

**OFFICIAL MINUTES
COMMISSION MEETING OF THE CITY OF BRUNSWICK, GEORGIA
REGULAR MEETING
8:30 A. M., April 3, 1996**

PRESENT: His Honor Mayor Homer L. Wilson, Commissioners Roosevelt Lawrence,
Dr. James MacLeod, Ken Plyman
and Harold E. Jennings.

INVOCATION: The invocation was given by Commissioner Dr. James MacLeod.

APPROVAL OF MINUTES

Commissioner Plyman moved and Commissioner Jennings seconded the motion to approve the minutes of the Meeting of March 20, 1996. The motion passed unanimously.

HOME OCCUPATIONS AMENDMENT

The City Attorney submitted an amendment to the Zoning Ordinance to allow the employment of one person other than a resident family member in a home occupation. The City Attorney pointed out the non-illuminated sign should be changed from one square foot to two square feet, in section 3-16(g).

Commissioner Lawrence questioned whether the person operating the home occupation business is required to live in the home. The City Attorney stated that the person operating the business must live in the home.

Commissioner Jennings stated that he made a recommendation to have background checks on people working around small children. The City Attorney stated that the State of Georgia regulates background checks on persons working in Day Care Centers and other related businesses.

Commissioner Lawrence moved and Commissioner Plyman seconded the motion approving the amendment to the Zoning Ordinance on Home Occupations.

AN ORDINANCE TO AMEND THE ZONING
ORDINANCE, ORDINANCE NO. 877, SO
AS TO ALLOW THE EMPLOYMENT OF
ONE PERSON OTHER THAN A RESIDENT
FAMILY MEMBER IN A HOME OCCUPA-
TION; TO PROVIDE AN EFFECTIVE
DATE; AND FOR OTHER PURPOSES.

THE COMMISSION OF THE CITY OF BRUNSWICK HEREBY ORDAINS:

SECTION 1. Ordinance No. 877 of the City of Brunswick,
the Zoning Ordinance, set forth in Appendix A of the Code of
the City of Brunswick, is hereby amended by striking Section
3-16 in its entirety and by substituting in lieu thereof a
new Section 3-16 which shall provide as follows:

Sec. 3-16. Home Occupations.

A home occupation, as defined in Section 1-4, shall be permitted in any residential district provided that such occupation:

- (a) Is conducted by no other persons than members of the family residing on the premises; provided, however, that this condition shall not prohibit the employment of one non-resident person who owns no proprietary interest in the business or premises;
- (b) Is conducted entirely within the principal building;
- (c) Utilizes not more than twenty-five per cent of the total floor area of the principal building;
- (d) Produces no alteration or change in the character or exterior appearance of the principal building from that of a dwelling;
- (e) Involves no sale or offering for sale of any article not produced or assembled, or any service not entirely performed, by persons working on the premises;
- (f) Creates no disturbing or offensive noise, vibration, smoke, dust, odor, heat, glare, traffic hazard or unhealthy or unsightly condition;
- (g) Is not visibly evident from outside the dwelling except for one nonilluminated sign two square feet or smaller in size mounted against a wall of the principal building;
- (h) Meets the requirements for off-street parking set forth in Section 3-19.

SECTION 2. This Ordinance shall be effective from and after the date of its adoption.

DELEGATIONS

The City Manager stated that Ronnie Perry could not be in attendance to discuss creating a memorial in memory of Downing Musgrove. The City Manager reported that a citizen's group collected money for the construction of a park named after Downing Musgrove. The City Manager submitted sketches of the proposed memorial for Downing Musgrove. Commissioner Plyman moved and Commissioner MacLeod seconded the motion authorizing a memorial for Downing Musgrove in Queen's Square.

Jim Crandall representing First Baptist Church appeared before the Commission to request making the 1200 Block of Ellis Street from Mansfield to Howe Street one-way. Mr. Crandall stated that First Baptist Church has a day care and parents park on Union Street and on

Mansfield Street along with students from Glynn Academy.

Commissioner Jennings recommended making Ellis Street a one- way street to protect children and elderly people attending church on Sunday and Wednesday.

Commissioner Plyman moved and Commissioner Jennings seconded the motion approving making Ellis Street one-way between Mansfield and Howe Streets. The motion passed unanimously.

Albert Shelander representing St. Mark's Episcopal Church appeared before the Commission to request that the City exchange a 90 foot strip of land for a 90 foot strip of land owned by St. Mark's Church. Mr. Shelander stated that both properties were appraised at \$10,800.

Commissioner MacLeod moved and Commissioner Lawrence seconded the motion accepting the \$10,800 appraisal for the properties. The motion passed unanimously.

Commissioner Jennings stated that he visited the area and the City would benefit in the future because the lot would be more valuable. Commissioner MacLeod stated that he would like to go ahead with the plans.

Mr. Shelander stated that St. Mark's Episcopal Church would like to adopt the park next to the church.

Dan Reuter, Glynn County Planning and Zoning Director, appeared before the Commission to discuss the Brunswick Area Transportation Study involving transportation funds allocated by the Department of Transportation. Mr. Reuter stated that a local match of ten percent from the City and County would be needed to do the feasibility study to determine whether the funds would be granted to implement a public transit system.

Commissioner Plyman questioned if Mr. Reuter was asking the City to get involved in a bus service. Commissioner Plyman stated that the funds should be used to provide transportation for senior citizens. Mr. Reuter stated that he was not asking the City to get involved in a bus service, however the City could use funds for transportation for senior citizens, students, employees, disabled persons and people without cars. Mr. Reuter pointed out that the public transportation system may be limited to a level of service utilizing the existing amount and sources of funds available which are Federal and State grants and local grants matching funds.

Mayor Wilson stated that the City needs to provide the community with transportation, but some people will not walk a block to catch a bus. Mayor Wilson mentioned that the government is making people lazier and the government is indifferent to taxpayer's money. Mayor Wilson stressed that people could ride bicycles because they are very inexpensive.

Commissioner Lawrence recommended tying the transportation program in with local cab companies.

Dan Reuter suggested that the City meet with people who have utilized the transportation funds.

Commissioner Jennings asked how much money would it cost the City for the feasibility study. Mr. Reuter stated that the City's portion would be \$1,000 and the County's portion would be \$1,000 for the \$20,000 study.

Commissioner Plyman recommended using transportation funds for persons that already have vehicles to transport persons in Brunswick.

Dan Reuter stated that he would meet with the County to fund an efficient cost effective way

to use the transportation funds.

Mayor Wilson stated that he would like to study this before taking any action, pointing out that the State gets municipalities started with programs and leave them without funds.

Commissioner Jennings recommended meeting with the Department of Transportation to find out how the funds will be spent. Commissioner Jennings stated that businesses in the City already have transportation vehicles that should be utilized. Commissioner Jennings stressed that the City should protect local businesses that transport people.

Commissioner Plyman pointed out that the City has an expert on staff, the Director of Community Development, that could be used to do the feasibility study.

Dan Reuter stated that he has experience as a transportation planner because he did planning for Athens. Mr. Reuter stated he requested that the study be performed by County planning staff, but the Department of Transportation wanted a firm who had more experience.

Commissioner MacLeod stated that the issue should be debated after the plans are made. Commissioner MacLeod stated that Mr. Reuter asked for the seed money to study and determine if a transit system would be a good investment for Brunswick and Glynn County.

Mayor Wilson relinquished his chair as Mayor and as Commissioner Wilson, moved to grant \$1,000 for the feasibility study. The motion was seconded by Commissioner Lawrence and the motion passed unanimously.

Elmo Richardson representing Tribble and Richardson, appeared before the Commission to discuss the capital project needs for the City's Water and Wastewater Department. Mr. Richardson submitted a list of capital needs in the amount of \$7,185,000.

Commissioner Jennings recommended that the County pay half of the seven million dollars. Commissioner Jennings mentioned he made a recommendation for Mayor Wilson to meet with County Commission Chairman Milton Lynn to discuss the special local option sales tax.

Mayor Wilson stated that the County must make a commitment to the City because the City is under a mandate to make improvements at the Wastewater Treatment Plant which serves the northern part of Glynn County.

The City Manager stated that the City has prioritized the project and is expecting to meet with the County on April 16th to make a presentation.

Commissioner Jennings stated that he would like to have the local option sales tax on the ballot in September. The City Manager pointed out if the voters approve SPLOST, the funds would not be available until January of 1997.

It met the general consensus of the Commission to make a request to the County to pay \$2,500,000 for the Water and Wastewater capital project.

William Powell, Director of Water and Wastewater stated that he is responsible for maintaining the City's Water and Wastewater system. Mr. Powell stated that there are problems and he has been working with City Engineer to make repairs to the sewer system.

Commissioner Jennings questioned why the sewer system has deteriorated so rapidly since 1987.

The Director of Water and Wastewater stated that the concrete caused the problems at the sewer plant and he has found some new products to use at the plant.

The Director of Water and Wastewater recommended that the City issue bonds to start the project.

Commissioner Plyman questioned why the problems have not been reported to the City. The Director of Water and Wastewater stated that he has been placing repair orders for the Sewer Plant.

Commissioner Lawrence questioned whether the City has a preventive maintenance program in force.

The Director of Water and Wastewater stated that there is not a preventive maintenance program in place.

The City Engineer stated that the problems are in the wet wells and the City has no way of determining the condition of the walls.

Mr. Richardson pointed out that the City in 1995 spent a fair amount on repairs, materials and supplies.

Mayor Wilson suggested scheduling a work session at the earliest possible moment to discuss the capital needs of the Water and Wastewater system.

CEMETERY DEEDS

Petition received from William C. Ammons to return for resale Plots D, E, and F of Lot No. 13, Section No. 207 in Palmetto Cemetery. Original deed surrendered. Commissioner Lawrence moved and Commissioner Plyman seconded the motion granting the petitions. The motion passed unanimously.

OTHER CITY BUSINESS

The City Manager reported that the bid openings for the Waterfront Enhancement Project will be scheduled for April 23, 1996, at City Hall.

The City Manager reported that the Chamber of Commerce will hold an Existing Industry Appreciation Week and requested a proclamation proclaiming May 15-19, 1996 as Existing Industry Week in the City of Brunswick.

Commissioner Plyman moved and Commissioner Jennings seconded the motion approving placing a four-way stop sign at the intersection of Mansfield and Union Street. The motion passed unanimously.

Commissioner Jennings stated the he spoke with the City Attorney in January regarding children playing in the Square near the home of Mr. Frank Van de Linde. The City Attorney stated that the Commission could authorize the City Manager to erect signs prohibiting children from playing in the Square.

Commissioner Lawrence recommended that the police patrol the area on a daily basis.

Commissioner Lawrence reported that he received calls from citizens complaining about the fire engines being parked on the side walk forcing pedestrians to walk in the street to get around the fire engines.

The City Attorney submitted an amendment to the Zoning Ordinance to specify uses and other requirements in an LM Limited Medical District, to define and prohibit spot zoning in the City of Brunswick.

Commissioner MacLeod stated that he would like to review the ordinance and discuss it at the next Commission meeting.

Commissioner Jennings recommended updating the land use plan near the hospital.

Commissioner MacLeod pointed out that spot zoning was not bad. The Hospital is a clean industry and the City should encourage this type of industry.

Mayor Wilson reported that Glynn Avenue is congested with traffic and the situation was getting dangerous. Mayor Wilson recommended doing something about the congestion on Glynn Avenue.

Commissioner MacLeod moved and Commissioner Lawrence seconded the motion to adjourn the meeting.

MEETING ADJOURNED.

Mayor

City Clerk