

Rezoning Petition No. 24-02

(1 Torras Landing)

Staff Report

John Hunter

Director

Planning, Development, & Codes

City of Brunswick

Planning & Appeals Commission

Public Hearing

August 14, 2024

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Proposed Development

The Waterfront is proposed to be mixed-use development on approximately 25 acres 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. It is anticipated that one and two story mixed use buildings will populate the waterfront, with two to three story residential buildings behind them. The southern portion could include a combination of hotel and condominiums in addition to dry-stack boat storage and associated parking.



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.

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.

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.

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.

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

- 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.)
- 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

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ENGINEERS:

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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.

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