

CITY OF BRUNSWICK

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Cosby H. Johnson, Mayor
Felicia M. Harris, Mayor Pro Tem
Kendra L. Rolle, Commissioner
Lance Sabbe, Commissioner
Gwen Atkinson-Williams, Commissioner

City Attorney
Brian D. Corry

City Manager
Regina M. McDuffie

AGENDA

BRUNSWICK CITY COMMISSION REGULAR SCHEDULED COMMISSION MEETING WEDNESDAY, SEPTEMBER 4, 2024 AT 6:00 P.M. 1229 NEWCASTLE STREET, 2nd FLOOR

&

STREAMED LIVE AT THE BELOW WEB ADDRESS:

<https://www.facebook.com/citybwkga>

CALL TO ORDER **INVOCATION **PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

1. Adoption September 4, 2024, Regular Scheduled Meeting Agenda.

PUBLIC COMMENT

RECOGNITION(S), PRESENTATION(S), & AWARD(S)

2. Proclamation Presentation to Daniela Rodriguez and Eduardo Delgado Recognizing the Month of September as National Hispanic Heritage Month. **Encl. 1**
3. Proclamation Presentation to Brittany Cleveland Recognizing September 14, 2024, as City of Brunswick Community Wellness Day. **Encl. 2**
4. Plaque Presentation to Thomas “Tommy” Dixon for His Retirement with Code Enforcement After 26 Years of Service and Gregory Post for His Retirement with the Brunswick Police Department After 33 Years of Service. *(J. Hunter & K. Jones)* **Encl. 3**

PUBLIC HEARING(S) – LAND USE

5. Petition No. 24-02; from Michael Torras, Atlantic Southeast Enterprises Owner, Petitioning to Rezone 1 Torras Landing from Basic Industrial to Mixed-Use City Core Historic District. *(J. Hunter)* **Encl. 4**

ITEM(S) TO CONSIDER FOR APPROVAL

6. Consider Approval of August 21, 2024, Regular Scheduled Meeting Minutes. *(subject to any necessary charges.) (N. Atkinson)* **Encl. 5**
7. Consider Approval of Georgia Outdoor Stewardship Program Grant Resolution to Support Grant Application. *(J. Hunter)* **Encl. 6**
8. Consider Approval of Public Works Surplus Vehicles and Equipment. *(R. Charnock)* **Encl. 7**
9. Consider Approval of Georgia Environmental Protection Division Grant Extension Agreement. *(G. Alberson)* **Encl. 8**
10. Consider Approval of Contract with Curb & Gutters Professionals Inc. for Permeable Pavement Construction at Fire Station #1 and Goodyear Park. *(G. Alberson)* **Encl. 9**

CITY ATTORNEY'S ITEM(S)
EXECUTIVE SESSION

“Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Coordinator Rick Charnock at 912-267-5572 or email rcharnock@cityofbrunswick-ga.gov . Please give at least 48 hours’ notice to allow the city to make reasonable accommodations for those persons(s).”

*Mayor and City Council of
Brunswick, Georgia*

Proclamation

WHEREAS, in 1988 the U.S. Congress adopted a resolution designating September 15 to October 15 of each year as National Hispanic Heritage Month; and

WHEREAS, nearly 65 million people of Hispanic heritage live in the U.S., some descending from Spanish New World settlers, predating the founding of America and others from immigrants hailing from Mexico, South & Central America, Spain, and the Caribbean; and

WHEREAS, the City of Brunswick celebrates the greater Hispanic community and the impact Hispanic Americans have in Brunswick; and

WHEREAS, Latino-Americans are a diverse group of every creed and color, whose contributions influence American food, culture, industry, and civil rights; and

WHEREAS, Latino-Americans like Dolores Huerta, who to this day, organizes her community in fighting for labor rights in California; the Mendez family fighting school segregation in Mendez vs. Westminster, predating Brown vs. The Board of Education; and Sonia Sotomayor, the first Latina and 3rd woman to serve on the Supreme Court of the United States is why we celebrate Hispanic Heritage Month.

NOW, THEREFORE, I, Cosby H. Johnson, as Mayor of the City of Brunswick, along with my fellow Commissioners, do hereby recognize September 15 to October 15 as “**Hispanic Heritage Month**” in the City of Brunswick, and urge residents to celebrate the achievements of Hispanic Americans in our community and abroad.

In witness whereof I have hereunto set my hand and caused this seal to be affixed.

Cosby H. Johnson, Mayor

Attest: _____
Naomi D. Atkinson, City Clerk

Date: September 4, 2024

Mayor and City Council of

Brunswick, Georgia

Proclamation

WHEREAS, 2024 marks the third consecutive year the City of Brunswick hosted the Wellness Walk/Run event, offering a wonderful opportunity for everyone to embrace wellness, connect with community, and celebrate a vibrant, active lifestyle; and

WHEREAS, the Wellness Walk has been a tremendous success in the past, and city staff and stakeholders are eager to see it expand this year; and

WHEREAS, the City of Brunswick invites the community to come together for an unforgettable experience filled with activities and sponsorship with the goal of improving health outcomes for all Brunswickers.

NOW, THEREFORE, I, Cosby H. Johnson, as Mayor of the City of Brunswick, along with my fellow Commissioners, do hereby proclaim Saturday, September 14, 2024, as

City of Brunswick Community Wellness Day

and encourage all employees, residents, citizens, and visitors to participate in the Wellness Walk/Run event and activities scheduled for Saturday, September 14, 2024, in the interests of better health and quality of life for all.

In witness whereof I have hereunto set my hand and caused this seal to be affixed.

Cosby H. Johnson, Mayor

Attest: _____
Naomi D. Atkinson, City Clerk

Date: September 4, 2024



SUBJECT : Recognition, Plaque Presentation

COMMISSION ACTION REQUESTED ON: September 4, 2024

PURPOSE:

Plaque award presentation for retirement, years of service and commitment.

HISTORY:

FACTS AND ISSUES:

Thomas "Tommy" Dixon (Code Enforcement) 26 years

Gregory Post (BPD) 33 years

BUDGET INFORMATION:

OPTIONS:

DEPARTMENT RECOMMENDATION ACTION: Chief Kevin Jones, will be present on behalf of the BPD for Gregory Post

John Hunter, will be present on behalf of Planning Development and Codes for Thomas "Tommy" Dixon

DEPARTMENT: BPD and Planning Development and Codes

Prepared by: Sagrario Thomas

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION:

City Manager

Date



SUBJECT: RZ 24-02 | 1 Torras Landing | Rezone from BI to MUCCH

COMMISSION ACTION REQUESTED ON: September 4, 2024

PURPOSE: See attached Staff Report

HISTORY:

FACTS AND ISSUES:

BUDGET INFORMATION: N/A

OPTIONS:

- Approve RZ 24-02 as submitted.
 - Approve RZ 24-02 with conditions.
 - Do not approve RZ 24-02.
-

DEPARTMENT RECOMMENDATION ACTION:

- Approve RZ 24-02 with conditions as recommended by the PAC
-

DEPARTMENT: PDC

Prepared by: John Hunter, Director 

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION:

City Manager

Date

Rezoning Petition No. 24-02

(1 Torras Landing)

Staff Report

John Hunter

Director

Planning, Development, & Codes

City of Brunswick

Public Hearing

September 4, 2024

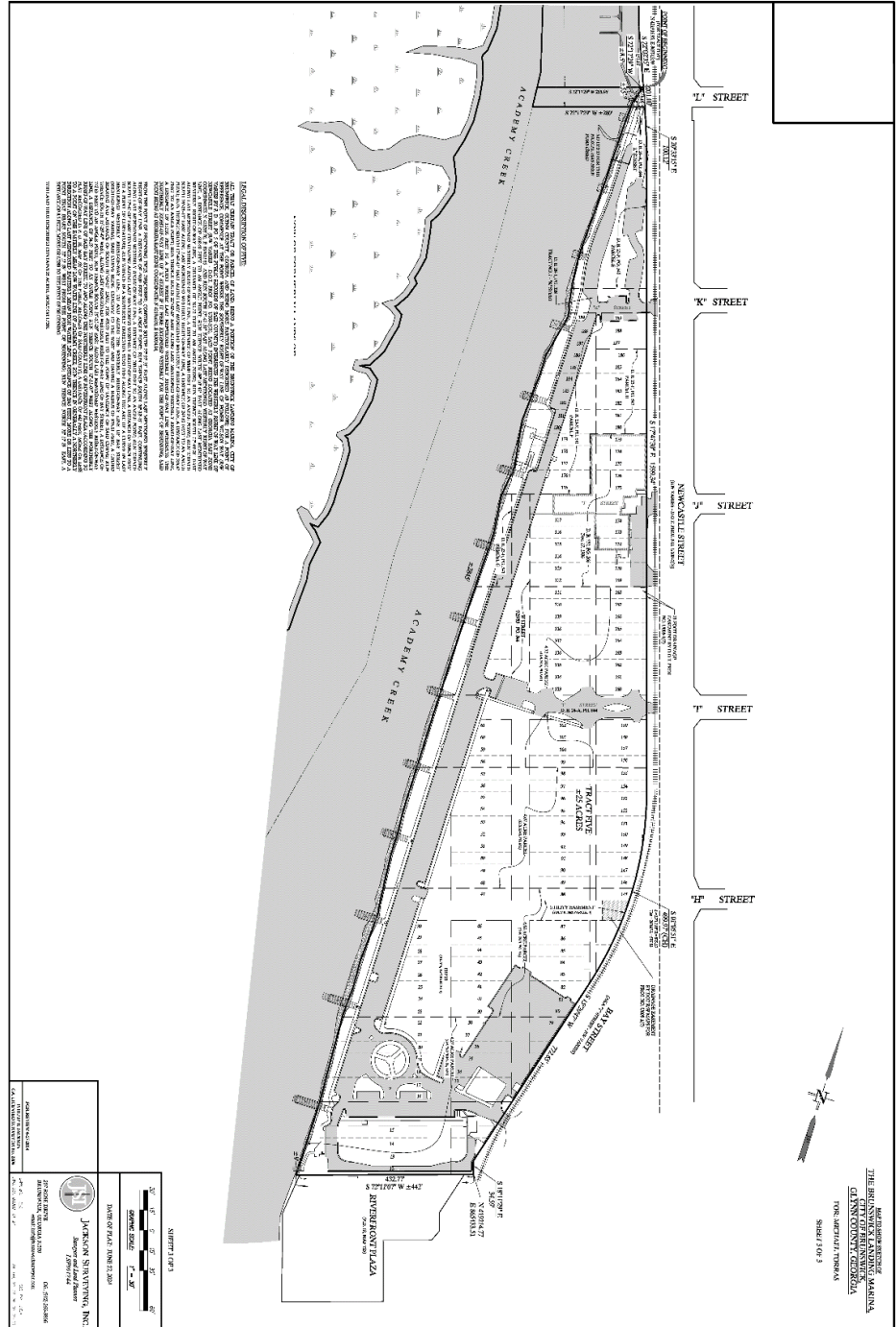
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Requested Land Use Approvals

Michael Torras, Atlantic Southeast Enterprises, owner, is petitioning to rezone parcel #01-02721, 1 Torras Landing, from Basic Industrial (BI) to Mixed-Use City Core Historic District (MUCCH).

Location map



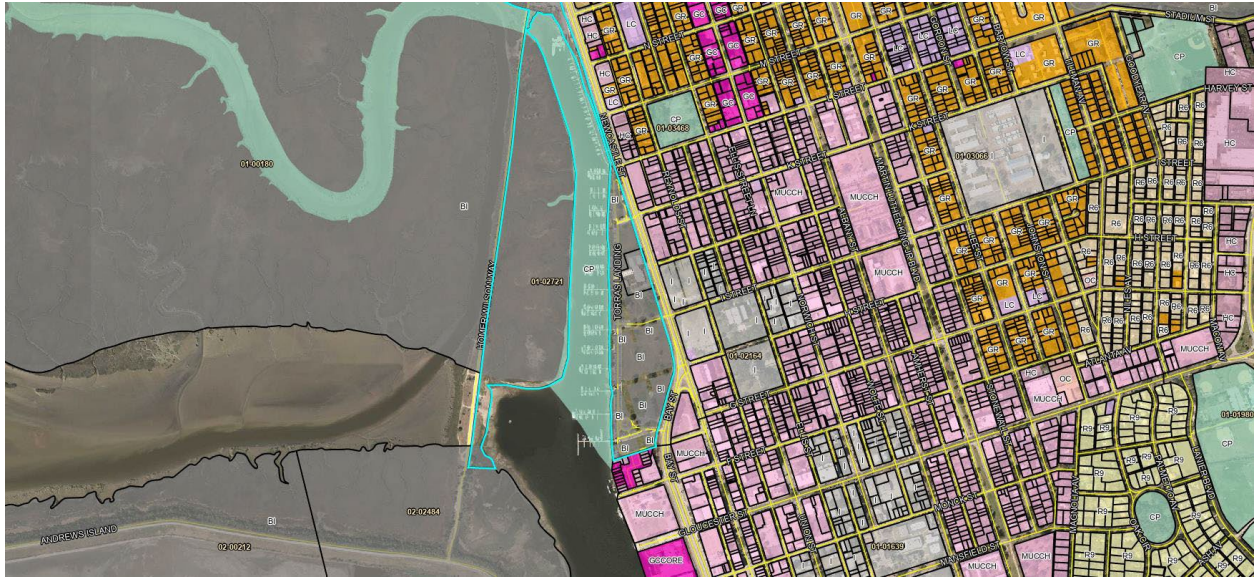
Proposed Development

The Waterfront is proposed to be mixed-use development located on Academy Creek in downtown Brunswick, Georgia. The site currently provides access to the largest saltwater marina in Georgia. A mixed-use development is planned for the site consisting of expansive green space, public gathering areas, residential and commercial buildings, the existing marina, operations serving recreational and commercial boating, and an accessible riverfront boardwalk creating continuous public access to the waterfront and setting the scene for future development in this critical space.

The Waterfront development will be located on land that fronts on Academy Creek, East River, US Highway 341 (Newcastle Street), Homer Wilson Way, and Bay Street.



Proposed Rezoning



1 Torras Landing is currently zoned Basic Industrial (BI). Uses include the marina, boatyard, offices, marina support structures and parking, and a manufacturing facility.

The proposed rezoning to MUCCH would allow for the development of a mixed-use waterfront to compliment the existing marina facility. In addition to MUCCH approved uses, the applicant has requested the allowance of additional uses which would include the marina and related facilities, boat dealer, contractor office with outside storage, wineries, recreational and ATV/Watercraft/Motorcycle/Camper dealers, bicycle sales and service, gold cart and motor vehicle sales, retail, veterinarians' office and clinic (no boarding), medical offices, and pet care (without boarding); and temporary uses such as seasonal sales of items such as pumpkins, Christmas trees, etc.

An additional request has been made to alter the parking requirements and building heights. Residential uses are proposed to have 1.5 parking spaces per unit; the marina 1 space for every 5 wet slips. Commercial parking and loading requirements would be the same as the standard MUCCH zoning. The building height has been increased to 65 feet, which is consistent with commercial zoning outside of the MUCCH zoning.

The proposed rezoning would apply to all upland areas within the parcel with marsh remaining Conservation-Preservation.

Staff Analysis

When considering a rezoning, we refer to the Character Areas within our Comprehensive Plan. Items in bold in the Character Area narrative below are ones that are consistent with the requested rezoning and conceptual plan:

Character Area: Old Town

Old Town is the oldest part of the City of Brunswick, planned from before the Revolutionary War. Old Town displays a regular block structure with small blocks. Some of its historic squares are still preserved as open space, while others have been disturbed by private development, institutional development, or intervening streets. **The Old Town Character Area exhibits the widest mix of land uses of any part of the city, with civic and governmental structures, retail and business establishments, and a variety of historic and modern single-family homes.** The downtown area has seen recent revitalization, with restored historic structures, new streetscapes, and a variety of new businesses opening on Newcastle Street. Most of Old Town is covered by the Old Town Historic District, within which new development and renovations are overseen by the City’s Historic Preservation Board. Parts of the character area, particularly the Newcastle, Gloucester, Norwich, and MLK corridors, are covered by the Downtown Development Authority and are eligible for its programs.

Vision

The Old Town Character area is the historic, civic, and cultural center of the Brunswick community. Although recent years have seen revitalization of both its commercial and residential areas, much work remains to be done. **One of the highest priorities is to reconnect the City with its historic waterfront, with improved public access, commercial activities along the waterfront, a publicly accessible pedestrian riverwalk, increased public spaces and parks, and new mixed-use development along the waterfront to capitalize on this high-value property.** The Blueprint Brunswick plan provides a detailed urban design strategy for fulfilling this vision for infill development in the waterfront area. In addition, remaining historic squares need to be restored to their original dimensions and filled with community-friendly amenities such as walking paths, lighting, and benches. Neighborhoods in Old Town need to see continued renovation of homes and infill on vacant lots. Glynn Academy needs to be made more pedestrian-friendly, with sidewalk improvements connecting schools with surrounding neighborhoods. Downtown should see a continued revitalization and re-purposing of buildings resulting in a wider variety of activities and entertainment for all ages, but particularly for young adults and community youth.

Appropriate Land Uses

- **Community scale residential commercial, institutional, and mixed-use development along Gloucester St and Newcastle St downtown**
- **Multi-story mixed development or condominium development along the Newcastle St and Bay St corridors and in the waterfront area with publicly accessible boardwalks along the waterfront**
- **Hotels, resorts, and hospitality developments in the downtown area and along Newcastle and Bay Streets**
- **Tourism and cultural facilities in the downtown area and along Newcastle, Gloucester, and Bay Streets**
- Protected greenspace, parks, wetlands, and wildlife habitats
- **Public and private marinas and associated uses**

Recommended Development Patterns

- **Mixed-use or hospitality developments of human scale with retail on the ground floor to activate the waterfront.**
- Commercial structures (shopping, offices, etc.) of human scale located near the street front with parking in the rear of buildings – making the community more attractive and pedestrian friendly.
- **Greyfield redevelopment that converts vacant or underutilized commercial areas to mixed-use assets.**
- Major institutions, such as government buildings, churches, and schools, particularly along major corridors
- Houses located near the street with front porches that encourage interaction with neighbors.
- Accessory housing units that provide rental opportunities for small households and income generation for homeowners to increase affordability.
- **New residential development that matches the mix of housing types and styles in the community**
- Redevelopment of existing multi-family developments into configurations that better support Brunswick’s traditional urban form and block patterns.

Recommended Transportation Patterns

- On-street parking in front of retail development on Norwich St, MLK Jr. Blvd, Gloucester St, Newcastle St, and Bay St
- Continued street grid patterns throughout the downtown area
- **Facilities for bicycles, including bikeways or bike lanes, frequent storage racks, etc.**
- Restrictions on the number and size of signs and billboards on MLK Blvd and Newcastle St within the Historic District and Character Area.
- Establish minimum size parking lots in neighborhood commercial areas.

Recommended Implementation Measures

- Continue Gloucester Street improvements that includes sidewalks, street trees, street furniture, bicycle lanes and travel lanes. Ensure that all modes of transportation are adequately planned for per the City’s Complete Streets policy.
- Ban any new billboards and minimize free standing signs along the Newcastle and Norwich corridors and negotiate those existing billboards be removed as a condition of development/redevelopment permitting where possible.
- **Engage in parking management strategies to make the best use of available parking.**
- Develop a common long-term plan for the City’s waterfront with the Georgia Ports Authority.
- **Plan for a complete network of sidewalks, bicycle lanes, and bicycle paths throughout downtown and connecting to other areas of the city.**
- **Promote evening entertainment activities for young adults and youth in the Old Town area, such as concerts and movies.**

Under Sec. 23-26-12. - Criteria to consider for applications. The planning and appeals commission and the governing body shall consider the following standards in considering any rezoning, zoning amendment, or Conditional Use Permit application, giving due weight or priority to those factors that are appropriate to the circumstances of each proposal:

- (a) Is the proposed use compatible with the purpose and intent of the comprehensive plan?
Yes. The Comprehensive Plan specifically refers to Multi-story mixed development or condominium development along the Bay St corridors and in the waterfront area with publicly accessible boardwalks along the waterfront; Hotels, resorts, and hospitality developments in the downtown area and Bay Streets; Tourism and cultural facilities along Bay Streets; and Public and private marinas and associated uses as being appropriate Land Uses.
- (b) Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?
- Yes. The property is isolated by Bay and Newcastle Streets. The zoning is primarily MUCCH, but has traditionally been General Commercial and Highway Commercial oriented.
- (c) Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?
- The proposed use will not impact existing uses.
- (d) Are there substantial reasons why the property cannot or should not be used as currently zoned?
- As currently zoned, the property can only be used for Industrial Uses.
- (e) Will the proposed use cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?
- The proposed development is in an area with utilities and infrastructure designed for highway commercial and industrial uses. Access will be primarily to/from major thoroughfares; sufficient access to water and sewer is available or can be upgraded as a part of the development; and should allow for the enhancement of public services via increased taxable land value.
- (f) Is the proposed use supported by new or changing conditions not anticipated by the comprehensive plan or reflected in the existing zoning on the property or surrounding properties?
-No.
- (g) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?
-It has been a goal of the City's Comprehensive Plan, Blueprint Brunswick, the Tax Allocation District Plan and other development initiatives to see this property developed in the manner proposed for over two decades. This type of development was envisioned when the City sponsored the Federally funded Urban Renewal Program in the early 1970s that remade Bay Street, removed abandoned rail yards, docks and warehouses to facilitate new development.

The use of the MUCCH zoning classification for an infill mixed-use development adjacent to the existing MUCCH core area is a unique way to maintain compatibility with our Historic

Commercial Core while also providing certainty for the applicant in terms of development parameters.

The intent of MUCCH is that the zoning district be maintained and developed in commercial, office and residential uses which caters to the City's needs while encouraging the addition of new permanent residents in a vibrant mixed- use community. The permitted uses and development regulations are designed to promote new development while maintaining the existing commercial, institutional and residential character, architecture, and often historic characteristics of the district.

Development standards within the MUCCH zoning district are designed to be flexible enough to encourage the type of new development or modification of existing permitted uses which benefit the district as a whole. New uses and modification of the site and development standards can be considered as part of a rezoning application to MUCCH, and can be approved by the City Commission. Of the proposed additional uses, most are consistent with retail, commercial and office uses in our commercial core. The exception is auto and RV related sales. Historically, those uses were found in Downtown Brunswick even as recently as the early 2000s. But, as dealer inventory models changed, those uses moved to Highway Commercial oriented areas and larger tracts.

The addition of the Brunswick Landing Marina property to the MUCCH district would provide certainty to both the City and the owner regarding the parameters of development, and compatibility with the adjacent Downtown area. It will provide the applicant with the flexibility to develop the property incrementally in phases and adapt to market conditions and trends while maintaining consistency with our Zoning Ordinances.

Staff Recommendation

Staff recommends that the Planning and Appeals Commission recommend approval by the City Commission.

Planning and Appeals Commission Recommendation

The Planning and Appeals Commission reviewed the application and held a public hearing at their August 14, 2024 meeting. Discussion centered upon the proposed additional uses, the parking request, and the height request. One person spoke in favor of the application.

The Planning and Appeals Commission vote 5-0 to recommend approval of the application with the following conditions:

- 1) In the proposed additional uses, item D, "Recreational and ATV Vehicles, Personal Watercraft, Motorcycles and Camper Dealers" be a Conditional Use; and,
- 2) In the proposed additional uses, item F, be limited to Golf Carts.

Appendix A – Application and Plans



THE WATERFRONT

BRUNSWICK, GEORGIA

CONCEPTUAL MASTERPLAN - SUBJECT TO CHANGE



THE WATERFRONT

BRUNSWICK, GEORGIA

CONCEPTUAL MASTERPLAN - SUBJECT TO CHANGE



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): Michael Torras Daytime Phone: (912) 324 7415 Email: michael@torrasproperties.com
Mailing Address 777 Gloucester Street, Suite 102 Zip: 31520
2. Location of Property forming the basis for this text amendment: _____
Street 1 Torras Landing, Brunswick, GA Tax Map and Parcel Number: 01-02721
3. Is this rezoning due to annexation? YES * NO
4. Total Parcel area (indicate square feet or acres): ±93.89 acres Square Feet/Acres
5. Present Zoning: Basic Industrial Abutting zones (list all zones that touch the parcel): BI, MUCCH, GC CORE
6. Proposed Zoning: MUCCH
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: To convert the property into a mixed use development.

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*): Atlantic Southeast Enterprises, LLC
Address: PO BOX 984 Zip: 31521 Daytime Phone: 9123247415 (*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: D. B. Pletsch Date: 7/15/2024

(Printed Name: Daren Pletsch, President, Atlantic Southeast Enterprises, LLC)

T H E WATERFRONT

BRUNSWICK, GEORGIA



MU / CC / H

Rezoning Application

APPLICANT/AGENT:

Michael Torras

Brunswick Landing Marina, Inc.
(912) 230 7519
michael@torrasproperties.com

ENGINEERS:

Kirby Marshall

Applied Technology & Management, Inc.
(843) 414 1040
kmarshall@appliedtm.com

John Giordano

Thomas & Hutton, Inc.
(912) 721 4250
giordano.j@tandh.com

ENVIRONMENTAL CONSULTANT:

Stuart Sligh

Sligh Environmental Consultants, Inc.
(912) 232 451
s_sligh@slighec.com

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1. Proposed Use

This application for rezoning to the MU/CC/H zoning designation is made pursuant to Article X - MU/CC/H – Mixed Use / City Core and Historic District of the City of Brunswick Zoning Code.

The Waterfront is proposed to be mixed-use development located on Academy Creek in downtown Brunswick, Georgia. The site currently provides access to the largest saltwater marina in Georgia that has been recognized as the Best Large Marina in the nation multiple years in a row. A mixed-use development is planned for the site consisting of expansive green space, public gathering areas, residential and commercial buildings, the existing marina, operations serving recreational and commercial boating, and an accessible riverfront boardwalk creating continuous public access to the waterfront and setting the scene for future development in this critical space.

Brunswick Landing Marina, Inc. requests the rezoning of this property to allow inclusion of a range of complimentary residential dwellings, commercial spaces, hotel(s), restaurants, nightlife establishments, outdoor and green spaces for hosting public gatherings, a marina with a boat yard, a dry-stack boat storage facility, and various supportive and ancillary operations. The Waterfront development will be located on land that fronts on Academy Creek, East River, US Highway 341 (Newcastle Street), Homer Wilson Way, and Bay Street.

The site is currently zoned Basic Industrial and is predominately made up of undeveloped grassed land and marsh. It has a mix of uses including a large marina, a boat storage and maintenance facility, a manufacturing business, private lounges, underground fuel storage, private bathroom facilities with attached laundry rooms for marina guests, and a dog park. Vehicular access to the site is provided by multiple curb cuts on US Highway 341 (Newcastle Street) and Bay Street. The property is a contiguous single parcel spanning ± 93.89 acres and is entirely owned by Atlantic Southeast Enterprises, LLC, a landholding corporation that is owned and operated by the Torras family.

The property will greatly benefit from a series of beautification efforts, including demolition of the existing manufacturing building on the site. Additionally, the rock revetment will be reestablished and enhanced, adding to the aesthetic appeal and structural integrity of the shoreline. Ample landscaping will further transform the area, introducing vibrant greenery and well-maintained plantings that will create an inviting and visually pleasing environment.

The property is one of the key sites that was designated by the City of Brunswick's 2023 Comprehensive Plan for mixed use development. The rezoning of this property will be the first step towards providing residents, and the visitors to our area, with access to the beautiful and underutilized downtown Brunswick waterfront.

This entire written narrative, together with all exhibits hereto, constitutes the full application, and upon approval, shall constitute the official zoning code for The Waterfront property.

2. Legal Descriptions

TRACT ONE:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, BEING A PORTION OF THE BRUNSWICK LANDING MARINA, CITY OF BRUNSWICK, GLYNN COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; FOR A POINT OF REFERENCE, COMMENCE AT THE POINT WHERE THE WESTERLY RIGHT-OF-WAY LINE OF NEWCASTLE STREET (R/W VARIES - D.O.T. PROJ. NO. U008-1(7)) INTERSECTS THE SOUTHERLY RIGHT-OF-WAY LINE OF HOMER WILSON WAY (R/W VARIES BY P. D. 20, PG. 5 OF THE PUBLIC RECORDS OF SAID COUNTY) AND RUN SOUTH 72°-17'-29" WEST ALONG LAST MENTIONED SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHWESTERLY DIRECTION, 221.71 FEET ALONG THE ARC OF A CURVE IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LAST MENTIONED HOMER WILSON WAY, SAID CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 194.72 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 39°-41'-13" WEST, FOR 209.93 FEET TO THE POINT OF TANGENCY OF SAID CURVE; RUN THENCE SOUTH 07°-04'-55" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF LAST MENTIONED HOMER WILSON WAY, A DISTANCE OF 194.68 FEET TO A POINT OF CURVATURE (BEING POINT "A" ACCORDING TO SAID PLAT RECORDED IN P. D. 20, PG. 5), SAID POINT BEING AT GEORGIA EAST ZONE COORDINATE: N 423434.93, E 864244.74; RUN THENCE NORTH 82°-55'-03" WEST, A DISTANCE OF 105.00 FEET TO A POINT ON THE NORTHERLY MEAN LOW WATER LINE OF ACADEMY CREEK FOR THE POINT OF BEGINNING, SAID POINT BEING AT GEORGIA EAST ZONE COORDINATE N 423447.87, E 864140.54.

FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN THENCE IN A WESTERLY DIRECTION ALONG LAST MENTIONED NORTHERLY MEAN LOW WATER LINE, A DISTANCE OF 940 FEET, MORE OR LESS, TO A POINT WHERE LAST MENTIONED MEAN HIGH WATER LINE INTERSECTS THE EASTERLY MEAN HIGH WATER LINE OF AN UNKNOWN CREEK; RUN THENCE IN A NORTHERLY DIRECTION ALONG LAST MENTIONED EASTERLY MEAN HIGH WATER LINE, A DISTANCE OF 380 FEET, MORE OR LESS, TO A POINT WHERE LAST MENTIONED MEAN HIGH WATER LINE INTERSECTS THE CENTERLINE OF "Q" STREET, IF "Q" STREET WHERE EXTENDED WESTERLY; RUN THENCE NORTH 72°-17'-29" EAST ALONG LAST MENTIONED EXTENSION OF "Q" STREET, A DISTANCE OF 830 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE BRUNSWICK ALTAMAHA BARGE CANAL; RUN THENCE SOUTH 17°-42'-31" EAST ALONG LAST MENTIONED WESTERLY LINE, A DISTANCE OF 347.58 FEET; RUN THENCE SOUTH 07°-04'-57" WEST, A DISTANCE OF 471.73 FEET TO THE POINT OF BEGINNING.

TRACTS TWO, THREE & FOUR:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, BEING A PORTION OF THE BRUNSWICK LANDING MARINA, CITY OF BRUNSWICK, GLYNN COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; FOR A POINT OF BEGINNING, COMMENCE AT THE POINT WHERE THE SOUTHERLY RIGHT-OF-WAY LINE OF HOMER WILSON WAY (R/W VARIES BY P. D. 20, PG. 5 OF THE PUBLIC RECORDS OF SAID COUNTY) INTERSECTS THE WESTERLY RIGHT-OF-WAY LINE OF NEWCASTLE STREET (R/W VARIES - D.O.T. PROJ. NO. U008-1(7)), SAID POINT BEING LOCATED AT GEORGIA EAST ZONE COORDINATE N 423795.76, E 864421.85 AND RUN SOUTH 17°-42'-31" EAST ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 618.40 FEET TO AN ANGLE POINT; RUN THENCE SOUTH 09°-10'-40" EAST ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 101.12 FEET TO AN ANGLE POINT; RUN THENCE SOUTH 17°-46'-26" EAST ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 500.00 FEET TO AN ANGLE POINT; RUN THENCE SOUTH 16°-35'-17" EAST ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 241.62 FEET TO AN ANGLE POINT; RUN THENCE SOUTH 17°-44'-47" EAST ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 358.41 FEET TO AN ANGLE POINT; RUN THENCE SOUTH 22°-02'-35" EAST ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 152.00 FEET TO A POINT WHERE LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE INTERSECTS THE NORTHERLY RIGHT-OF-WAY LINE OF "L" STREET IF IT WERE EXTENDED WESTERLY, SAID POINT BEING AT GEORGIA EAST ZONE COORDINATE: N 421916.91, E 865014.04; RUN THENCE SOUTH 72°-17'-29" WEST ALONG LAST MENTIONED EXTENDED NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 8.5 FEET, MORE OR LESS TO THE EASTERLY MEAN LOW WATER LINE OF ACADEMY CREEK; RUN THENCE IN A SOUTHERLY DIRECTION ALONG LAST MENTIONED MEAN LOW WATER LINE, A DISTANCE OF 55 FEET, MORE OR LESS TO THE SOUTHERLY RIGHT-OF-WAY LINE OF "L" STREET IF IT WERE EXTENDED WESTERLY; RUN THENCE SOUTH 72°-17'-29" WEST ALONG LAST MENTIONED SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 280 FEET, MORE OR LESS, TO THE CENTERLINE OF SAID ACADEMY CREEK; RUN THENCE IN GENERALLY A NORTHERLY DIRECTION ALONG LAST MENTIONED CENTERLINE, A DISTANCE OF 1525 FEET TO A POINT WHERE LAST MENTIONED CENTERLINE INTERSECTS THE SOUTHERLY RIGHT-OF-WAY LINE OF "O" STREET IF IT WERE EXTENDED WESTERLY; RUN THENCE NORTH 72°-17'-29" EAST ALONG LAST MENTIONED SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 125 FEET, MORE OR LESS, TO A POINT WHERE LAST MENTIONED SOUTHERLY RIGHT-OF-WAY LINE INTERSECTS THE EASTERLY MEAN LOW WATER LINE OF THE AFOREMENTIONED ACADEMY CREEK; RUN THENCE IN A NORTHERLY THEN WESTERLY DIRECTION ALONG LAST MENTIONED MEAN LOW WATER LINE, A DISTANCE OF 305 FEET, MORE OR LESS, TO A POINT WHERE LAST MENTIONED MEAN LOW WATER LINE INTERSECTS THE ARC OF A CURVE IN THE EASTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED HOMER WILSON WAY; RUN THENCE IN A NORTHERLY DIRECTION, 26.47 FEET ALONG THE ARC OF A CURVE IN LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 500.01 FEET, A CHORD BEARING AND DISTANCE OF NORTH 05°-33'-58" EAST, FOR 26.46 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING POINT "A" (ACCORDING TO PLAT RECORDED IN P. D. 20, PG. 5 OF THE PUBLIC RECORDS OF SAID COUNTY) LOCATED AT GEORGIA EAST ZONE COORDINATE N 423434.93, E 864244.74; RUN THENCE NORTH 07°-04'-55" EAST, CONTINUING ALONG LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 194.68 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHEASTERLY DIRECTION 221.71 FEET ALONG THE ARC OF A CURVE IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID HOMER WILSON WAY, SAID CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 194.72 FEET, A CHORD BEARING AND DISTANCE OF NORTH 39°-41'-13" EAST, FOR 209.93 FEET TO THE POINT OF TANGENCY OF SAID CURVE; RUN THENCE NORTH 72°-17'-29" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF LAST MENTIONED HOMER WILSON WAY, A DISTANCE OF 20.00 TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 9 ACRES, MORE OR LESS.

TRACT FIVE:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, BEING A PORTION OF THE BRUNSWICK LANDING MARINA, CITY OF BRUNSWICK, GLYNN COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; FOR A POINT OF REFERENCE, COMMENCE AT THE POINT WHERE THE SOUTHERLY RIGHT-OF-WAY LINE OF HOMER WILSON WAY (R/W VARIES BY P. D. 20, PG. 5 OF THE PUBLIC RECORDS OF SAID COUNTY) INTERSECTS THE WESTERLY RIGHT-OF-WAY LINE OF NEWCASTLE STREET (R/W VARIES - D.O.T. PROJ. NO. U008-1(7)), SAID POINT BEING LOCATED AT GEORGIA EAST ZONE COORDINATE N 423795.76, E 864421.85 AND RUN SOUTH 17°-42'-31" EAST ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 618.40 FEET TO AN ANGLE POINT; RUN THENCE SOUTH 09°-10'-40" EAST ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 101.12 FEET TO AN ANGLE POINT; RUN THENCE SOUTH 17°-46'-26" EAST ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 500.00 FEET TO AN ANGLE POINT; RUN THENCE SOUTH 16°-35'-17" EAST ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 241.62 FEET TO AN ANGLE POINT; RUN THENCE SOUTH 17°-44'-47" EAST ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 358.41 FEET TO AN ANGLE POINT; RUN THENCE SOUTH 22°-02'-35" EAST ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 152.00 FEET TO A POINT WHERE LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE INTERSECTS THE NORTHERLY RIGHT-OF-WAY LINE OF "L" STREET IF IT WERE EXTENDED WESTERLY FOR THE POINT OF BEGINNING, SAID POINT BEING AT GEORGIA EAST ZONE COORDINATE: N 421916.91, E 865014.04;

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE SOUTH 22°-02'-35" EAST ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 49.00 FEET TO AN ANGLE POINT; RUN THENCE SOUTH 20°-33'-15" EAST, CONTINUING ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.12 FEET TO AN ANGLE POINT; RUN THENCE SOUTH 17°-41'-30" EAST CONTINUING ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1599.34 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHERLY DIRECTION 507.03 FEET ALONG THE ARC OF A CURVE IN LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, TO AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF BAY STREET (RIGHT-OF-WAY VARIES), SAID CURVE BEING CONCAVE TO THE WEST AND HAVING A RADIUS OF 875.33 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 01°-05'-51" EAST, FOR 499.97 FEET TO THE POINT OF TANGENCY OF SAID CURVE; RUN THENCE SOUTH 15°-29'-47" WEST, ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE OF BAY STREET, A DISTANCE OF 772.65 FEET TO AN ANGLE POINT; RUN THENCE SOUTH 18°-11'-29" EAST ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 34.59 FEET TO AN ANGLE POINT; RUN THENCE SOUTH 72°-11'-07" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BAY STREET, TO AND ALONG THE NORTHERLY LINE OF RIVERFRONT PLAZA (ACCORDING TO PLAT RECORDED IN P. D. 18, MAP 735 OF THE PUBLIC RECORDS OF SAID COUNTY), A DISTANCE OF 442 FEET, MORE OR LESS TO A POINT ON THE EASTERLY MEAN LOW WATER LINE OF ACADEMY CREEK; RUN THENCE IN GENERALLY A NORTHERLY DIRECTION ALONG LAST MENTIONED EASTERLY MEAN HIGH WATER LINE, A DISTANCE OF 2845 FEET, MORE OR LESS TO A POINT THAT BEARS SOUTH 72°-17'-29" WEST FROM THE POINT OF BEGINNING; RUN THENCE NORTH 72°-17'-29" EAST, A DISTANCE OF 8.5 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 25 ACRES, MORE OR LESS.

TRACT SIX:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, BEING A PORTION OF THE BRUNSWICK LANDING MARINA, CITY OF BRUNSWICK, GLYNN COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; FOR A POINT OF REFERENCE, COMMENCE AT THE POINT WHERE THE WESTERLY RIGHT-OF-WAY LINE OF NEWCASTLE STREET (R/W VARIES - D.O.T. PROJ. NO. U008-1(7)) INTERSECTS THE SOUTHERLY RIGHT-OF-WAY LINE OF HOMER WILSON WAY (R/W VARIES BY P. D. 20, PG. 5 OF THE PUBLIC RECORDS OF SAID COUNTY) AND RUN SOUTH 72°-17'-29" WEST ALONG LAST MENTIONED SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHWESTERLY DIRECTION, 221.71 FEET ALONG THE ARC OF A CURVE IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LAST MENTIONED HOMER WILSON WAY, SAID CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 194.72 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 39°-41'-13" WEST, FOR 209.93 FEET TO THE POINT OF TANGENCY OF SAID CURVE; RUN THENCE SOUTH 07°-04'-55" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF LAST MENTIONED HOMER WILSON WAY, A DISTANCE OF 194.68 FEET TO A POINT OF CURVATURE (BEING POINT "A" ACCORDING TO SAID PLAT RECORDED IN P. D. 20, PG. 5), SAID POINT BEING AT GEORGIA EAST ZONE COORDINATE: N 423434.93, E 864244.74; RUN THENCE IN A SOUTHERLY DIRECTION, 94.53 FEET ALONG THE ARC OF A CURVE IN LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 500.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 01°-39'-30" WEST, FOR 94.53 FEET TO A POINT OF REVERSE CURVATURE; RUN THENCE, CONTINUING IN A SOUTHERLY DIRECTION, 72.76 FEET ALONG THE ARC OF A CURVE IN LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE WEST AND HAVING A RADIUS OF 193.98 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 06°-59'-10" WEST, FOR 72.34 FEET TO A POINT OF REVERSE CURVATURE; RUN THENCE, CONTINUING IN A SOUTHERLY DIRECTION, 103.69 FEET ALONG THE ARC OF A CURVE IN LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE WEST AND HAVING A RADIUS OF 624.52 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 12°-58'-58" WEST, FOR 103.57 FEET TO THE POINT OF TANGENCY OF SAID CURVE FOR THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING AT THE SOUTHWESTERLY MEAN LOW WATER LINE OF THE ACADEMY CREEK

FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN THENCE IN A GENERALLY A SOUTHEASTERLY AND SOUTHERLY DIRECTION ALONG LAST MENTIONED MEAN LOW WATER LINE, A DISTANCE OF 3,700 FEET, MORE OR LESS, TO A POINT WHERE LAST MENTIONED MEAN LOW WATER LINE INTERSECTS THE NORTHERLY MEAN LOW WATER LINE OF THE EAST RIVER; RUN THENCE IN A WESTERLY THEN SOUTHERLY DIRECTION ALONG LAST MENTIONED MEAN LOW WATER LINE, A DISTANCE OF 1,700 FEET, MORE OR LESS, TO THAT BEARS SOUTH 83°-34'-55" EAST FROM POINT "B" LOCATED AT GEORGIA EAST ZONE COORDINATE N 419015.39, E 863651.99; RUN THENCE NORTH 83°-34'-55" WEST ALONG THE NORTHERLY LINE OF NOW OR FORMERLY LANDS OF THE DEPARTMENT OF TRANSPORTATION (ACCORDING TO DEED RECORDED IN D. B. 838, PG. 124 OF THE PUBLIC RECORDS OF SAID COUNTY), A DISTANCE OF 250 FEET, MORE OR LESS, TO SAID POINT "B", SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED HOMER WILSON WAY; RUN THENCE NORTH 06°-25'-05" EAST ALONG LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 206.31 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHERLY DIRECTION, 281.29 FEET ALONG THE ARC OF A CURVE IN LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE WEST AND HAVING A RADIUS OF 4420.89 FEET, A CHORD BEARING AND DISTANCE OF NORTH 04°-35'-43" EAST, FOR 281.24 FEET TO A POINT OF REVERSE CURVATURE; RUN THENCE IN A NORTHERLY DIRECTION, 271.25 FEET ALONG THE ARC OF A CURVE IN LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 2210.91 FEET, A CHORD BEARING AND DISTANCE OF NORTH 06°-17'-14" EAST, FOR 271.08 FEET TO THE POINT OF TANGENCY OF SAID CURVE; RUN THENCE NORTH 09°-48'-07" EAST, CONTINUING ALONG LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 380.03 FEET TO A POINT OF CURVATURE; RUN THENCE IN

A NORTHERLY DIRECTION, 41.16 FEET ALONG THE ARC OF A CURVE IN LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE WEST AND HAVING A RADIUS OF 1854.53 FEET, A CHORD BEARING AND DISTANCE OF NORTH 09°-09'-59" EAST, FOR 41.16 FEET TO THE POINT OF TANGENCY OF SAID CURVE; RUN THENCE NORTH 08°-31'-50" EAST, CONTINUING ALONG LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1477.68 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHERLY DIRECTION, 40.90 FEET ALONG THE ARC OF A CURVE IN LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 2369.76 FEET, A CHORD BEARING AND DISTANCE OF NORTH 08°-02'-10" EAST, FOR 40.90 FEET TO THE POINT OF TANGENCY OF SAID CURVE; RUN THENCE NORTH 07°-32'-30" EAST, CONTINUING ALONG LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 668.45 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHERLY DIRECTION, 101.65 FEET ALONG THE ARC OF A CURVE IN LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE WEST AND HAVING A RADIUS OF 3206.07 FEET, A CHORD BEARING AND DISTANCE OF NORTH 06°-38'-01" EAST, FOR 101.65 FEET TO THE POINT OF TANGENCY OF SAID CURVE; RUN THENCE NORTH 05°-43'-31" EAST, CONTINUING ALONG LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 328.12 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHERLY DIRECTION, 97.70 FEET ALONG THE ARC OF A CURVE IN LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 2238.57 FEET, A CHORD BEARING AND DISTANCE OF NORTH 06°-58'-32" EAST, FOR 97.69 FEET; RUN THENCE NORTH 08°-13'-33" EAST, CONTINUING ALONG LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 296.54 FEET TO THE POINT OF BEGINNING.

3. Standards for Development

a. Use Restrictions

i. Primary and Accessory Uses:

1. All uses that are currently allowed in MU/CC/H zoning, as well as:
2. The following uses that are currently allowed in Basic Industrial:
 - a. Marina including open air repair yard and related facilities and equipment
3. The following uses that are currently allowed in Highway Commercial:
 - a. Boat Dealer
 - b. Contractor Office - With Outside Storage
 - c. Wineries
 - d. Recreational and ATV Vehicles, Personal Watercraft, Motorcycles and Camper Dealers.
 - e. Bicycle Sales and Repair
 - f. Golf Cart and All Other Motor Vehicles
 - g. Sporting Goods, Hobby, Book, Toys and Music Stores
 - h. Veterinarian Office and Clinic - No Boarding

- i. Offices of Physicians; Dentists; Chiropractors, Optometrists; Mental Health Practitioners; Physical, Occupational and Speech Therapists and Audiologists.
 - j. Pet Care – Grooming and Training but without Boarding
 - 4. Boardwalk
- ii. Conditional Uses:
 - 1. All Conditional Uses that are currently allowed in MU/CC/H zoning.
 - 2. Boat maintenance and storage facility
 - 3. Sewage Treatment Facilities - Including Lift Stations
 - a. Only as needed or required in order to provide sewer services to the proposed development.
- iii. Temporary Uses
 - 1. All Temporary Uses that are currently allowed in MU/CC/H zoning.
 - 2. Temporary Outdoor Sales Events, such as the seasonal sale of Pumpkins and Christmas Trees, Swap Meets and Flea Markets
 - 3. Manufacturing
 - a. ** This will be a temporary use until the existing on-site manufacturing facility is relocated. **
- b. Density
 - i. The density shall not exceed 30 residential units per gross acre.
- c. Building Heights
 - i. The maximum building height shall not exceed 65 feet, unless approved by the Fire Department and subsequently waived by the City Commission.
- d. Yard Requirements
 - i. Single Family
 - 1. Front: 15 feet
 - 2. Sides: 5 feet
 - 3. Rear: 10 feet
 - ii. Two Family

1. Front: 15 feet
2. Sides: 5 feet
3. Rear: 10 feet

iii. Townhomes and Multifamily

1. Front: 15 feet
2. Sides: 5 feet
3. Rear: 10 feet

iv. All other permitted uses

1. No minimum site, front, rear, or side yards required.

e. Restrictive Covenants

- i. Land use restrictions and covenants will be established prior to the leasing or sale of any parcels or buildings on this property.

4. Land Dedications

a. Streets

- i. The streets will remain privately owned and maintained by the governing association that will be formed prior to the sale or lease of any property at The Waterfront.

b. Easements

- i. Water and sewer systems will be dedicated to the BGJWSC.

c. Parks

- i. Parks will be privately owned and maintained but open to the public except for areas that may be set aside to support the Brunswick Landing Marina customers and their guests.

5. Exceptions or Variations

- a. The conceptual site plan that accompanies this rezoning application is for illustrative purposes only. This project is anticipated to be phased over many years and will

certainly endure various design and use changes prior to its completion due to market conditions or unforeseen obstacles.

6. Utilities

- a. Water and Sewer: Brunswick-Glynn Joint Water and Sewer Commission.
- b. Power: Georgia Power / Southern Company.
- c. Natural Gas: Atlanta Gas Light
- d. Internet / Phone: Xfinity, ATT, and LiveOak Fiber
 1. Subject to change

7. Parking

- a. Parking requirements may be met using shared parking, structure parking, or private street parking.
 - i. Single Family: Required to have at least 1.5 off-street parking spaces per unit.
 - ii. Two Family: Required to have at least 1.5 off-street parking spaces per unit.
 - iii. Multifamily: Required to have at least 1.5 off-street parking spaces per unit.
 - iv. Marina: 1 space per 5 wet slips
 - v. No off-street surface or structure parking shall be required for other permitted uses.
 - vi. No off-street loading or unloading space shall be required for commercial uses.

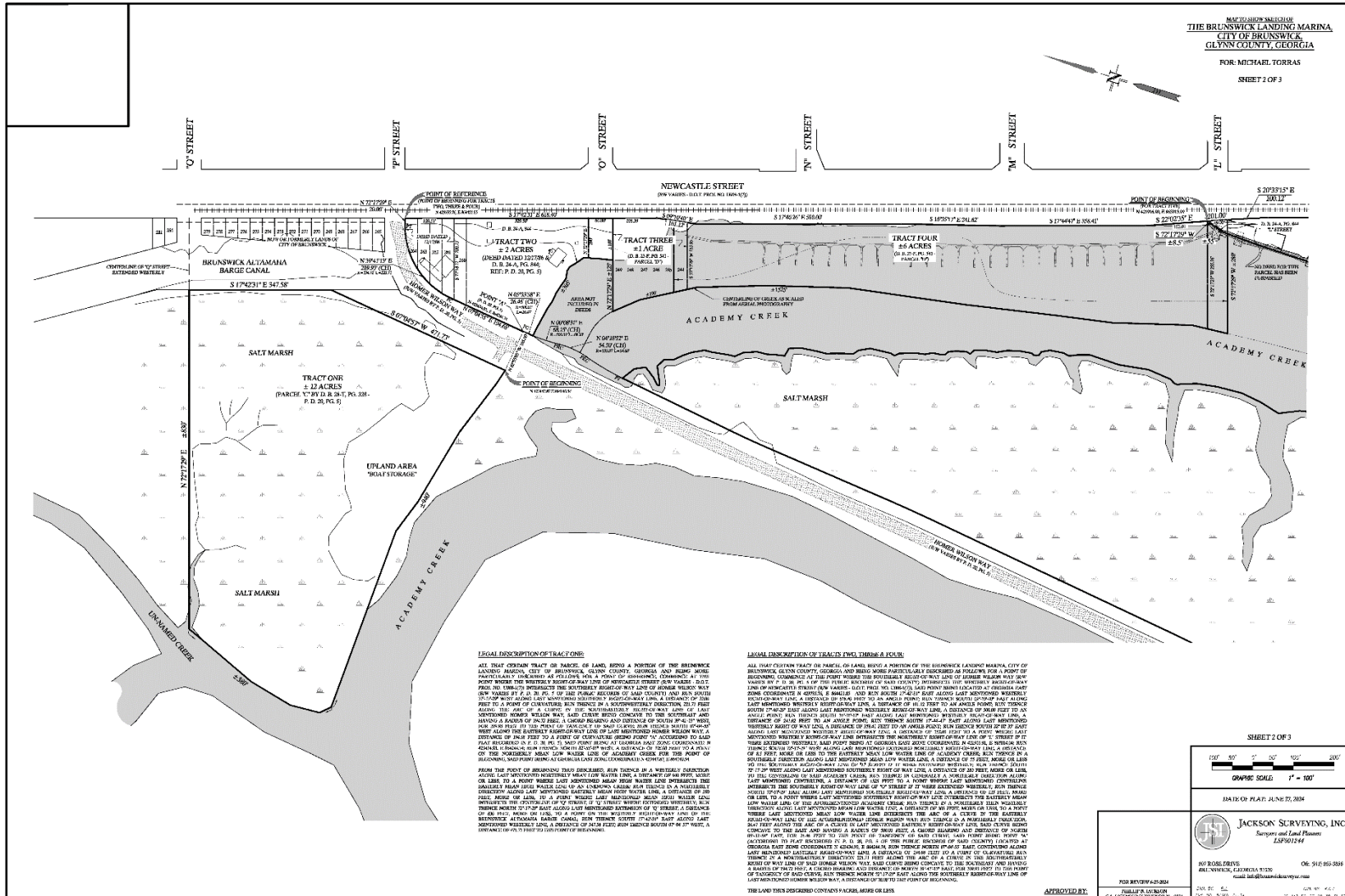
8. Screens and Buffers

- a. Screens and buffers as required by Article X - MU/CC/H zoning.

9. Conceptual Master Plan

- a. The Conceptual Master Plan included in this rezoning request is subject to detailed planning and may be changed due to market conditions or unforeseen obstacles. Any

material changes will be required to meet the guidelines and requirements of this document. Any deviations from these guidelines will require review and approval by the City Manager or Director of Community Development.



MICHAEL TORRES SURVEYING
 THE BRUNSWICK LANDING MARINA
 CITY OF BRUNSWICK
 GLYNN COUNTY, GEORGIA
 FOR: MICHAEL TORRES
 SHEET 2 OF 3

LEGAL DESCRIPTION OF TRACT ONE:

ALL THAT CERTAIN TRACT OR PARCELS OF LAND BEING A PORTION OF THE BRUNSWICK LANDING MARINA CITY OF BRUNSWICK, GLYNN COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS FOR A POINT OF BEGINNING COMMENCED AT THE POINT WHERE THE SOUTHERLY RIGHT-OF-WAY LINE OF HUNTER WILSON WAY (SEE PARCELS 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 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11. Conceptual Master plan





Appendix B – MUCCH Zoning

ARTICLE X – MU/CC/H -MIXED USE / CITY CORE AND HISTORIC DISTRICT

Section 23-10-1. – Intent of district

It is the intent of this Article that the MU/CC/H zoning district be maintained and developed in commercial, office and residential uses which caters to the City's needs while encouraging the addition of new permanent residents in a vibrant mixed- use community. The permitted uses and development regulations contained herein are designed to promote that kind of development while maintaining the existing commercial, institutional and residential character, architecture, and often historic characteristics of the district.

Sec. 23 -10-2. – Permitted primary and accessory Uses: All permitted commercial, office, institutional and residential primary and accessory uses are shown on Chart 5 in the Appendix

Sec. 23-10-3. – Conditional uses permitted subject to Section 23-25-3- See Chart No. 5. in the Appendix

Sec. 23-10-4. – Temporary Uses: Certain temporary uses and activities may be permitted within the district provided the City Commission determines such use or activity is appropriate, is of benefit to the permitted uses and residents of the district and issues a permit in accordance with Sec. 23-25-5

Sec.23-10-5. – Development standards and procedure for approval to develop, expand or alter permitted uses.

Development standards within the MUCCH zoning district are designed to be flexible enough to encourage the type of new development or modification of existing permitted uses which benefit the district as a whole. Following are development standards, broadly stated, which shall guide the review and approval of a new permitted use development or modification of the site of an existing permitted use by the planning staff.

- (a) Site requirements for permitted uses.
 - a. For residential uses.
 - i. Single family – Site and front, side and rear yards as required in the GR Zoning District
 - ii. Two Family – Site and front, side and rear yards as required in the GR Zoning District,
 - iii. Townhomes and Multifamily – As required in the GR Zoning District
 - b. For all other permitted uses, there shall be no minimum site, front, rear or side yards required.
- (b) Trees
 - a. No tree classified as a heritage or specimen tree, as defined herein, shall be removed unless approved by the building official after obtaining an opinion form a certified arborist that there is no alternative to such removal.
 - i. A heritage tree is defined as a tree (or group of trees) that are at least 50 years old and share a significant event (or events) in a specific place in time

or are, in the opinion of an arborist, unique in size, shape or species to be considered irreplaceable.

- ii. A specimen tree is defined as a tree that is indigenous to the Coastal Georgia Area, is structurally sound and mature (10 years old or older) in the opinion of a certified arborist.

(c) Parking

- a. Single family and two- family dwellings shall be required to have at least 2 off street parking spaces. Such spaces shall not be permitted in front or side yards. No off-street surface or structure parking shall be required for other permitted uses unless the building official determines that there no sufficient alternatives with existing on-street or off-street parking.
- b. No off-street loading or unloading space shall be required for commercial uses.

(d) Building design requirements

- a. Building height shall not exceed 45 feet unless approved by the Fire Department and subsequently waived by the City Commission and shall generally be the height of adjacent structures.
- b. Building facades shall be designed in harmony with adjacent building and shall be constructed or rehabilitated and finished with compatible building materials.

(e) Procedure for development approval

- a. Prior to seeking development approval from the City Commission, the Historic District Board shall first review and approve the proposed development or expansion for conformance with district design guidelines if the project lies within the designated Historic District of Brunswick.
- b. A development proposal shall be submitted to the Building Official which includes a site plan, building elevations in sufficient detail to describe the building façade design characteristics, signage and other physical features deemed necessary by the building official.

- (f) Site and other development requirements for conditional uses shall be determined and specified as a part of obtaining conditional use approval from the City Commission.

Appendix C – Correspondence from the Public

**OFFICIAL MINUTES
BRUNSWICK CITY COMMISSION
REGULAR SCHEDULED MEETING
WEDNESDAY, AUGUST 21, 2024
AT 6:00 P.M.**

1229 NEWCASTLE STREET, 2nd FLOOR

&

STREAMED LIVE AT THE BELOW WEB ADDRESS:

<https://www.facebook.com/citybwkga>

PRESENT: Honorable Mayor Cosby Johnson, Mayor Pro Tem Felicia Harris,
Commissioner Kendra Rolle, Commissioner Lance Sabbe and Commissioner Gwen
Atkinson-Williams

CALL TO ORDER: Mayor Johnson - *meeting began at 6:00PM*

INVOCATION: Mayor Pro Tem Harris

PLEDGE OF ALLEGIANCE: Recited in unison by all in attendance.

ADDENDUM TO AGENDA

Commissioner Atkinson-Williams moved to add to agenda as item number thirteen (13) under City Attorney's Item(s) "Consider Approval of St. Marks Towers Development Agreement." seconded by Commissioner Rolle. Motion passed unanimously.

APPROVAL OF AGENDA

1. Adoption August 21, 2024 Regular Scheduled Meeting Agenda.

Commissioner Sabbe made a motion to approve the above-referenced agenda; with the
aforementioned addendum; seconded by Mayor Pro Tem Harris. Motion passed unanimously.

PUBLIC HEARING – FINANCE

2. City of Brunswick Proposed 2024 Millage Rate. (*R. McDuffie*)

City Manager McDuffie gave an overview of the proposed property tax increase and adoption of the 2024 millage rate. McDuffie stated public hearings are required by state law O.C.G.A. 48-5-32 to notify the public and provide an opportunity for public input and feedback regarding the action being proposed i.e., "the adoption of the millage rate which governs the city's taxation".

City Manager McDuffie gave a review of the categories and amounts from the 5-year digest statement; stating the proposed millage rate for 2024 is 13.219, which has been the same rate for the past ten (10) years. She stated the state also requires that the city calculate a rollback millage rate which equates to the millage that the city would have if the city did not have any increase in the digest. The digest increased by a net 13.1 million which included \$33.0 million in added value and a decrease of \$19.9 million in changes.

City Manager McDuffie explained if millage rate is calculated without these changes, the millage would be 12.282 mills, which is .937 less than the millage rate being proposed. This represents a 7.63% difference. McDuffie stated the millage rate is not changing but the increase over the rollback millage has to be reported as an increase in taxes if it is not rolled back.

Because of the difference or increase, the state requires multiple hearings to be conducted to notify

the public and review the calculated increase. McDuffie reiterated that the millage rate is not increasing, stating that for individuals whose property values did not change; the taxes will remain the same. The only taxpayers that will be impacted by the increase are the ones whose property values increased and ones that added to their property. For a home valued at \$100,000, the difference would be approximately \$37.00 and for a home valued at \$300,000, the difference would be approximately \$112.00.

Following questions and responses:

Mayor Johnson opened the floor to anyone wanting to address the commission regarding the proposed 2024 millage rate. No one came forth to address the commission.

PUBLIC COMMENT

- 1) Johnny Hillery, 1618 Stonewall Street, addressed the commission regarding power outages in his neighborhood with no immediate resolution. Commissioner Rolle stated she spoke with a supervisor at Georgia Power and will provide Mr. Hillery's contact information to the supervisor to address Mr. Hillery's concerns.

RECOGNITION(S), PRESENTATION(S), & AWARD(S)

3. Plaque Presentation to Coastal Outreach Soccer.

Shawn Williams, Odis Muhammad, and Vanessa Muhammad of Coastal Outreach Soccer presented the Community Heros Award to Mayor Pro Tem Harris for years of dedicated service to their organization. Mayor Pro Tem Harris accepted the award with gratitude.

Mayor Johnson surprised Coastal Outreach Soccer with a key to the city plaque honoring 20 years of impact and service. Shawn Williams accepted the key to the city plaque with gratitude.

UPDATE

4. City Engineer/Public Works Director Garrow Alberson to Provide Special Purpose Local Option Sales Tax Update.

Public Works Director Alberson presented updates regarding \$31 million over numerous SPLOST project categories. Mayor Johnson inquired about the use of SPLOST dollars set aside for the link trail for use in other SPLOST projects. Mayor Pro Tem Harris requested notification to the commission of future park signage plans and the creation of an inventory of city-owned parks and signage. City Manager McDuffie discussed signage and inventory efforts and affirmed Mayor Pro Tem Harris' request.

ITEM(S) TO CONSIDER FOR APPROVAL

5. Approval of August 7, 2024 Regular Scheduled Meeting Minutes and August 13, 2024 Public Hearings. (*subject to any necessary charges.*) (*N. Atkinson*)

Mayor Pro Tem Harris moved to approve the above-referenced minutes; seconded by Commissioner Sabbe. Motion passed unanimously.

6. Consider Approval of Resolution Number 2024-16 – Adoption of Glynn County Hazard Mitigation Plan Update. (*G. Alberson*)

Commissioner Atkinson-Williams moved to approve the above-referenced resolution; seconded by Commissioner Rolle. Motion passed unanimously.

7. Consider Approval of Amendment Number 19 of the City of Brunswick Defined Benefit Pension Plan. (*R. McDuffie*)

Commissioner Sabbe moved to approve the above-referenced amendment; seconded

by Mayor Pro Tem Harris. Motion passed unanimously.

8. Consider Approval of Resolution No. 2024-15 – Setting of 2024 Millage Rate. *(R. McDuffie)*
Mayor Pro Tem Harris moved to approve the above-referenced resolution; seconded by Commissioner Rolle. Motion passed unanimously.
9. Consider Approval of Enterprise Zone Incentives for 1420 Newcastle Street. *(M. Hill)*
Commissioner Atkinson-Williams moved to approve the above-reference incentives for 1420 Newcastle Street; seconded by Mayor Pro Tem Harris. Motion passed unanimously.
10. Consider Approval of Enterprise Zone Incentives for 1617 Norwich Street. *(M. Hill)*
Commissioner Atkinson-Williams moved to approve the above-reference incentives for 1617 Newcastle Street; seconded by Mayor Pro Tem Harris. Motion passed unanimously.

CITY ATTORNEY’S ITEM(S)

11. Consider Approval of Municipal Court Judge Service Agreement.
Commissioner Sabbe moved to approve the above-referenced agreement; seconded by Mayor Pro Tem Harris. Motion passed unanimously.
12. Discussion ~ Proposed Redevelopment Incentive Ordinance.
City Attorney Corry briefly discussed the steps being taken to present the proposed redevelopment incentive ordinance before the Commission.
13. Consider Approval of St. Mark’s Towers Preservation, LP Development Agreement.
Commissioner Atkinson-Williams moved to approve the above-referenced agreement; seconded by Mayor Pro Tem Harris. Motion passed unanimously.

POINT OF PRIVILEGE

Mayor Johnson discussed an upcoming Glynn County delinquent tax sale scheduled for September 3rd and highlighted the importance of the sale and its potential ramifications on our community. Mayor Johnson also discussed potential remedies for family-owned property affected by the sale, encouraging community efforts to assist impacted families. Mayor Pro Tem Harris reiterated Mayor Johnson’s comments and spoke on the importance of cooperation and the vision of the Glynn-Brunswick Land Bank Authority, as their chair.

EXECUTIVE SESSION

Commissioner Sabbe made a motion to enter executive session to discuss litigation and real estate; seconded by Mayor Pro Tem Harris. Motion passed unanimously.

RECONVENE FROM EXECUTIVE SESSION

Commissioner Atkinson-Williams made a motion to direct City Attorney Corry to initiate legal action as decided by the Commission; seconded by Mayor Pro Tem Harris. Motion passed unanimously.

Mayor Pro Tem Harris made a motion to adjourn; seconded by Commissioner Rolle. Motion passed unanimously.

MEETING ADJOURNED – *meeting adjourned at 8:21 p.m.*

/s/Cosby H. Johnson
Cosby H. Johnson, Mayor

Attest: /s/ Devone J. Williams
Devone J. Williams
Assistant City Clerk



SUBJECT: Georgia Outdoor Stewardship Program Grant Resolution

COMMISSION ACTION REQUESTED ON:

September 4, 2024

PURPOSE: Approval of GOSP Grant Resolution to Support Grant Application

FACTS AND ISSUES: Over the past 20 years, Signature Squares has formed several strategic partnerships for in-kind and discounted services to assist in its mission of renovating the historic squares and communicating the unique history of Brunswick as a Port City. These partnerships have been leveraged to provide matching funds for grants from the COB and other multiple donor organizations. In addition, SSB is able to maximize their efforts in raising funds without having any administrative costs. These efforts have led to the completion of 10 restoration projects encompassing 5 historic squares. To date SSB has raised and leveraged funding support amounting to over \$2.8 million dollars used to complete these projects. These projects have been so impactful that the citizens of Glynn County voted to provide \$500,000 in SPLOST '22 to continue these efforts.

The approval of SPLOST '22 provides a new opportunity for Signature Squares. With a significant amount of funding available for projects, SSB and the City of Brunswick staff began searching for grants that make larger impacts on the goal of completing all of the squares. The Georgia Outdoor Stewardship Grant has been identified as an opportunity to provide this funding. (See attached material).

OPTIONS:

- Motion to Approve resolution
- Motion to Deny request

STAFF RECOMMENDATION FOR ACTION: Staff recommends approval of the GOSP Grant Resolution

DEPARTMENT: Planning, Development & Codes (PDC)

Prepared by: John Hunter, Director 

ADMINISTRATIVE COMMENTS/ RECOMMENDATION:


City Manager

8/21/2024
Date

Resolution

City of Brunswick

Application for DNR-Georgia Outdoor Stewardship Program Grant Cycle 2024-2025

WHEREAS, when the City of Brunswick (City) was originally laid out in 1771 by George McIntosh at the request of the Royal Governor of Georgia, the city plan of Brunswick was an evolution of General James Oglethorpe’s famous “Savannah Plan”; and

WHEREAS, the City, through its Comprehensive Plan, desires to secure its unique town squares as places of significant historic importance, to foster community pride and to accelerate current revitalization and improvements to quality of life and sense of security; and

WHEREAS, the City of Brunswick and its citizens desire that Brunswick’s 14 historic squares (Squares) be preserved as community gathering places and be protected from civic and commercial encroachment for the perpetual enjoyment of citizens and visitors, thus enhancing tourism opportunities and generating an economic vitality while preserving the historic character of the Squares; and

WHEREAS, in 2005 Signature Squares of Brunswick was incorporated as a grassroots 501(c)3 non-profit with no paid staff to raise private funding for the renovation of all Squares, based on an historic landscape design and have completed the renovation of ten projects; and

WHEREAS, the City of Brunswick recently engaged a local landscaping firm to provide on-going professional services to maintain the renovated Squares to a higher standard thus establishing the City’s long range commitment to the condition, preservation and daily use of the Squares; and

WHEREAS, each of the original 14 Squares are located in a Registered National Historic District platted in 1771, utilizing native plants in an historic landscape design including elements such as brick pathways and period lampposts, all within walking distance of downtown, the Brunswick Landing Marina, and Mary Ross Park where American Cruise Line comes into port 49 times each year.

NOW, THEREFORE BE IT RESOLVED that the City will apply for funding in the amount of \$3,000,000 from the DNR-Georgia Outdoor Stewardship Program Grant to complete the full renovation of the remaining eight historic squares.

ADOPTED this _____ day of September 2024

Signature:

Cosby H. Johnson
Mayor, City of Brunswick

Date

ATTEST:

Naomi Atkinson, City Clerk

Date





Machen Square West

Machen Square East



Summary

Signature Squares of Brunswick, Inc. (SSB) started in late 2005 as a 501©3 grass roots non-profit organization. From day one SSB partnered with the City of Brunswick (COB) to raise funds for the full renovation and continued preservation of Brunswick's 14 historic squares. These public green spaces were initially designed in 1771 by George McIntosh and inspired by the "Savannah Grid Plan" developed by General James Oglethorpe. These historic parks had fallen into disrepair over the years and gave the appearance of being nothing more than vacant lots interspersed in the downtown and residential areas of the city.

Over the past 20 years, Signature Squares has formed several strategic partnerships for in-kind and discounted services to assist in its mission of renovating the historic squares and communicating the unique history of Brunswick as a Port City. These partnerships have been leveraged to provide matching funds for grants from the COB and other multiple donor organizations. In addition, SSB is able to maximize their efforts in raising funds without having any administrative costs. These efforts have led to the completion of 10 restoration projects encompassing 5 historic squares. To date SSB has raised and leveraged funding support amounting to over \$2.8 million dollars used to complete these projects. These projects have been so impactful that the citizens of Glynn County voted to provide \$500,000 in SPLOST '22 to continue these efforts.

The approval of SPLOST '22 provides a new opportunity for Signature Squares. With a significant amount of funding available for projects, SSB and the City of Brunswick staff began searching for grants that make larger impacts on the goal of completing all of the squares. The Georgia Outdoor Stewardship Grant has been identified as an opportunity to provide this funding.



Queen Square Northwest



Wright Square Groundbreaking



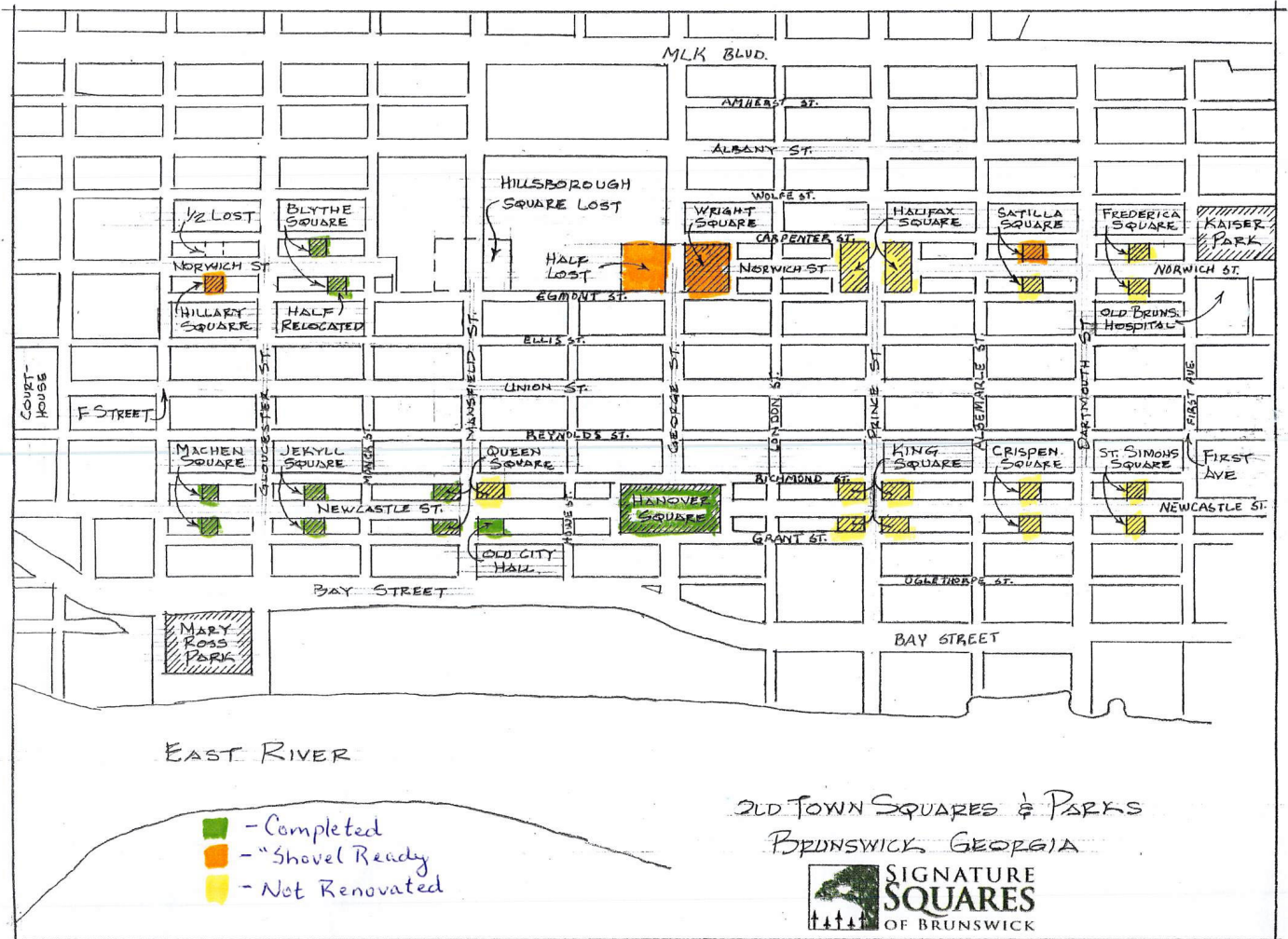
Hanover Square

Georgia Outdoor Stewardship Program 2024-25

Grant Opportunity

City of Brunswick & Signature Squares of Brunswick, Inc

- Grant applications open in August 2024 - COB to be grant applicant in partnership with SSB. Min. grant award is \$500,000 and Max. award is \$3M.
- Pre-application period opens August 1, 2024 with final deadline in Mid-October 2024.
Requires project plans/schematics and cost estimates, City Resolution, letters of financial commitment from sponsors & partners.
- Level II applicants notified by March 2025 (if selected) with final deadline on May 30, 2025. Will require Shovel-ready construction plans and cost estimates.
- Final Grant Approval Notification in Summer 2025.
- 25% match required as cash funds and in-kind.
- Max of 24 months full completion deadline for all funded projects and reporting.
- Funding Commitments required by October 2024. Funding will not be needed for expenditure until project is underway in late 2025 or before completion in 2026.



Project Budget

Cost Per Square:

Wright Square—Phase II	\$350,000
Hillary Square - West Side	\$125,000
St Simons Square West	\$161,845
St Simons Square East	\$161,080
Satilla Square West	\$153,535
Satilla Square East	\$128,405
Queen Square S E	\$190,350
King Square S W	\$177,436
King Square S E	\$169,415
King Square N W	\$183,855
King Square N E	\$188,230
Halifax Square South	\$231,900
Halifax Square North	\$214,935
Frederica Square West	\$149,360
Frederica Square East	\$160,694
Crispen Square West	\$155,245
Crispen Square East	\$146,715
Research, Design, and Construction of Interpretive Signs	\$ 17,000

Total proposed cost \$3,065,000

The 25% match, if no in-kind, would be \$815,000. City has \$500,000 in SPLOST '22 to leverage toward the 25% match. This leaves a balance of \$315,000 to be raised within the community or offset with in-kind services such as landscape architecture design work or other Public Works or vendor service fee reductions. Letters of financial commitment would need to be included with the initial application.



Jekyll Square West Under Construction



Queen Square Northwest Before
Queen Square Northwest After





Jekyll Square West

Jekyll Square East



Welcome to Wright Square

THIS SQUARE IS FOR YOU

Enjoy this public green space, made possible by the founders of Georgia's colony. This four-acre square is one of Brunswick's largest squares. Four blocks west, Hanover Square is the same size.

Many homes around Wright Square were built in the late 1800s during a boom time in the lumber industry. A neighborhood was forming and Wright Square offered serenity with the rise in population. Cherished through generations, even a 1915 skating rink proposal was rejected when neighbors were concerned about potential noise and crowds.



Wright Square is named for Sir James Wright, the last Colonial Governor of Georgia who served until the end of the American Revolutionary War.

WRIGHT SQUARE RETURNED

Wright Square lost half its green space in the 1950s to build Glynn County Junior High School, later known as Glynn Middle School. Sixty years later, a newer middle school opened at a different location and the old building on this square was demolished in 2012. That same year, a land swap between the City of Brunswick and the Board of Education for the

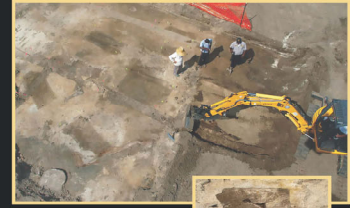
northern half of Wright Square was finalized – reconnecting the two halves back into a fully intact four-acre square with the removal of George Street in 2021, which had bisected the square.



(Above) Glynn County Junior High (1954 to 2009) was built on the northern half of Wright Square which was formerly bisected by George Street. Photo courtesy of Glynn County Board of Education.



(Right) The school building, later known as Glynn Middle School, was demolished in 2012.



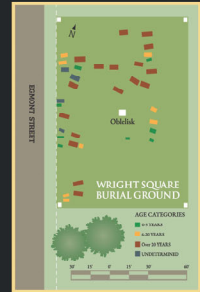
(Above and Right) The first known burials of Brunswick's residents c. 1771. Photo courtesy of Bill Weeks.



FIRST BRUNSWICK BURIAL GROUND

Wright Square was the burial ground of Brunswick's earliest colonial settlers. Archaeologists in 2013 identified 37 burial sites that appear to be arranged in family groups, though there may be up to 75 interments.

The graves face the rising sun in the Christian burial tradition. Without documentation lost over the centuries, we do not know with certainty the identities of those interred. You're in a reverent place as we honor the contributions of these earliest residents.



CITY OF BRUNSWICK

©2024 Signature Squares of Brunswick, Inc.

Signature Squares of Brunswick, a nonprofit organization founded to restore and preserve the parks and squares within the historic districts of Brunswick, gratefully acknowledges the historic preservation efforts and contributions of Landscape Architect Jerry Spencer, ASLA, and for the research offered by Bill Weeks, Mark Hanly, MD, Fred Cook and Amy Dalrick. We thank the support of the DeLong-Sweet Foundation in honor of Captain Walter E. (Bud) DeLong, USN 1918-2019; Downtown Development Authority; Historic Preservation Board; Georgia Department of Natural Resources Historic Preservation Division; National Society of The Colonial Dames of America in Georgia; National Society of The Colonial Dames of America; Brunswick Town Committee; John Anthony Wallace Magnolia Garden Club; Glynn County Commissioner Walter Rafalicki; Pi-Tech, Inc.; and 365 Total Marketing.



SIGNATURE SQUARES OF BRUNSWICK



SignatureSquares.com

Wright Square Interpretive Panel

Queen Square Northwest





SUBJECT: Approval of Public Works Surplus Vehicles & Equipment

COMMISSION ACTION REQUESTED ON: 09/04/2024

PURPOSE: To declare the listed items surplus. This will be done so that the vehicles may be disposed of through Public Auction on GovDeals.com.

HISTORY: The City of Brunswick periodically has surplus vehicles and equipment which are no longer used or may be too costly to repair. Those items are then brought to the City of Brunswick Commission to be declared surplus and are made available for sale to the public. The items listed below have been replaced, or scheduled to be replaced, and are no longer needed. The items below are all located in Public Works.

FACTS AND ISSUES: The items below are to be declared surplus. The estimated value is based on past and current auctions because no NADA or similar values are available.

2024 Surplus List 2024-08									
Stock #	Make	Model	Year	Color	VIN#	Value	Vehicle Info	Miles / Hours	Info
422010	Ford	F250	2003	White	3FTNX20L83MB26101	\$500	5.4 L V8 4X2 Truck will not start	329,711	TAG# GV2816
432017	Ford	E350 Van	2008	White	1FBSS31L78DA25418	\$2,000	5.4 L V8 4X2 Vehicle moves and runs	182,566	TAG# GV28906
422013	Chevy	Van	2001	Gold	1GAHG39R811205491	\$750	5.7 L V8 4X2 Will not start or run.	184,750	TAG# GV3913A
45202	Ford	E350 Van	2006	White	1FBSS31L46HA75120	\$1,500	5.4 L V8 4X2 Starts & runs with jump start.	50,464	TAG# GV28575
492015	Vermeer Manufacturing	BC1000 XL Brush Chipper	2006	Yellow	1VR1119361007594	\$7,000	11 ft Trailer with Chipper attached Unit is in working condition.	481 hrs	N/A
N/A	K&M International	KM8000T	2007	Yellow	1K9BU182871246136	\$4,000	4 Ton Asphalt Hotbox w/Trailer Unit is in working condition.	N/A	N/A
08-40	Dodge	Charger	2008	Metallic Gray	2B3KA43R38H254172	\$800	Runs very rough. Has electrical issues. 2.7 L V6 RWD Base Trim	129,560	TAG# GV9195N
49205	International	A7EC 4900 DT466E	1999	White	1HTSDAAR2X-H878804	\$10,000	Starts and runs. Bucket Truck Navistar Inc MFG Date 10/22/1998 MOD-AA755L Platform Height 55	70,157	TAG GV28444
49005FL1	Hyster	H80XL	1986	Yellow	G005D061245	\$500	Fork Lift- Bad Hydraulic Leak, Burns Oil with Engine Running	26345	N/A
492013	Caterpillar	CAT924F	2001	Yellow	4KNFT1921YL64371	\$1,000	Caterpillar Wheel Loader. Bad engine	258026	VIN? 5NN00470
42206	Diggitt	1981	1981	White	JF676	\$1,500	# off of Equipment 88LGB2133. Starts and runs.	3541	
432019	Navistar, Inc	Tymco 600	2008	White	1HTJTSKN68H678591	\$750	Sweeper Truck International Chassis MFG Date 09/13/2007- 6.4L Diesel International Maxxforce 7 4X2- Bad engine	129541	TAG GV29050
Total Estimate						\$30,300			

BUDGET INFORMATION:

Items approved for surplus will be auctioned off to the highest bidder on GovDeals.com. All proceeds will go to the General Fund.

OPTIONS:

Option 1: Approve the vehicles and equipment as surplus to be sold.

Option 2: Keep the items or a portion of the items.

Option 3: Do nothing at this time.

DEPARTMENT RECOMMENDATION ACTION:


The Public Works Department recommends Option 1.

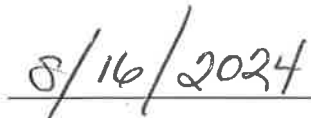
DEPARTMENT:

Prepared by: Assistant Public Works Director Rick Charnock

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION:


City Manager


Date





42206



A5202



49205

Altec



Atec

F250
SUPER DUTY





432917

STATE OPERATIONS



432019

DURASIDE

REGENERATIVE AIR SYSTEMS
WALL
WACO, TEXAS

600
AS-SWEEPER



5NN 00470

5NN 00470

492013

3



BC-1000XL

Vermeer

492015

Vermeer

KM-8000T



HYSTER

80

HYSTER

49005

KE



KM-8000T

CAUTION: HOT EXHAUST VENT

PINCH POINT

PINCH POINT



SUBJECT: GEORGIA ENVIRONMENTAL PROTECTION DIVISION SECTION 319 (h) GRANT EXTENSION AGREEMENT

COMMISSION ACTION REQUESTED ON: September 4, 2024

PURPOSE:

Approval of an extension agreement with Georgia Environmental Protection Division for the Section 319(h) grant for GI/LID Retrofits in Brunswick

HISTORY:

The City was awarded a grant from the Georgia Environmental Protection Division in 2021 which provides funding for the design and installation of Green Infrastructure (GI) and Low Impact Development (LID) features at three sites within the City. The sites identified in the scope of the project are Fire Station #1, Liberty Ship Park and Goodyear Park. The project scope at Fire Station #1 includes a pervious paving surface on the east side of the station. The scope at Liberty Ship Park includes a pervious paving surface along with bioretention areas to allow the storm water runoff to infiltrate into the ground rather than flow across the surface toward the adjacent river. The scope of the third area at Goodyear Park will provide a pervious parking surface to be able to accommodate the increased traffic at the park without adding demand on the storm water infrastructure.

The original grant agreement included \$293,056 in grant funding with a 40% local match requirement. Under the agreement, the pervious parking surface and the bioretention cells at Liberty Ship Park would be installed by City personnel as the local match portion of the grant. The permeable pavement parking surface has been installed and the installation of the bioretention cells is awaiting GDOT approval. These cells will be installed by City crews as well. The permeable pavement at Fire Station #1 and at Goodyear Park are intended to be installed with the grant funding.

FACTS AND ISSUES:

The permeable pavement areas at Fire Station #1 and Goodyear Park have been designed by Goodwyn Mills Cawood (GMC). The project has been advertised for bid, and the bids received exceeded the maximum grant funding amount available under the Section 319(h) program.

Following a conversation with EPD personnel, a solution was reached to modify the scope of the permeable pavement construction contract. The pavement on the west side of Goodyear Park

will be removed from the scope of the construction contract, and will be installed by City crews. Because of the City crews installing the parking area, the work will be counted as local match toward the grant. EPD will provide \$107,000 in additional funding to complete the permeable pavement construction at Fire Station #1 and the east side of Goodyear Park. This additional funding will also require a cash contribution of \$54,000 toward the local match.

This extension agreement also includes a time extension of six months through March 2025.

BUDGET INFORMATION:

The proposed extension agreement includes \$107,000 in additional grant funding for a total grant amount of \$400,000. The City will provide \$54,000 in cash match to be paid from SPLOST 22 – Storm Drainage funds. The attached funding summary details the grant funds and local match distribution within the grant project.

OPTIONS:

1. Authorize the Mayor to sign an extension agreement with Georgia EPD for the Section 319(h) grant – GI/LID Retrofits in Brunswick.
 2. Do not authorize the Mayor to sign an extension agreement with Georgia EPD for the Section 319(h) grant – GI/LID Retrofits in Brunswick.
 3. Take no action at this time.
-

DEPARTMENT RECOMMENDATION ACTION:

Authorize the Mayor to sign an extension agreement with Georgia EPD for the Section 319(h) grant – GI/LID Retrofits in Brunswick.

DEPARTMENT: Engineering

Prepared by: Garrow Alberson, P.E., Director of Engineering and Public Works

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION:

Authorize the Mayor to sign an extension agreement with Georgia EPD for the Section 319(h) grant – GI/LID Retrofits in Brunswick.

City Manager

Date

EPD 319 - Green Infrastructure / Low Impact Development Funding

Grant Extension values indicated in Red

Summary of Funding Sources & Uses

FUNDING USES		\$\$ Amount
GI/LID Retrofits		668,023.00
TOTAL ESTIMATED PROJECT COSTS	\$	668,023.00

FUNDING SOURCES

EPD Grant	60%	293,289.00
Extension		106,000.00
Local Match*	40%	195,734.00
Add'l per extension		73,000.00
TOTAL FUNDING USES	\$	668,023.00

Breakdown of Local Match*

UGA Marine Extension		52,233.00
City - Cash**		89,124.00
Add'l per Extension		54,000.00
City - In Kind		54,377.00
Add'l per Extension		19,000.00
Total Local Match	\$	268,734.00

Breakdown of City - Cash**

SPLOST VI - Liberty Ship Park		35,000.00
Stormwater Fund (FY 22 - 23)		54,124.00
SPLOST 22 - Storm Drainage		54,000.00
Total Cash Match	\$	143,124.00

APPENDIX A
SCOPE OF WORK
REVISION 1

ELEMENT 07
FY2020 Section 319(h) Grant

1. Project Title: GI/LID Retrofits in Brunswick - From Planning to Implementation

2. Lead Organization: City of Brunswick
601 Gloucester Street
Brunswick, GA 31520
912-267-5500
dmcraig@cityofbrunswick-ga.gov

Primary Contact: J. Garrow Alberson, P.E.
Public Works Director / City Engineer
City of Brunswick
525 Lakewood Avenue
Brunswick, GA 31520
912-267-5540
galberson@cityofbrunswick-ga.gov

Project Start Date: September 1, 2021
Project End Date: March 31, 2025

Federal Amount Requested: \$400,000

Match Amount to be Contributed: \$195,734

 **Total Project Amount:** \$489,023

3. Project Goals:

The City of Brunswick intends to implement priority Green Infrastructure/Low Impact Development (GI/LID) practices at a minimum of three locations – including two locations that leverage efforts from the 2020-2021 Rethinking Runoff Plan. The critical target areas for implementation of these GI/LID stormwater practices include stormwater retrofits at the following locations:

- **Fire Station:** 1201 Gloucester Street; Brunswick Fire Department (Permeable Pavement)

- **Liberty Ship Park:** 1 Conservation Way; City of Brunswick Park on Georgia Department of Transportation (GDOT) right-of-way (ROW) (Bioretention and Permeable Pavement)
- **Goodyear Park:** 2209 Parkwood Drive; City of Brunswick Park (Bioretention and Permeable Pavement)

Training, education and outreach activities, will be used to promote project progress and contribute to reducing nonpoint source pollution from stormwater runoff within the City of Brunswick. These activities build on the City of Brunswick's recent efforts to demonstrate the use of GI/LID in managing stormwater and be a leader for stormwater management in coastal Georgia. The hydrologic performance of installed GI/LID demonstration practices will be monitored and pollutant (sediment and nutrient) load reductions modeled to better understand and address documented water quality impairments and associated TMDLs for dissolved oxygen (DO) in the Turtle River System, as well as take proactive measures to address a potentially pending DO impairment for the Brunswick River.

4. Project Background and Reasons for Water Quality Impairments and Concerns:

According to the 2018 305(b)/303(d) list of coastal streams not supporting designated uses, the 19-mile segment of the Turtle River System is impaired for fishing due to low DO, as well as a fish consumption guidance for PCBs and a shellfishing ban. The potential cause for impairment from the 305(b)/303(d) List of Waters is municipal (M), industrial point source discharge (I1), and industrial site runoff (I2). However, the 2019 Revised TMDL Evaluation for the Brunswick Harbor noted that urban runoff was also a cause.

5. Project Activities:

Implementing Management Practices Identified in current, revised 2019 Georgia's Statewide Nonpoint Source (NPS) Management Plan:

This project will support long-term goals and associated activities in the following sections of the Revised 2019 Georgia's Statewide NPS Management Plan – (1) Urban Nonpoint Source Program – Stormwater (pages 30-33), (2) Coast (pages 46-51), and (3) Education and Outreach (pages 63-65).

Project Activity: Stakeholder Engagement - Maintain communication with stakeholder group supporting the City of Brunswick's Rethinking Runoff Plan (NOAA- Coastal Incentive Grant funded project – 2020).

Task 1: Convene a minimum of two additional meetings with stakeholders from the Rethinking Runoff Plan to update progress and seek feedback on implementation of GI/LID practices and outreach plans.

Deliverables: Agendas, presentations, minutes, hand-outs, sign-in sheets.

Measures of Success: Meeting attended by at least five stakeholders, summary of final design strategy.

Project Activity: GI/LID BMPs – Design & implement GI/LID urban stormwater BMPs at a minimum of three locations in target area watersheds to manage stormwater runoff and treat nonpoint source pollution from urban sources.

Task 2: Execute memorandum of understanding (MOU) or other agreement with Georgia Department of Transportation (GDOT) prior to design of bioretention to be installed at Liberty Ship Park that spells out obligations and conditions for construction and maintenance.

Deliverables: MOU or other agreement for access and maintenance.

Measures of Success: Signed and dated MOU or other agreement.

Task 3: Design green infrastructure stormwater BMPs at a minimum of three locations according to assessment of coastal (site) conditions.

Deliverables: Required BMP designs & specifications, permits & certificates, maps, and public outreach meeting of final design.

Measures of Success: Completed design plans and specifications that are accordance with GSMM CSS.

Task 4: Install green infrastructure stormwater BMP(s) as designed and permitted at a minimum of three locations.

Deliverables: Procurement of qualified contractor or municipal staff, fully executed contract, pre- and post-implementation inspections & photographs.

Measures of Success: Successful installation of GI/LID stormwater management and runoff treatment BMP(s).

Project Activity: Provisions for Operations and Maintenance

Task 5: Structural Best Management Practices (BMPs) shall be operated and maintained for the expected lifespan of the specific practice and in accordance with commonly accepted standards to ensure the proper functioning of the system as designed. Records of inspections and BMP maintenance shall be kept and shall be available for review upon request. This provision will survive the expiration of this contract.

Deliverables: Records of inspections and BMP maintenance kept on file with Contractor

Measures of Success: Properly functioning BMP

Project Activity: Monitoring – Monitor performance of GI/LID practices to estimate pollutant load reductions of key pollutants that influence DO (e.g., sediment and nutrients), and compare pre/post BMP impacts on DO in the Turtle and Brunswick Rivers.

Task 6: Finalize *QA/QC Monitoring Plan* for monitoring based on GAEPD guidance.

Deliverables: Approved Targeted Water Quality Monitoring Plan; Water quality data will be submitted in the template approved and provided by GAEPD within the appropriate quarterly reporting period.

Measures of Success: Plan approved by GAEPD.

Task 7. Install water level monitoring wells with pressure transducers and a rain gauge in the proximity of GI/LID practices to measure infiltration rates and rainfall. A minimum of one water level monitoring well will be installed or infiltration testing will be conducted at each location, and monitoring duration will be up to 5 months to observe performance during water quality design event.

Deliverables: Raw data of identified locations, photo-documentation of implemented sites.

Measures of Success: Installation of secured and programmed monitoring equipment to start collecting data according to *QA/QC GI/LID Monitoring Plan*

Task 8: Download water level and rainfall monitoring equipment on a monthly basis to model reductions in sediment, nitrogen, and phosphorus loads to report to USEPA Grants Reporting & Tracking System.

Deliverables: Summary of monitoring data on an event-basis and using STEPL, SWMM or other model, estimate load reductions for total nitrogen, phosphorus and sediment.

Measures of Success: Report results of monitoring data and load reduction models to GA EPD in Quarterly, Annual or Close-Out Reports, as appropriate.

Task 9: Compare and analyze Pre/Post Installation Water Quality monitoring data from the Turtle and Brunswick Rivers, as collected on a monthly basis by EPD monitoring program (Brunswick).

Deliverables: Summary report of Turtle River water quality monitoring data during the grant period.

Measures of Success: Analysis of data to demonstrate baseline conditions and trends in water quality pre- and post- BMP installation.

Project Activity: Community Engaged Outreach - Education/outreach throughout the life of this project to promote GI/LID stormwater BMPs and increase understanding among residents.

Task 10: Develop a communication, education and outreach (CEO) plan. The plan may include educational activities such as classes, volunteer events, field trips, workshops, construction training, litter campaigns, a website, social media campaigns, passive signage, etc.

Deliverables: Schedule of educational activities.

Measures of Success: Participation in educational activities by a minimum of 30 City of Brunswick residents, documentation of knowledge gained. The CEO plan will provide diverse, equitable and inclusive engagement opportunities for Brunswick residents.

Task 11: Implement communication, education and outreach Plan.

Deliverables: Conduct a minimum of five educational events described in the schedule of the communication, education, and outreach plan.

Measures of Success: Participation in educational activities by a minimum of 40 City of Brunswick residents (total), documentation of knowledge gained.

Task 12: Present various phases of at least one green infrastructure project at a minimum of one conference/seminar/workshop/webinar in/near Coastal Georgia to motivate/incentivize local coastal attendees who could potentially implement GI technology (i.e., Georgia Rural Water Association Conference, Georgia Water Resources Conference, Georgia Association of Regional Commissions Conference, Georgia Municipal Association, Association of County Commissioners of Georgia, Georgia Association of Water Professionals Annual Conference, Georgia Environmental Conference (Jekyll Island) or similar).

Deliverables: Oral presentation, PowerPoint file.

Measures of Success: Present to an audience of at least 20 and have follow up conversations with at least 5 individuals after presentation for the purpose of networking, offering technical assistance, etc.

Task 13: Summarize project process, outcomes and role in managing stormwater in a factsheet/short report/brochure/ArcGIS Storymap (two of these resources will be selected and created based on feedback from project partners and stakeholders) to post on website(s), deliver to news media, distribute to the public.

Deliverables: Resources (i.e. project summary report, factsheet, brochure, ArcGIS Story map, webpage, social media, news media, etc.)

Measures of Success: Post resources in .pdf file format on open-source website, distribute as press release to news media or via social media, available to 3000+ coastal residents.

Task 14: Conduct at least one field tour for City/County Managers, City/County Engineers and other environmental professionals not in the City of Brunswick to learn about projects as Case Studies and visits appropriate BMP sites.

Deliverables: Notices, agendas, presentations, sign-in sheets, before/after surveys, and photos.

Measures of Success: Accumulated attendance of at least 15 participants, 10% improvement in before and after workshop knowledge surveys.

Task 15: Add installed GI/LID BMPs to “Coastal LID BMP Inventory”

Deliverables: Field data sheets including assessment and photos.

Measures of Success: Inclusion of installed GI/LID BMPs in the 2025 update to the “Coastal LID BMP Inventory,” including 500+ website views

Project Activity: Identification of Documents and Projects

Task 16: All construction or demonstration projects, reports, maps, signage and other products completed under this Scope of Work shall carry the following notation on a

conspicuous sign on the front cover or a title page (or in the case of maps, in the same block).

Deliverables: Identification for each project or product to give recognition to the Lead or Secondary Organization or both and to contain the following notation:

The preparation of this sign was financed in part through a grant from the U.S. Environmental Protection Agency under the Provisions of Section 319(h) of the Federal Water Pollution Control Act, as amended. Environmental Protection Division of the Department of Natural Resources, State of Georgia, Month and Year (date sign was produced). (Example: January 2020).

Measures of Success: 100% installation of signage at project site or identification of product.

Project Activity: Project Reporting and Evaluation

Task 18: Submit Quarterly Invoices and Status Reports

Deliverables: Invoices and reports on 15th of January, April, July, and October during term of the project using template provided by GAEPD for inclusion in the USEPA Grants Reporting and Tracking System

Measures of Success: Documentation of progress and expenditures according to Project Schedule.

Task 19: Participate in project review meetings with GAEPD. In the first year of the project term, project review meetings will be held six months and twelve months after the project start date. In all subsequent years of the project term, project review meetings will be held annually.

Deliverables: Attendance at meetings and verbal or written responses to GAEPD

Measures of Success: Full participation at all project review meetings.

Task 20: Submit Final Invoice and Close-Out Report

Deliverables: Final Invoice and Close-Out Report using template provided by GAEPD for inclusion in the USEPA Grants Reporting and Tracking System within 60 days of contract term.

Measures of Success: Final Invoice and Close-Out Report documenting completion and evaluation of project activities on schedule & within budget.

6. Roles and Responsibilities of Participating Organizations:

Organization Name	Specific Responsibilities
City of Brunswick	<ul style="list-style-type: none"> • Account for 40% of total project costs in matching funds or in-kind services • Pay funds to appropriate contractor(s) and vendor(s) • Request reimbursements from GAEPD on a quarterly basis

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	<ul style="list-style-type: none"> Track the progress of project activities completed, grant funds expended, and match values provided in accordance with the drawdown & implementation schedule Complete and submit quarterly progress reports and invoices to GAEPD by January 15th, April 15th, July 15th, and October 15th of each project year Complete & submit Close-Out Report at conclusion of project Participate in green infrastructure project design and construction (when appropriate) Participate in development of education and outreach plan
GAEPD	<ul style="list-style-type: none"> Provide 60% of total project costs Review and approve project deliverables Participate in meetings, as appropriate Review and assist as needed with 319(h) Grant protocols Provide project oversight and contract management Provide monitoring guidance and training
Other Partners	Specific Responsibilities
UGA Marine Extension and Georgia Sea Grant	<ul style="list-style-type: none"> Participate in meetings Provide technical support for design and construction oversight for GI/LID projects Lead education and outreach efforts, including development and implementation of the education and outreach plan, as well as equitable, informative, and educational outreach materials and activities Provide monitoring equipment (pressure transducers, rain gauges, and associated data retrieval devices) and support staff to collect and manage hydrologic performance data Provide \$52,233 in match, as well as assist City of Brunswick with match documentation Facilitate stakeholder meetings and maintain communication with “Rethinking Runoff” plan stakeholder group Letter of Commitment describing functions attached
GA DNR-CRD	<ul style="list-style-type: none"> General Stakeholder Serve on Stakeholder Committee Assist in education and outreach efforts Provide Technical Assistance Letter of Commitment describing functions attached
The Nature Conservancy	<ul style="list-style-type: none"> General Stakeholder Serve on Stakeholder Committee

	<ul style="list-style-type: none"> • Letter of Commitment describing functions attached
<p>Keep Golden Isles Beautiful</p>	<ul style="list-style-type: none"> • General Stakeholder • Serve on Stakeholder Committee • Promote education and outreach programming through existing partnerships with local schools, community groups, and others • Assist in education and outreach efforts • Letter of Commitment describing functions attached

7. Project Location:

Street address: 1201 Gloucester Street (Brunswick Fire Department)

City or Cities: Brunswick

County or Counties: Glynn

Latitude (decimal degrees): 31.150768

Longitude (decimal degrees): -81.490021

- Approximately 2,850 square feet of permeable pavement

Street address: 1 Conservation Way (Liberty Ship Park)

City or Cities: Brunswick

County or Counties: Glynn

Latitude (decimal degrees): 31.124267

Longitude (decimal degrees): -81.481526

- Approximately 2,800 square feet of bioretention and 7,000 square feet of permeable pavement

Street address: 2209 Parkwood Drive (Goodyear Park)

City or Cities: Brunswick

County or Counties: Glynn

Latitude (decimal degrees): 31.174709

Longitude (decimal degrees): -81.487449

- Approximately 9,400 square feet of permeable pavement and 1,200 square feet of bioretention

a) Project Area Description and Map:

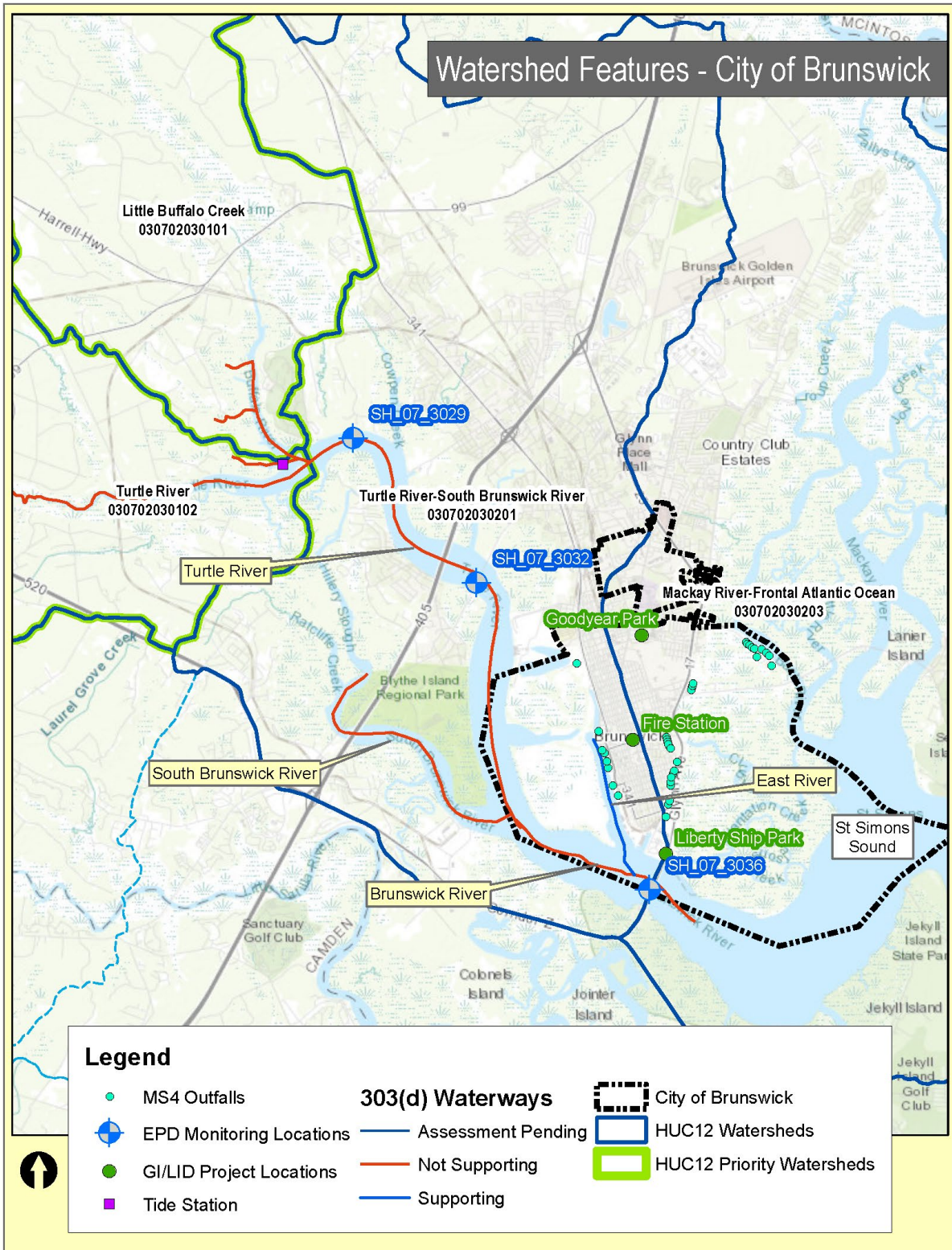


Figure 1. City of Brunswick Watershed Features (Priority HUC-12 Watersheds, 303(d) streams, EPD Monitoring Locations, MS4 Outfalls, GI/LID Project Locations, and Tide Station).

b) Watershed Characteristics:

Size of Watershed(s) or Drainage Area (Acres):

- 51,924 acres; HUC12 (030702030201) – Turtle River-South Brunswick River;
 - *Primary watershed draining western Brunswick*
- 59,589 acres; HUC12 (030702030203) – Mackay River-Frontal Atlantic Ocean;
 - *Primary watershed draining eastern Brunswick*
- 66,924 acres; HUC12 (030702030101) – Little Buffalo Creek;
 - *Upstream Priority Watershed – receives runoff from Brunswick due to tidal influence*
- 59,156 acres; HUC12 (030702030102) – Turtle River;
 - *Upstream Priority Watershed – receives runoff from Brunswick due to tidal influence*

Size of GI/LID Project Drainage Area:

- Fire Station (permeable pavement & cistern)
 - ~0.2 acres
- Liberty Ship Park (bioretention)
 - ~0.9 acres
- Goodyear Park (permeable pavement)
 - ~0.3 acres

c) Land Uses within the Watershed(s) or Project Area (Percentages):

Land Use/Land Cover Changes are provided below for the two HUC12 watersheds that Brunswick is located, as well as collectively from these two plus the two “upstream” Priority HUC12 Watersheds that receive runoff from Brunswick due to tidal influence. Lastly, Land Use classes are provided for the three project areas. The Fire Station and two parks have been here for decades and are sites of retrofits to remove impervious area and install GI/LID practices.

HUC12 (030702030201) – Turtle River-South Brunswick River

<u>Categories</u>	<u>2001</u>	<u>2016</u>	<u>Changes</u>
Agricultural	0.5%	0.8%	+0.3%
Commercial Forestry	0.0%	0.0%	none
Urban/Residential	22.4%	25.8%	+3.4%
Mining/Extraction	0.0%	0.0%	none
Forest/Natural Areas	28.3%	25.5%	-2.8%
Open Water	16.1%	15.8%	-0.4%
Wetlands	32.6%	32.1%	-0.5%
TOTAL	100%	100%	0%

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HUC12 (030702030203) – Mackay River-Frontal Atlantic Ocean

<u>Categories</u>	<u>2001</u>	<u>2016</u>	<u>Changes</u>
Agricultural	3.8%	3.6%	-0.3%
Commercial Forestry	0.0%	0.0%	none
Urban/Residential	16.3%	18.4%	+2.0%
Mining/Extraction	0.0%	0.0%	none
Forest/Natural Areas	15.2%	12.9%	-2.3%
Open Water	19.8%	20.3%	+0.5%
Wetlands	44.8%	44.8%	+0.1%
TOTAL	100%	100%	0%

Four HUC12 Watersheds combined:

HUC12 (030702030201) – Turtle River-South Brunswick River;

HUC12 (030702030203) – Mackay River-Frontal Atlantic Ocean;

HUC12 (030702030101) – Little Buffalo Creek; and

HUC12 (030702030102) – Turtle River.

<u>Categories</u>	<u>2001</u>	<u>2016</u>	<u>Changes</u>
Agricultural	0.5%	0.8%	+0.3%
Commercial Forestry	0.0%	0.0%	none
Urban/Residential	11.6%	13.0%	+1.4%
Mining/Extraction	0.0%	0.0%	none
Forest/Natural Areas	37.8%	36.3%	-1.5%
Open Water	9.7%	9.8%	+0.0%
Wetlands	40.3%	40.1%	-0.2%
TOTAL	100%	100%	0%

Fire Station; Liberty Ship Park; Goodyear Park

<u>Categories</u>	<u>2001</u>	<u>2016</u>	<u>Changes</u>
Urban/Residential	100%	100%	+0.0%

Earlier Data Source & Date (for all of the above):

- Multi-Resolution Land Characteristics Consortium (MRLC.GOV)
National Land Cover Database (NLCD), NLCD 2001 Land Cover

Later Data Source & Date (for all of the above):

- Multi-Resolution Land Characteristics Consortium (MRLC.GOV)
National Land Cover Database (NLCD), NLCD 2016 Land Cover

d) Hydrologic Unit Code(s), Watershed Name(s) and Priority Watershed(s):

HUC #: 030702030201 Name: Turtle River-South Brunswick River Priority: N/A

- City of Brunswick draining to the west

HUC#: 030702030203 Name: Mackay River-Frontal Atlantic Ocean Priority: N/A

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- City of Brunswick draining to the east

HUC #: 030702030101 Name: Little Buffalo Creek Priority: X

- Due to tidal influence, stormwater outflow from City of Brunswick will travel into this Priority HUC-12 Watershed

HUC #: 030702030102 Name: Turtle River Priority: X

- Due to tidal influence, stormwater outflow from City of Brunswick will travel into this Priority HUC-12 Watershed

Although the discharge point into the South Brunswick River is “downstream” of two Priority HUC-12 Watersheds (Turtle River and Little Buffalo Creek), the Brunswick River and Turtle River System (Turtle River, Buffalo River, and South Brunswick River) are tidally-influenced systems, so runoff and associated pollutants discharged into the Brunswick River will travel upstream during a rising tide to impact the two Priority HUC-12 Watersheds, as shown in Figure 1. Based on tide stations described below, the head of tide extends into the impaired reach of the Turtle River System and into the two Priority HUC-12 Watersheds. Key distances from stormwater discharge points in relation to the priority HUC-12 Watersheds and impaired stream segment are noted below:

- The East River, which drains the western half of the City, is located approximately:
 - 1.5 miles “downstream” of the impaired segment of the Turtle River System
 - 9.5 miles “downstream” of the priority watershed boundary
- One of the tidal channels to the east of Hwy 17 that drains the southeastern section of the City is located approximately:
 - 2.25 miles “downstream” of the impaired segment of the Turtle River System
 - 10.25 miles “downstream” of the priority watershed boundary

8. Nonpoint Source Pollution Impairments and Healthy Waters:

a) 2020 Section 305(b)/303(d) List of Waters:

Segment Name/Length (Miles) or (Embayment Acreage)	Reach Description from Section 305(b)/303(d) List of Waters	County Location(s)	Criterion Violated, Healthy Water or Documented Water Quality Impairment	Listing Status Category 1, 2, 3, 4 (a-c), or 5
Brunswick River (5 miles)	South Brunswick River to St. Simons Sound (Brunswick)	Glynn	Criterion: Se Source: NP, UR Not Supporting, fishing	5 (Se) (DO, Assessment Pending)
East River (2 miles)	Academy Creek to the Brunswick River	Glynn	Supporting	1 (FC TMDL completed in 2016)
Turtle River System (19 miles)	Brunswick: Turtle River, Buffalo River, and South Brunswick River	Glynn	Criterion: DO, FCG (PCBs), SB Sources: M, I1, I2 Not Supporting, Fishing	4a (sources of DO are I1 & M, SB & PCBs are I2)
St. Simons Sound (10 sq. miles)	Glynn County	Glynn	Assessment Pending (for arsenic – inorganic form)	3

b) Title and Date of TMDL, if applicable

Revised TMDL Evaluation for Brunswick Harbor in the Satilla River Basin for Dissolved Oxygen – November 2019

c) Known Impairments not on the 305(b)/303(d) List of Waters:

- *Not Applicable*

9. Post-BMP Water Quality Monitoring:

- ✓ Project will include water quality monitoring
 - X Targeted Monitoring under a Quality Assurance Project Plan (QAPP) to track trends in water quality improvement or evaluate effectiveness of new technology BMPs
 - Monitoring under a Sampling Quality and Assurance Plan (SQAP) to qualify and assess data for Georgia 305(b)/303(d) List of Waters
- ~~Project Will Not Include Water Quality Monitoring~~

Project will include installation of secured and programmed monitoring equipment (i.e., pressure transducers and rain gauge) and follow a QA/QC Monitoring Plan similar to the recently completed 319(h) Grant-funded Project, “FY15-17, Monitoring Infiltration Rates

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of Coastal LID Practices – Phase 1,” where the hydrologic performance of the implemented BMPs will be evaluated to estimate runoff volume and pollutant load removal rates. Monitoring equipment to be provided by UGA Marine Extension and Georgia Sea Grant. A QA/QC Monitoring Plan will be developed in Quarter #1 and submitted to EPD in Quarter #2. Data collection, analysis and reporting according to QA/QC GI/LID Monitoring Plan will be conducted by UGA after construction is complete.

10. **Project Budget:**

Line Item	Line Item Description	319(h) Grant Funds (60% Maximum)	Non-Federal Matching Funds (40% Minimum)	Total
A	<u>Personnel</u> City of Brunswick Staff Personnel: Contribution and salary vary by employee, current employees have expected contributions ranging from 0.01 to 0.05 FTE and salaries ranging from \$33,280 to \$76,000. Please see budget narrative for additional details.	\$0	\$39,014	\$39,014
	Sub Total:	\$0	\$39,014	\$39,014
B	<u>Fringe Benefits</u> City of Brunswick Staff Fringe: Fringe Rate varies by employee, current employees have fringe rates ranging from 24.2% to 47.7% Please see budget narrative for additional details.	\$0	\$15,363	\$15,363
	Sub Total:	\$0	\$15,363	\$15,363
C	<u>Travel:</u> N/A	\$0	\$0	\$0
	Sub Total:	\$0	\$0	\$0

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Line Item	Line Item Description	319(h) Grant Funds (60% Maximum)	Non-Federal Matching Funds (40% Minimum)	Total
D	<u>Equipment:</u> N/A	\$0	\$0	\$0
	Sub Total:	\$0	\$0	\$0
E	<u>Supplies:</u> N/A	\$0	\$0	\$0
	Sub Total:	\$0	\$0	\$0
F	<u>Contractual:</u> Contractor Name: University of Georgia Marine Extension and Georgia Sea Grant Description of Duties: Lead efforts under <i>Project Activity</i> "Stakeholder Engagement" and <i>Project Activity</i> "Community Engaged Outreach"	\$30,542	\$30,542	\$61,084
	Contractor Name: University of Georgia Marine Extension and Georgia Sea Grant Description of Duties: Lead efforts under <i>Project Activity</i> "Monitoring"	\$21,691	\$21,691	\$43,382
	Contractor Name: Goodwyn Mills and Cawood (GMC) Description of Duties: grant administration, grant reporting	\$12,000	\$12,000	\$24,000
	Contractor Name: Goodwyn Mills and Cawood (GMC) Description of Duties: design, engineer, survey, and obtain permits for GI/LID BMPs for Fire Station Site, Liberty Ship Park, and Goodyear Park	\$40,000	\$0	\$40,000
	Contractor Name: EBD Description of Duties: Install Permeable Pavement at Fire Station and Goodyear Park Number and Type of BMP: Permeable Pavement	\$61,458	\$20,000	\$81,458

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Line Item	Line Item Description	319(h) Grant Funds (60% Maximum)	Non-Federal Matching Funds (40% Minimum)	Total
	Contractor Name: City-led Description of Duties: Install GI/LID BMPs at Liberty Ship Park and bioretention at Goodyear Park. Number and Type of BMP: Bioretention and Permeable Pavement	\$64,292	\$35,000	\$99,292
	Sub Total	\$293,289	\$141,357	\$434,646
G	Other: N/A	\$0	\$0	\$0
	Sub Total	\$0	\$0	\$0
H	Total Direct Charges: (Sum of A-H)	\$400,000	\$195,734	\$489,023
I	Indirect Charges: N/A	\$0	\$0	\$0
J	Total: (Sum of I and J)	\$400,000	\$195,734	\$489,023

Narrative Justification for Line Items (Federal, Match or Both):

- **Personnel Narrative Justification (A): \$39,014**
Personnel time on this project will be used as In-Kind Match.
Expected contributions and current salaries from staff are summarized in the attachment: “City of Brunswick Personnel & Fringe.pdf”. They are also described in the bulleted list below, along with responsibilities and duties.
 - Public Works Director
 - Responsibilities/Duties: Primary project manager, review deliverables from subcontractors, manage staff.
 - \$76,000 salary at 0.04 FTE for 3 years. - \$9,120
 - Engineering Technician
 - Responsibilities/Duties: Assist with coordination of City’s Stormwater Masterplan, site selection, plan review, support Public Works Director.
 - \$37,710 salary at 0.05 FTE for 3 years. - \$5,656
 - Assistant Director of Public Works
 - Responsibilities/Duties: Assist with coordination of City’s Stormwater Masterplan, identify drainage needs, site selection, plan review, support Public Works Director.
 - \$53,144 salary at 0.04 FTE for 3 years. - \$6,377
 - Field Support Superintendent, Public Works

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- Responsibilities/Duties: Assist with coordination of City’s Stormwater Masterplan, identify drainage needs, site selection, coordinate construction for City-led projects, equipment operator.
- \$54,038 salary at 0.04 FTE for 3 years. - \$6,484
- Administrative Assistant, Public Works
 - Responsibilities/Duties: Administrative support to coordinate meetings, assist with compiling grant administration documentation for the City (e.g., timesheets).
 - \$33,280 salary at 0.05 FTE for 3 years. – \$4,992
- Director of Planning, Development, and Codes
 - Responsibilities/Duties: Site selection, support determining site suitability from standpoint of potential development and allowable site usage, plan review.
 - \$63,980 salary at 0.01 FTE for 3 years. - \$1,919
- Director of Community Services
 - Responsibilities/Duties: Coordinate Neighborhood Planning Assembly (NPA) organizations for projects in specific NPAs, facilitate presentations to NPAs and compiling groups’ comments and input.
 - \$62,795 salary at 0.015 FTE for 3 years. - \$2,825
- Assistant Finance Director
 - Responsibilities/Duties: Assist with financial administration of the grant, oversee payment of consultant invoices and prepare required documentation to verify matching funds.
 - \$54,724 salary at 0.01 FTE for 3 years. - \$1,641
- **Fringe Benefits Narrative Justification (B):**
Fringe benefits will be used as In-Kind Match.
Fringe benefits of the City of Brunswick include: annual holidays, vacation leave, sick leave, workers' compensation, group medical and hospital insurance, group life insurance, and retirement. Fringe Rate varies for each employee based on several factors. Current fringe rates and expected contributions for staff are summarized in the attachment: “*City of Brunswick Personnel & Fringe.pdf*”
- **Travel Narrative Justification (C):**
Travel is not being charged as part of this grant.
- **Equipment Narrative Justification (D):**
No individual items have an acquisition cost greater than \$5,000.
- **Supplies Narrative Justification (E):**
Supplies are not being charged as part of this grant.
- **Contractual Narrative Justification (F):**
 - UGA Marine Extension and Georgia Sea Grant – Technical Assistance for “Stakeholder Engagement” and “Community Engaged Outreach” Project Activities:
This contractual item totals \$61,084, with 50% (\$30,542) coming from Grant funds, and UGA providing 50% (\$30,542) as Match.

- Responsibilities/Duties: facilitate stakeholder meetings and maintain communication with “Rethinking Runoff” plan stakeholder group, provide technical support for construction oversight of GI/LID projects, lead education and outreach efforts under the *Project Activity* “Community Engaged Outreach,” and provide \$30,542 in match. Each responsibility/duty is matched 1:1 with staff support and materials to complete each task. UGA will develop the communication, education, and outreach (CEO) plan, and implement the CEO plan. This will include creating and posting resources on open-source website, distribute to news media, and/or post on social media to describe the project process, outcomes, and role in managing stormwater. UGA will also present the phases of this project at a conference and lead a field tour of the completed sites.

Estimate grant costs by budget category are:

Personnel ~ \$16,860 in grant funds; ~200 student hours (\$3,000), \$7,000 in communications staff support (0.15 FTE), \$1,500 in clerical staff support/reporting (0.03 FTE) and ~ \$5,400 faculty and staff technical guidance (0.08 FTE)

Supplies ~ \$3,000 in grant funds

Travel ~ \$650 in grant funds

F&A/Indirect Costs (49%) ~ \$9,885 in grant funds

- The following is a list of activities associated with each proposed task and estimated costs:
 - Task #1 – Convene a minimum of two additional meetings with stakeholders from the RR Plan to update progress and seek feedback on implementation of GI/LID practices and outreach plans
 - Estimated Cost (Match + Grant Funds) = \$9,520
 - Includes salary support (faculty, staff, and students), communication deliverables, meeting space fees, handouts, and meeting materials
 - Task #10 – Develop CEO Plan (Communication, Education, & Outreach) – may include educational activities such as classes, volunteer events, field trips, workshops, construction training, litter campaigns, a website, social media campaigns, passive signage, etc.
 - Estimated Cost (Match + Grant Funds) = \$6,558
 - Includes salary support (faculty, staff, and students), graphic and editing design support, website/social media promotion
 - Task #11 – Implement CEO Plan (conduct a minimum of 5 educational events)
 - Estimated Cost (Match + Grant Funds) = \$21,350
 - Includes salary support (faculty, staff, and students), graphic and editing design support, signage, website/social media

- promotion, travel, education and outreach event supplies and materials, event registration fees
-
- Task #12 – Present various phases of at least one project at a minimum of one conference/seminar/workshop/webinar.
 - Estimated Cost (Match + Grant Funds) = \$9,064
 - Includes salary support (faculty, staff, and students), graphic and editing design support, website/social media promotion, handout or poster printing, travel, conference registration fees
- Task #13 – Summarize project process, outcomes, and role in managing stormwater in a factsheet/short report/brochure/ArcGIS Storymap
 - Estimated Cost (Match + Grant Funds) = \$9,888
 - Includes salary support (faculty, staff, and students), graphic and editing design support, website/social media promotion, software/licensing
- Task #14 – Conduct at least one field tour
 - Estimated Cost (Match + Grant Funds) = \$3,760
 - Includes salary support (faculty, staff, and students), communication deliverables, meeting space/transportation costs, handouts, website/social media promotion,
-
- Task #15 – Add installed GI/LID BMPs to “Coastal LID Inventory”
 - Estimated Cost (Match + Grant Funds) = \$940
 - Includes salary support (faculty, staff, and students), website support
- UGA Marine Extension and Georgia Sea Grant – Monitoring Technical Assistance:
This contractual item totals \$43,382, with 50% (\$21,691) coming from Grant funds, and UGA providing 50% (\$21,691) as Match.
 - Responsibilities/Duties: draft and finalize *QA/QC Monitoring Plan* for monitoring program, provide monitoring equipment (pressure transducers, rain gauges, and associated data retrieval devices) and support staff to collect and manage hydrologic performance data, and provide \$21,691 in match. Each responsibility/duty is matched 1:1 with staff support and materials to complete each task.

Estimate grant costs by budget category are:

Personnel ~ \$9,360 in grant funds; ~200 student hours (\$3,000), \$1,200 in communications staff support (0.03 FTE), \$750 in clerical staff support/reporting (0.03 FTE) and ~ \$4,410 faculty and staff technical assistance/field support (0.065 FTE)

Supplies ~ \$5,000 in grant funds

Travel ~ \$200 in grant funds

F&A (49%) ~ \$7,130 in grant funds

- The following is a list of activities associated with each proposed task and estimated costs:
 - Task #6 – Finalize QA/QC Monitoring Plan
 - Estimated Cost (Match + Grant Funds) = \$1,705
 - Includes salary support (faculty, staff, and students), communication deliverables, website support
 - Task #7 – Install Water Level Wells & Rain Gauges
 - Estimated Cost (Match + Grant Funds) = \$12,130
 - Includes salary support (faculty, staff, and students), purchasing of monitoring equipment and rain gauges, assembly of monitoring wells, field installation and inspection
 - Task #8 – Download Water Level and Rain Gauge Monitoring Equipment monthly for 12 months & Model Reductions in Sediment, Nitrogen, and Phosphorus Loads.
 - Estimated Cost (Match + Grant Funds) = \$13,990
 - Includes salary support (faculty, staff, and students), monthly data download, field support, travel, maintenance of field sites/equipment
 - *Task #9 – Compare and Analyze Pre/Post Installation of WQ Data from Turtle and Brunswick Rivers*
 - *This one is GMC led*
 - Estimated Cost (Match + Grant Funds) = \$1,290
 - Includes salary support (faculty, staff, and students), communication deliverables, website/social media
- Goodwyn Mills and Cawood (GMC) – Grant Administration/Reporting Technical Assistance:

This contractual item totals \$24,000, with 50% (\$12,000) coming from Grant funds, and the City paying 50% (\$12,000) as Match.

 - Responsibilities/Duties: assist City with grant administration, lead grant reporting efforts, interpret and summarize water level, rain gauge, and in-stream DO monitoring data for reports.
- Engineering Design: TBD

This contractual item totals \$40,000, and it will be paid with Grant funds.

 - Responsibilities/Duties: design, engineer, survey, obtain permits, and provide construction administration for GI/LID BMPs for Fire Station Site, Liberty Ship Park, and Goodyear Park. The construction cost for these three project locations totals approximately \$266,000, so a standard estimate of 150% of total project cost was used to estimate this component. This total of \$40,000 is being applied entirely to grant funds.
- Install Permeable Pavement at Fire Station and Goodyear Park: TBD

This contractual item totals \$81,458, with \$61,458 coming from Grant funds, and the City contributing \$20,000 as Match through equipment usage and labor, in-kind time, and construction cost.

- Construction Contract: this item is planned to cover approximately 2,850 square feet of permeable pavement parking at the Fire Station and approximately 9,400 square feet of permeable pavement parking at Goodyear Park. A construction cost estimate for the conceptual design is included in the attachment:
 - *“Budget_Construction Cost for Section 319h FY2020-Brunswick.pdf”*
- Install GI/LID BMPs at Liberty Ship Park and bioretention at Goodyear Park: City-led

This contractual item totals \$99,292, with \$64,292 coming from Grant funds, and the City contributing \$35,000 as Match through equipment usage and labor, in-kind time, and construction cost.

- Construction Contract: this item is planned to cover approximately 7,000 square feet of permeable pavement parking and 2,800 square feet of bioretention at Liberty Ship Park and approximately 1,200 square feet of bioretention at Goodyear Park to intercept runoff from existing impervious surfaces. A construction cost estimate for the conceptual design is included in the attachment:
 - *“Budget_Construction Cost for Section 319h FY2020-Brunswick.pdf”*
- **Other Narrative Justification (G):**
There are no “Other” items being charged as part of this grant.
- **Indirect Charges Narrative Justification (I):**
No indirect charges will be applied for with this grant.

11. Project Schedule: See attached EXCEL form:

“Section 319h_Project Schedule_Brunswick_4-25-21_RAB.xls”

12. Project Attachment(s):

“City of Brunswick Personnel & Fringe.pdf”

“Budget_Construction Cost for Section 319h FY2020-Brunswick.pdf”



SUBJECT: PERMEABLE PAVEMENT CONSTRUCTION – GEORGIA ENVIRONMENTAL PROTECTION DIVISION SECTION 319 (h) GRANT

COMMISSION ACTION REQUESTED ON: September 4, 2024

PURPOSE:

Approval of a contract with Curb & Gutter Professionals, Inc. for construction of permeable pavement parking surfaces at Fire Station #1 and Goodyear Park

HISTORY:

The City was awarded a grant from the Georgia Environmental Protection Division in 2021 which provides funding for the design and installation of Green Infrastructure (GI) and Low Impact Development (LID) features at three sites within the City. The sites identified in the scope of the project are Fire Station #1, Liberty Ship Park and Goodyear Park. The project scope at Fire Station #1 includes a pervious paving surface on the east side of the station. The scope at Liberty Ship Park includes a pervious paving surface along with bioretention areas to allow the storm water runoff to infiltrate into the ground rather than flow across the surface toward the adjacent river. The scope of the third area at Goodyear Park will provide a pervious parking surface to be able to accommodate the increased traffic due at the park without adding demand on the storm water infrastructure.

The pervious parking surface at Liberty Ship Park has been installed by City of Brunswick Public Works crews and the installation of the bioretention cells is awaiting GDOT approval. These cells will be installed by City crews as well. The improvements at Liberty Ship Park will be counted as the City's local match for the grant funding. The permeable pavement at Fire Station #1 and at Goodyear Park will be installed as part of the grant funding.

FACTS AND ISSUES:

The permeable pavement areas at Fire Station #1 and Goodyear Park have been designed by Goodwyn Mills Cawood (GMC). The project has been advertised for bid, and three bids were received as follows:

Curb & Gutter Professionals	\$435,937.15
Swindell Construction Co.	\$450,554.50
Woodard Construction Co.	\$764,449.40

The staff of the Public Works and Engineering Department has checked references provided by the low bidder and has verified the similar projects completed by this contractor. The staff is satisfied that the contractor is capable of installing the pavement as designed on the project drawings.

BUDGET INFORMATION:

The quantity of permeable paving in this project will be reduced so that the total project cost is \$296,000. At that cost, \$261,000 will be paid by EPD grant funds. The remaining \$35,000 will be paid by the City as local match. The local match funds will be paid from SPLOST 22 – Storm Drainage funds.

OPTIONS:

1. Authorize the Mayor to sign a contract with Curb & Gutter Professionals in the amount of \$296,000 for permeable pavement construction at Fire Station #1 and Goodyear Park associated with the GA EPD 319 Grant for GI/LID Retrofits in Brunswick.
 2. Do not authorize the Mayor to sign a contract with Curb & Gutter Professionals in the amount of \$296,000 for permeable pavement construction at Fire Station #1 and Goodyear Park associated with the GA EPD 319 Grant for GI/LID Retrofits in Brunswick.
 3. Take no action at this time.
-

DEPARTMENT RECOMMENDATION ACTION:

Authorize the Mayor to sign a contract with Curb & Gutter Professionals in the amount of \$296,000 for permeable pavement construction at Fire Station #1 and Goodyear Park associated with the GA EPD 319 Grant for GI/LID Retrofits in Brunswick.

DEPARTMENT: Engineering

Prepared by: Garrow Alberson, P.E., Director of Engineering and Public Works

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION:

Authorize the Mayor to sign a contract with Curb & Gutter Professionals in the amount of \$296,000 for permeable pavement construction at Fire Station #1 and Goodyear Park associated with the GA EPD 319 Grant for GI/LID Retrofits in Brunswick.



City Manager

5/19/2024
Date

Permeable Pavement Construction at Fire Station #1 and Goodyear Park

Line Item Number	Item Description	Plan Quantities	Unit	Unit Bid Price	Amount
1	Mobilization	1	Lump Sum	\$ 25,000.00	\$ 25,000.00
2	Traffic Control	1	Lump Sum	\$ 12,825.00	\$ 12,825.00
3	Grading Complete	1	Lump Sum	\$ 59,650.00	\$ 59,650.00
4	Pervious Concrete - 6"	7,470	Square Feet	\$ 12.00	\$ 89,640.00
5	Washed #57 Stone	154	Cubic Yards	\$ 240.00	\$ 36,960.00
6	Geotextile Fabric	7,470	Square Feet	\$ 1.05	\$ 7,843.50
7	Header Curb - 6" x 8"	825	Linear Feet	\$ 28.50	\$ 23,512.50
8	Heavy Duty Concrete - 6"	340	Square Feet	\$ 14.50	\$ 4,930.00
9	Concrete Sidewalk - 4"	245	Square Feet	\$ 11.00	\$ 2,695.00
10	Silt Fence	22	Linear Feet	\$ 27.00	\$ 594.00
11	Inlet Protection	2	Each	\$ 275.00	\$ 550.00
12	Striping	1	Lump Sum	\$ 2,470.00	\$ 2,470.00
13	ADA Wheel Stop & Sign	3	Each	\$ 248.00	\$ 744.00
14	Wheel Stops	5	Each	\$ 334.00	\$ 1,670.00

Subtotal	\$ 269,084.00
Contingency - 10%	\$ 26,908.40
Permeable Pavement Construction Total	\$ 295,992.40

Company Name	Curb & Gutter Professionals, Inc.
Authorized Signature	
Date	8/27/2024

SECTION 00500

AGREEMENT

THIS AGREEMENT, made this ____ day of _____, 2024, by and between the City of Brunswick, Georgia, hereinafter called "OWNER" and Curb & Gutter Professionals, Inc., doing business as a for-profit corporation in the State of Georgia, hereinafter called "CONTRACTOR".

WITNESSETH: That for and in consideration of the payments and agreements hereinafter mentioned:

1. The CONTRACTOR will commence and complete PERMEABLE PAVEMENT CONSTRUCTION AT FIRE STATION #1 AND GOODYEAR PARK and all other incidental work required by the Contract Documents for a complete project hereinafter called the "WORK". The "WORK" shall also include General and Special Conditions and the price included in the items in the CONTRACT and no separate payment will be made for same.
2. The CONTRACTOR will furnish all the material, supplies, tools, equipment, labor and other services necessary for the preparation, demolition and completion of the WORK.
3. The CONTRACTOR will commence the work required by the CONTRACT DOCUMENTS on the date indicated in the NOTICE TO PROCEED and will complete the project in **60 calendar days** unless the contract time is extended as provided in the General Conditions. A liquidated damage penalty will be assessed at a unit rate of \$500 per day for each day the work exceeds the allotted time unless a written extension request and justification for delays are submitted to the City and approved in writing by the City a minimum of (30) days prior to the contract deadline.
4. The CONTRACTOR agrees to perform all Work described in the CONTRACT DOCUMENTS and comply with the terms therein for the sum of Two hundred ninety-six

thousand dollars (\$296,000) or as shown in the Bid Form (00480).

5. The term "CONTRACT DOCUMENTS" means and includes the following:

- 00100 Advertisement for Bids
- 00200 Instructions to Bidders
- 00300 Wage Rate Determination & Certified Payroll Form
- 00450 Bid Bond
- 00480 Bid Form
- 00500 Agreement
- 00600 Performance Bond
- 00610 Payment Bond
- 00615 E-Verify
- 00616 Oath
- 00617 Drug Free Workplace Certification
- 00620 Certificate of City of Brunswick's Attorney
- 00700 General Conditions
- 00800 Pervious Concrete Pavement Specifications

Addenda: No. 1 , dated, 8/15/24
 No. , dated, _____
 No. , dated, _____

6. The OWNER will pay to the CONTRACTOR in the manner and at such times as set forth in the General Conditions such amounts as required by the CONTRACT DOCUMENTS. Partial pay estimates shall be in accordance with the Supplementary Conditions.

7. This Agreement shall be binding upon all parties hereto and their respective heirs, executors, administrators, successors, and assigns.

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed by their duly authorized officials, this Agreement in five (5) counterparts each of which shall be deemed an original on the date first above written.

(Signatures on Following Page)

CITY OF BRUNSWICK:

BRUNSWICK, GEORIGIA

BY: _____

(SEAL)

NAME: Cosby Johnson

Title: Mayor

ATTEST:

Name: _____

Title: _____

CONTRACTOR:

BY: _____

NAME: _____

(SEAL)

ADDRESS: _____

ATTEST:

Name: _____

END OF SECTION