

A G E N D A
City Council Meeting
Monday, July 18, 2022 – 6:00 p.m.

➤ **OPENING**

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

➤ **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.

➤ PUBLIC HEARINGS

- **PC2221, Zoning Map Amendment Request:** Receipt of public comment on a request by Donald C. Adams to rezone 2788 U.S. 80 West from C-2 to C-2/P-I-1 for proposed use as a trucking terminal.
- **PC2222, Zoning Map Amendment Request:** Receipt of public comment on a request by Jason Ball to rezone 5195 Ogeechee Road from C-2 to C-2/P-I-1 for proposed use as a trucking terminal.
- **PC2225, Zoning Map Amendment Request:** Receipt of public comment on a request by Mark Wolverton to rezone 1811 Highway 80 and 1901 Highway 80 from R-2 to C-2 for proposed use as a residential contractor.

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 June 21, 2022, Pre-Agenda Session Minutes and Council Meeting Minutes, and July 11, 2022, Called City Council Meeting and Workshop Synopsis.

City Manager's Report

- Staff reports included with the agenda packet
- Updates and announcements

➤ **ITEMS FOR CONSIDERATION**

- **[Resolution, Major Subdivision Preliminary Plan \(2450 – 2505 Dean Forest Road\)](#)**: A resolution by the Mayor and Council approving the preliminary plan for the subdivision of a 252.7-acre tract located at 2450-2505 Dean Forest Road, into eight proposed lots owned by CenterPoint Dean Forest LLC.
- **[Resolution, Haynes Elementary School Surplus Property](#)**: A resolution by the Mayor and Council confirming its classification as surplus property, and its intention to sell, its fee simple interest in certain property known as the Hayes Elementary School site on 5th Street in Garden City.
- **[Resolution, Public Works Lawnmowers](#)**: A resolution to authorize the City Manager to sign the purchase order agreement for Andy's Lawn Machinery to sell the City two new eXmark Lazer Z, S-Series, Zero Turn, lawnmowers with a five-year warranty at the price of \$10,539 per mower.

➤ **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.

➤ **ADJOURN**



MEMORANDUM

To: Garden City Planning Commission & Board of Appeals
From: Denise R. Grabowski, AICP, LEED AP, Planning Consultant
Date: July 5, 2022
Re: PC2221 – Motorcoach Operations/Truck Terminal

<i>Application Type</i>	<i>Zoning Map Amendment (Rezoning)</i>
<i>Case Number</i>	PC2221
<i>Applicant</i>	Donald Adams
<i>Name of Project</i>	Motorcoach Operations/Truck Terminal
<i>Property Address</i>	2788 US Hwy 80
<i>Parcel ID</i>	6-0927-01053
<i>Area of Property</i>	6.28 acres
<i>Existing Zoning</i>	C-2
<i>Existing Land Use</i>	Commercial (Motorcoach Operations)
<i>Proposed Zoning</i>	C-2 Heavy Commercial / P-I-1
<i>Proposed Land Use</i>	Motorcoach Operations / Truck Terminal
<i>Comp Plan – Future Land Use</i>	Commercial

GENERAL INFORMATION

Project Description: Motorcoach Operations and Truck Terminal

Background / Additional Context: The property is currently used by Kelly Tours for motorcoach operations. The applicant is requesting to rezone the back portion of the property (approximately 1.27 acres) for use as a truck terminal.

Pursuant to Section 90-43, Designation of P districts, a general development plan must be submitted for review and approval by the Planning Commission prior to development of the site. A buffer of 50' is required between industrial and commercial properties.

As provided by the applicant:

It is our intention to rezone partially the area posted in red as Industrial in order to park 8 to 10 trucks and containers on chassis overnight. These units will arrive one time in the late afternoon and depart early morning. It is impossible to view this area from the street, however we are willing to construct or plant any type of barrier the council request.



Note: This application was received by the City of Garden City prior May 2, 2022, when the 6-month moratorium for Industrial rezoning was enacted by City Council.

FINDINGS:

Staff has determined this application is complete and contains all required information. In conformance with the City of Garden City Zoning Ordinance Section 90-201(c), the following factors are to be considered for a rezoning request:

1. *Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?*

This property is in a transitional area between residential to the east and commercial and industrial to the west. Adjacent parcel zoning:

West, C-2A; East, C-2; North (across US Hwy 80) – R-1; South – I-2 (across the railroad).

2. *Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?*

Due to the diverse mix of uses in the immediate vicinity, staff does not consider this spot zoning. However, the rezoning of industrial on the back of the property does introduce industrial zoning between two commercial properties. This pattern does exist further to the west on US Highway 80.

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?*

Due to the limited scale of the proposed operations, it is not anticipated that this proposed use would have a significant impact on traffic. The use of minor neighborhood streets is not anticipated.

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?*

This request, if granted, could continue the trend of properties along Highway 80 transitioning from commercial to industrial.

5. *Is there an imminent need for the rezoning and is the property likely to be used for the use requested?*

The property, if rezoned, would likely be viable for a truck terminal given the growth in port-related activities and demand for truck terminals in Chatham County, particularly close to the Savannah Port of the Georgia Ports Authority.

6. *Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?*

The rezoning of this property could increase pressure on the additional C-2 properties to petition for industrial zoning.

7. *Such other matters as the Planning Commission deems relevant.*



The proposed area of the industrial-zone property (approximately 1.27 acres) will limit the potential size and scale of the operations

RECOMMENDATION

If the rezoning request is granted, staff recommends consideration of the following conditions:

- Maximum number of cab/container parking spaces: Ten (10)
- Hours of operation: 6 a.m. to 6 p.m.
- No additional signage for the truck terminal operations

Note:

Approval, if granted, by the Planning Commission only constitutes the initial step in the overall process and additional requirements still must be met prior to commencement of any construction activities. The Petitioner should note that final approval of the site plan will require City staff approval of the detailed engineering plans for the project through the City's standard process and a Land Disturbance Activity (LDA) Permit must be issued prior to construction. The Petitioner should also note that final approval of the site architectural plans will require City staff approval via its standard process and a building permit must be issued before vertical construction shall commence.

City of Garden City Rezoning Application



Development Information

Development Name (If applicable)

N/A

Property Address

2788 US HWY 80 W

GARDEN CITY, GA 31408

<u>Current Zoning</u>	<u>Proposed Zoning</u>
C2	Split Zoning C2 & P-I-1 (Please see attachment)
<u>Current Use</u>	<u>Proposed Use</u>
Motorcoach Operations	Motorcoach Operations / Truck Terminal
<u>Parcel ID</u>	<u>Total Site Acreage</u>
6092701053	6.28
<u>Proposed Water Supply</u>	<u>Proposed Sewage Disposal</u>
<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private

Describe the current use of the property you wish to rezone, including property characteristics (developed, wooded, cleared, etc.)

We currently use the property for Motorcoach Operations

Describe the use that you propose to make of the land after rezoning

The front lot will still be used for the motorcoach Operations.

The back lot will be used for Truck Terminal (Please see attachment)

Describe the uses of the other property in the vicinity of the property you wish to rezone

Some C2, Others I1

Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property

The front lot will stay with the current usage. The back lot will change to P-I-1

It is impossible to view this area from the street; however, we are willing to construct a barrier based on councils request.

Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools? Describe the proposed access.

No, We already have motorcoaches entering and exiting the property, this will just add few trucksto the mix.

Please provide any additional information that you deem relevant.

We have started trucking terminal to provide some relief to the supply chain issues.

We also want to diversify our business due to shutdowns faced by travel industry because of covid.

City of Garden City Rezoning Application



Applicant Information

Owner	
Name	Address
DONALD C ADAMS 2788 US HWY 80, GARDEN CITY, GA 31408	
Phone	Email
912-713-6730 don@kellytours.com	

Nature of Ownership Interest

Is the Owner an: Individual Partnership Sole Proprietor Firm Corporation Association

Note: If a corporation, submit a list of officers, directors & major stockholders with name, address and title.

If a partnership: Submit list of all partners with name, address and title.

Engineer/Surveyor	<input type="checkbox"/> Same as authorized agent	<input type="checkbox"/> Check here to receive staff review comments via email
Company Name	Contact (Individual Name)	
N/A	N/A	
Phone	Email	
N/A	N/A	
Authorized Agent (Requires Authorized Agent Form)	<input type="checkbox"/> Check here to receive staff review comments via email	
Company Name	Contact (Individual Name)	
N/A	N/A	
Phone	Email	
N/A	N/A	

Campaign Contribution

List below the names of local government officials, Garden City City Council, to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.

Elected Official's Name	Amount or Description of Gift
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I understand that I will need to attend or be represented by a duly authorized agent at the meeting of the Planning Commission and City Council and that my application cannot be approved unless I am represented.

DONALD C ADAMS

Print Name

Signature

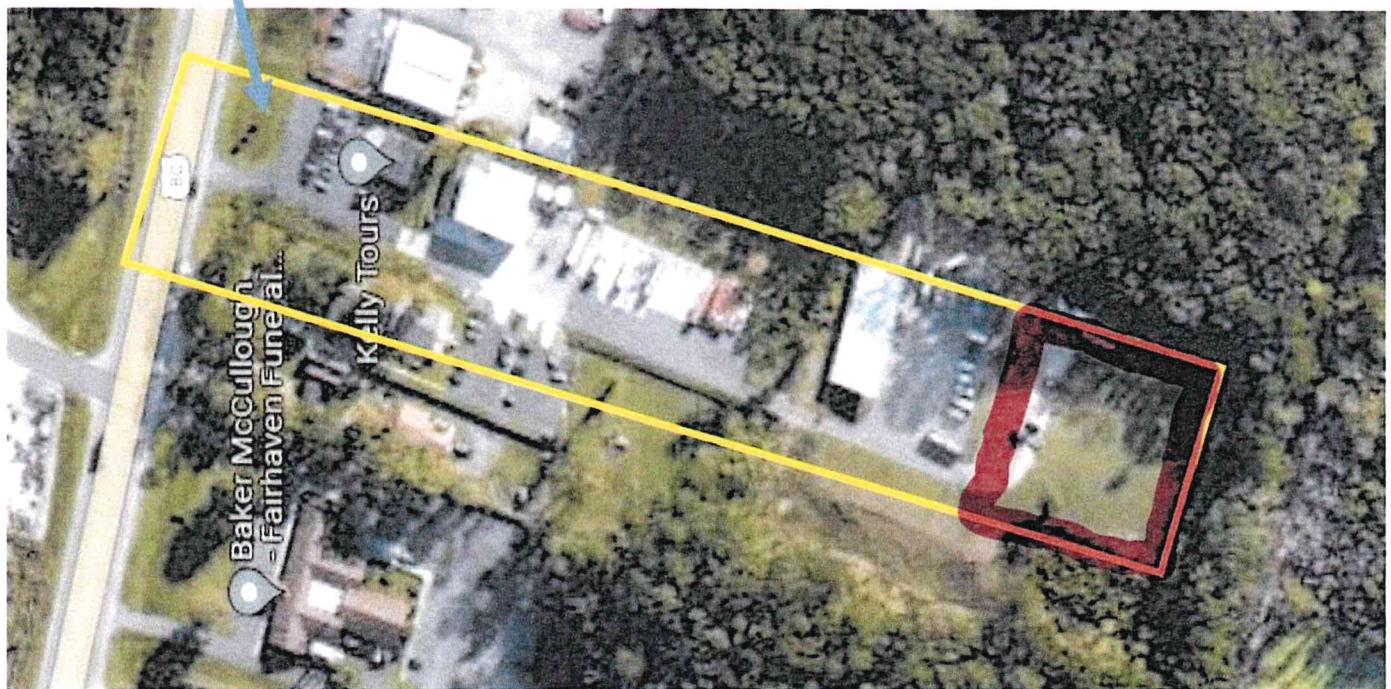
06/28/2022

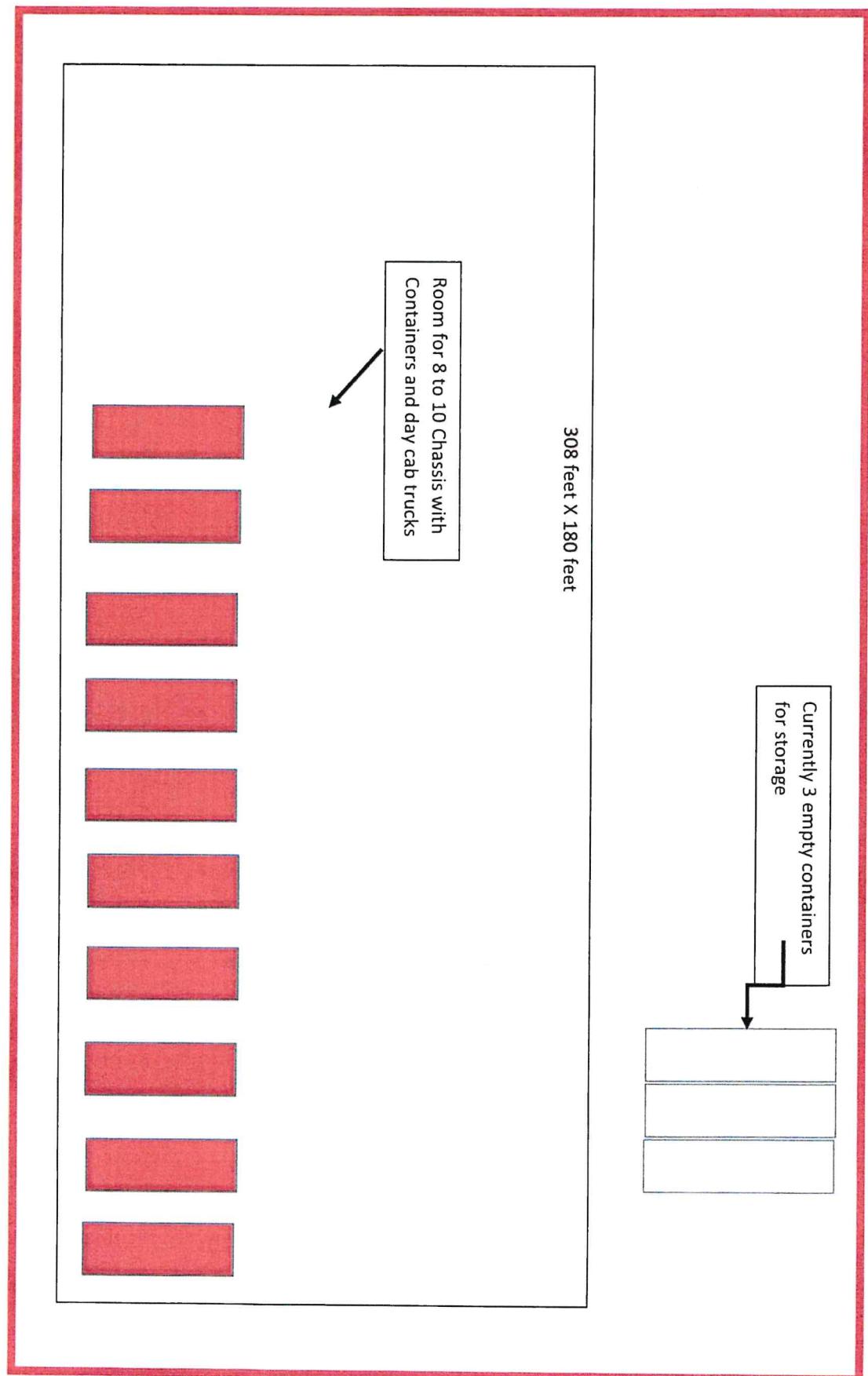
Date

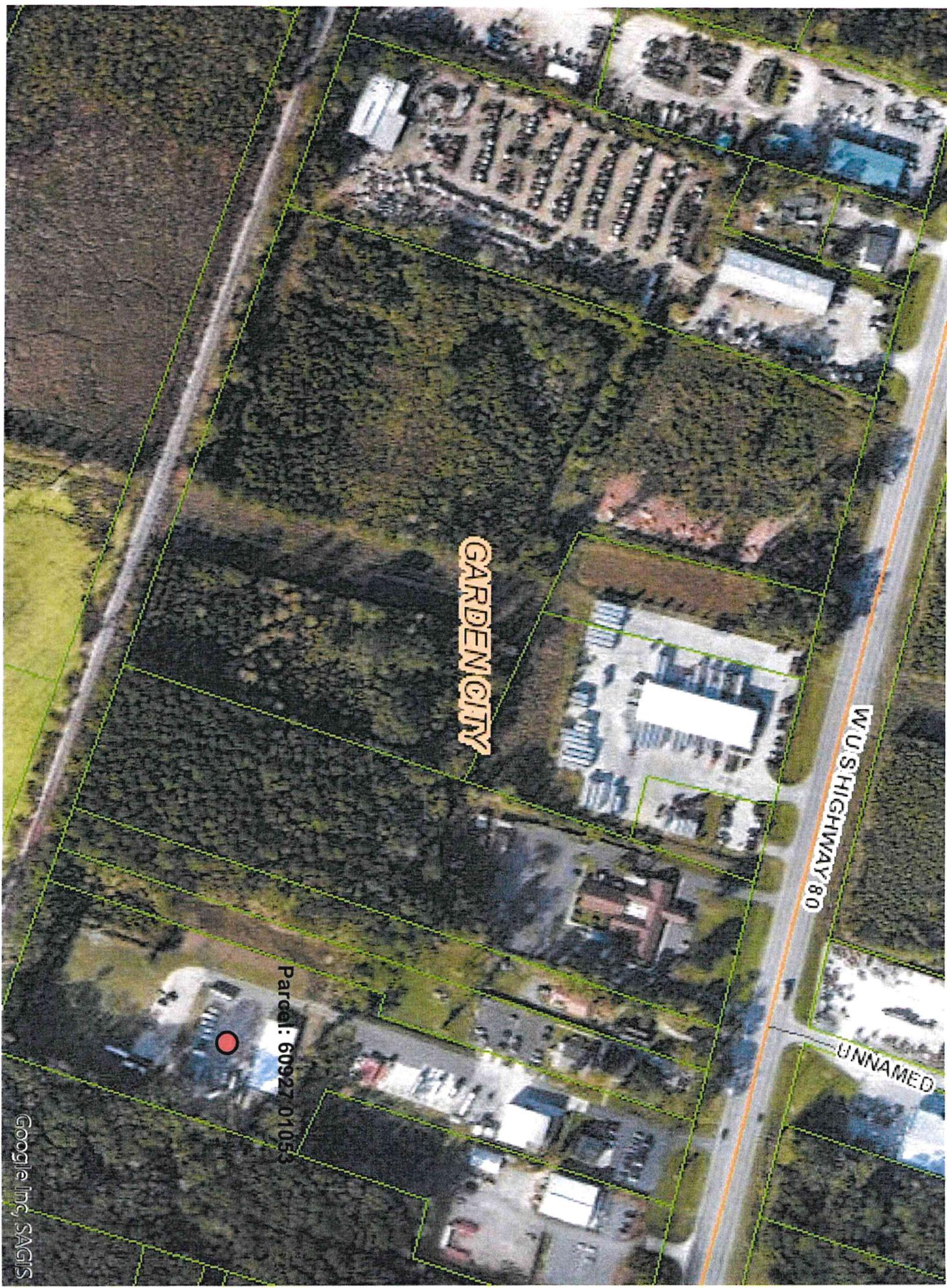
OFFICE USE ONLY		
Received By	Date Received	Case Number
Submittal Format <input type="checkbox"/> Electronic <input type="checkbox"/> Paper <input type="checkbox"/> Both	Fee Amount Paid	Invoice Number

2788 Hwy 80 Garden City

It is our intention to rezone partially the area posted in red as Industrial in order to park 8 to 10 trucks and containers on chassis overnight. These units will arrive one time in the late afternoon and depart early morning. It is impossible to view this area from the street, however we are willing to construct or plant any type of barrier the council request.









MEMORANDUM

To: Garden City Planning Commission & Board of Appeals
From: Denise R. Grabowski, AICP, LEED AP, Planning Consultant
Date: July 5, 2022
Re: PC2222 – Highway 17 Commercial Truck Yard

<i>Application Type</i>	<i>Zoning Map Amendment (Rezoning)</i>
<i>Case Number</i>	PC2222
<i>Applicant</i>	John Kimker III, et al
<i>Name of Project</i>	Highway 17 Laydown Yard
<i>Property Address</i>	5195 Ogeechee Road
<i>Parcel ID</i>	6-0990D-010505
<i>Area of Property</i>	13.15 acres
<i>Existing Zoning</i>	C-2
<i>Existing Land Use</i>	Undeveloped
<i>Proposed Zoning</i>	C-2 Heavy Commercial (.75 acres)/ P-I-1 (12.40 acres)
<i>Proposed Land Use</i>	Truck Terminal
<i>Comp Plan – Future Land Use</i>	Commercial

GENERAL INFORMATION

Project Description: Truck Terminal

Background / Additional Context: The property was annexed into Garden City as commercial property, zoned C-2. A clerical error occurred on the zoning map, incorrectly indicating the zoning of the property as I-1.

Pursuant to Section 90-43, Designation of P districts, a general development plan must be submitted for review and approval by the Planning Commission prior to development of the site. A buffer of 50' is required between industrial and residential/commercial properties.

Note: The City of Garden City enacted a 6-month moratorium for Industrial rezoning on May 2, 2022. Given the complexities of the information regarding the current zoning of the property, the City of Garden City accepted this application for processing prior to the conclusion of the current moratorium.



FINDINGS:

Staff has determined this application is complete and contains all required information. In conformance with the City of Garden City Zoning Ordinance Section 90-201(c), the following factors are to be considered for a rezoning request:

1. *Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?*

This property is located on the border of the City of Garden City with unincorporated Chatham County. Adjacent parcel zoning:

West, C-2; East, R-A (unincorporated Chatham County); North (across US Hwy 17) – C-1 and C-2; R-A (unincorporated Chatham County).

2. *Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?*

Within the city limits of Garden City, several other small, industrially zoned properties are located to the east. These properties are not contiguous to the subject properties.

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?*

The subject property is located on US 17/Ogeechee Road in close proximity to Dean Forest Road. It is not anticipated that traffic on residential streets will be impacted.

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?*

This area of Ogeechee Road is largely undeveloped.

5. *Is there an imminent need for the rezoning and is the property likely to be used for the use requested?*

The property, if rezoned, would likely be viable for a truck terminal given the growth in port-related activities and demand for truck terminals in Chatham County, particularly close to the Savannah Port of the Georgia Ports Authority.

6. *Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?*

The rezoning of this property could increase pressure on the additional in the vicinity to petition for industrial zoning.

7. *Such other matters as the Planning Commission deems relevant.*

The properties to the west are also owned by the same family and were annexed into Garden City (PIN 6-0990D-01006 and 6-0991-06003). These properties are also zoned C-2, although the same zoning map error occurred on these two properties as well.

Zoning map corrections are in process.



RECOMMENDATION

If the Planning Commission recommends approval of the rezoning request, staff recommends consideration of the following:

- The applicant shall provide an exhibit clearing indicating the portion of the property to remain C-2 and the portion of the property proposed for P-I-1 zoning prior to the application moving forward to City Council. The C-2 portion of the property shall be at least 50' in depth to fully accommodate the required buffer.

Note:

Approval, if granted, by the Planning Commission only constitutes the initial step in the overall process and additional requirements still must be met prior to commencement of any construction activities. The Petitioner should note that final approval of the site plan will require City staff approval of the detailed engineering plans for the project through the City's standard process and a Land Disturbance Activity (LDA) Permit must be issued prior to construction. The Petitioner should also note that final approval of the site architectural plans will require City staff approval via its standard process and a building permit must be issued before vertical construction shall commence.

City of Garden City Rezoning Application



Development Information

Development Name (If applicable)

Highway 17 Laydown Yard - Ogeechee Intermodal, LLC

Property Address

5195 Ogeechee Road

Garden City, Georgia

Current Zoning	Proposed Zoning
C-2	C-2 for 0.75 Acres & PI-1 for 12.40 Acres
Current Use	Proposed Use
Undeveloped, no water or sewer	Truck Terminal
Parcel ID	Total Site Acreage
60990D 01005	13.15
Proposed Water Supply	Proposed Sewage Disposal
<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private

Describe the current use of the property you wish to rezone, including property characteristics (developed, wooded, cleared, etc.)

Partially wooded, undeveloped, no utilities or curb cut exists

Describe the use that you propose to make of the land after rezoning

Develop the site to accommodate a truck terminal. Trucks and trailers will be dispatched from the proposed yard. A landscape berm and fencing will help screen the use from Highway 17 and remain in C-2 Zoning.

Describe the uses of the other property in the vicinity of the property you wish to rezone

Residential agriculture on all sides of the property.

Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property

The property was zoned C-2 and has always been assumed to be I-1 based on mapping and other actions within the City Limits. This will bring a portion of the property into the assumed zoning based on a clerical error.

Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools? Describe the proposed access.

No. Buffers and landscape strips will be used. Also, the site will require an encroachment permit from the GDOT.

Please provide any additional information that you deem relevant.

The property has been taxed as I-1 since it was annexed, but a clerical error determined it was actually zoned C-2 when it was annexed. This action will fix the clerical error, bringing the property to PI-1.

City of Garden City Rezoning Application



Georgia Department of
Local Government

Applicant Information

Owner

Name	Address
John Kimker III, Et Al	5195 Ogeechee Road, Garden City, Georgia
Phone	Email
(912) 441.8941	josephkimker@gmail.com

Nature of Ownership Interest

Is the Owner an: Individual Partnership Sole Proprietor Firm Corporation Association

Note: If a corporation, submit a list of officers, directors & major stockholders with name, address and title.

If a partnership: Submit list of all partners with name, address and title.

Engineer/Surveyor Same as authorized agent Check here to receive staff review comments via email

Company Name	Contact (Individual Name)
Ball Maritime Group, LLC	Jason P. Ball, PE
Phone	Email
(912) 662.2914	jason@ballmaritime.com

Authorized Agent (Requires Authorized Agent Form)

Check here to receive staff review comments via email

Company Name	Contact (Individual Name)
Ball Maritime Group, LLC	Jason P. Ball, PE
Phone	Email
(912) 662.2914	jason@ballmaritime.com

Campaign Contribution

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I understand that I will need to attend or be represented by a duly authorized agent at the meeting of the Planning Commission and City Council and that my application cannot be approved unless I am represented.

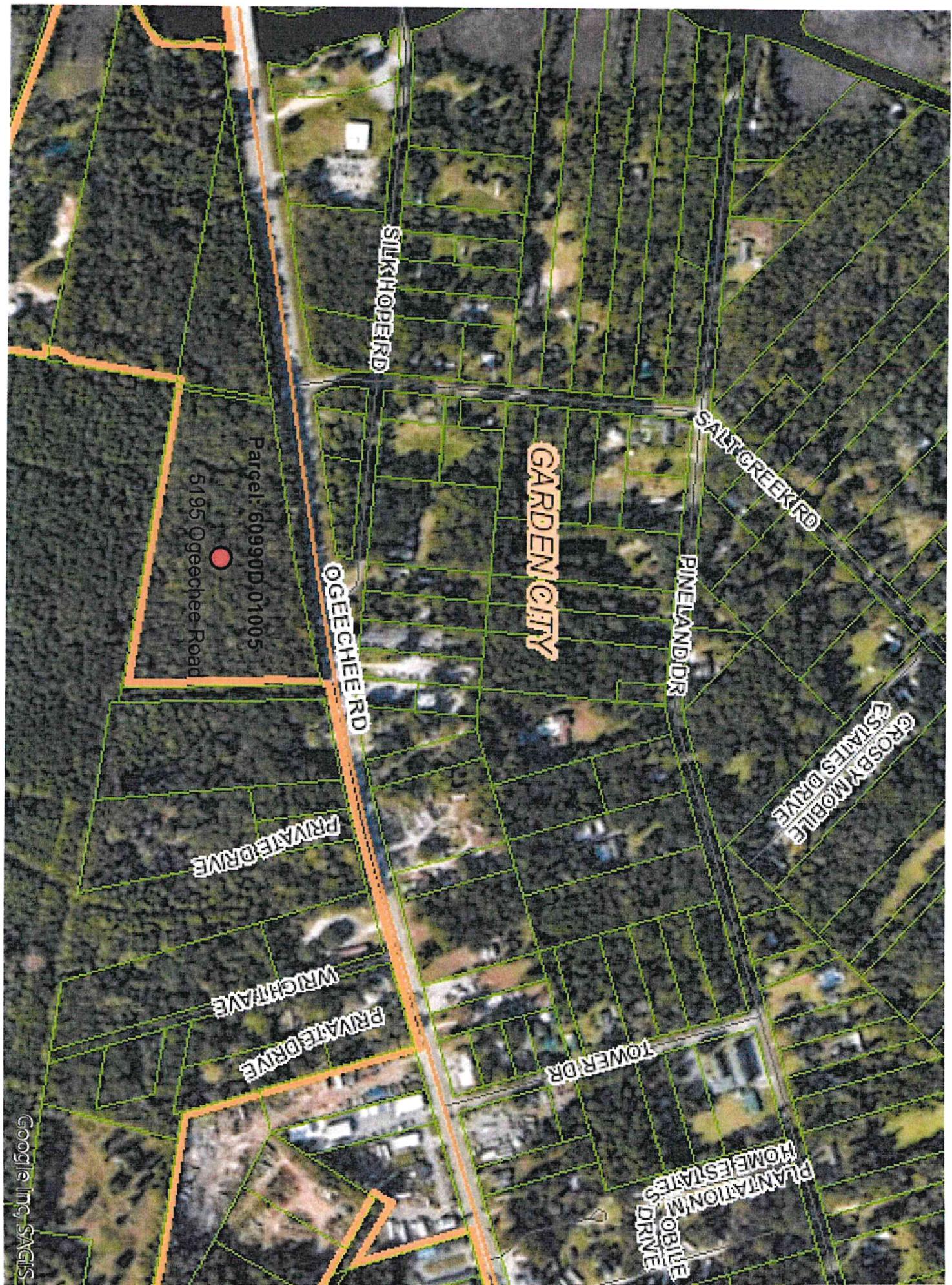
Jason P. Ball
Print Name

Jason P. Ball
Signature

Digitally signed by Jason P. Ball
Date: 2022.06.01 15:09:11 -04'00'

6/17/22
Date

OFFICE USE ONLY			
Received By	Date Received	Case Number	<i>PL2221</i>
Submittal Format <input type="checkbox"/> Electronic <input type="checkbox"/> Paper <input type="checkbox"/> Both	Fee Amount Paid	Invoice Number	



City of Garden Site Plan Application



Development Information

Development Name

Highway 17 Commercial Truck Yard

Property Address

TBD, Highway 17

Phased development?

If yes, indicate proposed number of phases:

Yes No

Parcel ID	Total Site Acreage	Zoning
6-0990-D-040	13.15	I-1

Project Description

Commercial Truck Yard, used for leasing and operating a truck terminal, dispatching and staging trucks and trailers.

Water Supply	Sewage Disposal
<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private

Applicant Information

Owner

Name	Address
Ogeechee Intermodal, LLC	PO Box 876, Savannah, GA 31402
Phone	Email
(912) 667.2417	ericmtucker@gmail.com

Engineer/Surveyor Same as authorized agent Check here to receive staff review comments via email

Company Name	Contact (Individual Name)
Ball Maritime Group, LLC	Jason P. Ball, PE
Phone	Email
(912) 662.2914	jason@ballmaritime.com

Authorized Agent (Requires Authorized Agent Form) Check here to receive staff review comments via email

Company Name	Contact (Individual Name)
Ball Maritime Group, LLC	Jason P. Ball, PE
Phone	Email
(912) 662.2914	jason@ballmaritime.com

I understand that I will need to attend or be represented by a duly authorized agent at the meeting of the Planning Commission and that my application cannot be approved unless I am represented.

Jason P. Ball, PE

Print Name

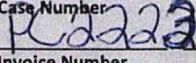
Jason P. Ball

Signature

Digitally signed by Jason P. Ball
Date: 2022.04.18 16:24:47 -04'00'

April 18, 2022

Date

OFFICE USE ONLY			
Received By	Date Received	Case Number	
Submittal Format <input type="checkbox"/> Electronic <input type="checkbox"/> Paper <input type="checkbox"/> Both	Fee Amount Paid	Invoice Number	



MEMORANDUM

To: Garden City Planning Commission & Board of Appeals
From: Denise R. Grabowski, AICP, LEED AP, Planning Consultant
Date: July 5, 2022
Re: PC2225 – 1811 US Highway 80 & 1901 US Highway 80

<i>Application Type</i>	Zoning Map Amendment (Rezoning)
<i>Case Number</i>	PC2225
<i>Applicant</i>	T&T Management
<i>Name of Project</i>	NA
<i>Property Address</i>	1811 US Highway 80 & 1901 US Highway 80
<i>Parcel ID</i>	6-0827-01002 and 6-0827-01001
<i>Area of Property</i>	1 acre
<i>Existing Zoning</i>	R-2
<i>Existing Land Use</i>	Residential
<i>Proposed Zoning</i>	C-2
<i>Proposed Land Use</i>	Residential contracting company
<i>Comp Plan – Future Land Use</i>	Commercial

GENERAL INFORMATION

Project Description: Office for a contracting company plus storage of service vehicles.

Background / Additional Context: The applicant plans to use the current structure at 1811 US Highway 80 for office space; the current structure at 1911 US Highway 80 will remain in place for future expansion and storage.

FINDINGS:

Staff has determined this application is complete and contains all required information. In conformance with the City of Garden City Zoning Ordinance Section 90-201(c), the following factors are to be considered for a rezoning request:

- 1. Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?*
Yes. The properties are surrounded by commercial (C-2) zoning on all sides.



2. *Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?*
No. All surrounding properties are zoned commercial.
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?*
The subject properties are located on US Highway 80. It is not anticipated that traffic on residential streets will be impacted.
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?*
No.
5. *Is there an imminent need for the rezoning and is the property likely to be used for the use requested?*
The property, if rezoned, would likely be viable for commercial use.
6. *Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?*
No, since this area is predominantly commercial and industrial.
7. *Such other matters as the Planning Commission deems relevant.*

RECOMMENDATION

Approval of the rezoning request from Residential (R-2) to Heavy Commercial (C-2).

Note:

Approval, if granted, by the Planning Commission only constitutes the initial step in the overall process and additional requirements still must be met prior to commencement of any construction activities. The Petitioner should note that final approval of the site plan will require City staff approval of the detailed engineering plans for the project through the City's standard process and a Land Disturbance Activity (LDA) Permit must be issued prior to construction. The Petitioner should also note that final approval of the site architectural plans will require City staff approval via its standard process and a building permit must be issued before vertical construction shall commence.

City of Garden City Rezoning Application



Development Information

Development Name (if applicable)

Property Address

① 1811 US 80 Garden City, GA 31408
② 1901 US 80 Garden City, GA 31408

Current Zoning

Proposed Zoning

① R2	CZ
② R2	CZ

Current Use

Proposed Use

Parcel ID

Total Site Acreage

60827-01002 and 60827-01001

1 AC

Proposed Water Supply

Proposed Sewage Disposal

Public Private

Public Private

Describe the current use of the property you wish to rezone, including property characteristics (developed, wooded, cleared, etc.)

Both Properties Are currently use as Residential with Home in Place

Describe the use that you propose to make of the land after rezoning

1811 currently structure to be renovated and left as is to be used as office space, 1911 left as is for future storage & growth

Describe the uses of the other property in the vicinity of the property you wish to rezone

CZ, I1, R2

Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property

The rezoning will allow Archer Exteriors, INC to operate as a licensed residential contractor bringing resources to the area with little impact

Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools? Describe the proposed access. No the change will not cause

Excessive use to streets, facilities, utilities or schools. Access will remain as is with current curb cut

Please provide any additional information that you deem relevant.

Property /office and storage of service vehicles for family owned Residential Exterior Business

City of Garden City Rezoning Application



Applicant Information

Owner		
Name	Address	
TET Management (buyer)	341 Harding Highway, Pitts Grove, NJ 08318	
Phone	Email	

Nature of Ownership Interest

Is the Owner an: Individual Partnership Sole Proprietor Firm Corporation Association

Note: If a corporation, submit a list of officers, directors & major stockholders with name, address and title.

If a partnership: Submit list of all partners with name, address and title.

Engineer/Surveyor	<input type="checkbox"/> Same as authorized agent	<input checked="" type="checkbox"/> Check here to receive staff review comments via email
Company Name	Contact (Individual Name)	
Phone	Email	

Authorized Agent (Requires Authorized Agent Form)	<input type="checkbox"/> Check here to receive staff review comments via email
Company Name	Contact (Individual Name)
TET Management	Mark Wolverton
Phone	Email
856-363-7000	mwolverton@archerexteriors.com

Campaign Contribution

List below the names of local government officials, Garden City City Council, to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.

Elected Official's Name	Amount or Description of Gift
N/A	0

I understand that I will need to attend or be represented by a duly authorized agent at the meeting of the Planning Commission and City Council and that my application cannot be approved unless I am represented.

Mark Wolverton

Print Name

Mark Wolverton

Signature

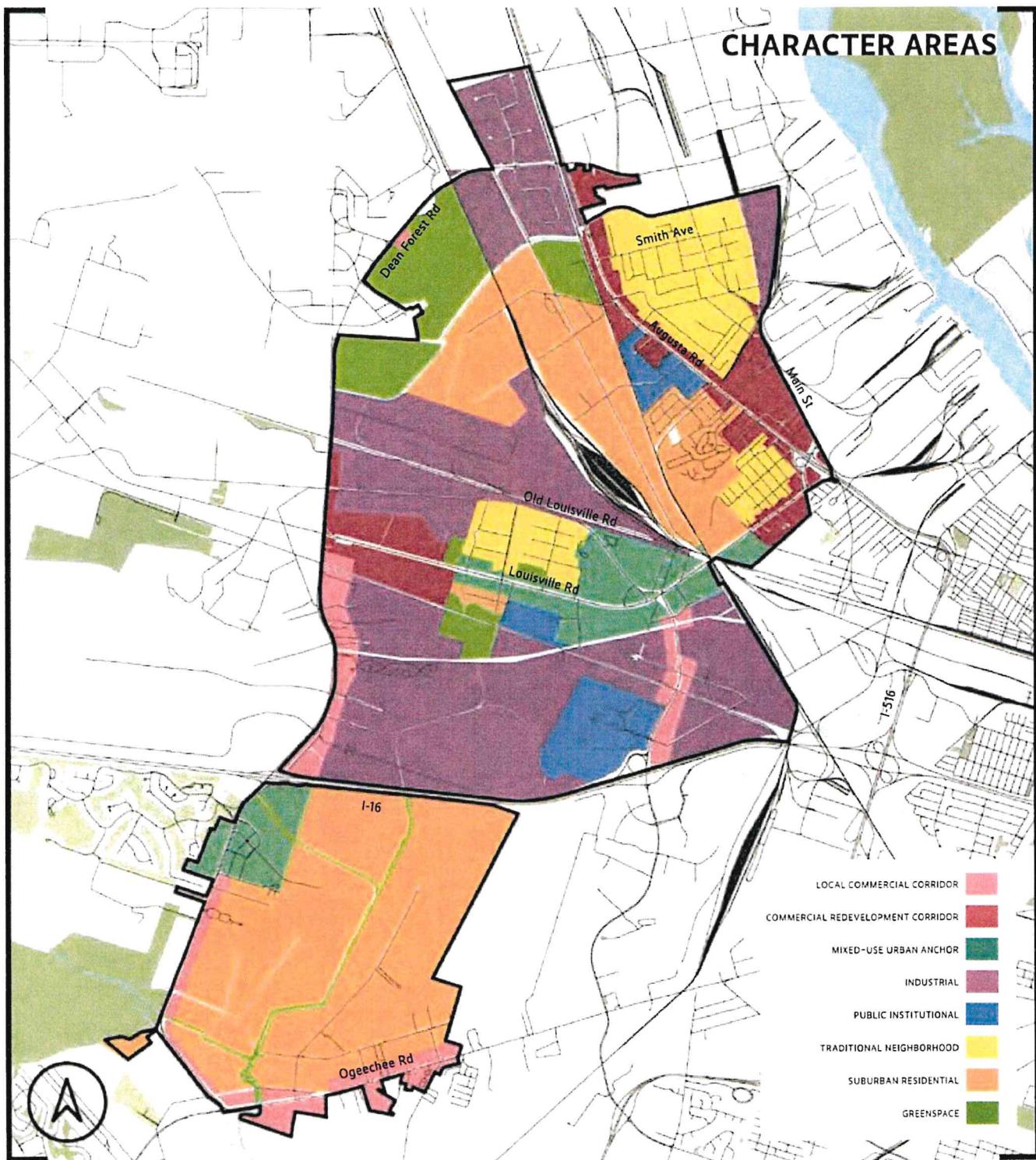
6/9/22

Date

OFFICE USE ONLY		
Received By	Date Received	Case Number
Submittal Format	Fee Amount Paid	Invoice Number
<input type="checkbox"/> Electronic <input checked="" type="checkbox"/> Paper <input type="checkbox"/> Both		PL225

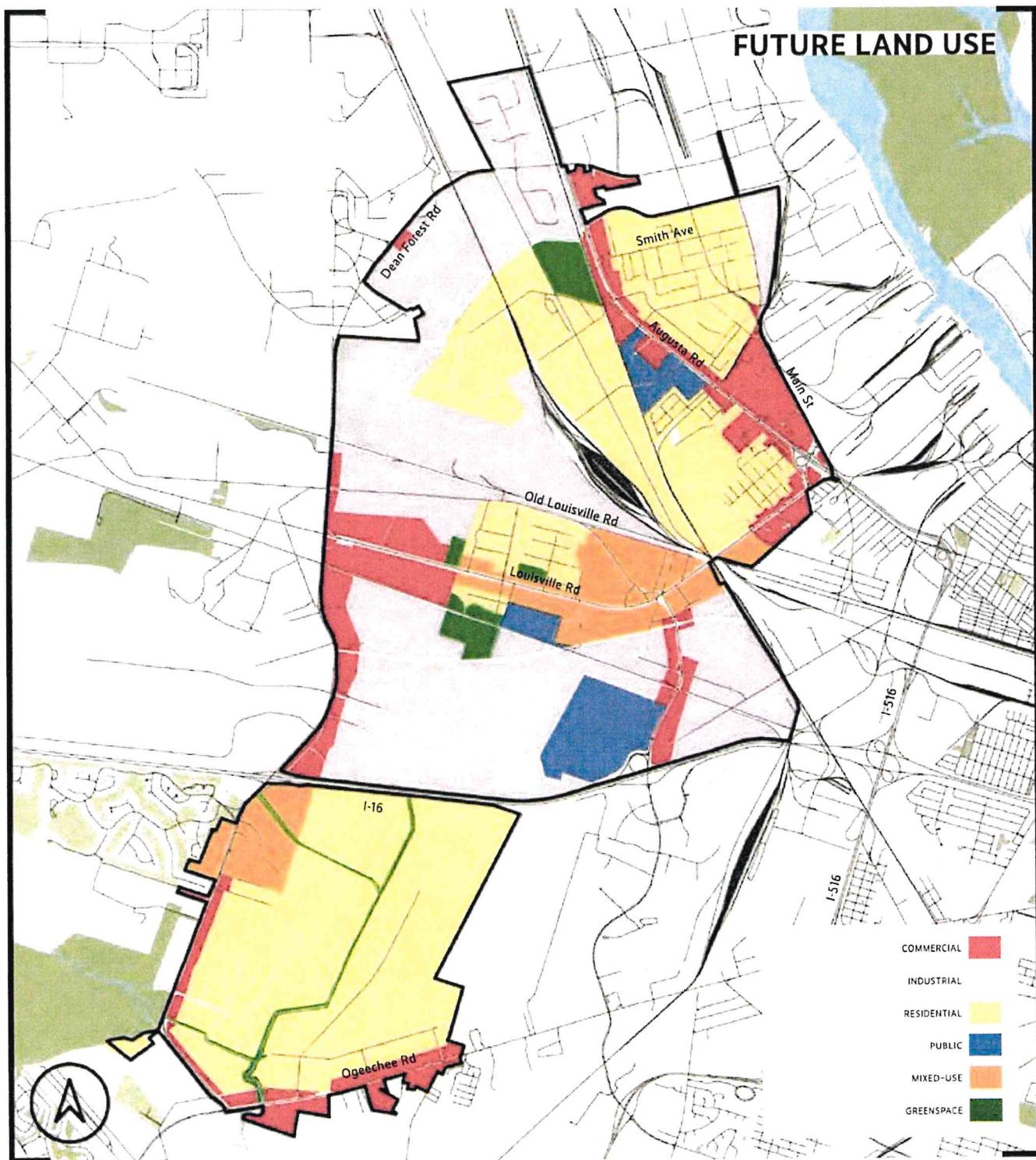


CHARACTER AREAS



Map 4.7-Character Areas, Garden City





Map 4.8—Future Land Use, Garden City



**PROCEDURES FOR CONDUCTING PUBLIC HEARINGS ON PROPOSED ZONING DECISIONS
BEFORE GARDEN CITY'S CONSOLIDATED BOARD OF ZONING APPEALS/PLANNING
COMMISSION AND STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWERS OF THE
BOARD OF ZONING APPEALS AND THE PLANNING COMMISSION**

I. Procedures for Conducting Public Hearings on Proposed Zoning Decisions:

All public hearings conducted by the Consolidated Board of Zoning Appeals/Planning Commission for Garden City, Georgia, on proposed zoning decisions shall be conducted as follows:

- (1) All public hearings conducted by the Consolidated Board of Zoning Appeals/Planning Commission on matters referred to it shall be called to order by the presiding officer.
- (2) The presiding officer shall open the hearing by stating the specific zoning matter being considered at the public hearing, and shall explain the procedures to be followed in the conduct of the hearing and further stating that printed copies of the adopted standards governing the exercise of the zoning powers of the Board of Zoning Appeals and Planning Commission, and the procedures governing hearings before the Board are available to the public.
- (3) The presiding officer shall determine the number of attendees who desire to testify or present evidence at the hearing.
- (4) When there is a large number of individuals wishing to testify at a hearing, the presiding officer 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 presiding officer may grant additional time; provided, however, an equal period of time shall be granted both sides.
- (5) The petitioner requesting the proposed decision, or the petitioner's agent, shall be recognized first and shall be permitted to present and explain the request for the decision. Thereafter, all individuals who so desire shall be permitted to speak in favor of the matter.
- (6) After all individuals have had an opportunity to speak in accordance with subparagraph (5) above, those individuals present at the public hearing who wish to speak in opposition to the proposed decision shall have an opportunity to speak.
- (7) Once all parties have concluded their testimony, the presiding officer shall adjourn the public hearing.

II. Standards Governing the Exercise of The Zoning Powers of Garden City's Board of Zoning Appeals:

The Board of Zoning Appeals shall have the following powers:

- (1) To hear and decide appeals where it is alleging that there is an error in any order, requirement, decision, or determination made by an administrative official in the enforcement of Chapter 90 of the Garden City Code of Ordinances.
- (2) To decide upon requests for permission to establish uses which the Board of Zoning Appeals is required to pass under the terms of Chapter 90 of the Garden City Code of Ordinances. The application to establish such use shall be approved on a finding of the Board of Zoning Appeals that:
 - (a) The proposed use does not affect adversely the general plans for the physical development of the city, as embodied in Chapter 90 of the Garden City Code of Ordinances and in any master plan or portion thereof adopted by the Mayor and Council.
 - (b) The proposed use will not be contrary to the purposes stated for Chapter 90 of the Garden City Code of Ordinances.
 - (c) The proposed use will not affect adversely the health and safety of residents and workers in the city.
 - (d) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood.
 - (e) The proposed use will not adversely affect the existing uses in the neighborhood.
 - (f) The proposed use will be placed on a lot of sufficient size to satisfy the space requirements of such use.
 - (g) The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use such facility, vehicular movement, noise or fume generation or type of physical activity.

(h) The standards set forth for each particular use for which a permit may be granted have been met.

The Board of Zoning Appeals may impose or require such additional restrictions and standards as may be necessary to protect the health and safety of workers and residents in the community and to protect the value and use of the property in the general neighborhood. The proposed use shall be subject to the minimum area, setback, and other locational requirements of the zoning district in which it will be located. The proposed use shall be subject to the off-street parking and service requirements of Chapter 90 of the Garden City Code of Ordinances. Wherever the Board of Zoning Appeals shall find, in the case of any permit granted pursuant to the provisions of said Chapter 90, that any of the terms, conditions or restrictions upon which such permit was granted are not being complied with, the Board shall rescind and revoke such permit after giving due notice to all parties concerned and granting full opportunity for a public hearing.

(3) To authorize upon appeal in specific cases such variance from the terms of Chapter 90 of the Garden City Code of Ordinances as will not be contrary to the public interest where owing to special conditions a literal enforcement of the provisions of said Chapter will, in an individual case, result in practical difficulty or unnecessary hardship. Such variance may be granted in such individual cases of practical difficulty or unnecessary hardship upon a finding by the Board of Appeals that:

- (a) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography;
- (b) The application of said Chapter 90 to this particular piece of property would create practical difficulty or unnecessary hardship;
- (c) Such conditions are peculiar to the particular piece of property involved; and,
- (d) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of said Chapter 90.

No variance shall be granted for a use of land or building or structure that is prohibited by Chapter 90 of the Garden City Code of Ordinances.

III. Powers and Duties of the Planning Commission.

The Planning Commission is granted all powers and is assigned all duties that the City's Mayor and Council is authorized and empowered to grant and assign, to include the following:

- (1) Making comprehensive surveys and studies of existing conditions and probable future developments and preparing such plans for physical, social, and economic growth as will best promote the public health, safety, morals, convenience, prosperity, or general welfare, as well as efficiency and economy in the development of the city.
- (2) Preparing a master plan or parts thereof for the development of the city.
- (3) Preparing and recommending for adoption to the city council a zoning ordinance or resolution and map for the city.
- (4) Preparing and recommending for adoption to the city council regulations for the subdivision of land within the city, and administering the regulations that may be adopted.
- (5) Preparing and recommending for adoption to the city council a plat or an official map showing the exact location of the boundary lines of existing, proposed, extended, widened, or narrowed streets, public open spaces, or public building sites, together with regulations to control the erection of buildings or other structures within such lines, within the city or a specified portion thereof.
- (6) Making, publishing, and distributing maps, plans, and reports and recommendations relating to the master plan and development of the city to public officials and agencies, public utility companies and civic, educational, professional, and other organizations and citizens.
- (7) Recommending to the executive or legislative officials of the city programs for public improvements and the financing thereof.
- (8) Reviewing all proposed amendments to the zoning ordinance, the subdivision ordinance, and the zoning map, and making recommendation as per Garden City Code Section 90-201 in each case to the city council for approval or denial.
- (9) Approving site and development plans as per Garden City Code Sections 90-43, 90-47, 90-48 and 90-49.
- (10) Approving certain uses in the mixed-use zoning districts as per Garden City Code Section 90-49.

**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 Board of Zoning Appeals for 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?



Garden City Fire Marshal's Office

100 Central Avenue
Garden City, GA 31405



REPORT TO MAYOR AND CITY COUNCIL

TO: THE HONORABLE MAYOR AND CITY COUNCIL DATE: July 8, 2022

SUBJECT: *Fire Department June 2022 Report*

Report in Brief

The Fire Department Monthly Status Report includes an extensive summary of the monthly activity of the divisions within the Department. This report also provides information regarding key items of interest and/ or activities throughout the month.

The operations detail contained in this report is for the Month(s) of June 1, of 2022, and all related information is current as of June 30, 2022.

Prepared by: Michele Johnson
Title Assistant Fire Chief

Reviewed by: Mike Dick
Title Chief of Fire

Scott Robider, City Manager

Attachment(s)



Garden City Fire Marshal's Office

100 Central Avenue
Garden City, GA 31405



Calls for Service in June of 2022

There was a total of 205 calls for service in the month of June, 2022, for a total of 1,197 calls for service year to date.

Current month's calls included:

Incident Type:

Fire Incidents	8	Good Intent	21
First Responder	141	False Alarm	14
Vehicle Accident	2	Service Call	14
Hazardous Incident	7	Inspections/ Pre-Plan	42
Weather Related	0	Public Education	1

Department Activities/ Events

Department Training

In June, fire personnel reported a total of 507.22 hours of training resulting in an average of 20 hours of training per Firefighter.

Chief Dick, Asst. Chief Johnson, Captain Holmes, and FF Hauger attended a Small Vessel Safety class sponsored by GA Ports on June 30, 2022.

Captain Hornick and FF Shelley completed testing for Rope Rescue 1 on June 24, 2022.

Fire Marshal Nevarez attended the State Fire Safety Symposium from June 20 – 24, 2022 at GPSTC.

FF Molinari and FF Davies attended Instructor 1 training at Effingham Fire on June 13 – 18, 2022.

Department Activities/Events

Promotion ceremony was held at city hall on June 6, 2022 for Captain Hornick, Captain Holmes, Captain Sullivan, and Sergeant Ancell.

GCFD personnel completed annual physicals on June 14 & 16 as well as June 21-23, 2022.



Garden City Fire Marshal's Office

100 Central Avenue
Garden City, GA 31405



Community Relations Activities/Events

GCFD personnel assisted GC Parks and Rec with splash pad for kids.

Fire Marshal's Office

During June, the Fire Marshal's Office focused on finishing the Annual Inspections. In October 2020 (Memo 10/19/2020), the deputy fire marshal position was approved, and the plan of action was to inspect all the businesses within 18-24 months. By the end of June 2022 (19 months since the approval, four months without a DFM from the departure of Brannen, and April 2021, Macks Roberts joined FMO), we are about 95% complete. The only street left for inspection is Bryce Industrial and Prosperity Drive. I want to thank everyone involved for supporting and ensuring the FM has the right resources to perform our duties. The focus will be to continue the inspections program as usual and to begin focusing on public education and Arson Program within the department. Here's the break down by Inspection Type and the plan reviews by project:

Annual Inspection (initial inspection):	50
RE-Inspection:	60
Certificate of Occupancy:	1
Consultation Site Visit:	5
Fire Protection Equipment Inspection:	15
Pre-Plan Visit by Crews	42
Occupational Tax Certificate (new tenant):	25
Total number of Inspections:	200

Plan Review

2150 Dean Forest Rd Mezzanine Sprinkler	4hrs
2150 Dean Forest Rd Mezzanine Permit	4hrs
2470 Dean Forest Rd Damco Transload	4hrs



Garden City Fire Marshal's Office

100 Central Avenue
Garden City, GA 31405



137 Prosperity Drive RUAG Buildout

4hrs

<u>Plan Review Fee Invoiced</u>	67665.75
Total Regulatory Fees Collected:	\$ 6018.25

Looking Ahead

- Bringing more state certified training to the City of Garden City which will be made available to surrounding municipalities and the Georgia Port Authority.
- Assisting and attending state certified classes that are offered in surrounding municipalities.
- Broadening the community outreach with continued programs such as Remembering When, community CPR classes, the smoke detector program, and Close Before you Doze.
- Pursuing various grants for department equipment.

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: 07-08-2022

SUBJECT: POLICE DEPARTMENT MONTHLY STATUS REPORT

Report in Brief

The Police Department Monthly Status Report includes an extensive summary of the monthly activity of the divisions within the Department. This report also provides information regarding key items of interest and/or activities throughout the month.

The operations detail contained in this report is for the month of June 2022.

Prepared by: Jeri Varnum

Title: Executive Assistant/Accreditation Manager

Reviewed by: Gilbert C. Ballard

Title: Chief of Police

Scott Robider, City Manager

Attachment(s)



Police Department - June 2022 Status Report

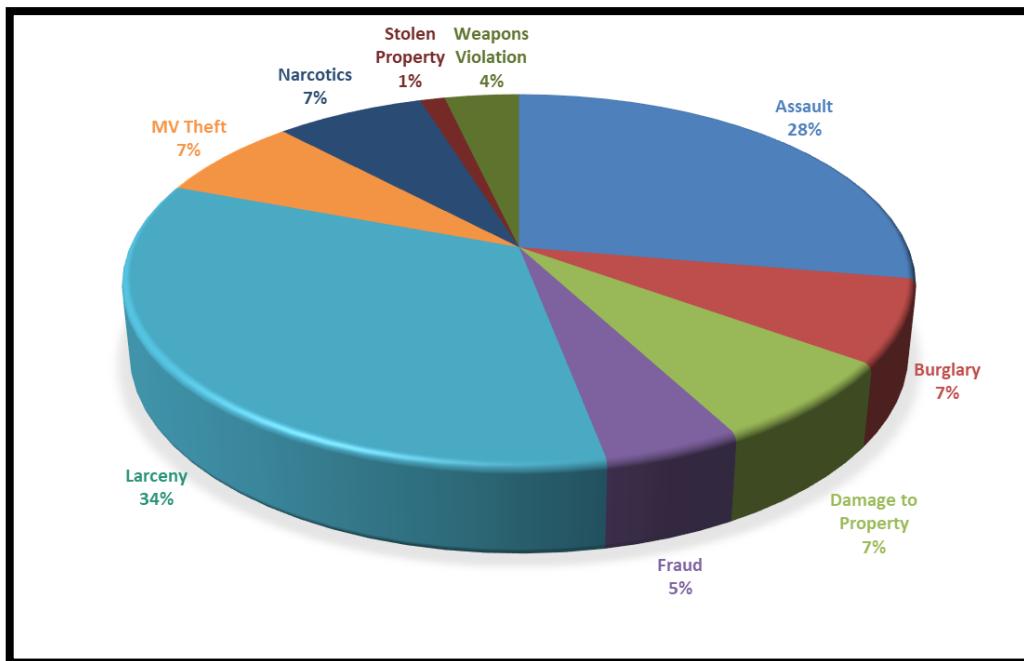
Calls for Service

There was a total of 1,919 calls for service and self-initiated activity in the month of June 2022, for a total of 11,532 calls for service year to date.

Adult & Juvenile Arrest/Charge Summary

Adult Arrests - 142 Juvenile Arrests - 0

<u>Offenses</u>				
Assault	23	Burglary	6	
Damage to Property	6	Fraud	4	
Larceny	28	Motor Vehicle Theft	6	
Narcotics	6	Stolen Property	1	
Weapons Violation	3	Homicide	0	

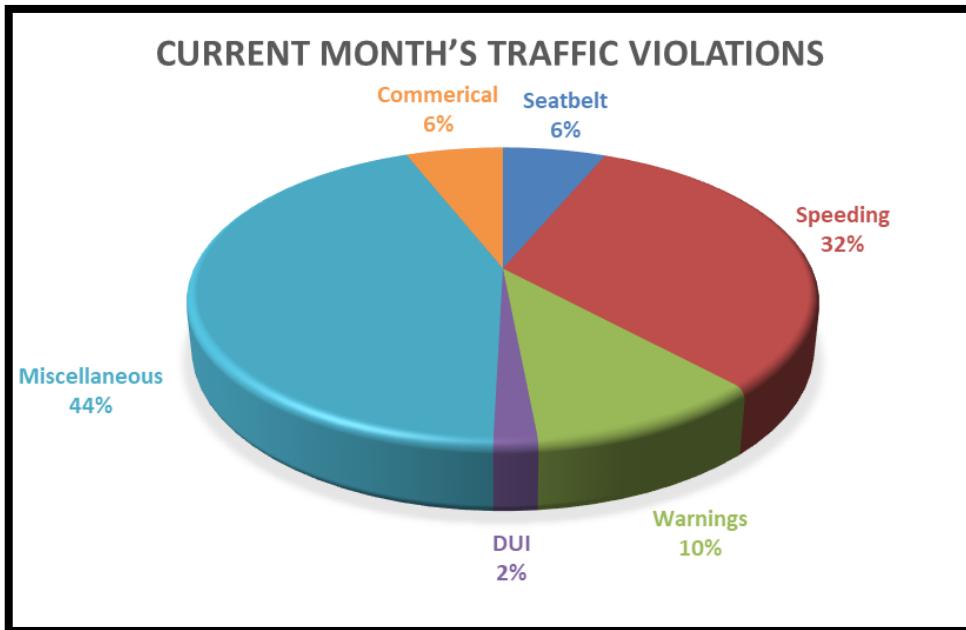


Current Month's Top Criminal Violations by District

	Daniel District 1	Ruiz District 2	Morris District 3	Lassiter, Jr. District 4	Tice District 5
Assault	5	5	5	4	4
Burglary	1	1	4	0	0
Damage to Property	3	0	0	2	1
Fraud	2	1	0	0	1
Larceny	5	3	5	6	9
MV Theft	3	1	0	0	2
Narcotics	5	0	0	0	1
Stolen Property	1	0	0	0	0
Weapons Violation	2	0	1	0	0

Traffic Violations There was a total of 1,456 traffic violations during the month of June 2022.

Traffic Violations Issued	Speeding Violations	463	Fatalities	0
	Seat Belt Violations	92	Total Citations	1,456
	DUI Citations	28	Written Warnings	151
	Miscellaneous Citations	635	Commercial Vehicle Citations	87



Accidents	Total Accident Reports	75	
	Public Roadway Accidents	57	Private Property Accidents
			18

Open Records Requests The Garden City Records Clerk received and processed 467 Open Records requests for the month of June. A total of 2,419 Open Records Requests have been processed in 2022.

Training During the month of June 2022, police personnel reported a total of 230 hours of training. Officers averaged 6 hours of training per officer. Some of the special training classes the officers attended during the month of June were: Standardized Field Sobriety Testing, Unmanned Aerial Vehicle Operation, Court Room testimony, Juvenile Law, and Gang Intelligence.

Items of Interest for June 2022

- Vulcan Materials Company donated lots of goodies for our Chat with a Cop and Cops at Bus Stops events.
- Garden City PD swore in two new officers to the Garden City Police Department. We would like to welcome Officer Jacob Bashaw and Officer Lorenzo Milton to the team!
- Our officers conducted a safety check on Salt Creek Road.
- The Garden City Police Department is proud to announce the promotion of five members of our team. The following officers have been selected for promotion:
 - Captain Shawn Myers
 - Lieutenant Roberto Rodriguez
 - Lieutenant Shane Glasco
 - Sergeant Lindsay Buchanan
 - Corporal Scott Butts

REPORT TO MAYOR AND CITY COUNCIL**AGENDA ITEM**

TO: THE HONORABLE MAYOR AND CITY COUNCIL DATE: July 13, 2022

CT: Human Resources Department Report for June 2022

Report in Brief

Attached is the Human Resources Department's Month-End Report for June.

Prepared by: Yolanda Irizarry

Title: Human Resources Director

Reviewed by: _____

Title _____

City Manager

Garden City
Human Resources Department
June Month-End Report

Recruitment/Positions Filled

In addition to the continuous recruitment of Police Officers/Police Officer Recruits and Firefighters, the City has job opportunities for a Building Inspector, 1 Code Enforcement Officer, 1 Public Works Technician, and a Water and Sewer Repair Technician.

New Hires

The City welcomed five (5) new hires during the month of June: one individual was hired as Parks & Recreation Technician; three individuals were hired as Police Officer Recruits and one individual was rehired as Firefighter.

Promotions/Milestones

There were no promotions during the month of June.

Employment Terminations

There was one (1) separation(s) from employment during the month of June (Full-time) – Information Technology Technician.

City Employment

The City ended the month of June with 104 full-time employees.

Additional Personnel Information Including Part-Time Employees

This report normally covers the count for full- and part-time employees. In view of the current COVID-19 pandemic, included in the count below for City employees is part-time regularly scheduled, temporary, part-time casual/summer help (persons that have other employment and work as-needed), along with full-time employees.

June	
FULL-TIME ONLY:	104
CONTRACTOR/TEMP:	0
PART-TIME/SEASONAL:	11
PART-TIME/CASUAL:	7

Employee Turnover Data Per Month

Month	Percent
January	5%
February	4%
March	3%
April	2%
May	2%
June	1%
July	
August	
September	
October	
November	
December	

Garden City Personnel Data
New Hires – 2022

Job Title	Hire Date
Chief of Fire	1/1/2022
Police Officer	1/18/2022
Firefighter	1/24/2022
Firefighter	1/31/2022
Deputy Clerk of Municipal Court	1/31/2022
Human Resources Director	2/14/2022
Firefighter	2/19/2022
GCIC Records Clerk	2/28/2022
Firefighter	3/12/2022
Firefighter	3/15/2022
Police Officer (3)	3/28/2022
Senior Center Assistant Manager(PT)	3/28/2022
Parks and Recreation Technician	4/25/2022
IT Technician	4/25/2022
Human Resources Generalist/Executive Assistant	5/16/2022
Parks and Recreation Technician	6/7/2022
Firefighter	6/21/2022
Police Officer Recruit (3)	6/27/2022

REPORT TO MAYOR AND CITY COUNCIL**AGENDA ITEM**

TO: THE HONORABLE MAYOR AND CITY COUNCIL **DATE:** 07/09/2022

SUBJECT: *Public Works & Water Operations Monthly Status Report*

Report in Brief

The Public Works & Water Operations Departments Monthly Status Report includes an extensive summary of the monthly activity of all divisions within the Department. This report also provides information regarding key projects and/or activities throughout the month.

The operations detail contained in this report is for the month of June and all project related information is current as of 06/30/2022.

Prepared by: Jon Bayer
Title Public Works Director

Reviewed by: Jon Bayer
Title Public Works Director

C. Scott Robider, City Manager

Attachment(s)

Department of Public Works



**Public Works Department
Monthly Status Report
Summary – June 2022**

Operations & Maintenance:

Public Works personnel completed 32 **Resident Requests**, and 312 **Work Orders** for the month of June.

Resident Request – Every time a request for Public Works service is made by phone call, written request, email request, or an actual one-on-one request to a PW employee, a “**Resident Request**” is generated. This builds a computerized record of all requests made.

Work Order – A “**work order**” is created each time a work crew or individual is assigned a task either because of service requests, pre-planned maintenance projects, or by other situations as they arise. This produces a database of work accomplished and the time and materials it took to do the work.

Storm Drainage:

- Ditch/Canal Maintenance: Dug – 2,150 ft.

Streets:

- Routine City Street and right of way shoulder maintenance/Pothole, Asphalt Repair

Street Sweeping:

- Street Sweeper Mileage – Sweeper Miles – 43.47 (Maintenance issues A/C to be repaired)
- Signs: Multiple Knockdowns/replacements - 51 Total

Mixed Dry Trash Collection by City:

- 40.64 Tons Collected / Removed

Trees: Clean up debris and remove Location Rossignol Hill, Winoca, Osceola, Sparkman, and Harrell (\$2,100) Southeastern Tree Service Inc. Clean up debris Highway 80, including Eastbound and Westbound shoulders. Removal of 1 large fallen oak at green acres (\$4,200) Southeastern Tree Service Inc. Various location debris / storm clean up including: Varnedoe, Chatham Villa, Russell, Bishop, Tyson, and Rowe. (\$1,500) Southeastern Tree Service Inc.



Water Operations & Maintenance:

105 Service Orders, 38 Work Orders

31.8 Million gallons of Drinking Water for the Month of June 2022

Hydrant Services: 62

Water Line Services: 8

Located Services: 121

Utility Services:

- Meter Services: 24
- Connects: 60
- Disconnects: 56
- Delinquent Disconnects: 106

* Maintenance Services consist of repairs made for leaks at the meter, register repairs, box or lid replacements, as well as, requested cleaning services for apartments.

Sewer Operations and Maintenance:

- Gravity Main/Manhole Services: 71
- Lateral/Blockage Services: 4
- Sanitary Sewer Overflow Event: 0

Wastewater Treatment Plant and Water System

EXECUTIVE SUMMARY

- The treatment plant received a total of 7.5 inches of rain during the month and treated 31.6 million gallons.
- The max EFF daily flow for the treatment plant was 2.11 MGD on June 10, 2022.
- The water system withdrew a total of 31.8 MG from well facilities and used 0.97 MG from the Savannah Southbridge purchase system (Town Center Water System).

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: July 12, 2022

SUBJECT: *Planning and Economic Development Permitting and Inspections Monthly Status Report*

Report in Brief

The Department of Planning and Economic Development Monthly Status Report includes a summary of the monthly activities and projects of permitting and inspections within the department. This report also provides information regarding key items of interest and/or activities throughout the month.

The operations detail contained in this report is for June 2022 and all related information is current as of July 1, 2022.

Prepared by: Tonya Roper
Title Staff

Reviewed by: _____
Title _____

Scott Robider; City Manager

Attachment(s)

- Code Enforcement

Planning and Economic Development Department

Status Report

Summary – June 2022

Permits

There were 43 permits issued during June 2022. ***They included:***

New Construction Building Permits

- Please see attached sheet for listing of permits

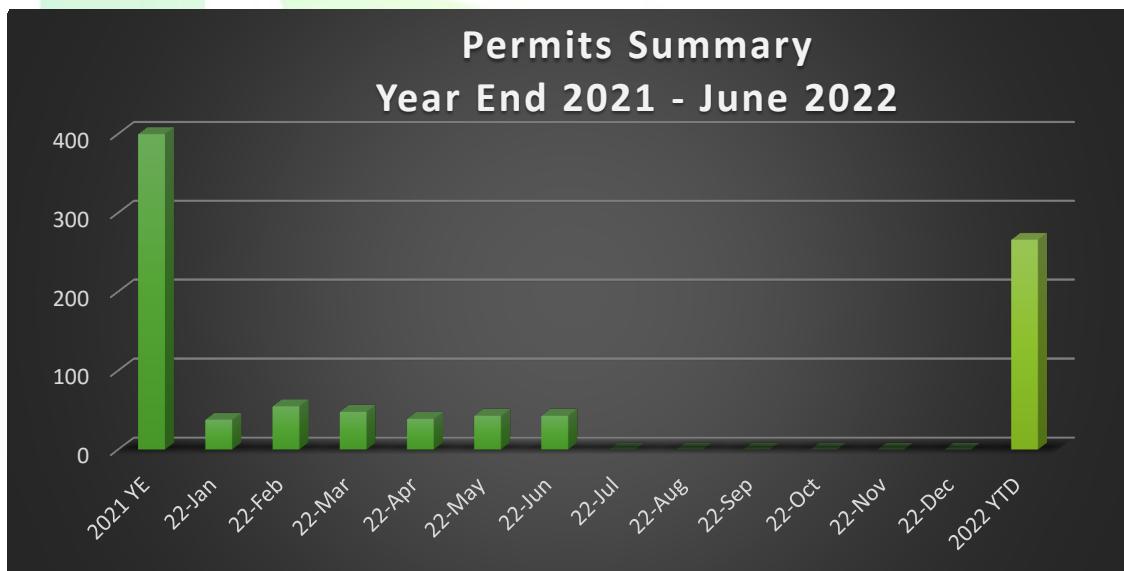
Renovation/Expansion Building Permits

- Please see attached sheet for listing of permits

Miscellaneous Permits

- Please see attached sheet for listing of permits

The graph below is a visual summary of the permits issued.



	<u>Number of Permits</u>
2021 Year End	466
Jan-22	38
Feb-22	55
Mar-22	48
Apr-22	39
May-22	43
Jun-22	43
Jul-22	
Aug-22	
Sep-22	
Oct-22	
Nov-22	
Dec-22	
2022 YTD	266

Inspections

Inspections scheduled included:

- 11 Business License
- 33 Mechanical/Electrical/Plumbing
- 34 Building
- 13 Site (Property/Development/Preliminary/Demolition)

Code Enforcement Activity

- 75 Courtesy Notice of Violations Issued
- 19 Signs
- 00 Sanitation Citations
- 59 Re-Inspections
- 54 Cases Closed (Compliance or Dismissed)
- 35 Vehicles Tagged Derelict or tagged for tow
- 14 Vehicles Towed
- 13 Vehicles Move by Owner or brought into compliance
- 02 Court Citations
- 23 Miscellaneous Inspections (Checking zoning, business license, permits)
- 02 Housing codes
- 00 Cease and Desist orders obtained
- 00 Warrants and Court Orders obtained
- 10 Properties that the City worked on (including cutting, cleaning, securing) and billed
- 01 Code Enforcement condemnations (placards posted – including unfit, unsecure, unsafe)
- 00 Stormwater Inspections
- 02 Stop Work Order Issues

New Business Licenses Issued

June 2022

Name	Address	Business Type
A & V Electric Co. Inc.	1335 Lynah Avenue Unit 108 & 109	Administrative office for Electrical business
GXO Logistics	2509 Dean Forest Road Bldg. B Suite 200	Warehousing and Logistics
T-Mobile dba GP Mobile 2, LLC	4213 Augusta Road	Electronics Stores
Omni-Tranz Logistics, LLC	4884 Old Louisville Road	Freight Transportation Arrangement
Signature Waste Disposal, LLC	32 Telfair Place	Solid Waste Collection
Remediation Resources, Inc.	4884 Old Louisville Road	Recycling concrete and asphalt

Memorandum

To: Scott Robider
From: Jonathan Trego – Code Officer
Date: July 12, 2022
Re: Council Report

The Code Enforcement Unit activity report for the month of June 2022 is as follows:

Signs- 19

Sanitation Citations- 00 (Sanitation Enforcement to Cease until further notice per CM)

Courtesy Notices and Violation Notices- 75

Re-inspections- 59

Cases Closed (Compliance or dismissed)- 54

Vehicles Tagged Derelict or tagged for tow- 35

Vehicles Towed- 14

Vehicles MBO or brought into compliance- 13

Court Citations- 02

Misc. Inspections (including zoning insps., tax cert checks, permit checks, routine insps.)- 23

Housing Codes- 02

Cease and Desist Orders obtained: 00

Warrants and other Court Orders obtained: 00

Properties that the City worked on (including cutting, cleaning, securing) and billed- 10

CE Condemnations (Placards posted- including for unfit, unsecure, unsafe): 01

Stormwater Inspections (EPD): 00

Stop Work Orders Issued: 02

Parks & Recreation 2022 June Report



Summer fun with the Garden City Fire Pop up slash pad at the Garden City Parks and Recreation Gym

TO: THE HONORABLE MAYOR AND CITY COUNCIL DATE: July 13th 2022

SUBJECT: Parks & Recreation 2022 June Report

Report in Brief

The Parks & Recreation Monthly Status Report includes a summary of the monthly activities and projects of all divisions within the Department.

The operations detail contained in this report is for the Month of June 2022 and all related information is current as of July 13, 2022.

Parks & Recreation Department Status Report Summary - June 2022



Adult Programs Senior Center

Our Garden City Senior Citizens socializing while eating a good and healthy lunch

- *During June we had an average of 39 Senior Citizens per day attended/participated in adult programs at the Senior Center.*
- *We served 680 Senior Center meals in June.*
- *On July 28th our Seniors will eat out together at Texas Road House.*
- *In June overall participation continues its upward trend at the Sr. Center.*

Sports Programs/Activities

During the month of June, 201 Youths participated in Garden City's Parks and Rec Youth Programs.

➤ **Upcoming Sports Programs/Events Garden City Camp Eagle Sumer Day Camp**



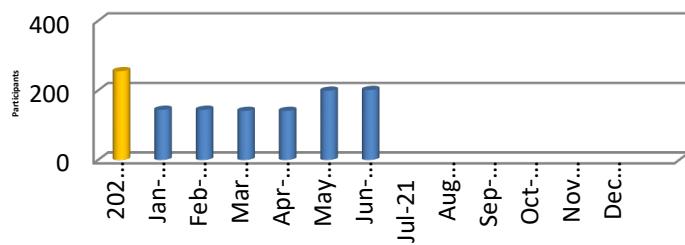
May 31 – July 29th

- **Camp Eagle Registration**

Register at Garden City Gym Monday –Friday 8:30am – 5pm (Check, Money Order, Credit/ Debit Card only)

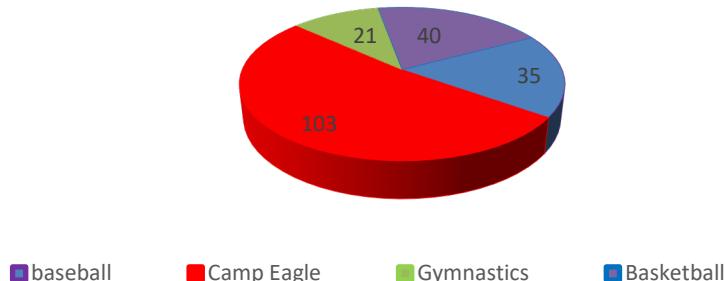
Cool Fun at Camp Eagle Summer Day Camp June 2022

Recreation Programs/Activities Participation Summary June 2022



The graphs are visual summaries of the number of participants in Garden City's Recreation

June Participation



Prepared by: Cliff Ducey
Title Parks & Recreation Director

REPORT TO MAYOR AND CITY COUNCIL**AGENDA ITEM**

TO: THE HONORABLE MAYOR AND CITY COUNCIL **DATE: 6/13/22**
SUBJECT: *Technology Department Report for June*

Report in Brief

The Technology and Building Department Monthly Status Report includes a wide variety of information to inform the public and the City Council better.

Prepared by: Chris Snider
Title System Administrator

Attachment(s)

Technology Report

- Ongoing update move from exchange to Office 365
- New Desktop computers and laptops have been deployed
- Install new SSDs for the server Rack
- The city website upgrade has started

Building Maintenance

- Ongoing repairs and Maint of the City Hall A/C units
- City Hall Back parking lot gate project started
- New Sink Faucets for the public restroom have been installed
- City Hall Panic Switches have been repaired

SYNOPSIS

Pre-Agenda Session Tuesday, June 21, 2022 – 6:00 p.m.

Call to Order: Mayor Pro-tem Campbell called the pre-agenda session to order at approximately 5:30 p.m.

Attendees:

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

Staff Members: Scott Robider, City Manager; James P. Gerard, City Attorney; Rhonda Ferrell, Finance Director/Clerk of Council; Cliff Ducey, Recreation Director; Yolanda Irizarry, HR Director; Chris Snider, Systems Administrator; Jon Bayer, Public Works Director; Gil Ballard, Chief of Police and Mike Dick, Fire Chief.

Revenue & Expenditures Report as of May 31, 2022: The City Manager asked the City Council if they had any questions regarding the report. City Council had no questions or comments.

Review of Council Agenda Items: The City Manager reviewed the agenda items before the City Council.

City Manager's Report: The City Manager reported that the city's new website is under construction. He stated that next time he would include a memo explaining the fees that are being adjusted on the schedule of fees. He said we are returning to the original recreational facility rental fee for residents, which is a lower rate. Nonresidents will continue to pay the same rental rate they currently pay. He stated that we are increasing the fire line service fees, but the increase will not take effect until next year. He said we would notify the fire line service users of the increase.

The City Manager stated that the property the City owns on Highway 80 is prime for multi-family residential homes. He said that declaring the property as surplus and putting it out for bid will greatly encourage residential growth in the city. He stated that the money from the sale of the property could go toward recreation. He said there are many substandard lots in the city that will require an ordinance change so they can be used for residential development.

The City Attorney said that it would be up to the developer to give a plan on what he thinks is best for the Highway 80 property. The City Manager stated that there are a lot of possibilities for the property. The developer could work with the Sanders to get their property then you would have access to the development from Highway 80 and Old Louisville Road.

The City Manager stated that we have a meeting on Thursday with the School Board to discuss the gym complex.

Councilmember Lassiter asked about the status of the paving assessment study. The City Manager stated that they are in the process of prioritizing the streets and putting the data in an easy-to-understand format for the Council's review.

The City Manager reported that the Juneteenth event went well. He said about 200 people attended the event. He said he plans to discuss sponsoring an annual fall festival with GPA. He said it would be something similar to Gulfstream's annual employee picnic.

The City Manager reported that he attended the city manager's meeting for the start of the LOST negotiations. He said the mayor's meeting on LOST will be held on June 29th. He said I feel since we had an increase in population, we should receive more money, or at least stay status quo, and not lose any money.

The City Manager stated that we are requesting the City Council to consider increasing the police department's night differential pay from a flat \$15 per shift to a flat \$50 per shift. He said that Port Wentworth is paying \$50 to its police officers, and Pooler and Bloomingdale are also considering doing night differential pay. He stated that the Chief is willing to freeze a position.

Councilmember Morris stated that she didn't see a problem with it. It would be worth it if he is willing to freeze a position. Councilmember Campbell agreed with Council Morris.

Chief Ballard stated that if this is effective July 1, he estimated the cost would be around \$45,000. We try not to be short-staffed at night.

Councilmember Daniel asked if the Board of Appeals / Planning Commission training had been scheduled. The City Manager replied that Denise Grabowski is composing a training schedule. He said we will budget more next year in Planning and Zoning for more training.

Adjournment: There being no other items for discussion, the Mayor and City Council unanimously adjourned the pre-agenda session at approximately 5:58 p.m.

*Transcribed & submitted by: The Clerk of Council
Accepted & approved by: The City Council 7/18/22*

MINUTES

City Council Meeting Tuesday, June 21, 2022 – 6:00 p.m.

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

Opening: Mayor Pro-tem Campbell gave the invocation and led the City Council in the pledge of allegiance to the flag.

Roll Call:

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

Staff Members: Scott Robider, City Manager; James P. Gerard, City Attorney; Rhonda Ferrell, Finance Director/Clerk of Council; Cliff Ducey, Recreation Director; Yolanda Irizarry, HR Director; Chris Snider, Systems Administrator; Jon Bayer, Public Works Director; Gil Ballard, Chief of Police and Mike Dick, Fire Chief.

Public Hearings

PC2220, Major Subdivision Request: Mayor Pro-tem Campbell opened the public hearing to receive public comment on a request by Brian Hollings for a major subdivision for use as industrial warehouses and container yards at 2450 - 2505 Dean Forest Road.

The City Manager stated that this is the CenterPoint Norfolk property. This property has already been subdivided, and the container yard has been approved. This is simply a housekeeping request to subdivide the container yard from the other parcels.

Mayor Pro-tem Campbell asked if anyone wished to speak for or against the request. There being no speakers, Mayor Pro-tem Campbell closed the public hearing.

City Council Minutes: Councilmember Daniel motioned to approve the minutes from the June 6th pre-agenda session synopsis and city council minutes. The motion was seconded by Councilmember Ruiz and passed without opposition.

City Manager's Report: The City Manager reported that the city's new website is under construction. He thanked the City Council for supporting the increase in the police department's night differential pay from \$15 to \$50. He stated that the resolution to authorize the increase in the night differential pay would go before the City Council at the next meeting on July 18th.

Items for Consideration

Resolution, Public Works Capital Items (Boring Missile & Culvert Cleaner): The Clerk of Council read the heading of a resolution authorizing the City Manager to sign the purchase orders for the purchase of a new boring missile for drilling new piping under roads and sidewalks, and a culvert cleaner to enable the Public Works Department to perform in-house work as opposed to having to spend the time and money necessary to retain third-party contractors to perform such work.

Councilmember Ruiz motioned to adopt the resolution. The motion was seconded by Councilmember Daniel and passed without opposition.

Resolution, Old Louisville Road Shoulder & Drainage Improvements: The Clerk of Council read the heading of a resolution authorizing the City Manager to execute a contract with Nobull Services in the amount of \$35,550 for road maintenance work for a 0.75-mile span of Old Louisville Road running from Dean Forest Road.

Councilmember Ruiz motioned to adopt the resolution. The motion was seconded by Councilmember Daniel and passed without opposition.

Resolution, Surplus Property (Highway 80 Property): The Clerk of Council read the heading of a resolution by the Mayor and Council confirming its classification as surplus property and its intention to sell, its fee simple interest in property located at 2779 U.S. Highway 80 in Garden City, Georgia.

Councilmember Morris motioned to adopt the resolution. The motion was seconded by Councilmember Ruiz and passed without opposition.

Resolution, Amendment to Regular City Council Summer Meeting Schedule: The Clerk of Council read the heading of a resolution by the Mayor and Council to amend the regular meeting schedule of the City Council for the period of July 1, 2022, through September 30, 2022.

Councilmember Lassiter motioned to adopt the resolution. The motion was seconded by Councilmember Ruiz and passed without opposition.

FY22 Fee Schedule Update: The Clerk of Council said that we have an update to the fiscal year 2022 schedule of fees for consideration by the Mayor and Council.

Councilmember Morris motioned to approve the updated FY22 schedule of fees. The motion was seconded by Councilmember Morris and passed without opposition.

Informal Public Comment: Mayor Pro-tem Campbell noted that no one signed up to address the City Council.

Adjournment: There being no further items for discussion, Mayor Pro-tem Campbell called for a motion to adjourn the meeting. Councilmember Lassiter motioned to adjourn the meeting. The motion was seconded by Councilmember Morris and passed without opposition.

*Transcribed & submitted by: The Clerk of Council
Accepted & approved by: The City Council 7/18/22*

MINUTES

Special Called City Council Meeting Monday, July 11, 2022 @ 2:00 p.m.

Call to Order: Mayor Bethune called the meeting to order at approximately 2:00 p.m.

Opening: Pastor Gary Monroe gave the invocation and Mayor Bethune led the City Council in the pledge of allegiance to the flag.

Roll Call

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

Staff Members: Scott Robider, City Manager; James P. Gerard, City Attorney; Rhonda Ferrell Bowles, Finance Director/Clerk of Council; Yolanda Irizarry, HR Director; Michelle Johnson, FCFD Captain; Chris Snider, IT Systems Administrator and Gil Ballard, Chief of Police. Absent: Cliff Ducey, Recreation Director; Jon Bayer, Public Works Director, and Mike Dick Fire Chief.

Items for Consideration

Resolution, Associate Judge Agreement: The Clerk of Council read the heading of a resolution to authorize the City Manager to execute an agreement between the City and Crystal Harmon which sets forth the terms of Ms. Harmon's appointment as the Associate Judge of the Garden City Municipal Court.

Councilmember Lassiter motioned to adopt the resolution. The motion was seconded by Councilmember Campbell and passed without opposition.

Resolution, TSPOST Intergovernmental Agreement: The Clerk of Council read the heading of a resolution to accept that certain "Intergovernmental Agreement for the use and distribution of proceeds from the 2022 Transportation Special Purpose Local Option Sales Tax ("TSPLOST") for capital transportation projects" as proposed by Chatham County; to identify the City's capital transportation projects to be funded by TSPLOST; to authorize the seeking of approval from the Garden City electorate for the City's incurring general obligation debt of up to \$15,000,000 to initially fund the cost of such projects.

Councilmember Campbell motioned to adopt the resolution. The motion was seconded by Councilmember Ruiz and passed without opposition.

Resolution, Police Department Night Differential Pay: The Clerk of Council read the heading of a resolution to amend the City's night shift differential and field training officer pay policy for employees of the Garden City Police Department by increasing from \$15 to \$50 the additional compensation paid per 12-hour work shift to non-exempt police officers for shift work performed outside the hours of 7:00 a.m. to 7:00 p.m.

Councilmember Lassiter motioned to adopt the resolution. The motion was seconded by Councilmember Daniel and passed without opposition.

Adjournment: There being no other items to discuss, Mayor Bethune called for a motion to adjourn the meeting. Councilmember Lassiter motioned to adjourn the meeting at approximately 2:11 p.m. The motion was seconded by Councilmember Daniel and passed without opposition.

*Transcribed & submitted by: The Clerk of Council
Accepted & approved by: The City Council 7/18/22*

SYNOPSIS

City Council Workshop Monday, July 11, 2022 @ 2:15 p.m.

Call to Order: Mayor Bethune called the workshop to order at approximately 2:15 p.m.

Attendees:

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

Staff Members: Scott Robider, City Manager; James P. Gerard, City Attorney; Rhonda Ferrell Bowles, Finance Director / Clerk of Council; Yolanda Irizarry, HR Director; Chris Snider, IT Systems Administrator; Gil Ballard, Chief of Police, and Michelle Johnson, GCFD Captain.

City Manager's Updates: The City Manager briefed the City Council on Highway 80 surplus property. He stated that the RFP is ready, and we are in the process of getting a new appraisal.

The City Manager reported that we are finalizing the fire protection fee update information. He stated the data should be ready to go before you at the August council meeting.

Mayor's Updates: Mayor Bethune said he and Scott would attend the Chatham Area Transit meeting tomorrow. He said that he, Scott, and Jim attended the LOST meetings. He stated that the negotiations are a work in progress. He noted that LOST would go away if everyone couldn't agree.

Councilmember Daniel asked if the City Manager knew when they planned to close the Gould School. The City Manager replied tentatively closing in August 2023, but it may be later in 2024.

Councilmember Campbell asked about the status of getting the street lights installed on St. Joseph's Avenue. The City Manager replied that Georgia Power is still waiting on the lights to come in.

Councilmember Daniel asked if the supply chain issue was affecting the City. The City Manager replied public works, police, and IT is having some problems, mainly due to not having a chip factory. He noted that gas prices are starting to come down.

The Police Chief stated that we had received three new vehicles, but the truck still hasn't come in.

Councilmember Daniel asked about using electric cars for police. The Police Chief replied that we have looked at it, but we aren't sure that electric vehicles would work for us.

Councilmember Ruiz asked how it was going with updating the zoning. The City Manager replied that we have about sixty items so far that will need to go to Jim for revisions.

Councilmember Daniel asked if the home builders are still interested in building homes in Garden City. The City Manager stated that one construction company is interested in building homes on sub-standard

lots. They recently looked at several lots in the Rossignol Hill area. We are still looking at what incentives we can offer the home builders.

The City Manager noted that the retiree COLA would be coming for consideration before the City Council in August.

Councilmember Daniel asked about the Evergreen Study. The City Manager replied that he had implemented the changes he discussed with the City Council and would be working on new pay bands.

Mayor Bethune stated that we are still working on the Telfair grant. He noted that the property the City was going to use for the stormwater drainage improvements had been sold. He stated that we are looking into other options. City Attorney said that a developer is buying up a lot of property in the Telfair area.

Councilmember Tice asked if there were any updates on the railroad. She stated that we were told that by August there that there would be no more trains coming through. She noted that there is still an issue with the trains at Brampton Road. The City Manager said the proposed overpass would help the situation from 516 to GPA.

Adjournment: There being no other items to discuss, the City Council unanimously adjourned the meeting at approximately 2:40 p.m.

Transcribed & submitted by: The Clerk of Council

Accepted & approved by: The City Council 7/18/22

RESOLUTION

A RESOLUTION OF THE MAYOR AND COUNCIL OF GARDEN CITY, GEORGIA, APPROVING THE PRELIMINARY PLAN FOR THE SUBDIVISION OF A 252.7 ACRE TRACT LOCATED AT 2450-2505 DEAN FOREST ROAD, GARDEN CITY, GEORGIA (CHATHAM COUNTY, GEORGIA PROPERTY TAX IDENTIFICATION NUMBER 6-986-01-002), INTO EIGHT (8) PROPOSED LOTS OWNED BY CENTERPOINT DEAN FOREST LLC.

WHEREAS, CENTERPOINT DEAN FOREST LLC (the “Applicant”), intends to develop a 252.7-acre tract at 2450-2505 Dean Forest Road in Garden City, Georgia, into eight (8) lots for warehouse/container yard use to be known as CenterPoint Industrial City Gardens; and,

WHEREAS, Applicant has filed an application for approval of a preliminary plan (the “Preliminary Plan”) for the creation, through a property subdivision, of eight (8) developable lots which shall be accessed from Dean Forest Road, Davidson Drive, and Robert B. Miller Road (the “Application”); and,

WHEREAS, Subsection 70-34(d)(1) of the Garden City Code requires the City’s Planning Commission to review and make recommendations to the Mayor and Council regarding a preliminary plan; and,

WHEREAS, Subsection 70-34(d)(2) of the Garden City Code also requires a public hearing regarding the approval of the preliminary plan; and,

WHEREAS, the specific approval criteria for a preliminary plan is set forth in Subsection 70-34(b) of the Garden City Code which includes the size and dimensions of the lots, the location and design specifications for streets and entrances to the subdivision, the method by which storm sewers, sanitary sewers and water facilities will be provided, the location of utility easements, and the sufficiency of grading and drainage; and,

WHEREAS, on June 14, 2022, at 6:00 p.m. o’clock, the City’s Planning Commission held a publicly noticed meeting on the Application and recommended that the Mayor and Council approve same; and,

WHEREAS, on June 21, 2022, at 6:00 p.m. o’clock, an advertised public hearing was held by the Mayor and Council on the Preliminary Plan; and,

WHEREAS, the Mayor and Council, upon reviewing the recommendations of the Planning Commission, hearing the statements of the staff and the public, and giving due consideration to the matter, finds and determines as provided below;

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

Section 1. The Mayor and Council of Garden City, Georgia, hereby finds and determines that the Application and the Preliminary Plan meet all of the applicable criteria set forth in the Garden City Code and is consistent with the City's Comprehensive Plan.

Section 2. The Mayor and Council of Garden City, Georgia, hereby approves the Application and the Preliminary Plan.

Section 3. This Resolution shall take effect upon passage.

ADOPTED, this _____ day of July, 2022.

RHONDA FERRELL-BOWLES, Clerk of Council

RECEIVED AND APPROVED, this _____ day of July, 2022.

DON BETHUNE, Mayor

RESOLUTION

WHEREAS, the Mayor and Council of Garden City, Georgia, are desirous of confirming its classification as surplus property, and its intention to sell, its fee simple interest in certain property known as the Haynes Elementary School site on 5th Street in Garden City, Georgia, being more particularly described on the attached Exhibit "A" which is incorporated herein by reference for a more particular description of said property (the "Property"), comprising a total of 13.27 acres, more or less, and being Chatham County, Georgia, Tax Parcel No. 6-0018-01-001; and,

WHEREAS, the Property has never been used by the City for any public purpose and no future public use for the property can be reasonably anticipated;

NOW, THEREFORE, be it resolved by the Mayor and Council of Garden City, Georgia, as follows:

1. The above-described Property as more particularly shown on the attached Exhibit "A" is hereby classified as surplus property by reason of its never having been used by the City for any public purpose and because no future public use for the Property can be reasonably anticipated.
2. The City Manager is hereby authorized to solicit proposals for the purchase and residential development of the Property or portions thereof, with the goal of identifying the individual(s) who can offer the highest quality and highest desirable residential land development proposal(s)/project(s) at the greatest benefit to the residents of Garden City.
3. All proposals will be evaluated initially by the City Manager, and ultimately by the Mayor and Council, based on relevant factors including, but not limited to, purchase price, the qualifications and experience of the bidder, the consistency of the proposal with the City's need for a well-designed, affordable, and high-quality residential development, and the development schedule of the bidder.
4. A request for proposal package setting forth all of the criteria for selling/purchasing the Property, or portions thereof, shall be prepared by the City Manager and shall be made available at the City Clerk's Office in Garden City at City Hall during normal business hours.
5. Sealed proposals shall be received by the City Manager until 4:00 p.m. o'clock of a day certain, at which time all proposals will be opened and then evaluated for the criteria specified above and in the proposal package by a committee appointed by the City Manager composed of not less than three individuals knowledgeable in land use planning and development. The City shall reserve the right to request, through its City Manager, clarification of information submitted in the proposals and to request additional information from one or more bidders.
6. Upon the acceptance of a proposal by the Mayor and Council, the successful bidder shall be provided twenty-one (21) days within which to finalize negotiations with the City Manager and complete a purchase and sale agreement for the Property, or portion thereof, being sold/purchased, as well as a development agreement, both agreements being approved by the Mayor and Council. Upon the execution of such agreements, the purchaser shall be required to provide the City Manager an earnest money deposit in the

form of a cashier's check equating to five (5%) percent of the approved purchase price for the Property or portion thereof being purchased.

7. The Property, and all portions thereof, shall be sold for cash on an "as is, where is" basis without recourse against the City and without representation or warranty of any kind or nature with respect thereto. The Property will be sold subject to any outstanding and ad valorem taxes (including taxes which are a lien, but not yet due and payable) and any matters which might be disclosed by an accurate survey and inspection of the Property, as well as any and all assessments, liens, encumbrances, zoning, ordinances, restrictions, covenants, and matters of record.
8. The City shall reserve the right to reject any and all proposals in its discretion, to negotiate with the individual submitting the highest and most responsive proposal, to re-advertise, to abandon the sale, or to waive any informalities or irregularities in the solicitation process.
9. The City also reserves the right to sell the Property either as one parcel, or in multiple smaller parcels for which separate proposals therefor shall be solicited.
10. Minimum purchase prices for the Property, and portions thereof, shall be established by the City Manager.
11. No bid proposal may be withdrawn for a period of sixty (60) days after the deadline for submitting proposals or until notified by the City, whichever is sooner.

ADOPTED this ____ day of July, 2022.

THE MAYOR AND COUNCIL FOR GARDEN CITY,
GEORGIA

By: _____
RHONDA FERRELL- BOWLES,
Clerk of Council

RECEIVED AND APPROVED this the _____ day of July, 2022.

DON BETHUNE, Mayor

EXHIBIT "A"

PROPERTY LEGAL DESCRIPTION

ALL that certain lot, tract, or parcel of land situate, lying, and being in the City of Garden City, Chatham County, Georgia, known as the Haynes Elementary School, consisting of 13.27 acres, more or less, and described as follows: Begin at a concrete marker at the Northwest corner of Rossignol Hill Subdivision at Georgia Highway 21, and thence along a line South 48 degrees 16 minutes West for a distance of 1693.38 feet to a point, the point of beginning; and thence along said line as extended South 48 degrees 16 minutes West for a distance of One Thousand Seventy-Five and fifty-seven one-hundredths (1075.57') feet to an old stone, and thence along a line North 66 degrees 20 minutes West for a distance of 478 feet to a concrete marker, and thence along a line North 42 degrees 33 minutes East for a distance of One Thousand Two Hundred Forty and two-tenths (1240.02') feet to a point, and thence along a line South 45 degrees 51 minutes East for a distance of 560 feet to the point of beginning. For a further description of the metes and bounds of the above described tract of land reference is made to a map made by Thomas & Hutton Engineers of Lot 22 and the South portion of Lot 21, Lamar Subdivision, and the eastern Seventeen and ninety-eight one-hundredths (17.98) acres of the Scarborough Tract, dated May 26, 1959, and recorded in Plat Record Book J, Folio 76, in the Office of the Clerk of the Superior Court of Chatham County, Georgia, the said tract or parcel hereby conveyed being designated as Parcel D on said map. This is the same property conveyed by Warranty Deed from Leo F. Womble to The Board of Public Education for the City of Savannah and the County of Chatham dated April 6, 1961, and recorded at Deed Book 77-O, Folio 556, in the aforesaid Clerk's Office.

SUBJECT, HOWEVER, to that certain Easement from The Board of Public Education for the City of Savannah and County of Chatham to the City of Garden City dated October 15, 1980, and recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Deed Record Book 115-S, Folio 155, and subject further, to that certain Easement from Chatham Co. Board of Education to BellSouth Telecommunications Inc., dated December 15, 1993, and recorded in the aforesaid Clerk's Office in Deed Record Book 165-X, Folio 422.

GARDEN CITY RESOLUTION

WHEREAS, the City desires to purchase two (2) new eXmark Lazer Z, S-Series, Zero Turn, lawn mowers to replace old and inefficient lawn equipment which is currently being used by the Public Works Department; and,

WHEREAS, the purchase of the above-described mowers for the Public Works Department has been provided for, and identified in, the City's 2022 General Fund Budget for the line item amount of \$10,539.00 per mower; and,

WHEREAS, the Public Works Department solicited price quotes from area lawn machinery vendors resulting in the following lowest and most responsible quote for the sale of each mower:

<u>Vendor</u>	<u>Equipment Description</u>	<u>Quoted Price</u>
Andy's Lawn Machinery 5025 Ogeechee Road Savannah, GA 31405	eXmark Lazer Z, S-Series, Zero Turn, Lawn Mower Warranty: 5 yrs./1500 Hrs.	\$10,539.00 per mower

and;

WHEREAS, the Director of the City's Public Works Department has recommended that the City enter into a purchaser order agreement for the lawn mowers with Andy's Lawn Machinery based the City's prior favorable business relationship with the vendor, the five (5) year warranty associated with the mowers, the ready accessibility of the vendor for future maintenance, and the fact that the quoted price for the mowers is both fair and reasonable, and within budget;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Garden City, Georgia, that the above-stated quote of Andy's Lawn Machinery to sell the City two (2) new eXmark Lazer Z, S-Series, Zero Turn, lawn mowers with a five (5) year warranty at the price of \$10,539.00 per mower be accepted, and that a purchase order agreement for the purchase of the mowers be negotiated and entered into between the City Manager and the vendor.

BE IT FURTHER RESOLVED that the total purchase price for the two (2) lawn mowers, \$21,078.00, be funded through cash from the City's General Fund.

BE IT FURTHER RESOLVED that the City Manager is authorized to sign the purchase order agreement for the mowers as well as all other documents associated therewith in the name of the City, with the City Clerk's attestation to said City Manager's signature if necessary.

Adopted and approved this 18th day of July, 2022.

RHONDA FERRELL-BOWLES, Clerk of Council

Received and approved this 18th day of July, 2022.

DON BETHUNE, Mayor