

Subdivision Petition No. 22-03

**(Parcel # 01-02319
1722 & 1724 Albany Street)**

**Staff Report
John Hunter**

*Director
Planning, Development & Codes*

**City of Brunswick
Planning & Appeals Commission
July 13, 2022**

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Requested Subdivision

Patricia Wilkerson, owner, has requested a subdivision to parcels #01-02319 in the New Town subdivision.

Existing Conditions

The parcel currently contains a 2-family dwelling at 1722 Albany and a single family dwelling at 1724 Albany. Both are listed as having been built in the early 1940s. The parcel is 6,255 square feet +/- and is zoned General Residential (GR).

location map



Proposed Subdivision

The request is to subdivide the parcel in order to provide a parcel for each structure. As designated on the attached plat, a parcel equaling 1,844 +/- square feet is proposed for 1724 Albany Street; and a parcel of 4,411 +/- square feet is proposed for 1722 Albany Street.

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

Typically, the goal of a subdivision is to provide relief for an encroachment or to divide a large parcel into multiple parcels that still meet our prescribed minimum standards. However, as much of Brunswick was developed prior to the establishment of zoning regulations in 1929 or prior to the current minimum lot sizes that were established in 1965, the PAC is asked to consider a unique situation that will impact parcels that do not meet minimum standards, and the resulting re-subdivision will not bring the sub-standard parcel into compliance. Our Subdivision

Regulations in Appendix B, Article IX, Section 902 contemplate this by allowing the PAC to vary from the minimum standards:

“These subdivision regulations are the minimum standards for the protection of the public welfare. However, where a regulation would cause demonstrably unique and undue hardship as it applies to any particular subdivider’s property, the Planning Commission, by an affirmative vote of at least five (5) of its total membership, or the Commissioners of the City of Brunswick on appeal may grant the subdivider a variance from the strict application of the regulation if such variance will not nullify the objectives of these subdivision regulations.

In granting a variance, the Planning Commission or the Commissioners of the City of Brunswick on appeal may impose conditions that will substantially secure the objectives of the particular regulation that is varied. A complete record of the reasons for the approval of any variance must be entered in the official minutes of the Planning Commission, or the official minutes of the City of Brunswick on appeal.”

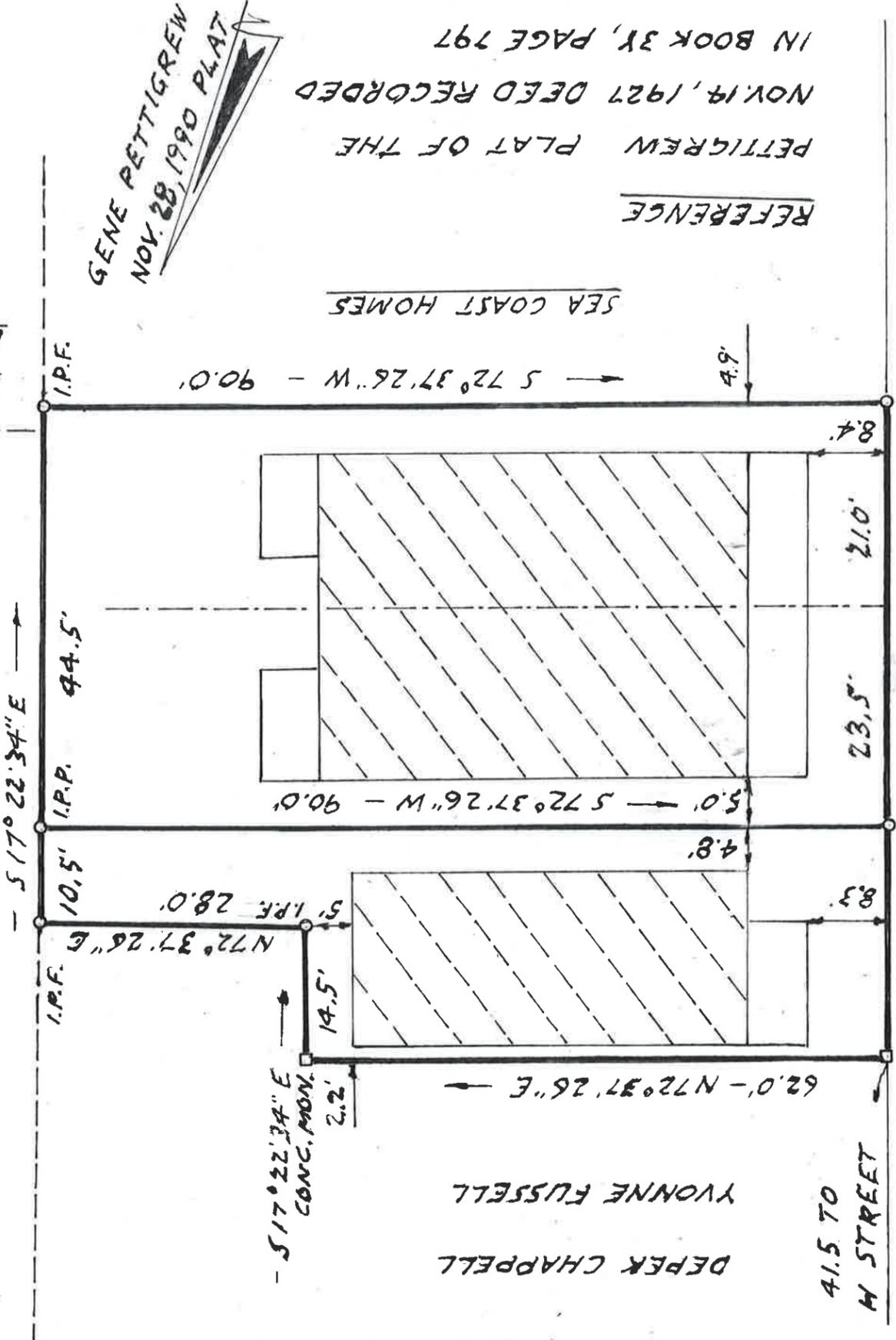
In this instance, the lot created for 1724 Albany will be substantially below the minimum – roughly 60%. The lot created for 1722 Albany Street is much closer to minimum requirements, being only 89 square feet below the standard. In examining surrounding conditions, there is no feasible way to increase the parcel further without infringing on others private property rights or without creating another sub-standard lot. Staff believes that requiring either lot to meet the minimum lot size of 4,500 square feet is an undue hardship, and not in the best interest of the public welfare. Establishing each structure on their own parcel at a size as large as practical makes the properties more marketable, and more attractive as residences – which benefits the entire community.

Because the ability to vary from the minimum standards exists within our Subdivision procedures, there are no advertising or notification requirements needed to allow the PAC to take this action.

Staff recommends approval of SD 22-03, and recommends that as outlined in Section 902 any motion to approve include a statement that “SD 22-03 is approved with a Variance to the minimum lot size requirement as enforcement of this standard is infeasible and creates an undue hardship”.

PATRICIA COOPER RAYFIELD BARNEMAN
GERALDINE WILSON LUTHERIA ROUNDTREE

LOT 121
LOT 122
CRYSTAL
HARPER
WILLIAM
BRADLEY



ALBANY STREET - 90' R/W

PATRICIA WILKERSON

PORTION OF LOTS 221 AND 222

TOWN COMMONS SUBDIVISION

CITY OF BRUNSWICK

GLYNN COUNTY, GEORGIA

MAY 20, 2022 SCALE 1"=15'



surveyor certifies that this plat complies 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

JAMES L. CONINE

REG. SURVEYOR

GA. REG. NO. 1545

97 WATER STREET

BRUNSWICK,

GEORGIA 31525

CELL 912-399-1453

OFFICE 912-265-4188

FAX 912-264-8152

EQUIPMENT WILD716

ERROR N/A



CITY OF BRUNSWICK, GEORGIA
APPLICATION FOR

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.

- 1. Applicant (Your Name): Patricia Wilkerson Daytime Phone: 912-230-4945 Email: Patricia.Wilkerson@atgma.com
Mailing Address: 18 Enterprise St Bldg, Coa. 3 zip: 31525
- 2. Location of Property forming the basis for this Subdivision: 1722 albany
Street _____ Tax Map and Parcel Number: 01-02319

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.)

Mrs Patricia Wilkerson is requesting the
Planning Commission to divide the
property between 1724 + 1722 albany
Street.

Thank you,

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: Patricia Wilkerson Date: 6-29-22
(Printed Name: Patricia Wilkerson)