

Rezoning Petition No. 22-06

(2307 Gloucester)

Staff Report

John Hunter

Director

Planning, Development, & Codes

City of Brunswick

Planning & Appeals Commission

Public Hearing

November 9, 2022

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Requested Land Use Approvals

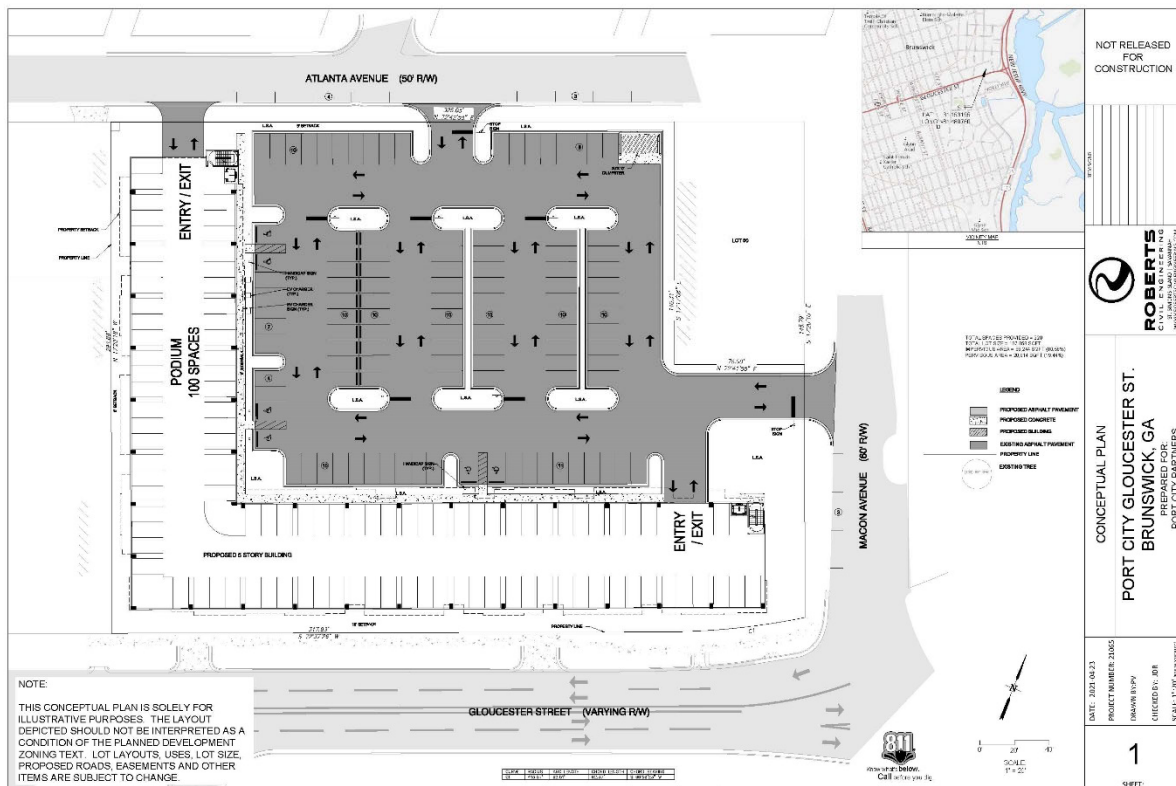
2307 Gloucester Street LLC, owner is petitioning to amend the current PD-TN that was approved in 2021.



Location map

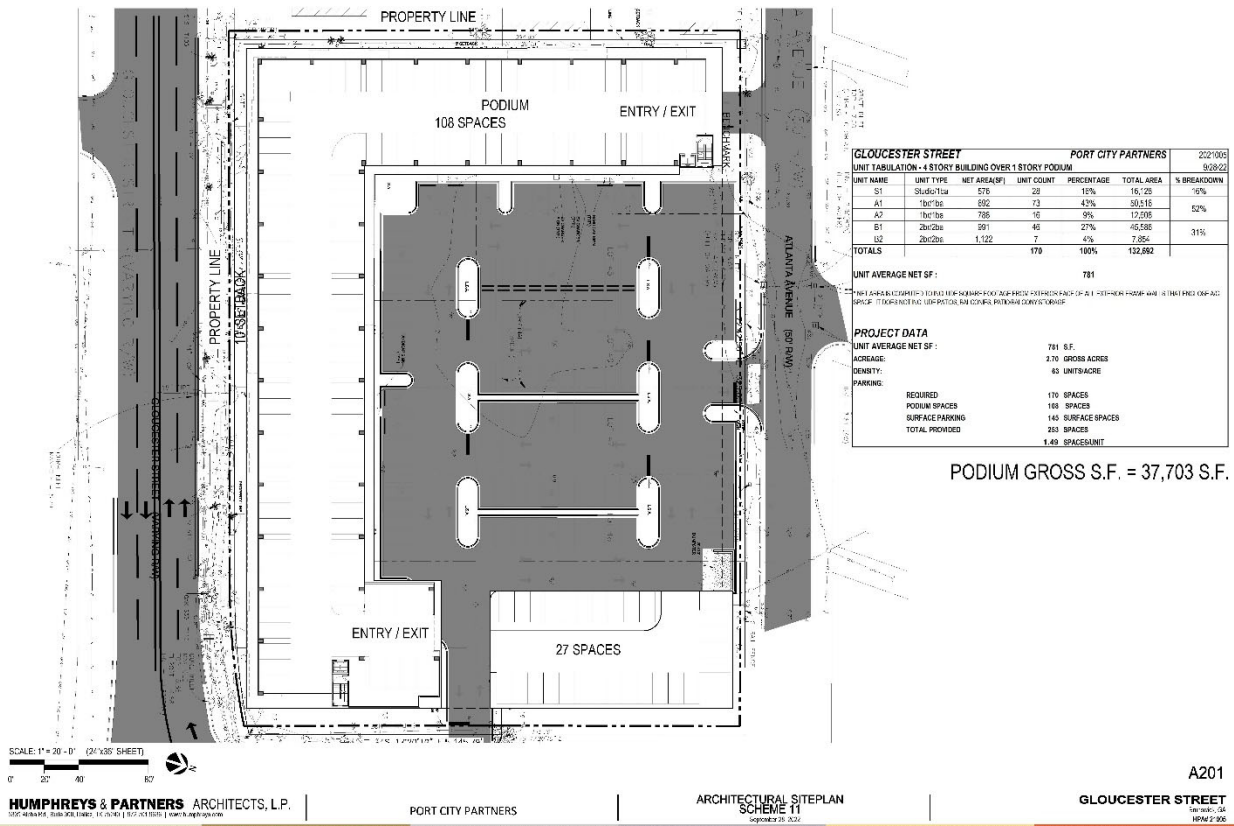
Proposed Development

2307 Gloucester, LLC was approved for a rezoning to PD-TN on June 6, 2021. The PD-TN text allows the development of a 170-unit multi-family development, with 1.3 parking spaces per unit. The approved concept plan is below:



Proposed PD Text Amendment

The owners of 2307 Gloucester LLC have purchased the adjacent property at 2328 Atlanta Avenue, demolished the structure, and filed a new plat incorporating the property into the same parcel as 2307 Gloucester. The size of the site increases from 2.458 acres to 2.699 acres, and the number of provided parking spaces increases from 227 to 253. The PD-TN concept plan and the text amendments reflect this and incorporate the property at 2328 Atlanta Avenue into the PD-TN. There are no changes to the conditions or restrictions of the existing PD-TN text.



Staff Recommendation

The property at 2328 Atlanta Avenue is zoned Highway Commercial. Parking for a multi-family development is an allowed use within that zoning classification. By incorporating the property in the PD-TN for 2307 Gloucester Street, site redevelopment will be consistent and the same governing ordinances will be incorporated.

Staff recommends the approval of the amendment to the PD-TN.

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?

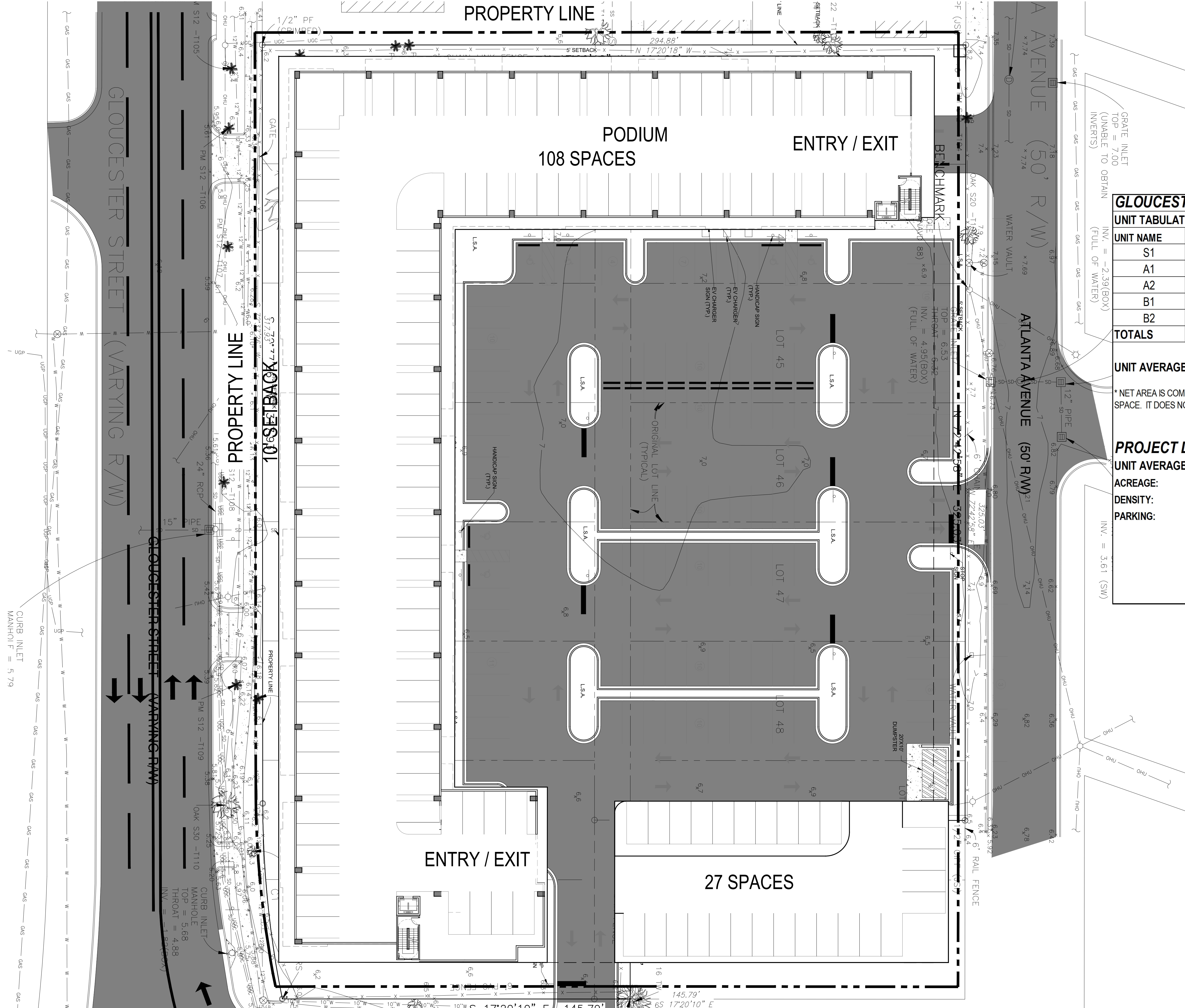
(5) Would the proposed rezoning conform to or diverge from the comprehensive land use plan?

* * *

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 C - Proposed PD Text and Concept Plan



GLOUCESTER STREET						PORT CITY PARTNERS	
UNIT TABULATION - 4 STORY BUILDING OVER 1 STORY PODIUM						2021005	
						9/28/22	
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN	
S1	Studio/1ba	576	28	16%	16,128	16%	
A1	1br/1ba	692	73	43%	50,516	52%	
A2	1br/1ba	788	16	9%	12,608		
B1	2br/2ba	991	46	27%	45,586	31%	
B2	2br/2ba	1,122	7	4%	7,854		
TOTALS			170	100%	132,692		

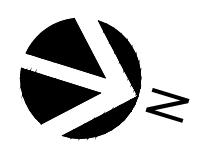
UNIT AVERAGE NET SF : 781

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

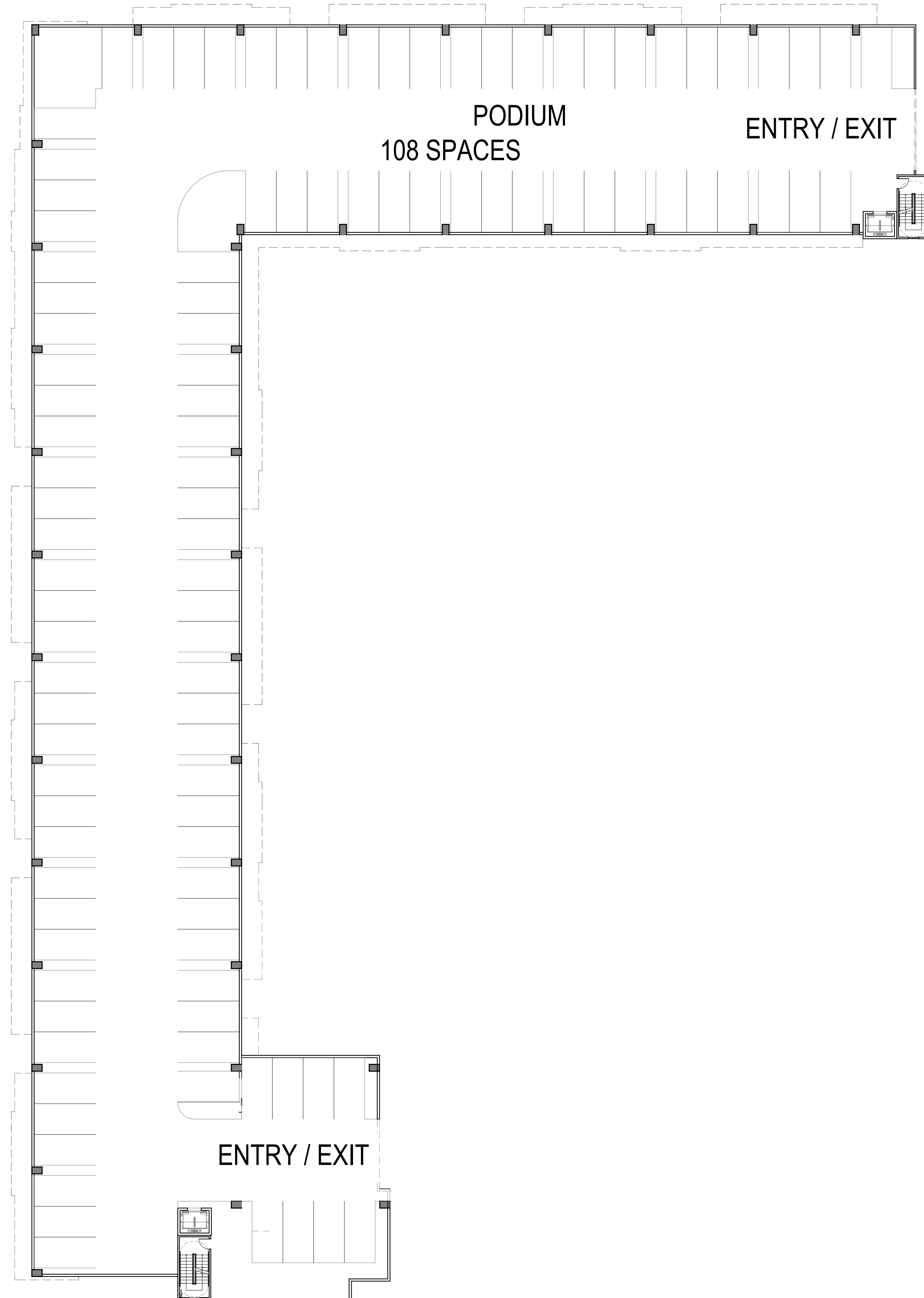
PROJECT DATA	
UNIT AVERAGE NET SF :	781 S.F.
ACREAGE:	2.70 GROSS ACRES
DENSITY:	63 UNITS/ACRE
PARKING:	
REQUIRED	170 SPACES
PODIUM SPACES	108 SPACES
SURFACE PARKING	145 SURFACE SPACES
TOTAL PROVIDED	253 SPACES
	1.49 SPACES/UNIT

PODIUM GROSS S.F. = 37,703 S.F.

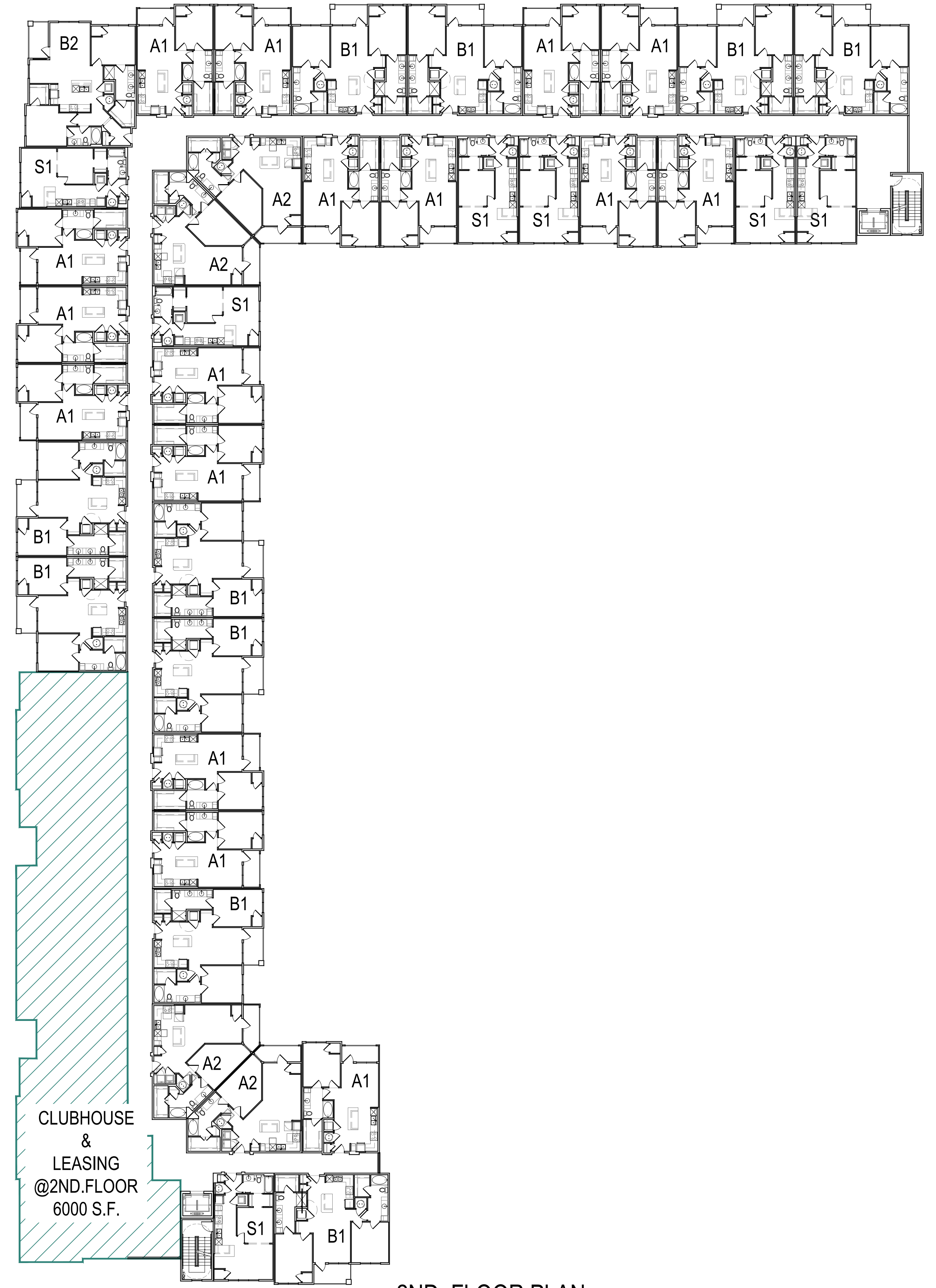
SCALE: 1" = 20' - 0" (24"x36" SHEET)



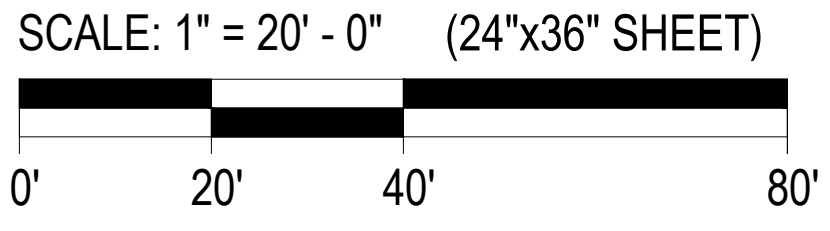
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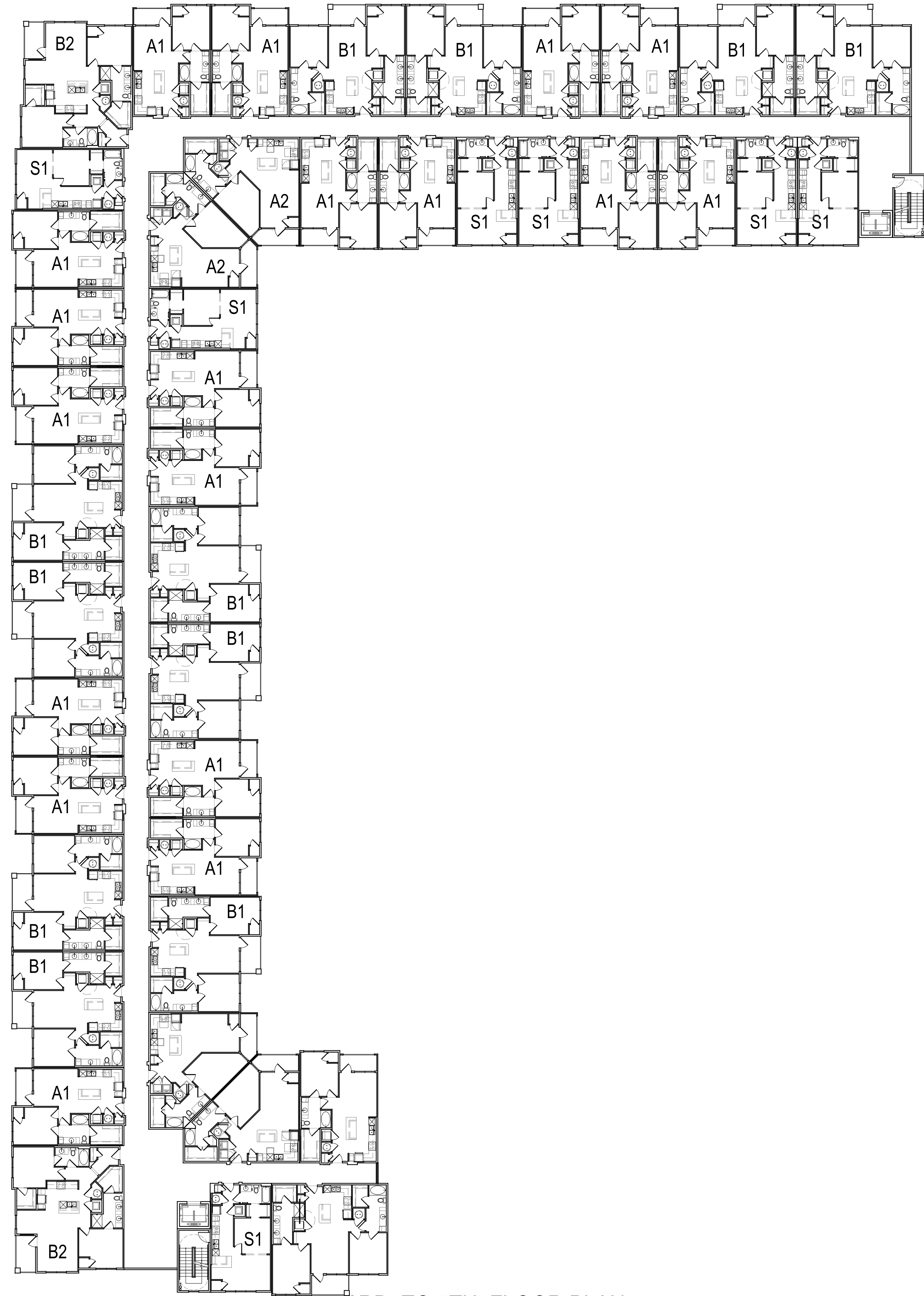
1ST. FLOOR PLAN
GROSS S.F. = 42,294 S.F.
TOTAL GROSS S.F. = 206,879 S.F.



2ND. FLOOR PLAN
GROSS S.F. = 42,294 S.F.
TOTAL GROSS S.F. = 206,879 S.F.



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3RD. TO 5TH. FLOOR PLAN
 GROSS S.F. = 42,294 S.F.
 TOTAL GROSS S.F. = 192,597 S.F.

SCALE: 1" = 20' - 0" (24"x36" SHEET)
 0' 20' 40' 80'

PORT CITY APARTMENTS

AMENDED

PLANNED DEVELOPMENT –TRADITIONAL NEIGHBORHOOD (PD-TN)
DISTRICT

BRUNSWICK, GEORGIA

FOR:

2.4582.699 ACRES COMPRISING THE PROPERTIES LOCATED AT 2307
GLOUCESTER STREET AND 2328 ATLANTA AVENUE, BRUNSWICK, GA,
TO BE KNOWN AS ‘PORT CITY APARTMENTS’

*{Please see Section One-B for a possible increase
in the acreage}*

BY:

2307 GLOUCESTER LLC, a Georgia limited liability company

(“Applicant”/”Developer”)

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PORT CITY APARTMENTS

PLANNED DEVELOPMENT TEXT – TRADITIONAL NEIGHBORHOOD DISTRICT

SECTION ONE

INTRODUCTION AND STATEMENT OF OWNERSHIP

This Amended Planned Development Text will amend that certain *Planned Development Text – TN Rezone Petition No. 21-02* which was approved by the Brunswick City Commission on June 2, 2021. The property located at 2307 Gloucester Street was rezoned to PD-TN in June of 2021. No substantial changes to Petition No. 21-02 are being requested under this Amended Planned Development Text with the exception of adding an additional 10,512 square feet of land to the Project Site with a request to approve a zoning change of the property located at 2328 Atlanta Avenue from HC to PD-TN, in order to conform to the current zoning classification of 2307 Gloucester Street.

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A. The two (2) tracts of land Property described below (herein collectively the “Project Site”) is located at 2307 Gloucester Street ~~and~~ (which was formerly owned by the Brunswick-Glynn County Joint Water and Sewer Commission (“JWSC”) and 2328 Atlanta Avenue (formerly owned by Carnella S. Wright). Prior to the ownership of the 2307 Gloucester Street property by the JWSC, the Project Site was operated as a Days Inn Motel for many years. The Project Site is conveniently located in downtown Brunswick surrounded by residential and commercial properties and is in close proximity (within 1 mile) to the historic downtown Brunswick area at the waterfront. The historic downtown Brunswick area is and has been undergoing a tremendous amount of private revitalization. The Applicant, a local resident now rooted in Coastal Georgia, envisions future needs for the downtown area to include new multi-family housing that will complement the rising eclectic and energetic downtown community. The Applicant is committed to and passionate about being involved in the growth of the City of Brunswick and specifically the revitalization of the downtown Brunswick area.

2307 Gloucester Street which comprises the majority portion of ~~The~~ Project Site was recently purchased by the Applicant on June 16, 2020 pursuant to that certain Limited Warranty Deed recorded in Deed Book 4222, Page 57, Glynn County, Georgia records (copy attached as Exhibit “A”), and is more particularly described as follows, to-wit:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE,
LYING AND BEING IN G.M.D. 26, CITY OF BRUNSWICK, GLYNN
COUNTY, GEORGIA AND DESCRIBED AND IDENTIFIED
ACCORDING TO THAT CERTAIN SURVE

Y BY ROBERT N. SHUPE, G.R.S. NO. 2224, DATED SEPTEMBER 8,
2010, ENTITLED “ALL OF LOTS 29 THRU 34, LOTS 43 THRU 48 & A
PORTION OF LOTS 35, 36, 49 & A 15’ ALLEY, URBANA

SUBDIVISION," (WHICH PLAT IS, BY REFERENCE, INCORPORATED HEREIN AND MADE A PART HEREOF FOR ALL PURPOSES), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: •

BEGINNING AT A 1/2" CAPPED PIPE FOUND (R.L.S. 2804) WHICH MARKS THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY OF MACON AVENUE AND THE NORTHERN RIGHT-OF-WAY OF GLOUCESTER STREET; PROCEED THENCE ALONG THE SAID RIGHT-OF-WAY OF GLOUCESTER STREET ALONG AN ARC 82.51 FEET (SAID CURVE HAVING A RADIUS OF 415.57 FEET, A CHORD BEARING OF SOUTH 66 DEGREES 56 MINUTES 23 SECONDS WEST AND A CHORD LENGTH OF 82.37 FEET) TO A LEAD & TAC SET IN CURB; THENCE ALONG THE SAID RIGHT-OF-WAY OF GLOUCESTER STREET SOUTH 72 DEGREES 37 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 317.93 FEET TO A 1/2" PIPE FOUND; THENCE ALONG THE LANDS NOW OR FORMERLY OF BUCKHORN INVESTMENTS, LLC, THOMAS B. GRAVES AND ORION L. DOUGLASS NORTH 17 DEGREES 20 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 294.88 FEET TO A 1/2" CAPPED PIPE FOUND (R.L.S. #2804) LOCATED ON THE SOUTHERN RIGHT-OF-WAY OF ATLANTA AVENUE; THENCE ALONG THE SAID RIGHT-OF-WAY OF ATLANTA AVENUE NORTH 72 DEGREES 42 MINUTES 58 SECONDS EAST FOR A DISTANCE OF 325.03 FEET TO A 1/2" CAPPED IRON PIN FOUND (R.L.S. #2804); THENCE ALONG THE LANDS NOW OR FORMERLY OF CLIFFORD WRIGHT SOUTH 17 DEGREES 17 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 140.31 FEET TO A 1/2" CAPPED PIPE FOUND (R.L.S. #2804); THENCE NORTH 72 DEGREES 41 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 75.00 FEET TO A CAPPED IRON PIN SET LOCATED ON THE WESTERN RIGHT-OF-WAY OF MACON AVENUE; THENCE ALONG THE SAID RIGHT-OF-WAY OF MACON AVENUE SOUTH 17 DEGREES 20 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 145.79 FEET TO THE POINT OR PLACE OF BEGINNING. SAID PARCEL OF LAND CONTAINS 2.458 ACRES.

THE FOLLOWING PORTION OF THE ABOVE-DESCRIBED PROPERTY, HOWEVER, IS EXCLUDED FROM ANY WARRANTY OF TITLE, AND IS CONVEYED BY QUITCLAIM ONLY:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN G.M.D. 26, CITY OF BRUNSWICK, GLYNN COUNTY, GEORGIA AND DESCRIBED AND IDENTIFIED ACCORDING TO THAT CERTAIN SURVEY BY ROBERT N. SHUPE, G.R.S. NO. 2224, DATED SEPTEMBER 8, 2010, ENTITLED "ALL OF LOTS 29 THRU 34, LOTS 43 THRU 48 & A PORTION OF LOTS 35, 36, 49 & A 15' ALLEY, URBANA SUBDIVISION," (WHICH PLAT IS, BY REFERENCE, INCORPORATED HEREIN AND MADE A PART HEREOF FOR ALL PURPOSES), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT A 1/2" CAPPED PIPE FOUND (R.L.S. #2804) WHICH MARKS THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY OF GLOUCESTER STREET AND THE WESTERN RIGHT-OF-WAY OF MACON AVENUE; PROCEED THENCE ALONG THE SAID RIGHT-OF-WAY OF MACON AVENUE NORTH 17 DEGREES 20 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 130.79 FEET TO THE POINT OR PLACE OF BEGINNING; THENCE SOUTH 72

DEGREES 41 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 75.00 FEET TO A POINT; THENCE NORTH 17 DEGREES 20 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 15.00 FEET TO A 1/2" CAPPED PIPE FOUND (R.L.S. #2804); THENCE ALONG THE LANDS NOW OR FORMERLY OF CLIFFORD WRIGHT NORTH 72 DEGREES 41 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 75.00 FEET TO A 1/2" CAPPED IRON PIN SET (SSC PC, LSF 317) LOCATED ON THE WESTERN RIGHT-OF-WAY OF MACON AVENUE; THENCE ALONG THE SAID RIGHT-OF-WAY OF MACON AVENUE SOUTH 17 DEGREES 20 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 15.00 FEET TO THE POINT OR PLACE OF BEGINNING.

2328 Atlanta Avenue which covers the northeast corner of the Project Site was purchased by the Applicant on June 13, 2022 pursuant to that certain Limited Warranty Deed recorded in Deed Book 4703, Page 507, Glynn County, Georgia records (copy attached as Exhibit "B"), and is more particularly described as follows, to-wit:

ALL THOSE CERTAIN LOTS, TRACTS OR PARCELS OF LAND SITUATE, LYING AND BEING IN THE CITY OF BRUNSWICK, GLYNN COUNTY, GEORGIA DESCRIBED AND IDENTIFIED ACCORDING TO THE WELL KNOWN MAPS AND PLAN OF SAID CITY AS URBANA LOT NUMBER FIFTY (50) AND THE EASTERLY ONE-HALF OF URBANA LOT NUMBER FORTY-NINE (49). SAID LOT AND PORTION OF LOT LIE TOGETHER AND FORM ONE RECTANGULAR BODY OF LAND BOUNDED NORTHERLY 75 FEET BY ATLANTA AVENUE, EASTERLY 100 FEET BY MACON AVENUE, SOUTHERLY 75 FEET BY A 15-FOOT ALLEY, AND WESTERLY 75 FEET BY THE WESTERLY ONE-HALF OF URBANA LOT NUMBER 49.

REFERENCE IS HEREBY MADE TO SAID MAP AND PLAN AND TO THE RECORD THEREOF FOR ALL FURTHER PURPOSES OF DESCRIPTION AND LOCATION.

THIS BEING THE SAME PROPERTY CONVEYED TO CARNELLA S. WRIGHT BY THAT CERTIFICATE OF YEAR'S SUPPORT AND FINAL ORDER OF YEAR'S SUPPORT DATED APRIL 23, 2021 BY THE JUDGE OF THE PROBATE COURT OF GLYNN COUNTY, GEORGIA AS RECORDED IN DEED BOOK 4439, PAGE 311 THROUGH 316, GLYNN COUNTY, GEORGIA RECORDS.

PARCEL NUMBER 01-02716

B.—Further, *please note* the Applicant is in the process of purchasing a tract of land which is adjacent to the Project Site and located on the northeast corner of Atlanta Avenue and Macon Avenue and more commonly known as 2328 Atlanta Avenue (the "Additional

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~~Tract”). The Applicant is submitting two (2) Site Plans for approval (one to include the Additional Tract hereafter referred to as “Site Plan Number 2” and one without the Additional Tract hereafter referred to as “Site Plan Number 1”). In the event the Additional Tract is not purchased by the Applicant, Site Plan Number 1 will be developed. In the event the Additional Tract is purchased by the Applicant, Site Plan Number 2 will be developed.~~

~~The Additional Tract is more particularly described as follows, to-wit:~~

~~All those certain lots, tracts or parcels of land situate, lying and being in the City of Brunswick, Glynn County, Georgia, described and identified according to the well known maps and plan of said City as Urbana lot number Fifty (50) and the easterly one half of Urbana lot number Forty Nine (49). Said lot and portion of lot lie together and form one rectangular body of land bounded northerly 75 feet by Atlanta Avenue, easterly 100 feet by Macon Avenue, southerly 75 feet by a 15 foot alley, and westerly 75 feet by the westerly one half of Urbana lot number 49.~~

~~This is the same property conveyed to Clifford Wright by that deed dated December 9, 1974, as recorded in Deed Book 18 G, Page 578, Glynn County, Georgia records.~~

SECTION TWO

USE AND DEVELOPMENT STATEMENT

The Applicant intends to develop the Property Site into an apartment complex consisting of no more than 170 units with a covered parking garage on the ground floor and additional paved parking spaces within the property, all as shown on the Site Plan(s) attached hereto as Exhibit “BC”.

The purpose of this application is to conform the zoning classification of 2328 Atlanta Avenue to the zoning classification of 2307 Gloucester Street which is rezone the property from its current zoning classification (Highway Commercial — HC) to classified as a PD Text – Traditional Neighborhood District (PD-TN). The TN designation includes multi-family dwelling units.

The Property Site is compliant with the provisions of Article XVI, Section 23-16-2 (a), (b), (c) and (d); with the exception that a conceptual landscape plan will be submitted at the building permit stage of this project.

SECTION THREE

PLANNED DEVELOPMENT TEXT

The Applicant, along with ~~his~~its expert consultant team of engineers, planners, surveyors and architects, have carefully considered and evaluated the Project Site over a period of many months in which they have conducted a substantial amount of demographic studies, other pertinent research and feasibility studies of the best and highest use of the Project Site, including site layouts, site elevations and unit mix and counts. The final product of the Applicant's careful assessment is provided in the following PD Text:

1. Name: The name of the development shall be called "Port City Apartments".
2. Allowable Uses: The following uses are allowed on the Site:
 - Commercial
 - Apartments
 - Condominiums
 - Retail
 - Restaurants
 - Offices
3. Utilities/Drainage: All utilities will be public, including, water, sewer, drainage, gas, electric, telephone and cable t.v. and will meet or exceed the City's requirements. Sewer capacity and storm drainage will be carefully evaluated. Engineered plans will be reviewed and coordinated among the City Engineer and the Developer's Engineer to meet or exceed the City's sewage and drainage standards.
4. Stormwater/Lot/Site Coverage: The site coverage shall not exceed 92% of the site area. The site coverage calculation will include buildings and impervious pavement areas. Landscape areas, pervious pavement, and gravel areas are not included in the site coverage calculation.
5. Building Height and Elevations: The building will consist of five (5) floors which will include the ground floor garage parking area. Floors 2 through 5 will consist of apartment units of varying sizes and floor plan designs. The building roofline height will not exceed the maximum limit of 60 feet measured from an elevation of 12 feet (NAVD-88 datum), therefore, maximum height will not exceed an elevation of 72 feet (NAVD-88 datum). Due to the Project Site being located in a flood zone, the height measurement commences at 12 feet. Shade structures and other roof-top amenities will not be included in the building height calculations. Front, side and rear building elevations are as shown on the Elevations Plan (attached as Exhibit "C").
6. Site Access: ~~After carefully considering the recent possibility of a future-Due to~~ the current changes ~~by~~ing made by the Georgia Department of Transportation to

the Gloucester Street design, the Applicant has chosen to provide the following access points for ~~both the Site Plan Number 1 and Site Plan Number 2~~, as follows: one access point will be provided off of Atlanta Avenue and one access point will be provided off of Macon Avenue.

7. Parking: The applicant will provide a parking ratio of 1.0 spaces per unit ~~for Site Plan 1 or Site Plan 2~~. Spaces along the street on Gloucester Street, Atlanta Avenue, and Macon Street count toward the total spaces provided in the parking calculation.
8. Landscape Plans and Buffers: Applicant will provide ample landscaping to include 6 landscape islands within the parking lot and large landscaped areas between the paved parking lot and the five (5') foot interior sidewalk along the front of the building. Buffers will be maintained as outlined on the Site Plan (attached as Exhibit "BC").
9. Signage. Signage will meet or exceed the City of Brunswick design standards.
10. Lighting. Lighting will meet or exceed the City of Brunswick design standards.
11. Setback Requirements. Developer has provided setbacks that will meet the City's setback requirements, as follows:
 - (a) frontage – 10 feet
 - (b) side – 5 feet
 - (c) rear – 5 feet

[END]



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.

1. Applicant (Your Name): _____ Daytime Phone: _____ Email: _____
Mailing Address _____ Zip: _____
2. Location of Property forming the basis for this text amendment: _____
Street _____ Tax Map and Parcel Number: _____
3. Is this rezoning due to annexation? ____ YES ____ NO
4. Total Parcel area (indicate square feet or acres): _____ Square Feet/Acres
5. Present Zoning: _____ Abutting zones (list all zones that touch the parcel): _____
6. Proposed Zoning: _____
7. 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: _____
8. 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.**
9. Reasons for the rezoning request: _____

10. 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.)
11. Owner's Name (If different from Applicant*): _____
Address: _____ Zip: _____ Daytime Phone: _____ (*If applicant is different from Owner, a legal authorization to represent the Owner must be attached to this application.)

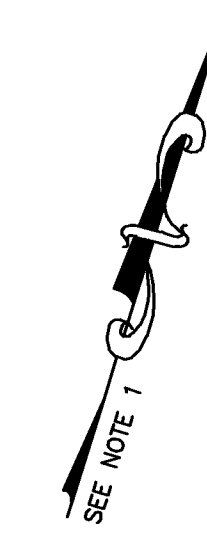
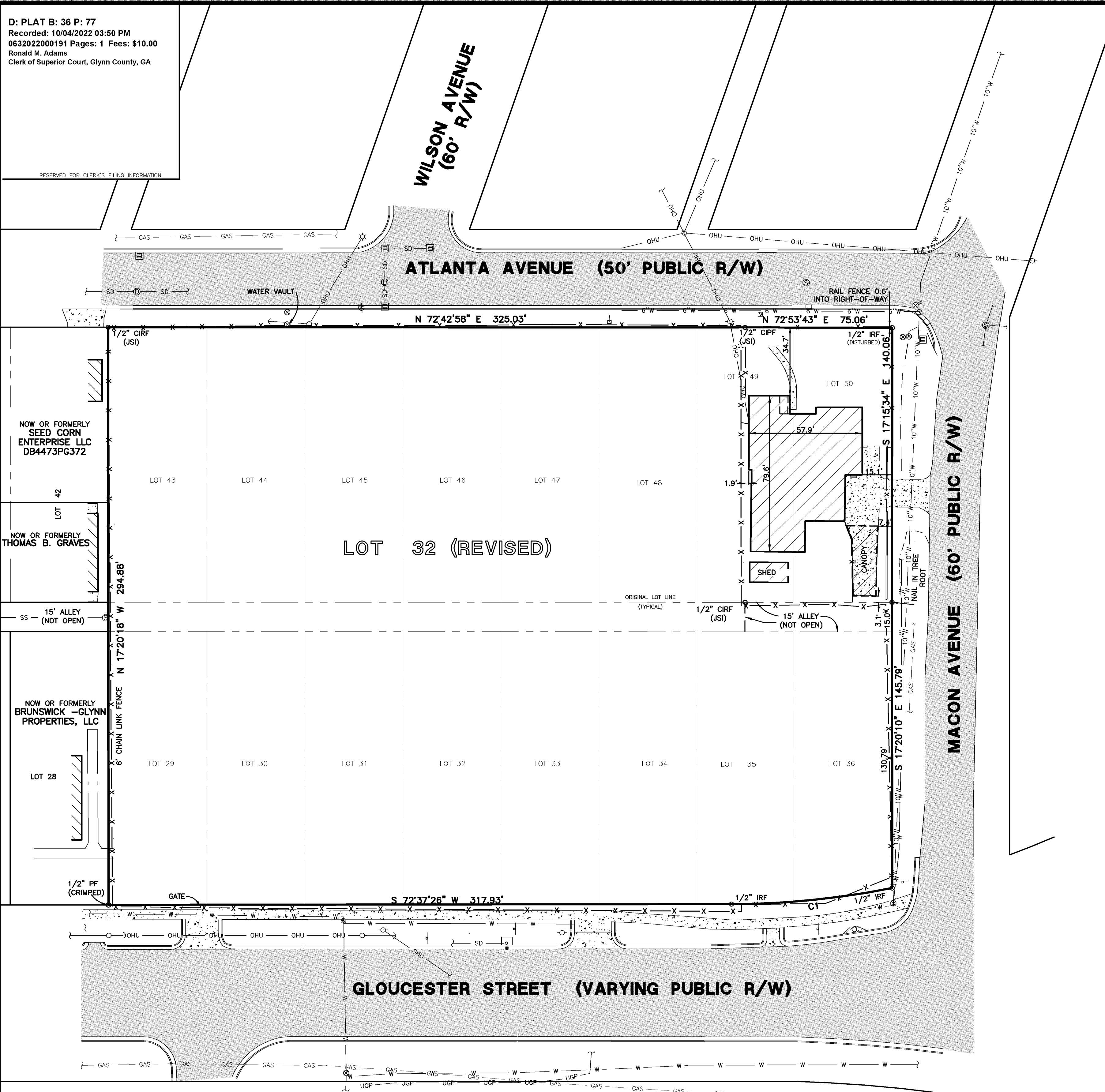
I understand that the City of Brunswick will not process this application until I have submitted **ALL** required materials on or before the date of the approved schedule, which shall be **not less than 20 days prior to the regularly scheduled and advertised monthly meeting of the Planning and Appeals 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: _____ Date: _____

(Printed Name: _____)

D: PLAT B: 36 P: 77
 Recorded: 10/04/2022 03:50 PM
 0632022000191 Pages: 1 Fees: \$10.00
 Ronald M. Adams
 Clerk of Superior Court, Glynn County, GA

RESERVED FOR CLERK'S FILING INFORMATION



NOTES:

- BEARINGS SHOWN ON THIS SURVEY ARE BASED ON A SURVEY FROM THIS FIRM. (SEE REFERENCE A)
- FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM 90.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 10,000 FEET OR BETTER, AN ANGULAR ERROR OF .05" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 333,026 FEET.
- THIS SURVEY AND ALL SUBSEQUENT REVISIONS ARE BASED SOLELY ON FIELD WORK THAT WAS COMPLETED ON 07/06/22 (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 2307 GLOUCESTER, LLC (DEED BOOK 4222, PAGE 57).
- ACCORDING TO F.I.R.M. MAP NO. 13127C, PANEL 0238H, EFFECTIVE DATE 01/05/2018, IT IS MY OPINION THAT THE PROPERTY SHOWN ON THIS PLAT LIES WITHIN ZONE AE, WHICH IS A SPECIAL FLOOD HAZARD AREA. ZONE AE (EL 10)- 1% ANNUAL CHANCE FLOODPLAINS. BASE FLOOD ELEVATIONS DETERMINED.
- FRESHWATER WETLANDS AND SALT MARSHES MAY BE 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 AND 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 GLYNN COUNTY GIS WEBSITE (WWW.GLYNNCOUNTY.ORG). THE SUBJECT PROPERTY IS ZONED PD & HC (PLANNED DEVELOPMENT, HIGHWAY COMMERCIAL).
- BUILDING SETBACKS BASED ON PD ZONING TEXT. RESTRICTIVE COVENANTS MAY HAVE MORE STRINGENT REQUIREMENTS.
 FRONT 25'
 SIDE 0'
 REAR 0'
 SIDE STREET 0'
- BUILDING SETBACKS BASED ON HC ZONING TEXT. RESTRICTIVE COVENANTS MAY HAVE MORE STRINGENT REQUIREMENTS.
 FRONT 25'
 SIDE 0' (BETWEEN TWO BUILDINGS)
 REAR 15'
 SIDE STREET 10'
- DEVELOPER

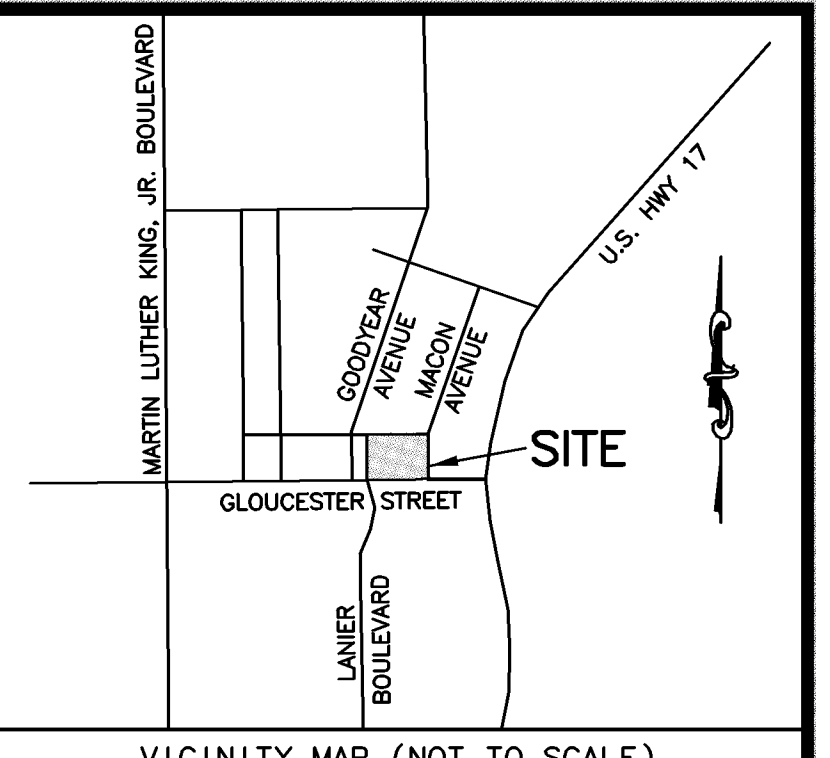
2307 GLOUCESTER, LLC
 C/O BRAD PIAZZA
 P.O. BOX 102
 BRUNSWICK, GA. 31520
 201-595-9185
 (brad@portcitybwk.com)

LEGEND:

- IRF IRON REBAR FOUND
- CIRF CAPPED IRON REBAR FOUND (JSI)
- ⊗ WATER VALVE
- ⊗ WATER METER
- ⊗ CATCH BASIN
- ⊗ STORM DRAIN MANHOLE
- ⊗ SANITARY SEWER MANHOLE
- ⊗ UTILITY POLE
- ⊗ GUY WIRE
- ⊗ PHONE BOX
- ⊗ SIGN
- ⊗ MAILBOX
- ⊗ ASPHALT
- ⊗ BUILDING
- ⊗ CONCRETE
- X- FENCE
- 6"W- WATER LINE
- 10"W- WATER LINE
- OHU- OVERHEAD UTILITIES
- UGP- UNDERGROUND POWER
- SS- SEWER LINE
- SD- STORM DRAIN LINE
- GAS- GAS LINE

REFERENCES:

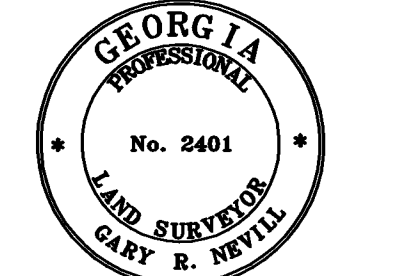
- PLAT BY THIS FIRM TITLED "ALTA/NSPS LAND TITLE SURVEY OF: LOT 50 & THE EASTERN 1/2 OF LOT 48, URBANA SUBDIVISION", DATED 06/15/2022.
- PLAT BY PHILLIP JACKSON, GA. R.L.S. # 2804, TITLED "DAYS INN BUILDING LOCATED ON LOTS 29-34, 43-48, THE WESTERN ONE-HALF OF LOT 49, AND PORTIONS OF LOTS 35, 36 AND A 15' ALLEY, URBANA SUBDIVISION", DATED 10/15/04, AMENDED 10/20/04.
- PLAT BY THIS FIRM, TITLED "ALL OF LOTS 29 THRU 34, LOTS 43-48 & A PORTION OF LOTS 35, 36, 49 & A 15' ALLEY, URBANA SUBDIVISION", DATED 9/8/10.
- PLAT BY THIS FIRM TITLED "ALTA/NSPS LAND TITLE SURVEY OF: ALL OF LOTS 29 THRU 34, LOTS 43 THRU 48 & A PORTION OF LOTS 35, 36, 49 & A 15' ALLEY, URBANA SUBDIVISION", DATED 06/12/2020.



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.

SURVEYS 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 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.



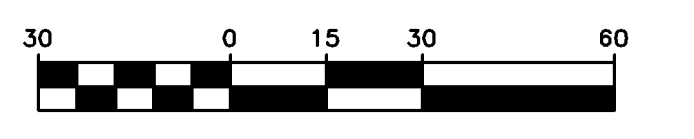
GARY R. NEVILL, GA. PLS# 2401

NO.	REVISION	BY	DATE

CONSOLIDATION SURVEY OF:
LOT 32 (REVISED), URBANA SUBDIVISION
 (FORMERLY LOTS 29-36, 43-50 AND A PORTION OF A 15' ALLEY, URBANA SUBDIVISION)
 26TH G.M.D., BRUNSWICK GLYNN COUNTY, GEORGIA
 PREPARED FOR:
2307 GLOUCESTER, LLC



SHUPE SURVEYING COMPANY, P.C.
 8837 DARIEN HIGHWAY
 BRUNSWICK, GA 31525
 912-265-0562
 CERTIFICATE OF AUTHORIZATION: LSF317



SCALE 1" = 30'
 FILE 10125C DRAWING DATE 09/23/2022
 DRAWING 10125C-2.DWG DRAWN BY AHS
 SHEET 1 OF 1

THE OWNER(S) OF THE SUBJECT PROPERTY APPROVES THIS SURVEY.
 [Signature]
 OWNER/AGENT DATE 10/4/22

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 FULLFILLED, THIS FINAL PLAT WAS GIVEN APPROVAL BY THE CITY OF BRUNSWICK PLANNING AND APPEALS COMMISSION ON September 27, 2022.
 9/27/22 Lance Sabbe
 DATE CHAIRMAN, BRUNSWICK PLANNING AND APPEALS COMMISSION

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	415.57'	82.51'	82.37'	S 66°56'23" W

V:\Project Files\101251.DWG 10125C-2.dwg, 9/26/2022 3:18:46 PM

Appendix E – Correspondence from the Public