

**A G E N D A**  
***City Council Meeting***  
***Monday, February 2, 2026 – 6:00 p.m.***

➤ **OPENING**

- **Call to Order**
- **Invocation**
- **Pledge of Allegiance**
- **Roll Call**

➤ **FORMAL PUBLIC COMMENT**

- **Eddie Puckett** – Mr. Puckett, P & S Affordable Housing LLC, requests to address the City Council regarding the street repair and repaving of Daniel Avenue.
- **Don Bethune** - Mr. Bethune, resident of Garden City, Georgia requests to address the City Council to discuss the importance and process of applying for CHIP and CDBG grants.

**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](http://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 1/12/26 Workshop meeting and the 1/20/26 Pre-Agenda Session and City Council meeting minutes.

➤ **ITEMS FOR CONSIDERATION**

- **Resolution – Highway 80 and Alfred Street Easement Conveyance (Monument Sign)** : A resolution of the Mayor and Council of Garden City, Georgia requesting the Georgia State Properties Commission and the Georgia General Assembly to convey a perpetual easement upon the State Farmer's Market property at the intersection of U.S. Highway 80 and Alfred Street in Garden City, Georgia for the installation and maintenance of a municipal monument entrance and information sign for the city's newly constructed gymnasium and recreational complex; and for other related purposes.
- **Resolution – City Council Meeting Schedule Amendment**: A resolution to amend the regular meeting schedule of the Garden City City Council; to eliminate the February 16, 2026, regular City Council meeting to due the President's Day holiday; and to establish a meeting of the City Council on February 17, 2026.

➤ **ADJOURN**



The City of Garden City, Georgia  
100 Central Avenue, Garden City, Georgia 31405  
Phone: 912.966.7777 Fax: 912.966.7792

## REQUEST TO BE PLACED ON THE CITY COUNCIL AGENDA

*The City of Garden City would like to hear issues of importance brought by citizens of Garden City as it is in the best interest of the City that the Mayor and City Council be well-informed and prepared to address topics placed on the agenda. In order to better ensure that this process is efficient and effective, the City requires that citizens submit a written form outlining the subject matter about which they would like to speak. The Mayor may rule out of order personal, abusive or indecorous language or matters that the City has no purview over. Completion of this form does not entitle the Speaker to be added to the agenda.*

Request Submittal Date: 02/03/2026

Name of Person to Speak: Eddie C. Puckett, Jr.

Title: Owner

Business / Organization: P&S Affordable Housing LLC.

Address: 45 Corsair Circle

City/State/Zip: Port Went Worth 31407

Telephone Number: 912 667 6949 Email Address: eddiepuckett8@gmail.com

Have you addressed your issue(s) with City staff? X Yes    No

Have you addressed your issue(s) with the City Manager? X Yes    No

City Council Meeting Date: 02/03/2026

### PURPOSE:

Brief summary / paragraph of topic: Street repair to help with housing development



Signature

January 23, 2026

Date

A request must be received by the City Manager **one (1) week** prior to the requested City Council Meeting date in order to include this form in the City Council packet. Please be sure to include a detailed summary of your presentation topic on this form or with your typed description. If presenting collateral materials (handouts, maps, fliers, etc.), **eleven (11)** copies must be submitted with this form. If using other forms of media (PowerPoint Presentation, DVD, CD, etc.), the final version must be submitted electronically (or on flash drive /CD) with this form and no modifications will be accepted or allowed. It is understood that the City reserves the right to re-format the presentation to facilitate its use during the City Council meeting, but the City will not edit content.



**The City of Garden City, Georgia**  
**100 Central Avenue, Garden City, Georgia 31405**  
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**CITY STAFF USE ONLY**

City Manager	Approved <input type="text"/>	Denied <input type="text"/>	Initial / Date <input type="text"/>
Mayor	Approved <input type="text"/>	Denied <input type="text"/>	Initial / Date <input type="text"/>
Clerk of Council Notified	Initial / Date <input type="text"/>		
Council Agenda / Meeting	Approved Date <input type="text"/>		
Requester Notified	Date <input type="text"/>		

Reason for Denial:

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Request Submittal Date: 1-23-26

Name of Person to Speak: Don Brathwaite

Title: Garden City President

Business / Organization: Bratidea

Address: 2621 Woodlawn Ave

City/State/Zip: Garden City GA 31408

Telephone Number: 912-313-5023 Email Address: Frostcallinc@comcast.net

Have you addressed your issue(s) with City staff? Yes  No

Have you addressed your issue(s) with the City Manager? Yes  No

City Council Meeting Date: 2-2-26

### PURPOSE:

Brief summary / paragraph of topic:

Discuss the importance of applying for CHIP and CDBG grants for Garden City and process involved.

Don Brathwaite  
Signature

1-23-26  
Date

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## SYNOPSIS

### City Council Workshop Monday, January 12, 2026 – 5:30 p.m.

**Call to Order:** Mayor Campbell called the workshop to order at approximately 5:30pm and offered the prayer.

#### Attendees:

**Council Members:** Mayor Bruce Campbell, Councilmember Michael Bruner, Councilmember Chris Figiel, Councilmember Gwyn Hall, Councilmember Richard Lassiter, Councilmember Natalyn Morris, and Councilmember Debbie Ruiz.

**Staff Members Present:** Rhonda Ferrell- Bowles, City Manager; James P. Gerard, City Attorney; Joseph Papp, Police Administrative Patrol Commander; Katie Draeger, Finance Director; Ben Bregnman, IT/Special Projects Director; Cliff Ducey, Parks and Recreation Director; Carlos Nevarez, Planning and Zoning Interim Assistant Director, Veronica Enoch, Executive Assistant to City Manager; and Tonya Roper, Clerk of Council.

#### ➤ Capital Project Item(s):

- **New Recreation Complex Change Order:**

The City Manager announced the new recreation complex change order item is withdrawn in order to review new unforeseen technical data. Prior to moving forward and in order to do the required due diligence, further discussions must occur between Leon Davenport, Consulting Engineer, the City Attorney, and the City Manager before providing further details to Council.

Council agreed for the item to be presented on the February 9<sup>th</sup> workshop agenda.

- **Proposal for Traffic Engineering Services:**

The City Manager spoke about the camera detection system failure in July 2024 at Chatham Parkway and Telfair Place. Signal and operation delays causing timing issues has occurred due to this system failure. The City currently holds a Master Services Agreement with Kimley-Horne for general engineering services; the proposed amendment will add a new opportunity of services focused on traffic engineering associated with the intersection of Chatham Parkway and Telfair Place. The cost of the additional services will not exceed \$50,000 and the funding is currently available in this fiscal year's SPLOST fund budget, which is part of the Telfair Place and Telfair Road drainage project.

Council agreed to move this matter forward for consideration.

➤ **IT Department:**

- **Camera Replacement Proposal:**

The City Manager informed Council the current cameras and system are over 15 years old and are in need of updating. In 2024, updates were made at the Public Works Department, and this adds to the system at City Hall. In order to lock in the pricing and receive the \$10,000 savings, this project will need to move forward.

The IT Director addressed Councilmember Ruiz' inquiry regarding the areas of the system expansion which is to be the City Hall campus. The IT Director confirmed Councilmember Bruner's inquiry regarding the number of cameras to be replaced. Council discussed location of the cameras for this expansion as well as other sites such as the Senior Center and new Gym complex as an additional expansion. A discussion amongst Council occurred regarding the Cooper Center as a potential site with Staff informing Council of the potential cost for this site to add system equipment, the reversion clause agreement, and the use of the Center upon completion of the new recreational complex. Council agreed to revisit the Cooper Center discussion at a later date.

Council agreed to move forward with this item for consideration.

➤ **Planning and Zoning Department:**

- Board of Appeals/Planning Commission Cases

1. **PC-11-25-1143:** Roberts Civil Engineering, requests a zoning map amendment for 61 Brampton Road & 55 Brampton Road, PIN: 60015 03033 60015 03032 for a town home development from R-1 to R-I-N.

The Interim Assistant Planning Director provided an overview of the request to rezone 61 Brampton and 55 Brampton to an R-I-N zoning. There is currently R-I-N zoning adjacent to the properties and the proposed development is for family development. The Interim Assistant Planning Director discussed the comparisons between townhomes and apartments from the construction aspect regarding materials, building code and cost.

The Interim Assistant Planning Director addressed Councilmember Hall's inquiry regarding safety concerns for building apartments and the use of less expensive materials. Construction and code depending on the type of dwelling can involve consideration of rooflines, nail patterns, fire walls versus fire petitions and the exterior materials used.

The Interim Assistant Planning Director discussed the reason behind the Planning Commission's recommendation. Staff recommended approval with the Planning Commission recommending denying the request due to opposition from the residents in the area regarding the development. The residents were not against the rezoning; they want to ensure they're protected and want to see a development that improves the area.

Councilmember Bruner addressed Councilmember Figiel's comment regarding the residents being concerned about the placement of numerous units within 3 acres. Councilmember

Bruner spoke of the Planning Commission's concern about what happens if the property is rezoned and development falls through with this project. The rezoning leaves an open R-I-N zoning district. Councilmember Bruner suggested adding a condition or designate the property as a "P" R-I-N to ensure that the specific type of development is what the City wants.

The Interim Assistant Planning Director suggested a stipulation of the rezoning being site specific and any development that is proposed will be reviewed by city staff prior to the general development plan's recommendation and consideration. He provided an overview of the most recent general development plan submittal and discussed the changes made to protect the residential side with the shifting of buildings, the addition of more buffers with vegetative landscaping, parking and the potential for sidewalks and a turning lane.

Council agreed to move forward with this matter.

2. **PC-11-25-1146:** Integrated Civil Solutions LLC requests approval of a general development plan for 0 Prosperity Drive, PIN: 60877 01001, for a heavy machine shop.

An overview of the request was provided by the Interim Assistant Planning Director. The request is to place a machine shop. A description of the location and the existing site was discussed along with the applicant's plan to put in a street with an access road.

The Interim Assistant Planning Director addressed concerns with regard to the availability of water and sewer utilities within the area. He informed Council of the easement from the property owners is to extend to the area of Prosperity for the development with plans to keep the road as a private road, but utilities are to become public. A description of the proposed building was provided along with acknowledgement that visibility of the site is from Prosperity Drive. The Interim Assistant Planning Director discussed the power lines that must be approved by Georgia Power; therefore, Planning Commission's recommendation was to approve with conditions contingent on approval of the Georgia Power agreement.

Council agreed to move forward with the item.

3. **PC-11-25-1147:** Maupin Engineering, Inc. requests approval of a general development plan for 2782 US-80 Highway, PIN 60927 01042, for commercial flex space.

The Interim Assistant Planning Director provided an overview of the request. The owner wants to develop a commercial flex space of two buildings on approximately 4.6 acres. He informed Council of the location in proximity to the area of the apartment development and Griffin Avenue, and the use possibilities (offices, specialty Shops, etc.) within a C2 zoning district. The owners want to demolish the vacant single-family home; there is a driveway to remain as the main access to the site. Elevations were presented along with signage and the façade which is to be stucco or brick.

The Interim Assistant Planning Director informed Council of the concerns of the property owners in the area in regard to flooding and stormwater management. A stormwater pond is proposed, and the goal is to have runoff to flow towards the back of the property to keep issues

off Highway 80 and adjacent properties. Any issues for flooding and drainage will be addressed by engineering. He said Planning Commission's recommendation was approval as submitted.

Council agreed to move forward with the item.

4. **PC-10-25-1148:** Maupin Engineering, Inc. requests approval of a general development plan for 5119 Augusta Road, PIN 60007 01004, for an electrical contractor's office.

An overview of the request was provided by the Interim Assistant Planning Director. The request is for an established electrical contractor to redevelop their site. A description of the location and the adjacent existing businesses were discussed. The development includes landscaping to update the aesthetics of the site and to the new building's elevation. The driveway will require correction and to also address handicap parking.

The Interim Assistant Planning Director addressed Councilmember Bruner comment regarding the repair of the dirt driveway using concrete. Planning Commission had concerns with the plan for the façade and sides of the building elevations. He discussed the suggestion of adding more windows to provide a commercial appeal.

A discussion amongst staff and Council occurred regarding the requirements for development standards. Councilmember Bruner informed Council that Planning Commission previously approved developments with brick facades and sides. The City Attorney spoke about Planning Commission's ability to make stipulations within their recommendations for the requirement to be implemented by Council. The Planning Commission's recommendation is approval pending the engineering review and façade approval by city staff.

The Interim Assistant Planning Director confirmed Councilmember Bruner inquiry that the outside storage concern has been addressed with the owner and the plan to remedy the outside storage concerns.

Council agreed to move forward with the item.

5. **PC-11-25-1142:** Integrated Civil Solutions LLC requests a general development plan approval for 4885 Old Louisville Rd, PIN: 60969 02009, for a maintenance shop.

The Interim Assistant Planning Director provided an overview of the request. He then gave a background of the site as previously developed in 2022. The property was previously developed as a laydown yard; however, the zoning for the parcel is I-1 which is light industrial. It is a big open area that once included chassis and containers parked on the property. The company that previously developed the site is no longer present.

City Council was informed that the new owners are proposing to build a machine shop similar to an equipment rentals' use. The proposal is to add a maintenance shop to do maintenance on the business's own equipment such as oil and tire changes. A detailed description of the site location and building elevation plan for the proposed development was provided by the Interim Assistant Planning Director. The addition of the maintenance shop changes its use and therefore requires a recommendation by the Planning Commission.

The City Attorney spoke about the ordinance in regard to the improvement of site and development plans and that Mayor and Council may impose conditions of approval that it deems necessary to make the requested action acceptable and consistent with the purpose of the ordinance chapter Sec. 90-206. One of the items for the requirement is architectural style or materials which authorizes Council to set conditions on the materials that a builder uses for development of a property.

With no additional comments, the Interim Assistant Planning Director provided the recommendation from the Planning Commission to approve as submitted.

Council agreed to move forward with the item.

6. **PC-01-26-1152:** Thomas & Hutton Engineering Co. requests approval of a general development plan for 47 Telfair Place, PIN 60799 02002A, for the redevelopment of an existing asphalt plant.

The Interim Assistant Planning Director gave an overview of the request to redevelop 2.2 acres of the property of an existing asphalt plant. The current business is APAC and is an established business in the city. The use will remain with an upgrade to the office space; the site has water but will need to bring in sewer as they are looking to minimize the use of their septic tank; staff will work on all the requirements needed for this. He provided an overview of the intent for parking and transformation of the site to become the business's main location.

A discussion occurred regarding flooding, drainage and the impact to the area with the improvements. The Planning Commission's recommendation is for approval pending the approval of the landscaping plan by city staff.

Council agreed to move forward with the item.

7. **PC-01-26-1153:** The City of Garden City, Georgia requests a text amendment to the city ordinance to comply with changes to zoning procedures laws implemented by Georgia House Bill 155.

The Interim Assistant Planning Director spoke about the amendment as a housekeeping item. The City Attorney discussed in detail the changes implemented by the State for a municipality to become compliant, which is posting requirements, the timeframe to refile for a denied rezoning application, and the requirement for the two public notices and two meetings to reclassify single-family to include multi-family uses. The Interim Assistant Planning Director confirmed the city is currently meeting the requirements, and the ordinance is a required adoption; therefore, the Planning Commission's recommendation is to approve as submitted.

- o Proposed Restructuring of BOA/Planning Commission and Member Appointments

The City Manager and Interim Assistant Planning Director informed Council that there are members of the Board requiring replacement or reappointment. Previous discussions were held regarding the

pros and cons of restructuring to include four city staff members and four residents or business representatives. The Interim Assistant Planning Director provided the pros and cons for the proposed structure to restructure the memberships of staff from the Planning, Police, Fire and Public Works departments along with three residents and one business owner.

Due to the expiration term of Dr. Jenecia Perry and Mr. Bruner becoming a Councilmember, seats are open that need to be filled. Mack Roberts filled Jeff Ashley's seat as well as the additional open seat previously held by Misty Selph that was not filled. The seats of Wayne Joyner, Charles Orrel, and Judy Maldonado does not expire until 2028. Chad Flowers' term expires in 2026; he has expressed an interest in continuing to serve. Dr. Perry has expressed an interest in continuing to serve and is the longest term member.

The Interim Assistant Planning Director addressed the Mayor's inquiry regarding having eight members. Having eight members allows for an alternate should there be an issue with attendance in having a quorum. He talked about the pros of having the expertise of staff or the position as members on the Board for reviews.

A discussion occurred amongst Council regarding the justification and requirements for the bylaws as suggested by Councilmember Bruner. Councilmember Morris explained the concerns when nominating a resident or business owner for a volunteer position. Council discussed the connection ties members should have with the City in order to serve on the Board. Councilmember Morris spoke about the commitment involved while serving as a member and the importance of the nominee understanding the commitment. Nomination recommendations include Andy Harper, Chad Flowers, Mack Roberts, Kim Tice, Kelly Morris, Marie Fontanez, Rochelle Ferguson, and Linda Jones.

Mayor Campbell confirmed with newly elected official Councilmember Bruner for Andy Harper for District 1 and newly elected official Councilmember Chris Figiel for Kimberly Tice for District 5 that the recommendations were acceptable.

After discussion, Council agreed to move forward with the recommendations of new appointments and reappointments - Andy Harper – District 1, Mack Roberts – District 2, Marie Fontanez – District 2, Chad Flowers – District 3, and Kimberly Tice – District 5.

The Interim Assistant Planning Director is to reach out to the recommendations to confirm interest in serving as a member.

Council agreed to move forward with the item upon receipt of the update from the Interim Assistant Planning Director.

- Board of Appeals/Planning Commission Ordinance Revisions Proposed by Councilmember Bruner

Councilmember Bruner provided an overview and background for the proposed changes to the City Charter. He informed Council of the proposed changes are aimed to revise the composition and required qualifications for membership on the Board of Zoning Appeals/Planning Commission. Councilmember Bruner spoke about how the request was to look at the bylaws and establishing criteria in regard to attendance, training, term expiration, education, and

changing the number of members.

Mayor Campbell and the City Manager confirmed that having eight members allows for an alternate for attendance and voting.

After discussion, Council agreed to revisit the item after further research.

➤ **Municipal Court:**

- Prosecuting Attorney & Public Defender Contract Renewals

The City Manager informed Council of the proposed renewal of existing contracts with Caroline Bradley; Prosecuting Attorney and Gage Montgomery; Public Defender. The officials are to provide court attorney services for the City's municipal court for an additional one-year term with the contract term expiring on January 31, 2027. Compensation remains the same at \$800 per court day and there are sufficient funds for the contract renewals included in the FY2026 court budget. The Chief Judge recommends contract renewals.

Council agreed to move forward with this item.

- Resolutions for Prosecuting Attorney & Public Defender Associates

The City Manager informed Council the resolutions for Ashley Beard and Lawrence Tell are the substitutes in the event that the prosecuting attorney and public defender become unavailable.

Council agreed to move forward with this item.

- Probation Services Contract Renewal

The City Manager informed Council the probation services contract renewal is a housekeeping item set to expire on March 31<sup>st</sup>. The city is satisfied with the services provided and all recommends remaining with the services. The proposed contract is very similar to the current contract. The most significant change is the increase in supervision fees. They are increasing their pay-only, basic, and pre-trial diversion supervision fees from \$40 to \$45 per month on April 1, 2026. The offenders, not the City, pay the supervision fees. The term of the contract is one year from April 1, 2026, through March 31, 2027. The contract will automatically renew for an additional one-year term for a maximum of four years and will terminate on March 31, 2031 unless there are issues which allow the city to terminate. City Attorney confirmed the contract includes a 30-day termination during the period of service.

Council agreed to move forward with the item.

➤ **Legislative Item(s):**

- Professional Lobbyist Services Contract for 2026 Legislative Session

Currently, staff resources are being utilized to shepherd the two bills. The two legislative priorities include the Garden City Charter Amendment authorizing the Mayor to choose the

city's Mayor Pro-tem and the dissolution of the Garden City Area Convention & Visitors Bureau Authority.

A discussion ensued amongst Council regarding the process and passing of legislative session bills. City Attorney suggested the appointing of a President of Council until the legislature has passed for the charter amendment in authorizing a Mayor pro-tem. The City Manager announced the proposed contract from Hughes Public Affairs is for the provision of consulting and lobbying services during the 2026 legislative session. The proposed contract is for a one-year term that expires on January 20, 2027, for a total of \$72,000.

Council discussed current and future projects that would require lobbyist services. The City Attorney confirmed the Mayor's inquiry that no lobbyist is needed for RFP. The City Manager informed Council the services of a lobbyist are not a budgeted item and would fall under the legislative line item and increase this budget. The City Manager addressed Council inquiry of the timeline for the lobbyist services with a breakdown of cost for prorated services.

The City Manager is to provide an update regarding the timeline of prorated services.

➤ **Mayor's Updates:**

No updates

➤ **City Council's Updates:**

Councilmember Bruner informed Council of the concerns received from Charlie Roberts for the gate blocking of the entry and exit way for the apartments in the rear and accessibility in the event of a fire.

Councilmember Bruner is to provide the Interim Assistant Planning Director's contact information to Mr. Roberts for follow-up.

The City Manager and Interim Assistant Planning Director addressed Councilmember Ruiz inquiry regarding the open Code Enforcement position.

Councilmember Morris request to provide a railroad update at the February workshop.

➤ **City Manager's Updates:**

No additional updates

**Briefing:**

The Interim Assistant Planning Director announced that more research is needed for the item to add apiary to the permitted uses; therefore, the recommendation by the Planning Commission is to table pending further submittal of information.

The Interim Assistant Planning Director informed Council of a request to be on the Council's agenda by Mr. Puckett regarding drainage concerns on Daniel Avenue. An overview of the history and timeline of the submittal processes by the applicant for staff meetings, plans, and permits were discussed in relation to the current state of Mr. Puckett's development on Daniel Avenue. The Interim Assistant Planning Director and City Attorney discussed the most recent request by the applicant to create non-conforming lots within an area where it does not conform – staff has informed the applicant this option is not allowed per city ordinance.

The City Manager informed Council of the past meetings held with the applicant along with a response by Public Works in performing an assessment and resolve of the drainage concerns. An engineer has been asked to review the concerns regarding the road repair concerns. Upon discussion Council agreed for the request to be placed on the Council agenda.

The meeting adjourned approximately at 7:14pm.

*Transcribed by: Clerk of Council  
Approved by Mayor & Council:2-02-2026*

## SYNOPSIS

### Pre-Agenda Session Tuesday, January 20, 2026 - 5:30 p.m.

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

#### **Attendees:**

**Council Members:** Mayor Bruce Campbell, Councilmember Michael Bruner, Councilmember Figiel, Councilmember Gwyn Hall, Councilmember Richard Lassiter, Councilmember Natalyn Morris, and Councilmember Debbie Ruiz.

**Staff Members:** Rhonda Ferrell-Bowles, City Manager; James P. Gerard, City Attorney; Gil Ballard, Police Chief; Cliff Ducey, Parks and Recreation Director; Mike Dick, Fire Chief; Katie Draeger, Finance Director; Lynnette Hymes, Public Works Executive Assistant; Carlos Navarez, Assistant Planning Director; Veronica Enoch, Executive Assistant to the City Manager; and Tonya Roper, Clerk of Council.

#### **Mayor's Updates**

Mayor Campbell announced the MLK parade was a great event attended by himself, Councilmember Hall, Councilmember Bruner, Councilmember Lassiter and Councilmember Morris. Mayor Campbell thanked the Executive Assistant to the City Manager for the set-up of their participation to walk in the event.

#### **City Council Updates**

None

#### **City Manager Updates**

City Manager announced that an inquiry had been received regarding the distribution of staff reports within the agenda packets. Upon discussion, Council agreed due to the size of staff reports, they will be dispersed separately from the Council agenda packets.

City Manager informed Council of the seating arrangements in the Chambers with having newly elected officials prior to elections of the President of Council and Mayor Pro-Tem.

The City Manager provided an overview of the agenda.

#### **1. Formal Comment**

Mr. Puckett was scheduled to speak with Council regarding drainage issues and road conditions on Daniel Avenue. Mr. Puckett has cancelled and is to schedule for the February agenda.

## **2. Public Hearing(s)**

The City Manager announced the Public Hearings were discussed previously by the Assistant Planning Director during workshop.

- a. Receipt of public comment on a request by Integrated Civil Solutions LLC seeking approval of a general development site plan for a maintenance shop at 4885 Old Louisville Road. Item tabled at the 12/1/25 Council meeting. Planning Commission Recommendation: Approve as submitted (1/6/2026).
- b. Receipt of public comment on a request by Integrated Civil Solutions, LLC seeking approval of a general development plan for 0 Prosperity Drive for a heavy machine shop. Planning Commission Recommendation: Approve with conditions contingent on approval of the Georgia Power agreement.
- c. Receipt of public comment on a request by Maupin Engineering, Inc. seeking approval of a general development plan for 2782 US Highway 80 for a commercial flex space. Planning Commission Recommendation: Approve as submitted
- d. Receipt of public comment on a request by Maupin Engineering, Inc., seeking approval for a general development plan approval for an electrical contractor's office at 5119 Augusta Road. Planning Commission Recommendation: Approve pending engineering review and façade approval by city staff.
  - i. The Assistant Planning Director informed Council of an update for 5119 Augusta Road. For the city staff approval of the elevations, the developer will do the brick façade for the elevation on the front with plans to have the appearance of a commercial building. Currently, staff is satisfied with the most recently received concept plan and is to provide any additional updates as needed.
- e. Receipt of public comment on a request by Thomas & Hutton Engineering Co., seeking approval for the redevelopment of an existing asphalt plant for 47 Telfair Place. Planning Commission Recommendation: Approve pending approval of the landscaping plan by city staff.
- f. Receipt of public comment on a request by the City of Garden City seeking approval for a text amendment to the city ordinance to comply with the changes to zoning procedures law implemented by Georgia House Bill 155. Planning Commission Recommendation: Approve as submitted.

g. Receipt of public comment on a request by the City of Garden City seeking approval for a text amendment to add apiary to the permitted uses Section 90-47. Planning Commission Recommendation: Tabled pending further submittal of information.

i. The City Manager informed Council the public hearing for the apiary has been tabled for further study.

### **3. Approval of City Council Minutes**

Consideration of the minutes from the 12/01/25 Pre-Agenda session and City Council meeting and the 12/12/25 Special Called meeting.

### **4. Items for Consideration**

- a. An ordinance to rezone 61 Brampton Road and 55 Brampton Road from an R-1 zoning district to an R-I-N zoning district for construction of six townhome buildings with parking areas and infrastructure.
- b. An ordinance for a text amendment to bring the ordinances in compliance with changes to the zoning procedures law implemented by HB 155 in 2025 effective January 2026. All municipalities are required to come into compliance with the amended procedures.
- c. A resolution approving the general development plan application for the construction of a maintenance building on the existing developed property located at 4885 Old Louisville Road for use as a maintenance shop.
- d. A resolution approving the general development plan application for the construction of a 10,000 sq. ft. pre-engineered metal building to be used as a heavy machine shop located at 0 Prosperity Drive.
- e. A resolution approving the general development plan application for the construction of two buildings containing ten units, and parking areas, for contractor offices/flex space to be located at 2782 US Highway 80.
- f. A resolution approving the general development plan application for the demolition of the present building, storage shed, and concrete pad located at 5119 Augusta Road and the construction of a 4,000 sq. ft. building in their place to be used for electrical contracting.
- g. A resolution approving the general development plan application for the redevelopment of an existing asphalt plant located at 47 Telfair Place.

- h. A resolution to approve an individual project order with Kimley-Horn and Associates, Inc., for professional traffic engineering and signal timing services at the intersection of Chatham Parkway at Telfair Place and the resolution is to amend the master services agreement that the city currently has with Kimly-Horn to address signal issues.
- i. A resolution to upgrade the City's security camera system. The resolution is to authorize the purchase and installation of a camera system. This is a budget item for the FY2026 capital projects.
- j. A resolution authorizing to execute and submit an application for the Georgia Department of Transportation FY2026 Local Maintenance & Improvement Grant (LMIG) Program. This submission is done annually; the city is eligible to apply for and receive funding in the amount of \$137,987.56 with a 3% matching funds of \$41,396.27. This is budgeted in SPLOST funds, and the city will use the paving assessment study to determine projects. The funding will be applied to the top projects, with the Telfair Road project being on the top five of the list.
  - The City Manager addressed Councilmember Hall's inquiry regarding the Big Hill Road project. The list is being reviewed with the consulting engineer to perform the work on projects based upon rating and Telfair Road based on its rating of 35 is considered as a top priority.
- k. A resolution approving a memorandum of understanding between the Chatham County Police Department and Garden City, Georgia for membership on the Chatham County Special Weapons and Tactics Team. The MOU allows for the members of the GCPD to be assigned to the Chatham County SWAT team in order to provide support for a fully integrated team when incidents warrant their response.
- l. A resolution authorizing the execution of a contract with Professional Probation Services, Inc., for the provision of private probation services to misdemeanor and ordinance offenders. The supervision fees are increasing from \$40 to \$45 per month starting April 1<sup>st</sup>. This fee is not paid by the city; it is paid by the offenders. The contract commences April 1, 2026, through March 31, 2027. The contract is automatically renewed but can be withdrawn by giving written notice.
- m. A resolution appointing members to the consolidated Board of Zoning Appeals/Planning Commission to fill vacancies created by expired terms. Kim Tice replaces Dr. Jenecia Perry; Andy Harper replaces Michael Bruner, Chad Flowers and Mack Roberts are reappointments, and Mare Fontanez replaces Misty Selp. The

current members are Wayne Joyner, Judy Maldonado and Charlie Orrell. The new members' terms will start in 2026 and end in 2030.

- The City Manager confirmed the Mayor's inquiry that the above individuals are willing to serve.
- n. A resolution by the City Council to authorize an agreement between the City and Caroline Bradley, which sets forth the terms of Ms. Bradley's appointment as the City's Prosecuting Attorney. This agreement is for a one-year term expiring January 31, 2027.
- o. A resolution to authorize an agreement between the City and Gage Montgomery, which sets forth the terms of Mr. Montgomery's appointment as the City's Public Defender. This agreement is for a one-year term expiring January 31, 2027.
- p. A resolution to appoint Ashley Beard to serve as the City's Pro-tem Prosecuting Attorney substituting in the absence of the prosecuting attorney.
- q. A resolution to appoint Lawrence Tell to serve as Public Defender if Public Defender Gage Montgomery is unavailable to perform his duties for court.
- r. Election for President of Council. Nominations and vote to elect a councilmember to serve as President of Council.

**Adjournment:** Given no other items to discuss, the Mayor and City Council adjourned the pre-agenda session at approximately 5:41pm.

*Transcribed & submitted by: The Clerk of Council  
Accepted & approved by: The City Council 2-02-26*

## M I N U T E S

### **City Council Meeting** **Tuesday, January 20, 2026 – 6:00 p.m.**

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

**Opening:** Councilmember Hall gave the invocation, and Mayor Campbell led the City Council in the Pledge of Allegiance.

#### **Roll Call**

**City Council Members:** Mayor Bruce Campbell, Councilmember Bruner, Councilmember Figiel, Councilmember Gwyn Hall, Councilmember Lassiter, Councilmember Natalyn Morris, and Councilmember Debbie Ruiz.

**Staff Members:** Rhonda Ferrell-Bowles, City Manager; James P. Gerard, City Attorney; Gil Ballard, Police Chief; Cliff Ducey, Parks and Recreation Director; Lynnette Hymes, Public Works Executive Assistant; Carlos Naverez, Assistant Planning Director; Veronica Enoch, Executive Assistant to City Manager; Tonya Roper, Clerk of Council; and Andrew Guzman, IT Tech.

**Formal Public Comment:** Eddie Puckett, P& S Affordable Housing, LLC requests to address City Council regarding the street repair and repaving on Daniel Avenue. Notification received by Mr. Puckett to withdraw and reschedule request.

**Informal Public Comment:** Given no comments, Mayor Campbell closed the section for informal public comments.

#### **Public Hearings:**

**PC-11-25-1142 – General Development Plan:** Receipt of public comment on a request by Integrated Civil Solutions, LLC seeking approval of a general development site plan for a maintenance shop at 4885 Old Louisville Road.

The Assistant Planning Director stated the case came before Planning Commission with the recommendation for approval by both Planning Commission and staff. There were no objections from the public during the Planning Commission meeting, and the recommendation is to approve as submitted.

Given no comments in favor or in opposition, Mayor Campbell closed the section for the public hearing comments.

**PC-11-25-1146 – General Development Plan:** Receipt of public comment on a request by Integrated Civil Solutions, LLC seeking approval of a general development plan for 0 Prosperity Drive for a heavy machine shop.

The Assistant Planning Director stated the Planning Commission recommended approval with the conditions contingent on approval of the Georgia Power agreement. There were no objections from the public hearing. City staff as well as Planning Commission recommended approval based on the agreement from Georgia Power due to an easement on the property. The Assistant Planning Director said any issues will be worked out through third-party engineering review and the petitioner is here to answer any additional questions.

Given no comments in favor or in opposition, Mayor Campbell closed the section for the public hearing comments.

**PC-11-25-1147- General Development Plan:** Receipt of public comment on a request by Maupin Engineering, Inc. seeking approval of a general development plan for 2782 US Highway 80 for a commercial flex space.

The Assistant Planning Director stated the recommendation by Planning Commission was for approval as submitted. There were concerns during the Planning Commission's public hearing from two adjacent property owners. The concerns involved drainage and storm water management, but from what we can see right now the drainage is going to be towards the rear of the property. The installation of the detention pond will slow down the outfall from the stormwater; therefore, Planning Commission as well as city staff recommended approval.

Given no comments in favor or in opposition, Mayor Campbell closed the section for the public hearing comments.

**PC-11-25-1148 – General Development Plan:** Receipt of public comment on a request by Maupin Engineering, Inc., seeking approval for a general development plan approval for an electrical contractor's office at 5119 Augusta Road.

The Assistant Planning Director stated there were concerns during the Planning Commission hearing, including the elevation of the building and how the space will look. The case was previously tabled in December and came back before the Planning Commission in January. New revised plans have been received, and staff will work with the petitioner as long as the request is just for an office. They will have a full brick façade to give the aesthetic of a commercial building instead of an industrial building, which will be a good addition to this area. The recommendation from the Planning Commission is for approval.

Given no comments in favor or in opposition, Mayor Campbell closed the section for the public hearing comments.

**PC-01-26-1152 – General Development Plan:** Receipt of public comment on a request by Thomas & Hutton Engineering Co., seeking approval for the redevelopment of an existing asphalt plant for 47 Telfair Place.

The Assistant Planning Director stated this case is an update to an existing site for an asphalt plant. They will update the office building, parking lot, and upgrades to drainage to improve stormwater.

There are no objections to the project other than landscaping, but staff and the petitioner will work on this together. The applicant has received their approval from the engineer based on the conditions and are ready to begin construction once approval has been received.

Given no comments in favor or in opposition, Mayor Campbell closed the section for the public hearing comments.

**PC-01-26-1153 - Text Amendment:** Receipt of public comment on a request by the City of Garden City seeking approval for a text amendment to the city ordinance to comply with the changes to zoning procedures law implemented by Georgia House Bill 155.

The Assistant Planning Director said this is a housekeeping item to update the city's ordinance regarding advertising requirements with the changes applied by state law, staff currently adheres to these requirements, and the Planning Commission recommended approval of this item.

Given no comments in favor or in opposition, Mayor Campbell closed the section for the public hearing comments.

**PC-01-26-1154 – Text Amendment:** Receipt of public comment on a request by the City of Garden City seeking approval for a text amendment to add apiary to the permitted uses Section 90-47.

The Assistant Planning Director stated this request was recommended by Planning Commission to be tabled. The amendment is for beekeepers in order to regulate the use. The proposed draft was good, however, more time is needed to do further research and to ensure we are similar to surrounding jurisdictions.

**City Council Minutes:** Councilmember Morris made a motion to approve the minutes from the 12/01/25 Pre-Agenda session and City Council meeting minutes and the 12/12/25 Special Called meeting minutes. The motion was seconded by Councilmember Hall and passed with Councilmember Hall, Councilmember Lassiter, Councilmember Morris and Mayor Campbell voting in favor of the motion. Councilmember Bruner and Councilmember Figiel abstained from voting for the 12/01/25 Pre-Agenda session and City Council meeting minutes and the 12/12/25 Special Called meeting minutes due to being a newly elected official.

**Items for Consideration:**

**First Reading - Ordinance - Zoning Map Amendment (61 Brampton Road and 55 Brampton Road):** The Clerk of Council read the heading of an ordinance to amend the zoning ordinance and map of Garden City, Georgia, as amended to rezone from a zoning classification of "R-1" to a zoning classification of "R-I-N" Lot six(6) and Lot seven(7) of a subdivision of Lots 9 & 10 of the subdivision of the Lamar Tract, Garden City, Chatham County, Georgia, with addresses of 55 Brampton Road and 61 Brampton Road, Garden City, Georgia 31408 and currently owned by Double Gloucester, LLC; to provide for conditions of approval; to provide for an effective date; and for other purposes.

Councilmember Lassiter made a motion to approve on the first reading of the ordinance. The motion was seconded by Councilmember Morris.

The City Attorney stated the request for this zoning map amendment(rezoning) is a site specific zoning change, that this zoning change is conditioned on the compliance of the landowner with the site plan that is attached to the ordinance and that the owner cannot use it for other purposes that are listed in the R-I-N zoning district. This is what has been requested by Council, and I want to ensure the property owner understands that the change in zoning is for only complying with the site plan that is attached as refined by city staff. At this time, the site plan is not in final form but is to be at staff's discretion for the final form.

Councilmember Bruner asked if the approval would be as a Planned R-I-N or just as an R-I-N rezoning?

The City Attorney replied that the rezoning is to be site specific.

Councilmember Hall asked if the approval of the rezoning be contingent upon what the site plan shows as townhomes and not as apartments? Councilmember Hall said I am for the development as townhomes and against the development as apartments.

The Assistant Planning Director stated the applicant will need to also go through the general development plan process. This request is specifically for the rezoning. The general development plan will also have to come before the Council for approval. With the rezoning being site specific, they can't come back before you with a commercial use such as a restaurant or commercial strip.

With no further comments, A vote is taken on the motion with Councilmember Bruner, Councilmember Figiel, Councilmember Hall, Councilmember Lassiter, Councilmember Morris, Councilmember Ruiz and Mayor Campbell voting in favor of the motion to approve on the first reading of the ordinance.

**Motion to Suspend the Rules of Council:** Councilmember Lassiter motioned to suspend the rules of Council to hold the second reading of the ordinance. The motion was seconded by Councilmember Morris and passes without opposition.

**Second Reading - Ordinance - Zoning Map Amendment (61 Brampton Road and 55 Brampton Road):** The Clerk of Council read the heading of an ordinance to amend the zoning ordinance and map of Garden City, Georgia, as amended to rezone from a zoning classification of "R-1" to a zoning classification of "R-I-N" Lot six(6) and Lot seven(7) of a subdivision of Lots 9 & 10 of the subdivision of the Lamar Tract, Garden City, Chatham County, Georgia, with addresses of 55 Brampton Road and 61 Brampton Road, Garden City, Georgia 31408 and currently owned by Double Gloucester, LLC; to provide for conditions of approval; to provide for an effective date; and for other purposes.

Councilmember Lassiter made a motion to approve the ordinance on the second reading. Councilmember Morris seconded the motion; the motion passes with all voting in favor of the motion.

**First Reading - Ordinance – Text Amendment (Georgia House Bill 155):** The Clerk of Council read the heading of an ordinance to amend the code of ordinances of Garden City, Georgia, and the zoning ordinance to bring the ordinances in compliance with changes to the zoning procedures law implemented by HB 155 in 2025; to repeal all ordinances in conflict herewith; and for other lawful purposes.

Councilmember Morris made a motion to approve on the first reading of the ordinance. Councilmember Hall seconded the motion; the motion passes voting in favor of the motion.

**Motion to Suspend the Rules of Council:** Councilmember Lassiter motioned to suspend the rules of Council to hold the second reading of the ordinance. The motion was seconded by Councilmember Morris and passes without opposition.

**Second Reading - Ordinance – Text Amendment (Georgia House Bill 155):** The Clerk of Council read the heading of an ordinance to amend the code of ordinances of Garden City, Georgia, and the zoning ordinance to bring the ordinances in compliance with changes to the zoning procedures law implemented by HB 155 in 2025; to repeal all ordinances in conflict herewith; and for other lawful purposes.

Councilmember Hall made a motion to approve the ordinance on the second reading. Councilmember Morris seconded the motion; the motion passes with all voting in favor of the motion.

**Resolution – General Development Plan (4885 Old Louisville Road):** The Clerk of Council read the heading of a resolution of the Mayor and Council of Garden City, Georgia approving the general development plan application of Integrated Civil Solutions, LLC as authorized agent for 4885 Old Louisville Road, LLC for the construction of a maintenance building on the existing developed property located at 4885 Old Louisville Road, Garden City, Georgia for use as a maintenance shop.

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

**Resolution – General Development Plan (0 Prosperity Drive):** The Clerk of Council read the heading of a resolution of the Mayor and Council of Garden City, Georgia approving the general development plan application of Integrated Civil Solutions, LLC as authorized agent for LEG/MEG 80 Dean Forest, LLC for the construction of a 10,000 sq. ft. pre-engineered metal building to be used as a heavy machine shop located at 0 Prosperity Drive in Garden City, Georgia.

Councilmember Morris made a motion to approve the resolution. The motion was seconded by Councilmember Lassiter and passes with all voting in favor of the motion.

**Resolution – General Development Plan (2782 US Highway 80):** The Clerk of Council read the heading of a resolution of the Mayor and Council of Garden City, Georgia approving the general development plan application of Maupin Engineering as authorized agent for Bulloch Corp, LLC for the construction of two buildings containing ten units, and parking areas, for contractor offices/flex space to be located at 2782 US Highway 80, Garden City, Georgia.

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

**Resolution – General Development Plan (5119 Augusta Road):** The Clerk of Council read the heading of a resolution of the Mayor and Council of Garden City, Georgia approving the general development plan application of Maupin Engineering as authorized agent for James M. Wilson for the demolition of the present building, storage shed, and concrete pad located at 5119 Augusta Road in Garden City, Georgia and the construction of a 4,000 sq. ft. building in their place to be used for electrical contracting.

Councilmember Lassiter made a motion approving the resolution. The motion is seconded by Councilmember Morris; and passes with all voting in favor of the motion.

**Resolution – General Development Plan (47 Telfair Place):** The Clerk of Council read the heading of a resolution of the Mayor and Council of Garden City, Georgia approving the general development plan application of Thomas & Hutton Engineering Co., as authorized agent for APAC-Atlantic, Inc., for the redevelopment of an existing asphalt plant located at 47 Telfair Place, Garden City, Georgia.

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

**Resolution – Kimley-Horn Traffic Engineering Services Proposal Agreement:** The Clerk of Council read the heading of a resolution of the Mayor and Council of Garden City, Georgia approving an individual project order with Kimley-Horn and Associates, Inc., for professional traffic engineering and signal timing services at the intersection of Chatham Parkway at Telfair Place; authorizing the City Manager to execute the necessary documents; and for other purposes.

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

**Resolution – Jamtek Electrical, LLC Proposal Agreement:** The Clerk of Council read the heading of a resolution by the Mayor and Council of Garden City, Georgia, authorizing the purchase and installation of a Verkada security camera system from Jamtek Electrical, LLC affirming compliance with city purchasing policies; authorizing the City Manager to execute necessary agreements; and for other purposes.

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

**Resolution – FY2026 LMIG:** The Clerk of Council read the heading of a resolution authorizing the Mayor of Garden City, Georgia to execute and submit an application for the Georgia Department of Transportation FY2026 Local Maintenance & Improvement Grant (LMIG) Program; to provide for a local match; and for other lawful purposes.

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.

**Resolution – Chatham County MOU Agreement (Police Dept.):** The Clerk of Council read the heading of a resolution approving a memorandum of understanding between the Chatham County Police Department and Garden City, Georgia for membership on the Chatham County Special Weapons and Tactics Team; to authorize the City's Police Chief to execute the memorandum of understanding; and for other purposes.

Councilmember Lassiter Made a motion approving the resolution. Councilmember Morris seconded the motion; he motion passes with all voting in favor of the motion.

**Resolution – Professional Probation Services, Inc. Contract Agreement:** The Clerk of Council read the heading of a resolution authorizing the execution of a contract with Professional Probation Services, Inc., for the provision of private probation services to misdemeanor and ordinance offenders; authorizing the City Manager to execute the contract on behalf of the city upon obtaining the consent thereto from the Chief Judge of the Garden City Municipal Court; and for other purposes.

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

**Resolution – Board of Appeals/Planning Commission Appointments:** The Clerk of Council read the heading of a resolution of the Mayor and Council of Garden City, Georgia, appointing members to the consolidated Board of Zoning Appeals/Planning Commission to fill vacancies created by expired terms; providing for terms of office; and establishing an effective date.

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

Councilmember Morris asked Mayor Campbell to recognize any newly appointed and reappointed members of the consolidated Board of Appeals/Planning Commission. Mayor Campbell invited each member present to stand for recognition. Mayor Campbell congratulated and thanked those appointed to serve.

Councilmember Morris made a motion to request to collectively approve of the municipal court appointments. Councilmember Hall seconded the motion; the vote passes with all voting in favor of the motion.

Mayor Campbell called for a motion to adopt the following resolutions appointing the following municipal court officials with a reading of each header by The Clerk of Council:

- **Resolution - Prosecuting Attorney Agreement (Bradley):** A resolution by the City Council to authorize the Mayor to execute an agreement between the City and Caroline Bradley, which sets forth the terms of Ms. Bradley's appointment as the City's Prosecuting Attorney.
- **Resolution – Public Defender Agreement (Montgomery):** A resolution by the City Council to authorize the Mayor to execute an agreement between the City and Gage Montgomery, which sets forth the terms of Mr. Montgomery's appointment as the City's Public Defender.
- **Resolution – Pro-Tem Prosecuting Attorney Appointment (Beard):** A resolution to appoint Ashley Beard to serve as the City's Pro-tem Prosecuting Attorney.

- **Resolution – Pro-Tem Public Defender Appointment (Tell):** A resolution by the Mayor and Council to appoint Lawrence Tell to serve as Public Defender if Public Defender Gage Montgomery is unavailable to perform his duties for court.

Councilmember Morris motioned to adopt the resolutions appointing the municipal court officials. The motion was seconded by Councilmember Hall and passes without opposition.

**Election for President of Council:**

Mayor Campbell called for nominations for President of Council. Councilmember Hall nominated Councilmember Natalyn Bates Morris for the office of President of Council. Councilmember Lassiter seconded the nomination. With no additional nominees, Mayor Campbell called for a vote; the vote passes with all voting in favor of the nomination to elect Councilmember Morris as President of Council.

**Adjournment:** Councilmember Lassiter made a motion to adjourn at approximately 6:30pm. The motion was seconded by Councilmember Hall and passes without opposition.

*Transcribed & submitted by: The Clerk of Council*

*Accepted & approved by: The City Council on 2-02-26*

**RESOLUTION OF THE MAYOR AND COUNCIL OF GARDEN CITY, GEORGIA,  
REQUESTING THE GEORGIA STATE PROPERTIES COMMISSION AND THE  
GEORGIA GENERAL ASSEMBLY TO CONVEY A PERPETUAL EASEMENT UPON  
THE STATE FARMER'S MARKET PROPERTY AT THE INTERSECTION OF U.S.  
HIGHWAY 80 AND ALFRED STREET IN GARDEN CITY, GEORGIA, FOR THE  
INSTALLATION AND MAINTENANCE OF A MUNICIPAL MONUMENT ENTRANCE  
AND INFORMATION SIGN FOR THE CITY'S NEWLY CONSTRUCTED  
GYMNASIUM AND RECREATIONAL COMPLEX; AND FOR OTHER RELATED  
PURPOSES.**

**WHEREAS**, Garden City, Georgia, is about to complete the construction of a premier gymnasium and recreational complex located on Eagles Landing Way in Garden City, featuring a state-of-the-art gymnasium and community recreational complex intended to service the citizens of Garden City; and,

**WHEREAS**, the successful operation and public utilization of said gymnasium and recreational complex are dependent upon clear, visible signage to direct visitors and advertise current community events; and,

**WHEREAS**, the intersection of Alfred Street and U.S. Highway 80 serves as the primary gateway to the gymnasium and recreational complex, yet the Georgia Department of Transportation has determined that such signage may not be placed within the public right-of-way of U.S. Highway 80; and,

**WHEREAS**, the Georgia State Farmer's Market, a state-owned property under the jurisdiction of the Georgia Department of Agriculture (Chatham County, Georgia, Tax Parcel No. 60022 01002), is situated at the optimal location at the intersection of Alfred Street and U.S. Highway 80 (as shown on the attached Exhibit A) for the placement of an entrance and information sign to ensure public safety and effective wayfinding; and,

**WHEREAS**, the City seeks a permanent easement on a small portion of said State property to construct a sign that will promote the use of the gymnasium and the recreational complex and therefore advance the local community's health, wellness, and civic engagement;

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of Garden City, Georgia:

Section 1. Formal Request.

The Mayor and Council hereby formally requests the Georgia State Properties Commission, and by extension the Georgia General Assembly, to authorize the conveyance of a perpetual easement to Garden City, Georgia, for the purpose of installing, powering, and maintaining a municipal monument entrance and information sign on the State Farmer's

Market property at the intersection of Alfred Street and U.S. Highway 80 as shown on the attached Exhibit A.

Section 2. Necessity of Signage.  
The Mayor and Council finds that this signage is crucial to the economic and operational success of the new gymnasium and recreational complex and that no viable alternative exists within the current public right-of-way.

Section 3. The City Manager and City Attorney are hereby authorized to provide any necessary legal descriptions, site plans, or documentation required by the State of Georgia to facilitate the drafting of the appropriate legislation or intergovernmental agreement.

Section 4. Distribution.  
A certified copy of this resolution shall be forwarded to the Garden City legislative delegation in the Georgia House of Representatives and the Georgia State Senate, and to the Executive Director of the State Properties Commission.

ADOPTED this \_\_\_\_\_ day of February, 2026.

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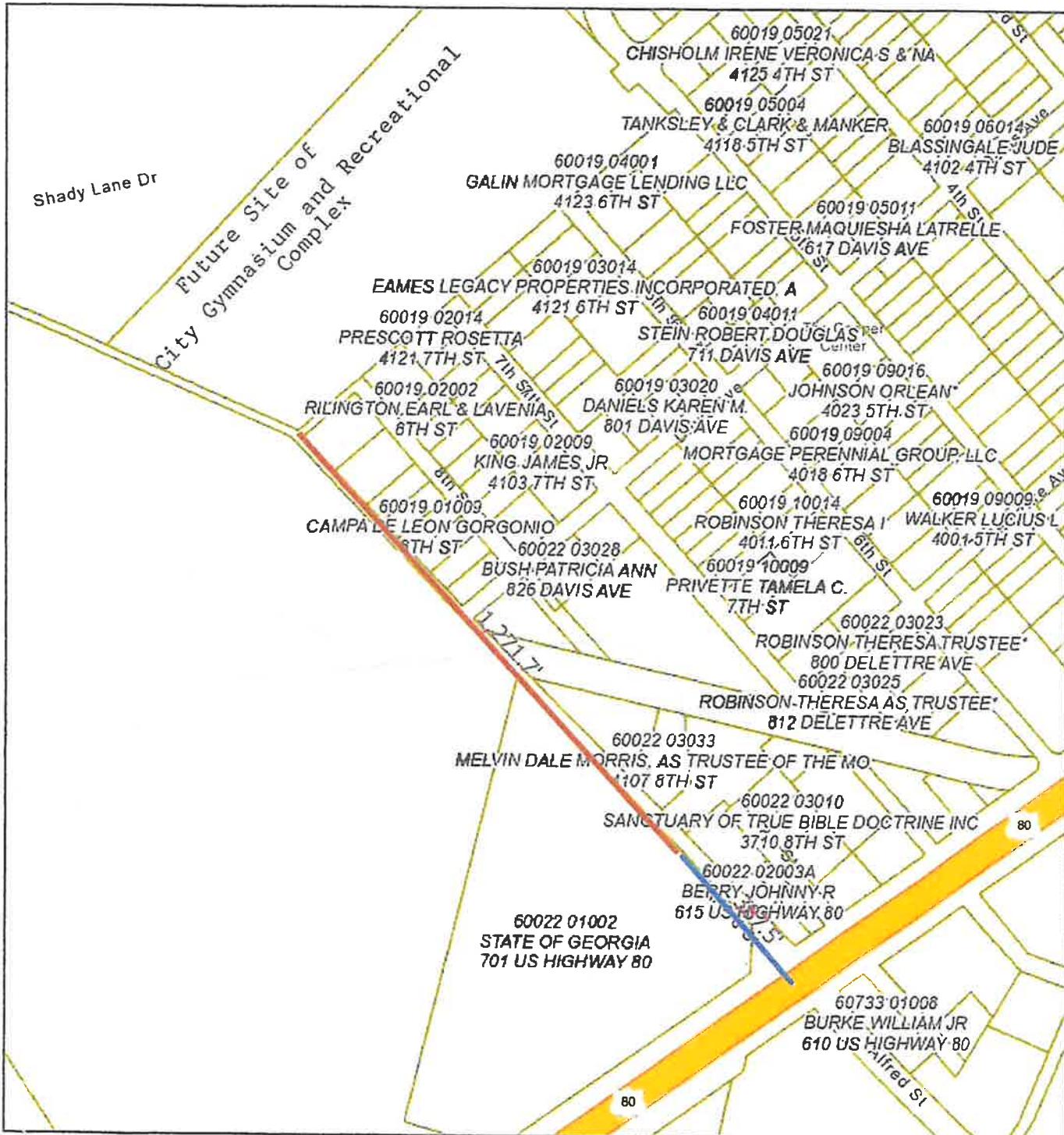
TONYA ROPER  
Clerk of Council

RECEIVED AND APPROVED this \_\_\_\_\_ day of February, 2026.

---

BRUCE CAMPBELL, Mayor

EXHIBIT A



4/16/2025, 9:52:36 AM

1:4,514

## Owner, PIN and Address Labels

## Property Boundaries (Parcels)

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, SAGIS

THE SPACE RESERVED FOR THE  
CLERK OF SUPERIOR COURT

## Notes

**GARDEN CITY APPROVAL.**  
THE GARDEN CITY APPROVAL STICKER HAS BEEN APPLIED TO THIS ALBUM.

APPOINTED ON THE MATTER OF BURGESS CITY  
*B. B. S. 6/10*

④ *John Smith* *Painter*

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
I, **EDWARD S. HOPKINS**, CERTIFY THAT I AM THE OWNER OF THE PROPERTY  
SHOWN AND DESCRIBED HEREIN AND THAT I HEREBY DEDICATE ALL  
RIGHTS, OWNERSHIP, ETC., EXISTING OR HERETOFORE, IN THE PROPERTY  
SHOWN AS SHOWN ON THE PLAT, FOR THE USE AND BENEFIT

Excerpt from 1987 Accounting Requirements  
AS EIGHT  
1987 TO EIGHT 1987 CHART OF ACCOUNTS

INT.  
CLARE FAWCETT  
FM 8100-0001  
0000 0000 0000 0000  
0000 0000 0000 0000

1112 [Micro](#)

Year	Population	Area (sq km)
1951	1,120,000	5,760
1961	1,320,000	6,350
1971	1,520,000	6,950
1981	1,720,000	7,550
1991	1,920,000	8,150
2001	2,120,000	8,750
2011	2,320,000	9,350
2012	2,320,000	9,350

3479  
CLAUDE FLAVIEN  
774 QUÉBEC-2000 9  
GROUPE 2000, Paris  
24, av. Montaigne, 75008

MEETING OF  
**STATE FARMERS MARKET**

U. S. MINKWAT CO.  
NEW LOUISVILLE KEN.

**Legend**

- ① **REFERENCE**
- ② **COMPUTER POINT AND FIGURES**
- ③ **CONCRETE MORTAR LINE**
- ④ **CONCRETE MORTAR POINT**
- ⑤ **SOIL REAR DENS**
- ⑥ **POA REAR POINTS**
- ⑦ **SOIL FRONT PROPERTY LINE**
- ⑧ **SOIL FRONT POINT**
- ⑨ **EXTENDED PASSAGELINE**
- ⑩ **PROPERTY/ACCESS CAD**

TYPE: PI AT 7  
Recorded: 2022  
Date: APR 10 2022  
Chadron, NE  
SIGHT: 1  
Lennie Meier  
Panic Alert Inc. 000  
BK 53 PG

## VICINITY MAP

**SURVEYOR'S CERTIFICATION**  
42 EDITION OF JANUARY 10 OF 1964, REVISION 1967-01-01  
THIS PLAT WAS PREPARED BY A LAND SURVEYOR AND  
APPROVED BY AN APPRAISER AND IS PREPARED IN ACCORDANCE  
WITH THE REQUIREMENTS OF THE STATEMENT OF  
STANDARDS FOR PLAT SURVEYS AS PUBLISHED BY THE  
AMERICAN SURVEYING AND MAPPING INSTITUTE AND THE  
AMERICAN LAND SURVEYORS ASSOCIATION. THE APPROPRIATE  
GOVERNMENTAL CODES AND REGULATIONS ARE PURSUED  
IN THE PREPARATION OF THIS PLAT AS IS INTENDED USE OF ANY PARCEL  
OR PROPERTY IS SUBJECT TO LAND SURVEYOR CERTIFICATION  
THAT THIS PLAT COPIES OR REFLECTS THE APPROPRIATE  
STANDARDS FOR PROPERTY SURVEYS AS PUBLISHED BY THE  
AMERICAN SURVEYING AND MAPPING INSTITUTE AND THE  
AMERICAN LAND SURVEYORS ASSOCIATION. THE STATEMENT OF  
STANDARDS FOR PLAT SURVEYS AS PUBLISHED BY THE  
AMERICAN SURVEYING AND MAPPING INSTITUTE AND THE  
AMERICAN LAND SURVEYORS ASSOCIATION

RIGHT OF WAY PLAT  
**ANDERSON AVENUE  
EXPANSION  
(FUTURE ALFRED STREET)  
CROSSING THE LANDS OF  
STATE FARMERS MARKET**

1<sup>ST</sup> G.M. DIRECT, GARDEN CITY,  
CHATHAM COUNTY, GEORGIA

Fig. 4. *Streptomyces* sp.

**THOMAS  
&  
HUTTON**  
50 Park of Commerce Way  
Savannah, GA 31405 • 912.234.5300  
[www.thomasandhutton.com](http://www.thomasandhutton.com)

## **RESOLUTION**

### **A RESOLUTION TO AMEND THE REGULAR MEETING SCHEDULE OF THE GARDEN CITY CITY COUNCIL; TO ELIMINATE THE FEBRUARY 16, 2026, REGULAR CITY COUNCIL MEETING DUE TO THE PRESIDENT'S DAY HOLIDAY; AND TO ESTABLISH A MEETING OF THE CITY COUNCIL ON FEBRUARY 17, 2026.**

**WHEREAS**, it is desirous to amend the regular meeting schedule of the Garden City City Council for the period of February 16, 2026, through February 17, 2026; and

**WHEREAS**, an amendment to the regular meeting schedule of the City Council is not detrimental to the proper and diligent administration of the City; and

**NOW THEREFORE BE IT RESOLVED**, by the Mayor and Council of Garden City, Georgia, in regular session assembled, that they do hereby approve and amend the regular meeting schedule of the Garden City City Council as herein described for the period of February 16, 2026, through February 17, 2026.

**ADOPTED** this 2nd day of February 2026.

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BRUCE CAMPBELL, Mayor

**RECEIVED AND APPROVED** this 2<sup>nd</sup> day of February 2026.

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TONYA ROPER, Clerk of Council