

# **Subdivision Petition No. 23-02**

**(1200 Gloucester St.)**

**Staff Report**

**John Hunter**

*Director*

*Planning, Development & Codes*

**Planning and Appeals Commission**

**April 12, 2023**

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## Requested Subdivision

Karen North, owner, is requesting the re-subdivision of parcel #01-01462 into 3 parcels.

## Existing Conditions

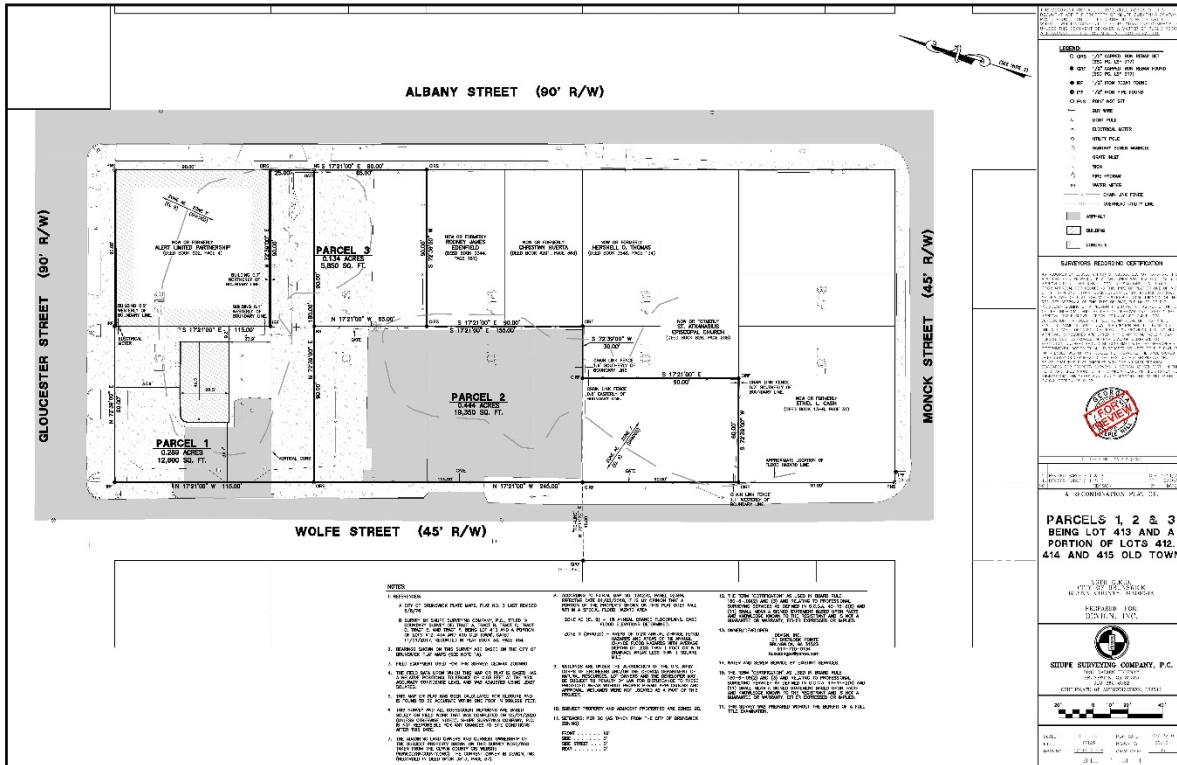
The subject parcels constitute 0.87 acres. 1200 Gloucester contains one building, a former Amaco station built in the 1950s. The remaining area currently a vacant property, and are the former location an auto dealership. The subject parcel outlined in blue on the location map.

location map



# Proposed Subdivision

The owner of the subject parcels has requested the parcel be subdivided into three. Parcel 1 would consist of .289 acres fronting Gloucester and containing the lone structure. Parcel 1 would also extend a 25 foot “flag” Albany Street to protect access to water and sewer for the building at 1200 Gloucester street. Parcel 2 consists of .444 acres fronting Wolfe Street. Parcel 3 consists of .134 acres fronting Albany Street.



(Larger copy follows in Appendix B)

## 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 in favor of the requested subdivision. The proposed lots meet the General Commercial zone district minimum lot size and minimum lot width requirements.

## **Appendix A – Subdivision Application**



**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): Karen North Daytime Phone: 917.710.0734 Email: kuzuzangp@ yahoo.com  
Mailing Address 1800 Oak Avenue, Brunswick, GA Zip: 31520

2. Location of Property forming the basis for this Subdivision: 1200 Gloucester, 1419 Albany St Street and 1420 Wolfe Street Tax Map and Parcel Number: 01-01462 Brunswick

3. DESCRIBE IN DETAIL THE NATURE OF REQUEST AND LOCATION OF PROPERTY: (District 01)  
(present use, future use, square feet to be subdivided, subdivision and street name, etc.) Old Town  
Present Use: Multi-use and empty lot/land building

Future Use: Multi-use and unknown uses for improved yet empty land south and southeast of building. Future owners will decide use. Until sold, the land will remain as is.

Propose to subdivide Parcel 01-01462 into three (3) separate parcels. (Note: Parcel 01-01462 was originally six different parcels that were combined several years ago.)

Request permission to subdivide .867 acres (37,800 sq. feet) into the following:

Proposed Parcel 1: 0.289 acres (12,600 sq. ft.) Gloucester, Wolfe + Albany Street

Proposed Parcel 2: 0.444 acres (19,350 sq. ft.) Wolfe Street

Proposed Parcel 3: 0.134 acres (5,850 sq. ft.) Albany Street

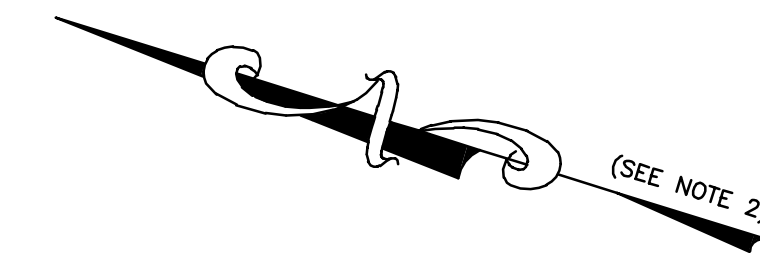
Parcel 1 would extend from Wolfe to Albany in a straight line on the south side (to avoid confusion) and protects/would protect the water line easement to the building. The requested subdivision is a result of deciding what property I'd like to retain and what I'd like to sell. The water line is critical to ensuring the value of the structure in Parcel 1 and would best be attached therein to that Parcel.

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: Karen North Date: 3/31/2023

(Printed Name: Karen North)

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- LEGEND:**
- CIRCS 1/2" CAPPED IRON REBAR SET (SSC PC, LSF 317)
  - CIRF 1/2" CAPPED IRON REBAR FOUND (SSC PC, LSF 317)
  - IRF 1/2" IRON REBAR FOUND
  - IPF 1/2" IRON PIPE FOUND
  - PNS POINT NOT SET
  - ← GUY WIRE
  - ☆ LIGHT POLE
  - ELECTRICAL METER
  - UTILITY POLE
  - ⊙ SANITARY SEWER MANHOLE
  - ⊞ GRATE INLET
  - SIGN
  - FIRE HYDRANT
  - ⊞ WATER METER
  - X — CHAIN LINK FENCE
  - OHU — OVERHEAD UTILITY LINE
  - ASPHALT
  - BUILDING
  - CONCRETE

**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. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAT OR ONE OR MORE OF THE APPLICABLE LOCAL JURISDICTIONS DO NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT. FOR ANY APPLICABLE LOCAL JURISDICTION THAT REQUIRES APPROVAL OF THIS TYPE OF PLAT, THE NAMES OF THE INDIVIDUALS SIGNING OR APPROVING THIS PLAT, THE AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, THE NAME OF SUCH LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUCH APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. SUCH APPROVALS, AFFIRMATIONS, OR ORDINANCE OR RESOLUTION NUMBERS 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.



C. TEEPLE HILL, GA PLS #3081

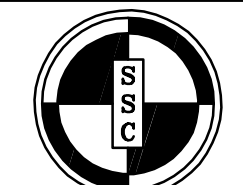
2. REVISED PARCELS 1 & 3	CTH	1/11/22
1. REVISED PARCELS 1 & 3	CTH	10/06/21
NO. REVISION	BY	DATE

**A RECOMBINATION PLAT OF:**

**PARCELS 1, 2 & 3  
BEING LOT 413 AND A  
PORTION OF LOTS 412,  
414 AND 415 OLD TOWN**

28TH G.M.D.  
CITY OF BRUNSWICK  
GLYNN COUNTY, GEORGIA

PREPARED FOR:  
DEVIGN, INC.



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

CERTIFICATE OF AUTHORIZATION: LSF317



SCALE	1" = 20'	PLAT DATE	05/13/20
FILE	17190	DRAWN BY	SC/JCH
DRAWING	17190-2 REV	CREW CHIEF	JR

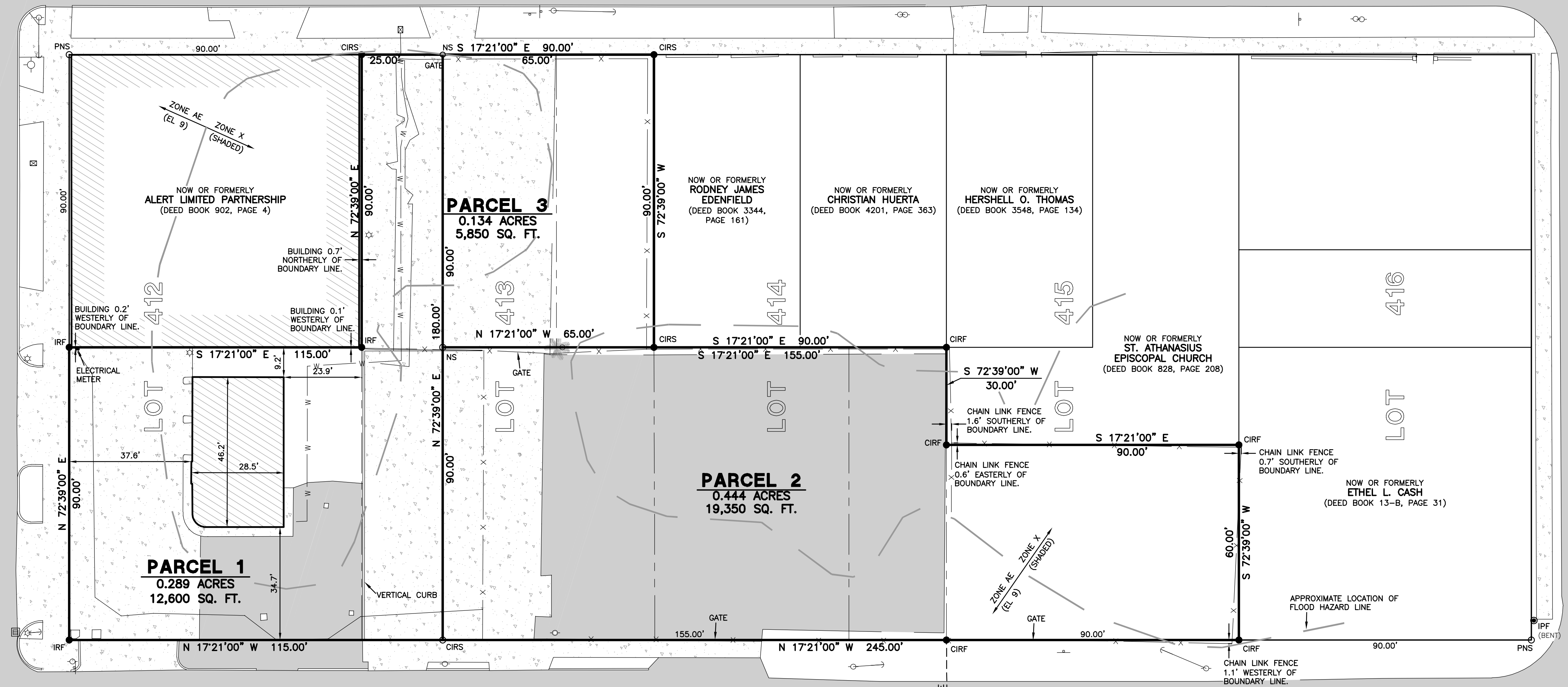
SHEET 1 OF 1

**ALBANY STREET (90' R/W)**

**GLoucester STREET (90' R/W)**

**MONCK STREET (45' R/W)**

**WOLFE STREET (45' R/W)**



**NOTES:**

1. REFERENCES:
  - A. CITY OF BRUNSWICK PLATE MAPS, PLAT NO. 3 LAST REVISED 6/8/76
  - B. SURVEY BY SHUPE SURVEYING COMPANY, P.C., TITLED 'A BOUNDARY SURVEY OF: TRACT A, TRACT B, TRACT C, TRACT D, TRACT E, AND TRACT F, BEING LOT 413 AND A PORTION OF LOTS 412, 414 AND 415 OLD TOWN', DATED 11/01/2017, RECORDED IN PLAT BOOK 33, PAGE 464.
2. BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE CITY OF BRUNSWICK PLAT MAPS (SEE NOTE 1A).
3. FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM80
4. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A RELATIVE POSITIONAL TOLERANCE OF 0.03 FEET AT THE 95% ACCURACY CONFIDENCE LEVEL AND WAS ADJUSTED USING LEAST SQUARES.
5. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 999,999 FEET.
6. THIS SURVEY AND ALL SUBSEQUENT REVISIONS ARE BASED SOLELY ON FIELD WORK THAT WAS COMPLETED ON 05/01/2020 (UNLESS OTHERWISE NOTED). SHUPE SURVEYING COMPANY, P.C. IS NOT RESPONSIBLE FOR ANY CHANGES TO SITE CONDITIONS AFTER THIS DATE.
7. THE ADJOINING LAND OWNERS AND CURRENT OWNERSHIP OF THE SUBJECT PROPERTY SHOWN ON THIS SURVEY WERE/WAS TAKEN FROM THE GLYNN COUNTY GIS WEBSITE (WWW.GLYNNCOUNTY.ORG). THE CURRENT OWNER IS DEVIGN, INC. (RECORDED IN DEED BOOK 3813, PAGE 87).
8. ACCORDING TO F.I.R.M. MAP NO. 13127C, PANEL 0239H, EFFECTIVE DATE 01/05/2018, IT IS MY OPINION THAT A PORTION OF THE PROPERTY SHOWN ON THIS PLAT DOES FALL WITHIN A SPECIAL FLOOD HAZARD AREA.
  - ZONE AE (EL 9) - 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.
9. WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE GEORGIA 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. WETLANDS WERE NOT LOCATED AS A PART OF THIS PROJECT.
10. SUBJECT PROPERTY AND ADJACENT PROPERTIES ARE ZONED GC.
11. SETBACKS: PER GC (AS TAKEN FROM THE CITY OF BRUNSWICK ZONING)
  - FRONT . . . . . 10'
  - SIDE . . . . . 0'
  - SIDE STREET . . . . . 0'
  - REAR . . . . . 0'
12. 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.
13. OWNER/DEVELOPER:
  - DEVIGN, INC.
  - 101 OVERLOOK POINTE
  - BRUNSWICK, GA 31523
  - 917-710-0734
  - kuzuzongpo@yahoo.com
14. WATER AND SEWER SERVICE BY EXISTING SERVICES.
15. 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.
11. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE EXAMINATION.