

Subdivision Petition No. 22-06

**(Parcel # 01-05539
3025 Ellis Street)**

**Staff Report
John Hunter**

*Director
Planning, Development & Codes*

**City of Brunswick
Planning & Appeals Commission
September 14, 2022**

Table of Contents

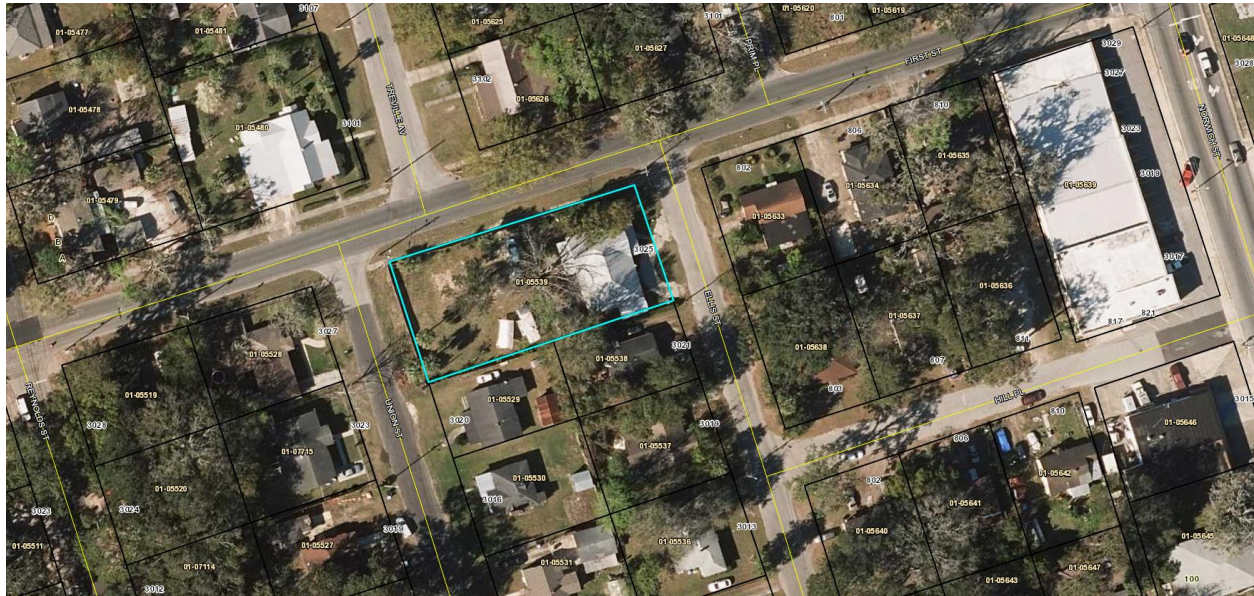
Requested Subdivision.....	1
Existing Conditions.....	1
Proposed Subdivision.....	1
Combined Preliminary Plat and Final Plat Approval	1
Staff Recommendation.....	1
Appendix A - Application and Proposed Plat.....	2

Requested Subdivision

George Hulett, owner, has requested a subdivision to parcel #01-05539 in the Peninsula Park subdivision.

Existing Conditions

The current parcel comprises approximately 0.39 acres +/- . The parcel contains a residence and associated development.



location map

Proposed Subdivision

The request is to subdivide the parcel into two tracts. Parcel 1A is comprised of 0.196 acres and contains the existing residence. Parcel 2A is 0.196 acres and contains no structures.

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

The subdivision meets all standards for lot size within R6 One-Family Residential zoning. Staff recommends approval of the subdivision application.



CITY OF BRUNSWICK, GEORGIA

APPLICATION FOR cy") @@@ V

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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.

912-552-3625

1. Applicant (Your Name): George S. Hulett Daytime Phone: _____ Email: hulettpg@tds.net

Mailing Address 111 New Hammock Circle, St. Marys, GA Zip: 31558

2. Location of Property forming the basis for this Subdivision: Between Ellis and Union, off of First

Street 3025 Ellis Street Tax Map and Parcel Number: 01-05539

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.)

Located within the City of Brunswick and zoned Residential, a part of the Peninsula Park

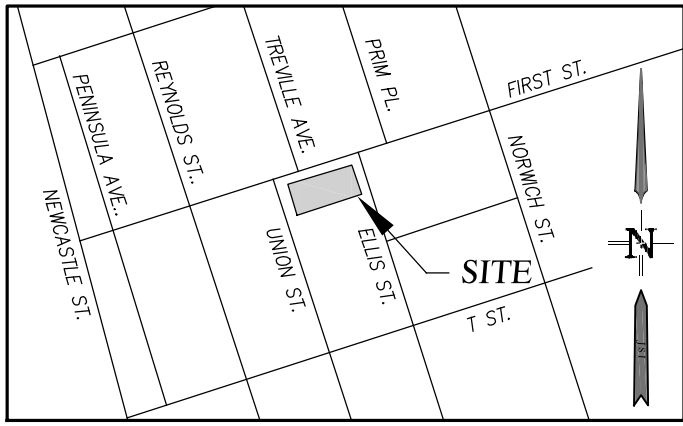
Subdivision, the purpose of this is to subdivide the property as currently known by

3025 Ellis Street into 2 lots.

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: _____)



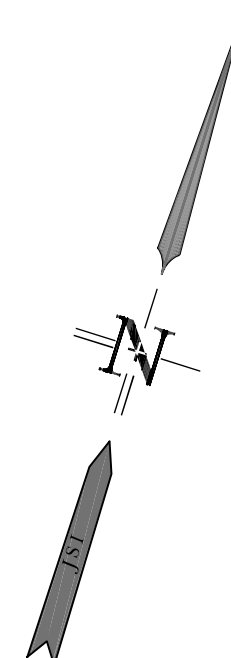
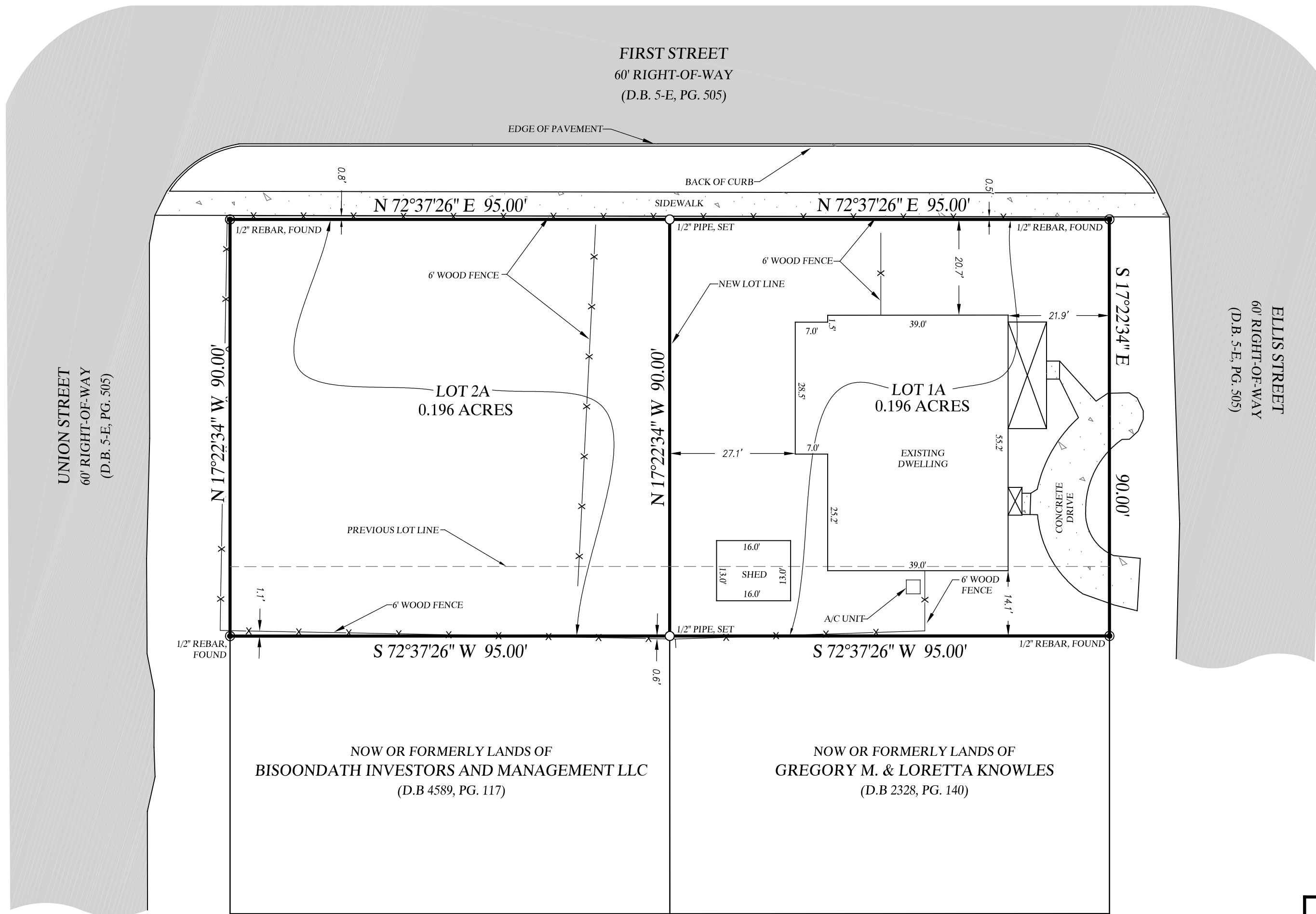
VICINITY (N.T.S.) MAP

MAP TO SHOW MINOR SUBDIVISION OF
LOT 1A AND LOT 2A,
BLOCK E, PENINSULA PARK, CITY OF BRUNSWICK,
26th G.M.D., GLYNN COUNTY, GEORGIA

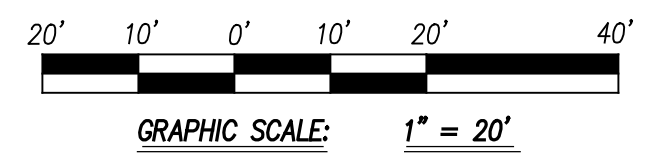
(ACCORDING TO DEED RECORDED IN D.B. 2322, PG. 358 OF THE PUBLIC RECORDS OF SAID COUNTY)

FOR: GEORGE S. HULETT

THE PURPOSE OF THIS PLAT IS RESTORE THE ORIGINAL LOT LINE BETWEEN
 LOT 1, LOT 2, AND A PORTION OF LOTS 3 & LOT 4



CLOSURE STATEMENT:
 PROPERTY CORNERS SHOWN HEREON HAVE A POSITIONAL TOLERANCE OF 0.05 FEET
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN INFINITY FEET.
 EQUIPMENT USED FOR FIELD MEASUREMENTS:
 ANGULAR & LINEAR: TRIMBLE S5 & SPECTRA SP80

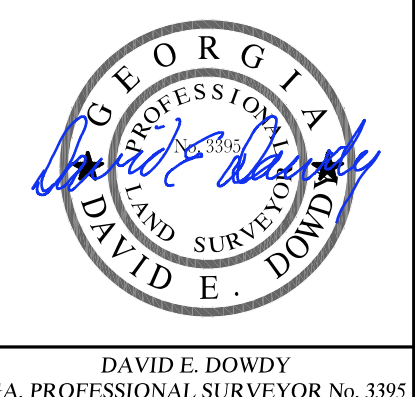


DATE OF PLAT: AUGUST 12, 2022
 DATE OF FIELD SURVEY: JULY 05, 2022

- NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH-NAD83 COORDINATE DATUM FOR THE GEORGIA EAST ZONE UTILIZING THE eGPS SOLUTIONS REAL TIME NETWORK.
 - THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE ABSTRACT.
 - ACCORDING TO THE GLYNN COUNTY GIS THE SUBJECT PROPERTY IS ZONED R6 (ONE-FAMILY RESIDENTIAL) WITH THE FOLLOWING BUILDING SETBACK REQUIREMENTS: ACCORDING TO CITY OF BRUNSWICK CODE OF ORDINANCES:
 FRONT: 15 FEET.
 SIDE: 5 FEET AND TOTAL NO LESS THAN 20% OF LOT WIDTH.
 REAR: 10 FEET.
 - THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE "X" (SHADED) AS PER F.I.R. MAPS, FOR GLYNN COUNTY, GEORGIA, DATED: JANUARY 5, 2018, MAP No. 13127C0236H, COMMUNITY No. 130093, PANEL No. 236, SUFFIX No. H.
 - THERE MAY EXIST RESTRICTIONS OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY THAT ARE NOT KNOWN TO JACKSON SURVEYING, INC.

CERTIFICATION OF APPROVAL BY THE BRUNSWICK PLANNING AND APPEALS COMMISSION
 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 _____, 20____
 CHAIRMAN, BRUNSWICK PLANNING AND APPEALS COMMISSION

SURVEYOR'S CERTIFICATION
 AS REQUIRED BY SUBSECTION (D) 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 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.



JACKSON SURVEYING, INC.
 Surveyors and Land Planners
 LSF001244

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