Avenue almost his entire life as the home was built by his parents. The home located next door at 2110 Atlanta Avenue was built by his aunt and his uncle. We purchased this home from their daughter in 2016 who had inherited it from them. This home was originally built with an upstairs apartment that includes a kitchen. It is our desire to rezone this property and rent it out as two separate units. It is very possible that in a few years when I retire that I will live in one unit and rent out the other unit.

Although I am not extremely familiar with zoning laws, this change appears to be consistent with the zoning of other nearby properties. The back door neighbors are on Gloucester Street and appear to be zoned commercial. The neighbor to the west is zoned GR and the neighbor to the east is GC.

I have completed and forwarded an application for rezoning with this letter. I can be reached at either (813) 767-6994 or [pastorctlewis@gmail.com](mailto:pastorctlewis@gmail.com) if you have additional questions or need additional information.

Sincerely,



Charlie Lewis  
Lewis North Properties, Inc.

# STATE OF GEORGIA

## Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

### ANNUAL REGISTRATION

\*Electronically Filed\*

Secretary of State

Filing Date: 2/22/2021 2:33:29 PM

#### BUSINESS INFORMATION

<b>CONTROL NUMBER</b>	16034908
<b>BUSINESS NAME</b>	Lewis North Properties, LLC
<b>BUSINESS TYPE</b>	Domestic Limited Liability Company
<b>EFFECTIVE DATE</b>	02/22/2021
<b>ANNUAL REGISTRATION PERIOD</b>	2021

#### PRINCIPAL OFFICE ADDRESS

<b>ADDRESS</b>	2020 Atlanta Avenue, Brunswick, GA, 31520, USA
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#### REGISTERED AGENT

<b>NAME</b>	<b>ADDRESS</b>	<b>COUNTY</b>
Jerry North	2020 Atlanta Avenue, Brunswick, GA, 31520, USA	Glynn

#### AUTHORIZER INFORMATION










<b>AUTHORIZER SIGNATURE</b>	Charles T Lewis
<b>AUTHORIZER TITLE</b>	Authorized Person



**Overview**



**Legend**

-  Parcels
- Yearly Sales**
-  2015
-  2016
-  2017
-  2018
-  2019
-  2020
-  2021
- Roads**
-  Lakes and Rivers

<b>Parcel ID</b>	01-02623	<b>Owner</b>	LEWIS-NORTH PROPERTIES LLC	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential		2020 ATLANTA AV	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	01-Brunswick		BRUNSWICK, GA 31520	12/18/2018	\$65000	n/a	U
	BRUNSWICK	<b>Physical Address</b>	2020 ATLANTA AV	n/a	0	n/a	n/a
<b>Acres</b>	0.24	<b>Market Value</b>	\$64900				

Date created: 6/14/2021  
 Last Data Uploaded: 6/12/2021 4:33:28 AM

Developed by  Schneider  
 GEOSPATIAL



Borrower Jerry North/Lewis North Properties, LLC  
 Property Address 2020 Atlanta Ave  
 City Brunswick County Glynn State GA Zip Code 31520  
 Lender/Client PRIMESOUTH BANK Address 710 Gloucester Street, Brunswick, GA 31520

ALFORD APPRAISAL SERVICES  
 (912) 634-5660

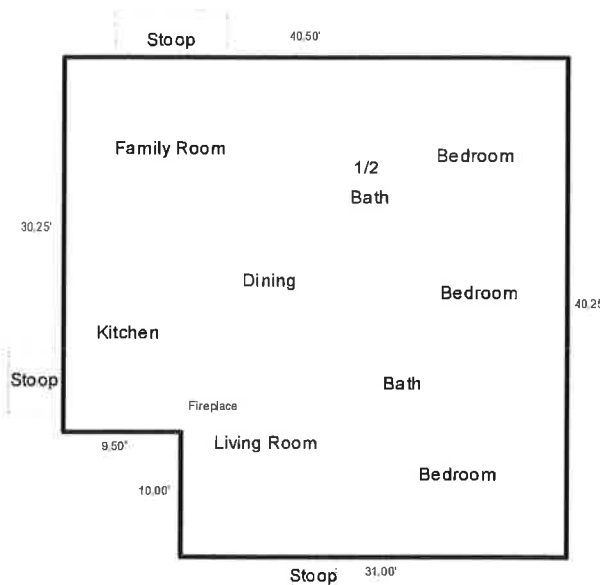


Detached Workshop

15' X 16'



Carport  
 10' X 20'












SKETCH CALCULATIONS		Perimeter	Area
	A1 : 40.5 x 30.3 =		1225.1
	A2 : 31.0 x 10.0 =		310.0
First Floor			1535.1
<b>Total Living Area</b>			<b>1535.1</b>



**Overview**



**Legend**

-  Parcels
- Yearly Sales**
-  2015
-  2016
-  2017
-  2018
-  2019
-  2020
-  2021
- Roads**
-  Lakes and Rivers

<b>Parcel ID</b>	01-02622	<b>Owner</b>	LEWIS NORTH PROPERTIES LLC	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential		2020 ATLANTA AV	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	01-Brunswick		BRUNSWICK, GA 31520	5/6/2016	\$15000	n/a	U
	BRUNSWICK	<b>Physical Address</b>	2110 ATLANTA AV	8/30/2010	0	ESTATE	U
<b>Acres</b>	0.24	<b>Market Value</b>	\$105300				

Date created: 6/14/2021  
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 GEOSPATIAL

## **Appendix F – Correspondence from the public**