

Appendix A

Public Hearings and Meetings

Brunswick City Commission Public Hearing Announcing Comprehensive Plan Update January 18, 2023

Meeting Summary: The Brunswick City Commission held a public hearing to announce the process that would lead to their consideration of an updated Comprehensive Plan in September. They also announced that the Planning and Advisory Commission (PAC) would serve as the Steering Committee and recommend a panel of Stakeholders to work with staff to generate public input for preparation of the updated Plan.

There were no public comments made when the hearing was opened.

Notice of the meeting is attached.

Steering Committee Meeting Wednesday, February 8, 2023

The Planning and Appeals Commission, serving as the Comprehensive Plan Update Steering Committee, met in regular session on February 8. In addition to regular business on the agenda, the Commission reviewed a schedule for the updating of the 2018 Comprehensive Plan. Commission Members were asked to make recommendations for the Stakeholders Committee by their next meeting.

Steering Committee Meeting Wednesday, March 8, 2023

The PAC, meeting in regular session received a report of progress made in updating the Comprehensive Plan as well as briefing on progress completing a Housing Study and Affordable Housing Plan.

Stakeholder Meeting 3/30/2023

Meeting Summary: A Stakeholder Committee recommended by the PAC and approved by the City Commission met for an introduction to the Comprehensive Plan update process that would be followed. Also discussed were a number of issues the City Commission wanted the plan to address; Housing, Neighborhood Revitalization, Public Transportation and Flooding within the core city area. The group spent considerable time discussing these and other issues but affordable housing was clearly a top priority

A summary of the Meeting and sign in are attached.

Steering Committee Meeting Wednesday, April 12, 2023

The PAC, meeting in regular session received a report of progress made in updating the Comprehensive Plan as well as briefing on progress completing a Housing Study and Affordable Housing Plan.

Steering Committee Meeting Wednesday May 10, 2023

The PAC, meeting in regular session received a report of progress made in updating the Comprehensive Plan as well as briefing on the May 5 Open House during First Friday,

Community Input Session: Monthly First Friday Downtown Event, Friday, 5/5/2023

Summary: An advertised public drop in to discuss issues and review materials developed so far for the plan update was held at the downtown public library. Exhibits presenting a summary of the current Comprehensive Plan 2028 - 2023, Housing Conditions, Public Transportation Plan, Drainage, Flood Control and Street Paving Programs and updated socio-economic data were available for attendees which totaled over 25 during the hour and a half session. The First Friday Community Input Session summary can be found in Appendix ____.

Stakeholder's Meeting: May 25, 2023

Meeting Summary: The second meeting of the Stakeholders Committee was held at City Hall. Topics discussed included:

1. Implementation of the city's 5 – year Stormwater and Flood Control Plan presented by Garrow Anderson, the City Engineer. The background of the how the plan was developed, and projects prioritized were discussed and the committee was given a copy of the Project Listing, Costs and a map showing the location for each project listed.
2. The current recommended Public Transportation Plan was presented by John Hunter, City Planning, Development and Codes Director. Each member was given a copy of the plan along with a map showing the routes the public transportation would take and the types of equipment that would be used.
3. A recently completed Housing Study and Affordable Housing Plan was presented by Russ Marane, a Planner with the Department of Planning, Development and Codes. Issues relating to socio economic conditions of families and households in Brunswick, current condition of housing and the housing market were laid out and a discussion followed. Materials from the Housing Study were distributed to the Stakeholders at the meeting.
4. John reviewed suggested modifications to Goals, Objectives Needs and Opportunities as currently stated in the Comp Plan.

All members were invited to call, email or stop by John or Russ's office to discuss issues of interest or concern to them.

Minutes of the meeting can be found in Appendix _____.

Steering Committee Meeting Wednesday June 14, 2023 (PACMeeting)

The PAC, meeting in regular session received a report of progress made in updating the Comprehensive Plan. The Public Transit Plan and Stormwater and Flood Control Master Plans were reviewed and discussed.

Urbana Perry Park NPA June 27, 2023

At the invitation of the NPA chair, the Planning Department staff attended the meeting of 35 - 40 members of the NPA and reviewed the work completed to date on updating the Comprehensive Plan. Of particular interest and concern to the members was flood control and affordable housing. Also mentioned frequently were the large number of abandoned and boarded up houses in the City.

Members were invited to the public meeting to review the draft of the Comp Plan update on July 12.

Public Open House July 12, 2023

Following the meeting of the Planning and Appeals Commission, which serves as the Steering Committee for the Comprehensive Plan update, an open meeting to discuss the First Draft of the Plan was held. John Turner made a presentation of the major issues being addressed in the plan and the Goals and Objectives, Needs and Opportunities and background studies that were used to develop the recommendations for Community Work Items over the next 5 – Years.

Of particular interest to those attending were the goals for an affordable housing program, the public transportation system currently being planned to begin service in the Spring of 2024 and storm drainage and flood control. One suggestion was made to begin to connect the core area neighborhoods with bicycle and pedestrian trails.

Participants were informed of upcoming work shop meetings with the City Commission on July 19 and a public hearing on August 2 to approve the Draft Comp Plan for review by the Department of Community Affairs.

Approximately 25 people attended the Open Meeting which lasted 1.5 hours. Sign In sheet attached.

City Commission Work Shop, July 17.

Draft Submitted to the City Commission following the PAC meeting for Review and Resolution Submitting the Updated 2023 Comprehensive Plan to the CRC and DCA at their August 4 Meeting.

City Commission Public Hearing – Final Draft – August 2, 2023

The City Commission approved the August 2, 2023 draft of the Comprehensive Plan update and a Resolution submitting the Draft to the Ga. Department of Community Affairs and the Coastal Georgia CRC.

Meeting Notices, Sign Ins and Handouts Follow.

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**CITY OF
BRUNSWICK
BOARD OF
COMMISSIONERS
NOTICE OF FIRST
PUBLIC HEARING -
COMPREHENSIVE
PLAN UPDATE**

The community is invited to participate in the upcoming comprehensive planning process for the future of the City of Brunswick. This planning process is meant to develop strategies for sustainable growth and prioritize appropriate expenditures of funds to coordinate future development efforts. This plan will focus on issues of population, economic development, housing, natural and cultural resources, community facilities, land use, inter-governmental coordination, and transportation. It is anticipated that a draft will be available for public comment in August of 2023. This will be an opportunity for any and all in the community to share ideas, voice concerns, and impress their vision regarding the direction of the City of Brunswick over the near future. In addition to this, the City of Brunswick Planning Staff will be present to lay out the planning process and highlight main areas of focus. The City of Brunswick encourages all interested persons and parties to take part in this once per five-year process. The City Commission will conduct a Public Hearing for the comprehensive plan update on: **Wednesday, January 18, 2023, 6:00 PM** at Old City Hall, 1229 Newcastle Street, Second Floor Commission Chambers. For further information on this public hearing, contact the City of Brunswick Planning Department at 912-267-5527 or planning@cityofbrunswick-ga.gov

**PUBLIC BRIEFING
FIVE – YEAR UPDATE OF THE BRUNSWICK COMPREHENSIVE PLAN**

The current Comprehensive Plan was prepared in 2018 and approved by the Brunswick City Commission in October 2018.

Under Georgia Law, for a municipality or county in Georgia to receive and remain eligible for certain state funding and permitting programs, it must initially adopt and update its Comprehensive Plan every five years. The Georgia Department of Community Affairs (DCA) has established guidelines and procedures municipalities and counties must follow in preparing and/or updating their Comprehensive Plan. The deadline for completing and submitting a draft of the Brunswick Comp Plan update for DCA and Coastal Regional Commission reviews is August 30, 2023. The Plan must be formally adopted by the City by October 30, 2023 to meet the State and DCA requirements.

The City of Brunswick Planning, Development and Codes staff will begin the process of updating its Comprehensive Plan following an initial Public Hearing by the City Commission on January 17, 2023. At that meeting a Steering Committee will be named by the City Commission to be made up of members of the Planning and Appeals Commission. The Committee will be charged with the responsibility of guiding the preparation of the plan update and will recommend a STAKEHOLDERS Committee to the City Commission which will provide input during the preparation process.

The process that will be followed, as prescribed by the DCA, will include multiple and significant opportunities for citizens of Brunswick to provide input into the establishment of goals, needs and opportunities to be addressed by the plan as well as alternative solutions and proposals to be included in the plan. These will include, among others:

- A. Future land use development,
- B. Community infrastructure needs and improvements (streets, drainage, sidewalks, etc.)
- C. Neighborhood revitalization (removal of vacant and dilapidated housing, rehabilitation of other housing as needed),
- D. Affordable housing programs including adoption of policies that can facilitate new housing development.
- E. Economic development,
- F. Transportation needs,
- G. And other issues identified in the plan development and citizen input process.

The final element of the Comprehensive Plan update will be a five-year work program that will specifically address the efforts and timelines that will be made to implement the plan proposals.

Opportunities for citizen review and comment will include:

- A. Public forums,
- B. Open house sessions to receive and discuss issues and plans in small groups or one-on-one,
- C. Access to on-line surveys and forums for submitting comments electronically,
- D. On-line posting of plan elements as they are developed and proposed for comment responses, And, a final Public Hearing before the Updated 2023 Comprehensive Plan is adopted by the City Commission

AGENDA

PLANNING & APPEALS COMMISSION

February 8, 2023

5:15PM

Call to Order: Chairman Lance Sabbe

Items of Business:

- Approval of January 11, 2023 Minutes

Staff Items

- Review of Zoning Ordinance Revisions and Synopsis
- Comprehensive Plan: Discussion of Plan and Stakeholder Committee Recommendations

Chairman Items:

Adjournment

AGENDA

PLANNING & APPEALS COMMISSION

March 8, 2023

5:15PM

Call to Order: Chairman Lance Sabbe

Items of Business:

- Approval of February 8, 2023 Minutes

Zoning Applications:

- VP 23-01: 3302 Glynn Ave – Reduce minimum parking requirement **(Withdrawn)**

Staff Items

- Comprehensive Plan:

Chairman Items:

Adjournment

2023 Comprehensive Plan – Stakeholder Meeting
March 30, 2023 6:00 PM Old City Hall Conference Room

Attendees:

Tyler Jones – Historic Brunswick NPA
Lisa Jordan – Downtown Development Authority
Tripp Stevens – Southeast Ga. Health System
Rhonda Walker – Urbana Perry Park NPA
Gisha Dudley – Urbana Perry Park NPA
Mitch Edwards – MECA Consulting
Jay Jenkins –
Jason Umfress – Coastal College of Georgia
Michael Torras - Torras Properties
Ron Slade – Slade Design
Daren Pigtsch – Torras Properties

City of Brunswick

John Hunter – Director of Planning, Development and Codes
Russ Marane - Planner

Meeting Summary:

John Hunter opened the meeting with introductions and welcomed everyone to the first meeting of the Comprehensive Plan Update Stakeholder Committee.

1. John explained the purpose of the update and the process that would be followed for the next 3 – 4 months before completing a 5 year update of the current 2018 Comprehensive Plan. He explained that there would likely be two additional meeting of the Stakeholder Committee to review work completed for the update and to seek their input and guidance along with that of the Steering Committee.
2. John presented a Power Point Presentation (attached) of the Needs and Opportunities, Goals and Objectives and Recommendations for Action contained in the 2018 Plan and indicated the progress made by the City following their adoption of the 2018 Plan and Short Term Work Program.
3. A discussion of Major Issues and Challenges facing the City followed and included
 - a. Storm Water Facility needs
 - b. Affordable Housing
 - c. Public Transportation
 - d. Development of the Oglethorpe Block
 - e. A plan for the Bay Street Corridor
 - f. And others included in the Power Point
4. Russ Marane presented a written data summary of work completed on an Affordable Housing Plan (attached). Considerable discussion followed as the data was presented outlining the needs for affordable housing, the availability of affordable housing and the

current housing market in Brunswick and Glynn County (excluding the islands). These major points were discussed

- a. Low Median Family Income (\$32,000 annually) and high family poverty levels (above 30%) compound the ability of families to secure affordable housing.
- b. Most housing in Brunswick, over 60 percent are single family rentals with high percentage (over 60 %) requiring moderate to major rehabilitation.
- c. Since 2000, less than 10% of the housing units were developed in the City. Over 50% of the housing units were built before 1950.
- d. There is a pressing need to remove vacant and dilapidated housing (estimated at 300 units) and rehabilitate as many as 2,000 single family homes to improve the supply of adequate affordable housing. Programs to develop new housing, both rental and for homeownership will require outside funding to close the gap between the amount most families can afford and their cost to acquire or rent.
- e. The current market is producing housing for rent in the \$1400 – 1700 per month range (mostly well outside the City) and “starter homes” in the \$175,000 range. Typical Brunswick families can only afford rental rates of \$750 - \$900 per month or mortgage and other housing expenses to purchase a home at around \$100,000 - \$125,000.

As additional work is completed, the Steering Committee will be briefed and input sought.

5. Other Challenges including Public Transportation, waterfront development , continuing the revitalization of Downtown Brunswick and the future of Liberty Harbor project were discussed.

The meeting adjourned at 7:45 PM.

AGENDA
PLANNING & APPEALS COMMISSION
April 12, 2023
5:15PM

Call to Order: Chairman Lance Sabbe

Items of Business:

- Approval of March 8, 2023 & March 24, 2023 Minutes

Zoning Applications:

- SD 23-02: Recombination Plat of Lot 413 and Portions of Lots 412, 414 & 415 of Old Town

Planning Applications:

- Site Plan Review: 3302 Glynn Avenue 90% Plan

Staff Items

- Comprehensive Plan Update

Chairman Items:

Adjournment

City seeks residents' input on new plan

By **TAYLOR COOPER**

tcooper@thebrunswicknews.com

The city of Brunswick is asking residents for input on the city's comprehensive plan, a document that is intended to serve as a guiding influence on growth and development.

An open house is scheduled for 5-7 p.m. Friday in the Brunswick-Glynn County Library.

"We're going to have some materials and maps so people can begin to see and discuss preferences in

Please see **CITY, 3A**

City

Continued from page 1A

the direction the city may be heading,” said Russ Marane, a consultant working with the city’s Planning, Development and Codes Department on the comprehensive plan.

“There’s a lot of issues that the comp plan will have to deal with, and we want to get them on the table, have the public understand what they are and get their feedback.”

Marane said citizens will be able to view data on a variety of topics, such as housing, transportation and stormwater drainage. The city will provide the materials to take notes and write down feedback, if desired.

“People can drop in and chat with us. There will be several people from the city who can chat about anything they want to talk about,” Marane said. “One of the top items on the agenda is affordable housing. We had a stakeholder meeting a few weeks ago and that was all

they wanted to talk about.”

The planning department already has some strong recommendations on that front, but Marane said he welcomes input from residents on the city’s housing supply.

“The condition of housing in the city is a huge issue and we’ve got a lot of information we’ve pulled together on that,” Marane said. “It’s just not available. People that want decent housing are having to move out of the city and into the county into the newly developed areas. Not that they want to, but that’s where the housing is being built.”

Housing isn’t the only subject. Marane said the city hopes to make sure the comprehensive plan places emphasis on correcting storm drainage issues and flooding and controlling tidal effects on the city. Both the city’s master plan and capital improvements plan include several such projects, and both will be available at the open house.

The last time the city updated its comprehensive plan

was in 2018. To see that plan, visit brunswickga.org/planning/page/2018-comprehensive-plan.

After the open house, feedback from residents will be taken to a committee of stakeholders, Marane said. The committee includes representatives from each of the city’s neighborhood planning assemblies, the College of Coastal Georgia, Southeast Georgia Health System, and local businesses, among others.

Once revisions to the 2018 plan are finalized, he said citizens will get a chance to view the final documents and make further suggestions at a public hearing before it’s sent to the state Department of Community Affairs for final approval.

It’s not available yet, but Marane said all relevant documentation will be available soon on the city’s website.

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PROGRESS REPORT FOR STEERING COMMITTEE (PAC) COMPREHENSIVE PLAN UPDATE

Comp Plan Update Progress

1. Background data for the plan update is continuing to be gathered.
2. First Stakeholder Meeting held March 30 with all but two present. Major items of interest for discussion:
 - a. Affordable Housing: Clearly on the minds on many and a genuine concern on how best to address the issue. We reviewed the current status of the Affordable Housing Plan being prepared as a major element of the Comp Plan Update.
 - b. Transportation: The committee felt a transit system of some sort could be the answer of addressing access to better paying jobs and access to education and training opportunities.
 - c. There was a lot of interest in the socio-economic data summary presented to the committee.
 - d. Summary of meeting attached.**
3. Open House held on First Friday May 5 at the Downtown Library. It was attended by around 25. Lots of interest shown in:
 - a. Housing Study Maps depicting Age and Condition of Housing.
 - b. Transportation Study and Transit Plan Options
 - c. Storm Drainage and Flood Protection.
 - d. Creation of Institutional and MUCCH Zones.
4. The Affordable Housing Plan Report is now in Final Draft form and is attached. It will likely be a major part of the Comp Plan Update. **Copy of Final Draft Attached**
5. A Stakeholder Meeting will likely be held later this month to review progress.
6. Another public drop in will likely be held in June as elements of the plan will likely be ready for public review.

**Brunswick Comprehensive Plan Update
Stakeholder Meeting
May 25, 2023
6:00 PM – 7:00 PM
Old City Hall**

- A. Review Comp Plan Goals, Needs and Objectives – John Hunter, Director Planning, Development and Codes.**
- B. Review and Discussion of Storm Drainage, Flood Prevention and Street Improvement Priorities – Garrow Alberson City Engineer**
- C. Review and Discussion of Transportation Plan Alternatives - John Hunter, Planning, Development and Codes**
- D. Review and Discussion of Affordable Housing Plan - Russ Marane Planner**
- E. Review and Discussion of Zone Changes Involving Creation of Institutional and MUCCH Zones – Russ Marane - Planner**
- F. Next Public Meeting – Discussion John Hunter**

SIGN IN SHEET

STAKEHOLDER MEETING MAY 25, 2023

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Russ MARINE			
Dotter-Hunter			
Carrie Albson			

} City of Gainesville Staff

May 5, 2023

SIGN IN PLEASE

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AGENDA
PLANNING & APPEALS COMMISSION
April 12, 2023
5:15PM

Call to Order: Chairman Lance Sabbe

Items of Business:

- Approval of March 8, 2023 & March 24, 2023 Minutes

Zoning Applications:

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Planning Applications:

- Site Plan Review: 3302 Glynn Avenue 90% Plan

Staff Items

- Comprehensive Plan Update

Chairman Items:

Adjournment

AGENDA
PLANNING & APPEALS COMMISSION May 10, 2023
5:15PM

Call to Order: Chairman Lance Sabbe

Approval of the Agenda

Approval of Minutes

- April 12, 2023 Minutes
- April 27, 2023 Minutes

Planning Applications:

- CU 23-01: 2802 Hunter Street: Multi-Family Dwelling

Zoning Applications: N/A

Staff Items:

- Comprehensive Plan Update – Russ Marane

Chairman Items:

Adjournment

PROGRESS REPORT FOR STEERING COMMITTEE (PAC) COMPREHENSIVE PLAN UPDATE

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5. A Stakeholder Meeting will likely be held later this month to review progress.

Another public drop in will likely be held in June as elements of the plan will likely be ready for public review.

SIGN IN PLEASE

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SIGN IN PLEASE

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Bobby Mengel 143 buaybobe

Josiah Watts 'Jazz' 7614 Avenue jos @ undredmiles.org
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**Brunswick Comprehensive Plan Update
Stakeholder Meeting
May 25, 2023
6:00 PM – 7:00 PM
Old City Hall**

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- D. Review and Discussion of Affordable Housing Plan - Russ Marane Planner**
- E. Review and Discussion of Zone Changes Involving Creation of Institutional and MUCCH Zones – Russ Marane - Planner**
- F. Next Public Meeting – Discussion John Hunter**

City Hall invites public to discuss major local issues

By **TAYLOR COOPER**
tcooper@thebrunswicknews.com

City Hall wants to hear from Brunswick residents about local issues that are important to them at a public meeting on Wednesday.

The meeting on the city's comprehensive plan is scheduled for 6 p.m. in Old City Hall, 1229 Newcastle St.

For the past three months, the city's Planning, Development and Codes Department has been gathering data and ideas to update a comprehensive plan and five-year work plan. The comp plan, a five-year agenda for the municipal government, outlines goals and projects to improve housing, public transportation, roads, storm drainage and flood control, parks, recreation programs and neighborhood revitalization, among

other things.

Among the most important items is housing. A report developed by the city suggests close to 85% of Brunswick's total housing stock, 4,800 dwelling units, was built before 1970. Twenty percent of houses are "almost uninhabitable," per city consultant Russ Marane. Half of that, around 130 houses, is unsalvageable and slated for demolition.

Sixty percent of the housing stock, 2,500 units, requires moderate to major rehabilitation, Marane said, which is classified as starting at \$50,000.

Even when it comes to new construction, five years ago a starter home would cost \$125,000 to \$150,000, but now it's closer to \$175,000 to \$200,000. Less than 32% of homes are owner-occupied in the city, a very low homeown-

ership rate, Marane said.

Apartments aren't much better. A new basic two-bedroom apartment in the Golden Isles would cost \$850 to \$1,100 five years ago, but now would exceed \$1,400, plus utilities and amenities — well exceeding affordability for the city's median family income of \$33,000.

Information on the plan, as well as documentation of major issues like the housing study, is available online at brunswickga.org/planning/page/comprehensive-plan-2023-update. On the website is also a survey regarding the housing needs and preferences of the public.

If all goes well, the comp plan should go before the state Department of Community Affairs in August and receive final approval from the City Commission in October.

Brunswick News
7/8/2023

Nov 17 2023
May 5 2023

21 Sign In
+ 4 new signers

25 TOTAL

SIGN IN PLEASE

Name	Address	Email
Demoria B. Lancia	501 Newark St	
Craig Watkins	1312 Newcastle #200	
Semora Holmes	1819 Beacon Ave	
Arnail Harrington	350 Union Street / 501 First St.	turnproject@sevierj.com
Commissioner Felicia Harris	904 Baskin St, Bldg 68A	felicia@sevierj.com
Don't Sura Myers	1078 Bealwood Dr. SST	dandamyess@bellsouth.net
POU SLADE	509 MAGNOLIA ST. 551	PSLAD777@SMA11.com
Anita D Collins		
William K 775		
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Kasey McClary	2119 Reynolds Street Brunswick	mcclaryk3@icloud.com
Hannah Mendillo		hannah@sevierj.com
Alice M. Keyes	1210 Magnolia Ave	alice@sevierj.com

July 12, 2023
May 5, 2023

SIGN IN PLEASE

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Ad Descript: COMPREHENSIVE PLAN UPDATE

Contact: JOHN HUNTER Descr Cont: CITY OF BRUNSWICK BOARD O

Phone: (912)267-5502 Given by: *

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Email: jhunter@cityofbrunswick-ga.g Created: abroz 07/25/23
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**CITY OF
BRUNSWICK
BOARD OF
COMMISSIONERS**

NOTICE OF SECOND
PUBLIC HEARING -
COMPREHENSIVE
PLAN UPDATE

The community is invited to participate in the upcoming comprehensive planning process for the future of the City of Brunswick. This planning process is meant to develop strategies for sustainable growth and prioritize appropriate expenditures of funds to coordinate future development efforts. This plan will focus on issues of population, economic development, housing, natural and cultural resources, community facilities, land use, intergovernmental coordination, and transportation.

The Comprehensive Plan Draft is available on the City of Brunswick website for review at www.brunswickga.org.

The City Commission will conduct a Public Hearing for the comprehensive plan update on:

Wednesday, August 2, 2023, 6:00 PM at Old City Hall, 1229 Newcastle Street, Second Floor Commission Chambers.

For further information on this public hearing, contact the City of Brunswick Planning Department at 912-267-5527 or

