

ADDENDUM TO THE A G E N D A

City Council Meeting

Monday, May 5, 2025 – 6:00 p.m.

➤ **OPENING**

- **Call to Order**
- **Invocation**
- **Pledge of Allegiance**
- **Roll Call**
- **Proclamation: Presentation to Designate May 2025 as Lupus Awareness Month**

➤ **FORMAL PUBLIC COMMENT**

Formal Public Comment – City Council Agenda Protocol

The City of Garden City has identified this portion of the meeting to allow individuals an opportunity to formally address the City Council on issues of importance. Garden City requires that individuals who desire to formally address the City Council submit a written request form outlining the subject matter that they intend to discuss so that they can be placed on the meeting agenda. Members of the public desiring to be placed on the agenda to present or address matters to the City Council must submit a formal **“REQUEST TO BE PLACED ON THE CITY COUNCIL AGENDA”** form to the Office of the City Manager at least 10 days prior to the requested City Council meeting date that you wish to speak. City Council meetings are held on the first and third Monday of each month so the request must be submitted no later than 5:00 pm on the Friday which constitutes 10 days prior. The request can be done in person, regular mail, fax or e-mail and the speaker should obtain acknowledgement of the request from the City to demonstrate that the 10 day requirement has been met. The request form may be obtained from the Office of the City Manager and on the City’s website www.gardencity-ga.gov. The request should state the name of the individual(s) desiring to be heard and the subject matter to be presented to City Council. Requests may be referred at the discretion of the City Manager, to appropriate staff for mediation prior to being placed on the public agenda. Please be advised the completion of a request form does not entitle the speaker to be added to the agenda.

➤ RECEIPT OF INFORMAL PUBLIC COMMENT

Procedure: To best manage this meeting section, any person who desires to address the City Council must sign up using the process outlined on the website where this meeting is advertised. Once recognized by the Mayor, the person will be allowed to speak in accordance with the Informal Public Comment–Speaker Protocols outlined below.

Informal Public Comment – Speaker Protocol

The City of Garden City believes that any member of the general public should be afforded the opportunity to address the City Council provided that designated rules are followed by the speaker. Any member of the public who wishes to address the City Council and offer public comment on items within the City Council's jurisdiction, may do so during the Informal Public Comment period of the meeting. However, no formal action will be taken on matters that are not part of the posted agenda. Informal Public Comments are scheduled for a total of fifteen (15) minutes and each person will be limited to three (3) minutes. In order to ensure the opportunity for all those desiring to speak before the Council, there is no yielding of time to another speaker. Speakers not heard during the limited fifteen (15) minute period will be first to present their comments at the next Council meeting. The opportunity to address City Council on a topic of his/her choice shall be used by an individual only one (1) time per month. It may not be used to continue discussion on an agenda item that has already been held as a public hearing. Matters under negotiation, litigation, or related to personnel will not be discussed. If a member of the general public would like to address the City Council during the Informal Public Comment portion of the meeting, please respectfully indicate your desire to address the City Council when the Mayor solicits members of the general public to come forward and speak. You will be recognized by the Mayor and asked to come forward to the podium so that you can address the City Council in accordance with the rules outlined herein. Once the speaker has been recognized to speak, he/she will be given three (3) minutes to address the City Council. The speaker should not attempt to engage the City Council and/or Staff in a discussion/dialogue and the speaker should not ask specific questions with the expectation that an immediate answer will be provided as part of the three (3) minute time frame since that is not the intent of the Informal Public Comment period. If the speaker poses a question or makes a request of the City, the Mayor may refer the issue or request to the City Manager for follow up. At the conclusion of the three (3) minute time period, the speaker will be notified that his/her time has elapsed and the next speaker will be recognized to come forward to the podium and address the City Council. The Mayor may rule out of order any Speaker who uses abusive or indecorous language, if the subject matter does not pertain to the City of Garden City, or if the Speaker(s) attempts to engage the City Council Members in a discussion or dialogue on issues. City Council shall not discuss non-agendized matters because it does not give the public adequate notice. Accordingly, City Council shall be limited to asking factual and clarifying questions of staff, and when appropriate, the Council may consider placing a matter on a future agenda. In addition, it is not reasonable to expect staff to respond to any of a variety of issues on which they may or may not be prepared to respond to on a moment's notice, so the City Manager may respond, or direct staff to respond at a later time.

➤ PUBLIC HEARINGS

Speaking to a Public Hearing Item Protocol

In the interests of time and to ensure fairness of all persons who appear before the City Council to speak for or against a public hearing item, speakers will be limited to three (3) minutes each to address City Council except as described herein. One speaker for the Petitioner may address the City Council for no more than 10 minutes, unless extended by the Mayor. In an effort help the City Council and the general public to better understand the issues, the Mayor may request that a City staff member address the City Council from the podium. Speakers from the general public may only speak when recognized by the Mayor during the public hearing. Speakers will be asked to come to the podium to address the City Council for three (3) minutes and they shall state their name and resident address for the record.

Speakers addressing City Council on a public hearing item should coordinate comments to respect City Council's time limits. Groups should select a spokesperson to present the major points that summarize their position and opinions. Speakers are urged to be brief and non-repetitive with their comments. Comments shall specifically address the public hearing item before the City Council, and the speaker shall maintain appropriate tone and decorum when addressing the City Council. City Council may ask questions of the applicant, speakers, or staff during these proceedings only for the purpose of clarifying information. The speaker shall not direct derogatory comments to any individual, organization, or business. At the conclusion of the three (3) minute time period, the speaker will be notified that his/her time has elapsed, and the next speaker will be recognized to come forward to the podium and address the City Council. Once the public hearing is closed on an item, there will be no further opportunity for formal or informal public input at a City Council meeting.

***PROCEDURES FOR CONDUCTING PUBLIC HEARINGS ON PROPOSED ZONING DECISIONS BEFORE
GARDEN CITY'S MAYOR AND COUNCIL AND STANDARDS GOVERNING THE EXERCISE OF
CITY COUNCIL'S ZONING POWER***

Procedures for Conducting Public Hearings on Proposed Zoning Decisions:

All public hearings conducted by the Mayor and Council on Garden City, Georgia, on proposed zoning decisions shall be conducted as follows:

- (1) All public hearings by the Mayor and Council on zoning amendments shall be chaired by the Mayor.
- (2) The Mayor shall open the hearing by stating the specific zoning amendment being considered at the public hearing and further stating that printed copies of the adopted standards governing the exercise of the Mayor and Council's zoning power and the procedures governing the hearing are available to the public.
- (3) The Director of the City's Planning and Zoning Department shall advise the Mayor and Council of the recommendation of the Planning Commission when applicable.
- (4) The Mayor shall determine the number of attendees who desire to testify or present evidence at the hearing.
- (5) When there is a large number of individuals wishing to testify at a hearing, the Mayor may invoke time limits on individual speakers. In such cases, these time limits shall apply to all speakers. Proponents, including the petitioner or the petitioner's agent requesting the zoning decision, shall have no less than ten (10) minutes for the presentation of data, evidence, and expert opinions; opponents of the proposed decision shall have an equal minimum period of time. The Mayor may grant additional time; provided, however, an equal period of time shall be granted both sides.
- (6) The petitioner requesting such zoning decision, or the applicant's agent, shall be recognized first and shall be permitted to present and explain the request for the zoning decision. Thereafter, all individuals who so desire shall be permitted to speak in favor of the zoning decision.
- (7) After all individuals have had an opportunity to speak in accordance with subparagraph (6) above, those individuals present at the public hearing who wish to speak in opposition to the requested zoning decision shall have an opportunity to speak.
- (8) The Mayor may limit repetitious comments in the interest of time and may call for a show of hands of those persons present in favor of or opposed to the proposed decision.
- (9) It shall be the duty of the Mayor to maintain decorum and to assure the public hearing on the proposed decision is conducted in a fair and orderly manner.
- (10) Once all parties have concluded their testimony, the Mayor shall adjourn the public hearing.

Standards Governing the Exercise of The Zoning Powers of Garden City's Mayor and Council:

Prior to making a zoning amendment, the Mayor and Council shall evaluate the merits of a proposed amendment according to the following criteria:

- (1) Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?
- (2) Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?
- (3) Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?
- (4) Will this request place irreversible limitations or cause material detriment on the area similarly zoned as it is or on future plans for it?
- (5) Is there an imminent need for the rezoning and is the property likely to be used for the use requested?
- (6) Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?

➤ **Approval of City Council Minutes**

- Consideration of the minutes from the April 21st Pre-Agenda Session and City Council Meeting.

➤ **City Manager Updates**

➤ **ITEMS FOR CONSIDERATION**

- **Ordinance - Zoning Map Amendment – (3rd Street):** An ordinance to amend the zoning ordinance and map of Garden City, Georgia to rezone from a zoning classification of “R-2” to “C-2A”, known as Lot No. 21, Block K, Dundee Land Company Subdivision of Rossignol Hill, with an address of 0 Third Street, and currently owned by Todd F. Doyle; to repeal all ordinances in conflict herewith; to provide an effective date; and for other purposes.
- **Ordinance - Zoning Map Amendment – (38 Telfair Place):** An ordinance to amend the zoning ordinance and map of Garden City, Georgia to rezone from a zoning classification of “C-1” to “C-2”, a 1.48-acre parcel known as Lot 20, Plaza Industrial Park, Phase 1 with an address of 38 Telfair Place, and currently owned by JL Green Properties Inc., to repeal all ordinances in conflict herewith; to provide an effective date; and for other purposes.
- **Ordinance - Zoning Map Amendment – (181 Smith Avenue):** An ordinance to amend the zoning ordinance and map of Garden City, Georgia to rezone from a zoning classification of “R-1” to “C-2”, a 2.0 acre parcel known as Lot No. 3 and Lot No. 4 of the subdivision of Lot 106 and Lot 107, Industrial City Gardens, with an address of 181 Smith Avenue, and currently owned by Rochelle Ferguson; to repeal all ordinances in conflict herewith; to provide an effective date; and for other purposes.
- **Resolution – Emergency Service Procurement:** A resolution to ratify emergency services for Savannah River Utilities Co., totaling \$101,565.00 for cleaning and reseeding the canal located between Pipken Avenue extending to Pipemakers Canal as a drainage improvement project using SPLOST funds.
- **Resolution – Eminent Domain Notice:** A resolution by the Mayor and Council authorizing the City Attorney to give notice to all parties having an interest in that certain parcel of land measuring 20.176 sq. ft., more or less, known as Lot 1, Lot 3, and Lot 5, Block W, Dundee Subdivision, Garden City, Georgia, that on June 2, 2025, at 6:00pm at Garden City’s City Hall at 100 Central Avenue, Garden City, Georgia, the Mayor and Council shall consider a resolution authorizing the City to exercise its power of eminent domain to purchase the property for the purpose of locating thereon a water meter station for measuring the quantities of water to be supplied to the City by the City of Savannah, Georgia, through a connection in close proximity thereto on Highway 80; and for other purposes.

➤ **ADJOURN**

City of Garden City, Georgia
Proclamation
Lupus Awareness Month – May 2025

WHEREAS, lupus is a chronic, complex, and often disabling autoimmune disease that affects millions of people worldwide, including many individuals in Garden City, Georgia; and

WHEREAS, lupus can cause inflammation and damage to various parts of the body, including the skin, joints, heart, lungs, kidneys, brain, and other vital organs, and no two cases of lupus are alike; and

WHEREAS, lupus disproportionately affects women, particularly women of color, who are two to three times more likely to develop the disease, and can strike anyone at any time, causing significant physical, emotional, and financial burdens; and

WHEREAS, lupus is often difficult to diagnose because its symptoms mimic those of many other illnesses, leading to delays in proper treatment and care, making early detection and increased awareness critical for better patient outcomes; and

WHEREAS, the need for more research, education, and community support is essential to improving the lives of those affected by lupus and to ultimately finding a cure for this debilitating disease; and

WHEREAS, the DeLoach Lupus Foundation Savannah GA Inc. is dedicated to raising awareness, providing resources to active participants, and advocating for lupus warriors in our community, offering support and encouragement to those living with the disease; and

WHEREAS, May is recognized nationally as **Lupus Awareness Month**, a time to educate the public, support those affected, and encourage further research efforts toward improved treatments and a cure; and

WHEREAS, the City of Garden City joins with organizations, healthcare providers, and advocates to increase awareness and understanding of lupus and to support those affected by this disease;

NOW, THEREFORE, I, Bruce Campbell, Mayor of Garden City, Georgia, do hereby proclaim May 2025 as **Lupus Awareness Month** in the City of Garden City and encourage all residents to learn more about lupus, support those living with the disease, and promote ongoing research efforts for a future free of lupus.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Garden City to be affixed this 5th of May 2025.

Bruce Campbell, Mayor of Garden City, Georgia

SYNOPSIS

Pre-Agenda Session Monday, April 21, 2025 - 5:30 p.m.

Call to Order: Mayor Campbell called the pre-agenda session to order at approximately 5:30pm and Councilmember Hall gave the invocation.

Attendees

Council Members: Mayor Bruce Campbell, Mayor Pro-tem Marcia Daniel, Councilmember Gwyn Hall, Councilmember Richard Lassiter, Councilmember Natalyn Morris, Councilmember Debbie Ruiz, and Councilmember Kim Tice.

Staff Members: Rhonda Ferrell-Bowles, City Manager; James P. Gerard, City Attorney; Yolanda Irizarry, HR Director; Gil Ballard, Police Chief; Ben Brengman, IT/Special Projects Director; Virgil Moore, Public Works Director; Lynnette Hymes, Public Works Executive Assistant; Dagny Pariani, Water and Sewer Operations Manager; Mick Dick, Fire Chief; Katie Draeger, Finance Director; Cliff Ducey, Parks and Recreation Director; Carlos Nevarez, Interim Planning & Zoning Assistant Director; Veronica Enoch, Executive Assistant; and Tonya Roper, Clerk of Council.

BOA/Planning Commission Member(s): Michael Bruner; Chair

Mayor's Updates

Mayor Campbell informed Council of his conversation regarding water runoff with Mr. Grainger, property owner on Silk Hope Road.

City Council Updates

No updates.

City Manager Updates

The City Manager gave an overview of items on the agenda.

1. Formal Public Comment

- (a) A formal public comment from the Cadet Captain of the Robert W. Groves High School Army JROTC requests to provide an overview of the program and present an issue of concern as a Garden City resident for interaction with Council. This request is participation in celebration of Georgia Cities week.

Mayor Campbell talked about the question-and-answer session held before pre-agenda with the students as a portion of the participation activity for Georgia Cities week.

2. Public Hearings

- (a) There are three public hearings for rezoning:
 - a. 3rd Street: a request to rezone from R-2 to C-2 for use as a commercial strip center.
 - b. 38 Telfair Place: a request to rezone from C-1 to C-2 for the rental and sale of tools, equipment and similar items.
 - c. 181 Smith Avenue: a request to rezone from R-1 to C-2 for outdoor activity events – a community market.

Assistant Planning Director discussed with Council the reason for each applicant's request and spoke about additional steps in the process that may be needed such as development plan submittal, addressing parking issues with submittal of traffic studies for road traffic concerns after final consideration of the rezonings by Council. Mr. Nevarez is to provide an overview of each petition with the Planning Commission recommendations prior to receipt of Public Hearing comments.

3. Approval of City Council Minutes

Consideration of the minutes from the April 7th Pre-Agenda Session and City Council meeting minutes and April 14th Council workshop.

4. Items for Consideration

- (a) The resolution for the drainage improvement proposal agreement is to engage services with Kimly Horn Engineering to evaluate the drainage infrastructure for deficiencies and make recommendations for improvements to any deficiencies found.
- (b) The resolution for the stormwater master plan services agreement is a proposal to accept the services of Thomas & Hutton Engineering to update the City's 2015 master plan.
- (c) The new gym complex street name change resolution is to rename Alfred Street Extension to Eagles Way; this is the roadway currently being improved by CenterPoint.
- (d) The resolution for the Planning Commission appointment is to appoint Mack Roberts to serve on the Planning Commission in the seat vacated by Jeff Ashley for the remainder of Mr. Ashley's term. This resolution is based on the consensus discussion at the April 14th workshop by Council to have a city employee on the Planning Commission. This appointment encompasses a City employee and a Garden City resident.
- (e) The FY2025 budget amendment resolution is for a water operations II position. This will give the wastewater department a total of five employees. The position is adding an employee due to the retirement of Carl Sherman.

- (f) The final item for consideration is a resolution to declare April 21st – 26th as Georgia Cities week.

5. **Briefing**

- (a) City Manager informed Council of the City Manager's Splost meeting and the need of a reduction on the proposed items previously discussed at the April 14th Council workshop. The City Manager and Finance Director will review the list and make the necessary changes prior to the Mayor's meeting with County Commission Chair on May 2nd. The City Manager is to provide Council with an update of the reductions.
- (b) City Manager responded to Councilmember Lassiter's inquiry of the road name change for the new gym complex. The street name Eagles Way is on behalf of the mascot for Parks and Recreation and the Eagles Sport Organization. The Parks and Recreation Director provided an update on the construction of the new facility complex.

Adjournment: Given no other items to discuss, the Mayor and City Council adjourned the pre-agenda session at approximately 5:51p.m.

Transcribed & submitted by: The Clerk of Council

Accepted & approved by: The City Council 05-05-25

MINUTES

City Council Meeting Monday, April 21, 2025 – 6:00 p.m.

Call to Order: Mayor Campbell called the meeting to order at approximately 6:00 p.m.

Opening: Councilmember Daniel gave the invocation and a Cadet of Robert W. Groves HS Army JROTC led the City Council in the Pledge of Allegiance.

Roll Call

City Council Members: Mayor Bruce Campbell, Mayor Pro-Tem Marcia Daniel, Councilmember Gwyn Hall, Councilmember Richard Lassiter, Councilmember Natalyn Morris, Councilmember Debbie Ruiz and Councilmember Kim Tice.

Staff Members: Rhonda Ferrell-Bowles, City Manager; James P. Gerard, City Attorney; Gil Ballard, Chief of Police; Cliff Ducey, Director of Parks and Recreation; Carlos Nevarez, Interim Assistant Director of Planning and Zoning; Veronica Enoch, Executive Assistant to the City Manager; Tonya Roper, Clerk of Council; and Kyle Thomas; IT Tech.

Formal Public Comment: Ms. Emma Salas; Cadet Captain of Robert W. Groves HS Army JROTC requests to address the City Council about the overview of the program and present an issue of concern as a Garden City resident.

Caden Evans; Cadet Major of Robert W. Groves HS Army JROTC stated he will be talking about JROTC and its mission. Cadet Mjr. Evans provided an overview of what JROTC stands for and the significance of the program. He stated that JROTC stands for Junior Reserve Officers Training Corps, it's the smaller version of the college course reserve officers training course and helps to build officers for the military, reserves, Army, Marine Corp and Navy.

Cadet Mjr. Evans stated this is a cadet led program that helps students to better understand their life choice in becoming better as leaders, followers, listeners, and communicators - all of these choices learned as a team can help to make us better citizens overall. Cadet Mjr. Evans talked about the numerous activities completed by JROTC as a team and explained the cadet's accreditation JPA inspection process. The inspection process involves having prepared portfolios, knowing stationery and movement commands while ensuring uniform requirements are met.

Cadet Mjr. Evans finished by thanking Council for the opportunity and saying JROTC has helped him to realize that he wants to commission as a second lieutenant with others wanting to be in the national guard as well as active duty, and JROTC has opened our eyes to all possibilities and helped to shape us to be better citizens.

Genesicia Ayeh; Cadet Major of Robert W. Groves HS Army JROTC stated she will be presenting the issue of concern. Cadet Mjr. Ayeh stated the issue is there are too many drivers speeding through the

community. This issue impacts everyone because it is dangerous for the communities prohibiting people from being able to play in our streets and traveling safely. There is speeding on streets where there are no speed bumps, and stop signs are ignored. We have discovered that these issues are more evident in new and young drivers.

Cadet Mjr. Ayeh suggested providing more speed bumps throughout the community, providing a directive for an alternative route, increasing the police presence, and using news outlets to communicate risks to deter speeders. She continued by saying these suggestions, and providing education can help in making those understand the consequences that arise from the dangers of speeding. Cadet Mjr. Ayeh finished by thanking Council for listening to the issues of concern.

David T. London, Senior Army Instructor for the Robert W. Groves JROTC program addressed Council by stating he was happy that Garden City Council opened their doors for the students to experience a City Council meeting; he said if it weren't for the program, most students would not know what happens in these chambers or all of the great work that you do in representing us and dealing with issues. The purpose of attending was to open the students' eyes to the presence of careers in the government sphere, to help them learn that they too are part of the government, that Council works for the residents and as students – they are residents. Mr. London continued by saying the students will be able to ask a question when they have a concern and will be able to come before the Council to have their voices heard for those concerns.

Mr. London thanked Council for allowing the students to be present and requested Council take a picture with the students.

Councilmember Daniel stated that the Council appreciates the young people being present and understands the students are considering the military as a career but if you want to change careers, please consider being open to becoming a police officer – your local community needs you.

Councilmember Daniel thanked the students for attending the Council meeting as well as saying we as Council would love to hear your suggestions or if would like to talk with us, we extend the invitation to come to Council meetings which are held every other Monday at 6pm.

Informal Public Comment: Bonnie Young, 4120 4th Street stated her concerns regarding not receiving speed bumps on Third Street and Fourth Street. Ms. Young said there are speeders that drive on Third Street as if they are driving on the interstate, there are tractor trailers driving on this street and there are young children in the area with special needs. Ms. Young said there should be certain ton limits coming through our community. Ms. Young provided examples of routes the tractor trailers should take instead of using a residential area.

Ms. Young expressed a concern regarding guidelines for building a home certain distances from the center of the road. She discussed the current ordinance regulations versus the allowed requirements when her home was built in 1997. Ms. Young stated residents have recently built homes and the requirements are different, it is not fair and should be the same for everyone.

With no further comments, Mayor Campbell closed this section of public comment.

Public Hearings:

PC-4-25-1119 – Zoning Map Amendment Request – 3rd Street: Receipt of public comment on a request by Ashok Lakhami to rezone 0 3rd Street from R-2 to C-2A for use as a commercial strip center. *The Planning Commission recommended denial of the request.*

Carlos Nevarez, Planning and Zoning Interim Assistant Director provided an overview of the petition. Mr. Nevarez explained that on April 8th, the application was heard at the Planning Commission meeting to rezone the parcel on 3rd Street from R-2 to C-2A. The property is approximately forty feet wide, the property is located behind existing commercial properties, and the petitioner is asking to rezone the property in order to get buffer clearance from the residential areas. The applicant is looking to rezone in order to develop the front parcel with the buffer requirements.

Mayor Campbell asked if the request meets all of the requirements.

Mr. Nevarez stated the Cities' recommendation was for approval because it meets the requirements of the Comprehensive Plan, the area is commercial, and this is the last parcel to be rezoned based on the Comprehensive Plan. The Planning Commission's recommendation is for denial.

Councilmember Lassiter asked if this parcel is at the corner of 3rd Street and Highway 80?

Mr. Nevarez replied that is correct and there is a lift station owned by the City, but it will not interfere with the buffer.

Councilmember Hall asked if this rezoning affects the entire area of 3rd Street?

Mr. Nevarez confirmed that the request to rezone is for this parcel only. The parcel will be connected to a commercial lot and the parcels are to be recombined. He reconfirmed for Councilmember Lassiter's inquiry of Staff's recommendation of approval with Planning Commission's recommendation of denial.

Ashok Lakhami, petitioner stated that the request is to rezone the parcel and be allowed to build with the frontage to make the land sufficient. The front of the development will face Highway 80. The majority of the property will be used for a buffer. There will be trees, plants and an eight-foot fence.

Bonnie Young stated that she has family property on 3rd Street and is not in favor of any development happening on her family's property.

The council confirmed that the request is across the street from Mrs. Young's property.

With no further comments, Mayor Campbell closed the Public Hearing.

PC-4-25-1121 – Zoning Map Amendment Request – 38 Telfair Place: Receipt of public comment on a request by Joshua Yellin to rezone 38 Telfair Place from C-1 to C-2 for the rental and sale of tools, equipment, and similar items. *The Planning Commission recommended approval of the request.*

Mr. Navarez stated the request requires rezoning due to the type of proposed business which requires a C-2 zoning district as C-1 doesn't allow tools and equipment rental. Everything in the intersection is also already zoned as C-2; behind the parcel is industrial and this meets the City's comp plan as well. Due to the history of the parcel, Staff made no recommendation, and the Planning Commission recommends approval.

Mr. Navarez confirmed with Councilmember Morris that this location was formally a mulch business.

Josh Yellin, representative of the property owner, provided an explanation handout for the staff's recommendation for the summary of the petition. Mr. Yellin stated that the request is to rezone from C-1 to C-2 exclusively for use as a rental equipment dealer; a use not currently permitted in the C-1 zoning. This site is surrounded by C-2 and Industrial, we are trying to find a use that fits the area, and the commercial zoning does permit the use. The front page of the handout shows the previous business in operation for the landscape dealer with outdoor storage materials. The proposed use is to keep the property C-2, which shows the corridor as commercial and in line with future land use.

Mr. Yellin stated the owners are a State of Georgia dealer for the equipment, this will be their eighth location across the State.

Councilmember Tice asked if the entrance will still come off Telfair?

Mr. Yellin stated that the owners are not looking to change egress or ingress due to a drainage ditch that blocks the entrance. The plan is to use the current warehouse onsite as is and if there are changes then we are aware we will need to come back with a general development plan.

With no further comments, Mayor Campbell closed the Public Hearing.

PC-4-25-1123 – Zoning Map Amendment Request – 181 Smith Avenue: Receipt of public comment on a request by Rochelle Ferguson to rezone 181 Smith Avenue from R-1 to C-2 for outdoor activity events. *The Planning Commission recommended approval of the request.*

Mr. Navarez stated the request requires rezoning due to the applicant requesting to do outdoor activities. Everything around the property is commercial along with the nearby commercial strip. This request is for rezoning only but if this moves forward, the owner will have to present a general development plan for requirements based on parking. City Staff and Planning Commission recommendations were for approval.

Rochelle Ferguson stated we have requested the rezoning for the purpose of having outdoor events like a farmers' market but for the creation of a wellness market. This will be an extension of the business that we currently have next door.

Councilmember Tice stated that her biggest concern is parking.

Ms. Ferguson replied the front area will be utilized for parking with the back area of the property being used for the market.

Alania Parks, Port Wentworth, stated she is very excited about the proposed business and eager for a decision. Ms. Parks said she feels this will be something great for the City of Garden City and involve the community. The market is to inspire both wellness and the arts. With weather permitting, we would like to do the market every Saturday.

Regina Harley stated she is speaking in favor of the request because it will be a benefit to the community, assist with providing healthy recipes and home remedies.

With no further comments, Mayor Campbell closed the Public Hearings.

City Council Minutes: Councilmember Tice made a motion to approve the minutes from the April 7th Pre-Agenda Session and City Council meeting minutes and April 14th Council workshop. The motion was seconded by Councilmember Daniel. The motion passes with Councilmember Daniel, Councilmember Hall, Councilmember Morris, Councilmember Ruiz, Councilmember Tice and Mayor Campbell voting in favor of the motion. Councilmember Lassiter abstained from voting.

Items for Consideration

Resolution – Drainage Improvement Proposal Agreement: The Clerk of Council read the heading of a resolution to authorize Garden City to engage in the services of Kimley Horn Engineering for services to survey and design drainage improvements for Telfair Place West, Telfair Road and Telfair Place, and the Farmer's Market culvert; authorizing the City Manager to execute the work orders for such services.

The City Manager stated the resolution is to engage Kimley Horn Engineering to accept services for evaluation of the drainage infrastructure for deficiencies and make recommendations for improvements on these projects listed for Telfair Place West, Telfair Road and Telfair Road, and the Farmer's Market culvert.

Councilmember Ruiz made a motion to approve the resolution. Councilmember Hall seconded the motion. The motion passes with all voting in favor of the motion.

Resolution – Stormwater Master Plan Services Proposal Agreement: The Clerk of Council read the heading of a resolution authorizing Garden City to accept the proposal of Thomas & Hutton Engineers for professional services in connection with updating the City's 2015 stormwater master plan and to authorize the City Manager to enter into an agreement for the performance of such services.

The City Manager stated Thomas & Hutton drafted the City's 2015 Stormwater Master Plan and we are asking for them to update the plan.

Councilmember Lassiter made a motion to approve the resolution. Councilmember Tice seconded the motion. The motion passes with all voting in favor of the motion.

Resolution – New Gym Complex Street Name Change: The Clerk of Council read the heading of a resolution by the Mayor and Council changing the name of Alfred Street Extension running northwest from Highway 80, as extended by approximately 1,271 feet to the 13.27 -acre site of the new gym and recreation complex to the name of “Eagles Way”.

The City Manager stated Alfred Street is currently being improved by CenterPoint and being extended to our new gym location and this request is to rename Alfred Street Extension to Eagles Way in recognition of the City’s Eagle Sport Organization and the Eagle is the recreation department’s mascot.

Councilmember Tice motioned to approve the resolution. Councilmember Lassiter seconded the motion, the motion passes by all voting in favor of the motion.

Resolution – Planning Commission Appointment: The Clerk of Council read the heading of a resolution to appoint Mack Roberts to serve on the City’s consolidated Board of Zoning Appeals/Planning Commission in the position vacated by Jeff Ashley for the remainder of Mr. Ashley’s term which runs from January 18, 2022, until a successor is appointed by City Council at Council’s first regular meeting in January 2026.

The City Manager stated this resolution is to appoint Mack Roberts who is a city employee and a Garden City resident to serve on the Planning Commission serving in Jeff Ashley’s seat for the remainder of the term. The City Manager said the City currently has eight positions for Planning Commission but will only fill seven positions, leaving one vacant which will help with a tie that can be broken. The City request the appointment of Mack Roberts.

Councilmember Morris made a motion to approve the resolution. Councilmember Hall seconded the motion. The motion passes with Councilmember Daniel, Councilmember Hall, Councilmember Lassiter, Councilmember Morris, Councilmember Ruiz and Mayor Campbell voting in favor of the motion. Councilmember Tice voted in opposition and expressed concern with appointing staff as a member of the consolidated Board of Zoning Appeals/Planning Commission.

Resolution – FY25 Budget Amendment (Water Operations II Position): The Clerk of Council read the heading of a resolution of the Mayor and Council to amend the FY2025 adopted budget staffing level of the water and sewer fund to provide a full-time water operator II position for the wastewater treatment and collections department.

The City Manager stated the resolution is to amend the staffing level of the water and sewer fund in order to provide a full-time water operator II position for the wastewater treatment and collection department and this will bring the total number of employees for the department to five.

Councilmember Lassiter made a motion to approve the resolution. Councilmember Ruiz seconded the motion. The motion passes with all voting in favor of the motion.

Resolution – Georgia Cities Week: The Clerk of Council read the heading of a resolution recognizing Georgia Cities Week, April 21-26, 2025, and encouraging all residents to support the celebration and corresponding activities.

The City Manager stated this resolution is to declare April 21st thru April 26th as Georgia Cities week, it is a GMA program announced by cities throughout Georgia and the JROTC presentation is an activity of the celebration.

Councilmember Morris made a motion to approve the resolution. Councilmember Hall seconded the motion. The motion passes with all voting in favor of the motion.

Councilmember Hall said he would like to address the concerns by Ms. Young and the speaker regarding the speed humps. Councilmember Hall stated that the City has a procedure in place now concerning speed humps. Residents can sign petitions for a specific area and the petition will be evaluated on whether or not speed humps will be placed in the requested area.

Councilmember Hall stated for the comment by Ms. Young regarding homes being built too close to the road, please speak with Carlos in Planning to go over those requirements.

Councilmember Lassiter stated the Council implemented the stop signs in the 3rd Street area to combat the issues of speeding. He said the city has a team in place for requests to be evaluated once it's been brought to our attention.

Adjournment: Mayor Campbell called for a motion to adjourn the meeting. Councilmember Hall motioned to adjourn the meeting at approximately 6:42pm. The motion was seconded by Councilmember Lassiter and passes without opposition.

Transcribed & submitted by: The Clerk of Council

Accepted & approved by: The City Council on 05-05-25

ORDINANCE 2025-__

AN ORDINANCE TO AMEND THE ZONING ORDINANCE AND MAP OF GARDEN CITY, GEORGIA, AS AMENDED, TO REZONE FROM A ZONING CLASSIFICATIONS OF "R-2" TO A ZONING CLASSIFICATION OF "C-2A" A PARCEL KNOWN AS LOT NUMBER TWENTY-ONE (21), BLOCK K, DUNDEE LAND COMPANY SUBDIVISION OF ROSSIGNOL HILL, WITH AN ADDRESS OF 0 THIRD STREET, GARDEN CITY, GEORGIA 31408, AND A TAX PROPERTY IDENTIFICATION NUMBER OF 60019 13010, AND CURRENTLY OWNED BY TODD F. DOYLE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Be it ordained by the Mayor and Council of Garden City, Georgia, and it is hereby ordained by the authority thereof that:

Section 1. The Zoning Ordinance and Zoning Map of Garden City, Georgia, as amended, is amended so that the following described parcel owned by Todd F. Doyle with an address of 0 Third Street, Garden City, Georgia 31408, and a tax property identification number of 60019 13010 be rezoned from its present "R-2" zoning classification to a zoning classification of "C-2A":

All that certain lot, tract, or parcel of land situate, lying, and being in Garden City, Chatham County, Georgia, shown and designated as Lot Number Twenty-One (21), Block K, Dundee Land Company Subdivision of Rossignol Hill, on a map made by Percy Sugden, C.E., and recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Deed Record Book 7-I, Page 70, said map being incorporated herein by reference and being made a part hereof for better determining the metes, bounds, courses, and distance of the subject property.

The above-described real property and the improvements thereon are more commonly known as 0 Third Street, Garden City, Georgia 31408, and have been assigned a tax property identification number of 60019 13010 by the Board of Assessors for Chatham County, Georgia.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. This ordinance shall become effective on the date of passage.

ADOPTED this ____ day of May, 2025.

TONYA ROPER, Clerk of Council

RECEIVED AND APPROVED this the ____ day of May, 2025.

BRUCE CAMPBELL, Mayor

Read first time:

Read second time and approved:

ORDINANCE 2025-__

AN ORDINANCE TO AMEND THE ZONING ORDINANCE AND MAP OF GARDEN CITY, GEORGIA, AS AMENDED, TO REZONE FROM A ZONING CLASSIFICATIONS OF "C-1" TO A ZONING CLASSIFICATION OF "C-2" A 1.48-ACRE PARCEL KNOWN AS THE EASTERN PORTION OF LOT TWENTY (20), PLAZA INDUSTRIAL PARK, PHASE 1, WITH AN ADDRESS OF 38 TELFAIR PLACE, GARDEN CITY, GEORGIA 31408, AND A TAX PROPERTY IDENTIFICATION NUMBER OF 60799 01001A, AND CURRENTLY OWNED BY JL GREEN PROPERTIES INC.; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Be it ordained by the Mayor and Council of Garden City, Georgia, and it is hereby ordained by the authority thereof that:

Section 1. The Zoning Ordinance and Zoning Map of Garden City, Georgia, as amended, is amended so that the following described 1.48-acre parcel owned by JL Green Properties Inc. with an address of 38 Telfair Place, Garden City, Georgia 31408, and a tax property identification number of 60799 01001A, be rezoned from its present "C-1" zoning classification to a zoning classification of "C-2":

ALL that certain lot, tract or parcel of land situate, lying and being in the 7th G.M. District, Garden City, Chatham County, Georgia, being known as the eastern portion of Lot Twenty (20), Plaza Industrial Park, Phase 1, said portion of lot containing 1.52 acres, being generally triangular in shape, and situated at the northeastern corner of the intersection of Chatham Parkway and Telfair Place, of said City, and being more particularly described as follows:

Commencing at a concrete monument marking the northeastern corner of the intersection of Chatham Parkway and Telfair Place which is the Point of Beginning; proceeding thence North 10°26'15" West, along the eastern right-of-way line of Chatham Parkway for a distance of 81.62' to a 1/2" iron rod; thence North 79°36'10" West, along a jog in the eastern right-of-way line of Chatham Parkway for a distance of 5.04' to a 1/2" iron rod; thence along the curve of the eastern right-of-way line of Chatham Parkway an arc distance of 138.47' (radius 1,492.40', chord bearing North 04°12'00" West for a distance of 138.42') to a 1/2" iron rod; then North 06°51'40" West, along the eastern right-of-way line of Chatham Parkway for a distance of 341.39' to a concrete monument; thence South 70°46'00" East for a distance of 254.37' to a 1/2" iron rod; thence South 19°14'00" West for a distance of 503.74' to a 1/2" iron

rod on the northern right-of-way line of Telfair Place; and thence North 70°46'00" West along the northern right-of-way line of Telfair Place for a distance of 3.78' to the Point of Beginning.

The above- described property is more particularly shown on that certain plat of said property dated June 27, 1995, prepared for Stefanos Vasilakos by Vincent Helmly, Georgia Registered Land Surveyor Number 1882, and recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Plat Record Book 14-P, Page 49, said plat being incorporated herein by reference and being made a part hereof for better determining the metes, bounds, courses, and distances of said property.

LESS AND EXCEPT that property conveyed by that certain General Warranty Deed from Maxwell P. Beatty to Garden City, Georgia, dated September 24, 2015, filed for record and recorded on October 1, 2015, in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Deed Record Book 640, Page 554.

The above-described real property and the improvements thereon are more commonly known as 38 Telfair Place, Garden City, Georgia 31408 and have been assigned a tax property identification number of 60799 01001A by the Board of Assessors for Chatham County, Georgia.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. This ordinance shall become effective on the date of passage.

ADOPTED this ____ day of May, 2025.

TONYA ROPER, Clerk of Council

RECEIVED AND APPROVED this the ____ day of May, 2025.

BRUCE CAMPBELL, Mayor

Read first time:

Read second time and approved:

ORDINANCE 2025-__

AN ORDINANCE TO AMEND THE ZONING ORDINANCE AND MAP OF GARDEN CITY, GEORGIA, AS AMENDED, TO REZONE FROM A ZONING CLASSIFICATIONS OF "R-1" TO A ZONING CLASSIFICATION OF "C-2" A 2.0-ACRE PARCEL KNOWN AS LOT NUMBER THREE (3) AND LOT NUMBER FOUR (4) OF THE SUBDIVISION OF LOT 106 AND LOT 107, INDUSTRIAL CITY GARDENS, WITH AN ADDRESS OF 181 SMITH AVENUE, GARDEN CITY, GEORGIA 31408, AND A TAX PROPERTY IDENTIFICATION NUMBER OF 60007 02046, AND CURRENTLY OWNED BY ROCHELLE FERGUSON; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Be it ordained by the Mayor and Council of Garden City, Georgia, and it is hereby ordained by the authority thereof that:

Section 1. The Zoning Ordinance and Zoning Map of Garden City, Georgia, as amended, is amended so that the following described 2.0-acre parcel owned by Rochelle Ferguson with an address of 181 Smith Avenue, Garden City, Georgia 31408, and a tax property identification number of 60007 02046, be rezoned from its present "R-1" zoning classification to a zoning classification of "C-2":

All those certain lots, tracts or parcels of land situate, lying and being in the city of Garden City, Chatham County, Georgia, shown and described as Lot Number Three (3) and Lot Number Four (4) upon a map or plan of a subdivision of Lot Number One Hundred Six (106) and Lot Number One Hundred Seven (107), Industrial City Gardens, prepared by Robert D. Gignilliat, C.E., dated February 4, 1942, and recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Plat Record Book B, Page 3444, said lots each having a frontage on Smith Avenue of one hundred three (103') feet and taken as one body of land having a substantially rectangular depth southwardly of four hundred twenty-three (423') feet, more or less, and being bounded as follows: on the North by Smith Avenue, on the East by Lot Number Five (5) of said subdivision, on the South by Lot Number Seven (7) of said subdivision, and on the West by Lot Number Two (2) of said subdivision.

The above-described real property and the improvements thereon are more commonly known as 181 Smith Avenue, Garden City, Georgia 31408 and have been assigned a tax property identification number of 60007 02046.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. This ordinance shall become effective on the date of passage.

ADOPTED this ____ day of May, 2025.

TONYA ROPER, Clerk of Council

RECEIVED AND APPROVED this the ____ day of May, 2025.

BRUCE CAMPBELL, Mayor

Read first time:

Read second time and approved:

RESOLUTION

A RESOLUTION TO RATIFY EMERGENCY SERVICE PROCUREMENT FOR CLEANING AND RESEEDING THE CANAL LOCATED BETWEEN PIPKIN AVENUE EXTENDING TO PIPEMAKERS CANAL AS A DRAINAGE IMPROVEMENT PROJECT USING SPLOST FUNDS.

WHEREAS, on Monday, April 21, 2025, the City Manager was compelled to make an emergency procurement of services from Savannah River Utilities Co., of 1992 Highway 21 N. in Springfield, Georgia, totaling \$101,565.00 to remove excess vegetation and debris impeding water flow to maintain the health and safety of the surrounding areas; and,

WHEREAS, at the time of the emergency procurement, the City Manager, pursuant to Section 4.10 of the City's Purchasing Manual, Policies and Procedures, submitted to the Mayor and Council a record of same, explaining the basis for the emergency and her method for selecting the contractor which provided the services, and identifying the features of the procurement; and,

WHEREAS, the Mayor and Council presently wish to ratify and approve the above-mentioned emergency procurement, having determined from the City Manager's report that there was, in fact, an emergency threatening public health, welfare, and safety, in that the procurement was required to ensure the integrity and continued operation of the City's stormwater infrastructure; and,

WHEREAS, Garden City agreed to fund capital improvement projects for drainage improvements as part of the Intergovernmental Agreement for special purpose local option sales tax ("SPLOST") referendum starting in 2020; and,

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of Garden City, Georgia, that the emergency procurement of services totaling \$101,565.00 made on April 21, 2025, by the City Manager from Savannah River Utilities Co., be ratified as a SPLOST project and approved as being validly made pursuant to, and in compliance with, Section 4.10 of the City's Purchasing Manual.

ADOPTED AND APPROVED this ____ day of May, 2025.

TONYA ROPER, Clerk of Council

RECEIVED AND APPROVED this ____ day of May, 2025.

BRUCE CAMPBELL, Mayor

A RESOLUTION BY THE MAYOR AND COUNCIL OF GARDEN CITY, GEORGIA, AUTHORIZING THE CITY ATTORNEY TO GIVE NOTICE TO ALL PARTIES HAVING AN INTEREST IN THAT CERTAIN PARCEL OF LAND MEASURING 20.176 SQUARE FEET, MORE OR LESS, KNOWN AS LOT 1, LOT 3, AND LOT 5, BLOCK W, DUNDEE SUBDIVISION, GARDEN CITY, GEORGIA, THAT ON JUNE 2, 2025, AT 6:00 P.M. O'CLOCK, AT GARDEN CITY'S CITY HALL AT 100 CENTRAL AVENUE IN GARDEN CITY, GEORGIA, THE MAYOR AND COUNCIL SHALL CONSIDER A RESOLUTION AUTHORIZING THE CITY TO EXERCISE ITS POWER OF EMINENT DOMAIN TO PURCHASE THE PROPERTY FOR THE PURPOSE OF LOCATING THEREON A WATER METER STATION FOR MEASURING THE QUANTITIES OF WATER TO BE SUPPLIED TO THE CITY BY THE CITY OF SAVANNAH, GEORGIA, THROUGH A CONNECTION IN CLOSE PROXIMITY THERETO ON HIGHWAY 80; AND FOR OTHER PURPOSES

WHEREAS, the Mayor and Council of Garden City, Georgia, possess the power of eminent domain as provided in Official Code of Georgia Annotated § 22-1-1 *et seq*; and,

WHEREAS, the Mayor and Council have determined that it is in the public interest and benefit to acquire that certain tract or parcel of land located within Garden City, Georgia, more particularly described in Exhibit A attached hereto (the "Property"), measuring 20.176 square feet, more or less, known as Lot 1, Lot 3, and Lot 5, Block W, Dundee Subdivision, Garden City, Georgia (Lot 1 [measuring 8.112 square feet, more or less] being assigned a Tax Parcel Number of 60022-03007, and Lots 3 & 5 [measuring 12.064 square feet, more or less] constituting the northern half of Tax Parcel Number 60022-03014) for the purpose of locating thereon a water meter station for measuring the quantities of water to be supplied to the City by the City of Savannah through a connection in close proximity thereto on Highway 80; and,

WHEREAS, the City intends to consider the necessity to institute condemnation proceedings in the Chatham County, Georgia, Superior Court to acquire title to the Property because the owners thereof have been unwilling to sell the Property to the City through negotiations at the value arrived at by the City's appraiser; and,

WHEREAS, the Property is owned by Stella Louise Anderson and Pamela M. Anderson; however, there may be other parties, known or unknown, who have an interest in the property; and,

WHEREAS, Official Code of Georgia Annotated § 22-1-10 provides that prior to exercising the power of eminent domain as to any real property, a governmental condemnor shall not less than 15 days before any meeting at which a resolution approving the exercise of eminent domain is to be considered, provide notice thereof through (a) the posting a sign, if possible, in the right-of-way adjacent to the Property advertising the time, date, and place of the meeting, (b) serving the proposed condemnees personally with the notice of the meeting, and (c) publishing said notice in the county legal organ, but not in the legal notices section;

NOW THEREFORE, BE IT RESOLVED, the Mayor and Council of Garden City, Georgia, as follows:

(1) The City Attorney is thereby authorized and directed to notify the owners and any other party having an interest in the property described on the attached Exhibit 1 that on June 2, 2025, at 6:00 p.m. o'clock, at Garden City City Hall, located at 100 Central Avenue, Garden City, Georgia, the Mayor and Council shall consider the passage of a resolution authorizing the City to exercise its power of eminent domain to purchase the Property for the purpose of locating thereon a water meter station for measuring the quantities of water to be supplied to the City by the City of Savannah through a connection in close proximity thereto on Highway 80. Such notice shall be given pursuant to Official Code of Georgia Annotated § 22-1-10 which requires such notice to be given as follows:

- (a) Not less than 15 days before the above-mentioned meeting at which the resolution approving the exercise of the City's power of eminent domain with respect to the Property is to be considered, a sign shall be posted, if possible, in the right-of-way adjacent to the Property stating the time, date, and place of such meeting;
- (b) Personal service of the notice of the meeting shall be attempted on the condemnees not less than 15 days before the meeting unless service is acknowledged or waived by the condemnees. If the attempted service is unsuccessful, service of notice may be satisfied by mail or statutory overnight delivery to the property owner at the address of record and, if different from the property owner to the parties in possession of the Property, return receipt requested;
- (c) The notice shall be published in the county legal organ, but such notice shall not be published in the legal notices section of such newspaper.

ADOPTED by the Mayor and Council of Garden City, Georgia, this 5th day of May, 2025.

TONYA ROPER, Clerk of Council

RECEIVED AND APPROVED this 5th day of May, 2025.

BRUCE CAMPBELL, Mayor

EXHIBIT 1

All that certain lot, tract or parcel of land situate, lying, and being in Garden City, Chatham County, Georgia, known as Lot 1, Block W, Dundee Subdivision, as shown on a map made by Percy Sugden, C.E., dated 1892, and recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Deed Book 7-I, Page 70 (also at Historical Map Book 2, Page 172), said map being incorporated herein by reference and being made a part hereof for better determining the metes, bounds, courses, and distances of the subject property which is shown therein to be bounded as follows: On the Southwest by Lot 2 and Lot 4 of said Block and Subdivision; on the Northwest by DeLettre Avenue and the canal right-of-way; on the Northeast by said canal right-of-way; and on the Southeast by Lot 3 of said Block and Subdivision.

Also, all those certain lots or tracts of land situate, lying, and being in Garden City, Chatham County, Georgia, known as Lot 3 and Lot 5, Block W, Dundee Subdivision, as shown on a map made by Percy Sugden, C.E., dated 1892, and recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Deed Book 7-I, Page 70 (also at Historical Map Book 2, Page 172), said map being incorporated herein by reference and being made a part hereof for better determining the metes, bounds, courses, and distances of the subject lots which are collectively shown therein to be bounded as follows: On the Northwest by Lot 1 of said Block and Subdivision; on the Northeast by Seventh Street; on the Southeast by Lot 7 of said Block and Subdivision; and on the Southwest by Lot 6 and Lot 8 of said Block and Subdivision.