

**A G E N D A**

***City Council Meeting***

***Monday, May 20, 2024 – 6:00 p.m.***

➤ **OPENING**

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

➤ **FORMAL PUBLIC COMMENT**

- **The Front Porch**—Mr. Cargile, the Family Engagement & Activities Coordinator for The Front Porch, requests to address the City Council about the free services available for youth's physical, mental, social, and educational needs.

**Formal Public Comment – City Council Agenda Protocol**

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

## ➤ RECEIPT OF INFORMAL PUBLIC COMMENT

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

### **Informal Public Comment – Speaker Protocol**

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

## ➤ PUBLIC HEARINGS

- **PC-3-24-1077 – Zoning Map Amendment Request for 5231 Ogeechee Road:** *The request was withdrawn by the Petitioner before the Planning Commission's May 13<sup>th</sup> meeting.*
- **PC-3-24-1078 – Zoning Text Amendment Request:** Receipt of public comment on a request by the City of Garden City, Georgia, as amended, to revise Chapter 90, Article VI, pertaining to signs, for the purpose of revising the provisions thereof regarding the limitations, safeguards, and controls for the location of outdoor advertising or separate use signs. *The Planning Commission recommended denial of the ordinance with the exception of 7(d) modification from 100 ft to 300 ft.*
- **PC-5-24-1084 – Zoning Map Amendment Request:** Receipt of public comment on a request by Scott Allison with Coleman Company to rezone 1580 Dean Forest Road from P-C-2A to I-1 for proposed development as Colonial Transportation Solutions Fleet Maintenance Facility. *The Planning Commission recommended approval with P-C2A in front and with P-I-1 to be considered in the rear.*

### **Speaking to a Public Hearing Item Protocol**

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

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

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

**Procedures for Conducting Public Hearings on Proposed Zoning Decisions:**

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

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

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

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

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



➤ **Approval of City Council Minutes**

- Consideration of the minutes from the May 6<sup>th</sup> Pre-Agenda Session, City Council Meeting Minutes, May 9<sup>th</sup> Special Called City Council Meeting Minutes, and May 13<sup>th</sup> City Council Workshop Minutes.

➤ **City Manager Updates**

- Staff reports are included with the agenda packet.

➤ **ITEMS FOR CONSIDERATION**

- **Resolution – Water Service Line Potholing & Inventory Services Proposal:** A resolution to accept the proposal from APS Recycle, Inc., for the amount of \$425,424.70, to perform an inventory of the City's water service lines installed prior to June 1, 1990, in conjunction with the implementation of the Lead and Copper Revision Compliance rules of the Lead Service Line Inventory and Replacement Program associated with the revised United States Environmental Protection Agency Lead and Copper Rules, and to authorize the City Manager to negotiate and execute on behalf of the City, a contract with APS Recycle, Inc. to perform the contract work.

➤ **ADJOURN**



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

## REQUEST TO BE PLACED ON THE CITY COUNCIL AGENDA

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

Request Submittal Date: 4/2/24

Name of Person to Speak: Shawnessy Cargile

Title: Family Engagement and Activities Coordinator

Business / Organization: The Front Porch

Address: 2203 Abercorn St.

City/State/Zip: Savannah, GA 31401

Telephone Number: 912-652-6578 Email Address: scargile@chathamcounty.org

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

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

City Council Meeting Date: ~~4/15/24~~ 5/20/24

### PURPOSE:

Brief summary / paragraph of topic:

In writing on behalf of the Front Porch where we work to connect families and youth to vital resources. We serve the Garden City area, but have limited contact to key stakeholders. I would like the opportunity to address City Council and inform them of our free services that address the physical, mental, social, and educational needs of youth.

Signature: [Signature] Date: 4/2/24

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



G A R D E N C I T Y  
PLANNING &  
ECONOMIC DEVELOPMENT

## MEMORANDUM

**To:** Garden City Planning Commission & Board of Appeals  
**From:** Denise R. Grabowski, AICP, LEED AP, Planning Manager Consultant  
**Date:** May 9, 2024  
**Re:** PC 2325 – Zoning Text Amendment – Chapter 90, Article VI, Sec. 90-174.

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City Council enacted moratorium on the issuance of permits for new outdoor advertising or separate-use signs within the city limits on September 18, 2023. City Council extended this moratorium until June 4, 2024.

The City Attorney has prepared the following text amendment for review and consideration by the Planning Commission.

Summary of changes:

- Revised zoning districts to heavy commercial (C-2) or industrial (I-1 and I-2);
- Revised size from 480 square feet with dimensions not exceeding 12 feet in height or 42 feet in width to 382 square feet with dimensions not exceeding 10.5 feet in height or 36 feet in width;
- Limit outdoor advertising or separate-use signs to state or federal highways;
- Revised required separation between signs from 1000 feet to 1500 feet;
- Modifies the required distance of an outdoor advertising or separate-use signs from intersections from 150' to 400'; from a church, school, cemetery, public park from 200' to 1000'; from residentially zoned areas from 100' to 1000';
- Prohibits outdoor advertising or separate use signs on a building wall or roof;
- Modifies the required distance between LED signs from 2,500 feet to 5,000 feet;
- Adds a maximum number of LED signs, with a provision for the conversion of existing nonconforming signs to LED signs; and,
- Adds criteria for the consideration of outdoor advertising and separate use signs by the Planning Commission;
- Requires GDOT permit for tree removal and/or pruning.

ORDINANCE 2024-

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF GARDEN CITY, GEORGIA, AS AMENDED, TO REVISE CHAPTER 90, ARTICLE VI, PERTAINING TO SIGNS, FOR THE PURPOSE OF REVISING THE PROVISIONS THEREOF REGARDING THE LIMITATIONS, SAFEGUARDS, AND CONTROLS FOR THE LOCATION OF OUTDOOR ADVERTISING OR SEPARATE USE SIGNS; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; TO PROVIDE FOR SEVERABILITY; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

BE IT ORDAINED BY The Mayor and Council of Garden City, Georgia, and it is hereby ordained by the authority thereof that:

Section 1. Chapter 90, Article VI, of the Code of Ordinances of Garden City, Georgia, as amended, relating to signs placed in Garden City, Georgia, is hereby amended by deleting Section 90-174 pertaining to outdoor advertising and separate use signs in its entirety, and by substituting in lieu thereof the following:

“Sec. 90-174. Outdoor Advertising or Separate Use Signs.

To preserve and promote the public health, safety, and welfare of the citizens of Garden City, Georgia, to maintain and enhance the visual environment, and to preserve the right of citizens to enjoy Garden City’s scenic beauty, to improve pedestrian and traffic safety, and to minimize the possible adverse effect of outdoor advertising or separate use signs on nearby public and private property, the following regulations shall govern the location of such signs within the City unless otherwise expressly provided for in Chapter 90 to the contrary:

- (1) An outdoor advertising or separate use sign may be located on any property located in a heavy commercial (C-2, C-2A, and C-2A (B&W)) or industrial (I-1 and I-2) zoning district in addition to any other freestanding signs authorized by this Article so long as such sign complies with the pertinent provisions of the Garden City Code of Ordinances.
- (2) Outdoor advertising or separate use signs are allowed on only parcels fronting state or federal highways. Such signs are limited to 382 square feet in sign area with dimensions not exceeding 10.5 feet in height or 36 feet in width.
- (3) A Georgia DOT permit must be obtained for all outdoor advertising and separate use signs.

- (4) Outdoor advertising or separate use signs shall be erected to a height of not more than 50 feet above the highest point of the driving surface of the highway lanes closest to the sign.
- (5) All portions of a sign face and support members of any outdoor advertising or separate use sign shall be set back from all buildings, structures, and property lines at least 75 feet.
- (6) Only one outdoor advertising or separate use sign shall be allowed per platted lot. Outdoor advertising or separate use signs shall be no less than 1,500 feet apart, measuring from the two closest points and only one sign face shall be allowed to face the same direction per location. This allows back-to-back or "V" formation signs but prohibits two signs side-by-side or over-and-under, facing the same direction. The faces of a sign constructed in the form of a "V" shall not exceed 45 degrees.
- ~~(7) No outdoor advertising or separate use sign shall be installed or erected at any time where there are fifty-five (55) or more existing outdoor advertising or separate use signs within the City. For purposes of this provision, lawfully constructed outdoor advertising and separate use signs that exist as of the effective date of this Ordinance which have less than 50 square feet of sign area shall not be included.~~
- (78) No outdoor advertising or separate use sign, or any part thereof, shall be erected, used, operated, or maintained:
- a. within 400 feet of the nearest edge of the right-of-way of another intersecting right-of-way;
  - b. within 1,000 feet of any church, school, cemetery, public park or public building;
  - c. overhanging a public right-of-way; ~~or a private road or drive;~~

- d. within 1,000 feet from any residentially zoned area as measured from the outermost perimeter of the sign; or,
  - e. obstructing a scenic view including, but not limited to, marshes, natural waterways, ~~pastures~~, forests, and other pastoral scenery.
- (84) Sign illumination shall not cause beams or rays of light to be directed to a roadway or adjacent properties. Flashing illumination such as, without limitation, flashing, running, or sequential lights are prohibited except as expressly provided herein.
- (940) The following outdoor advertising or separate use signs are expressly prohibited unless specifically stated otherwise in this Article:
- a. Signs employing movement including, but not limited to, changeable copy signs, pennants, flags, banners, streamers, propellers, discs, and search lights.
  - b. Signs that include lights which flash, blink, or turn on and off intermittently, but not including time and temperature signs.
  - c. Signs employing direct, indirect, or internal flashing, or other illumination with light sources or reflectivity of such brightness that constitute a hazard to ground or air traffic or a nuisance as defined by Official Code of Georgia Annotated Section 41-1-1 et seq. as determined by the City Manager.
  - d. Inflatable signs including, but not limited to, balloons.
  - e. Roof billboards which are erected or painted on a roof or which extend in height above the roof line of the building on which the sign is erected.
  - f. Any sign which may be confused with or obstruct

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the view of any authorized traffic sign or signal, obstructs the site distance triangle at any street or highway intersection, or extends into the public right-of-way.

- (104) Outdoor advertising or separate use signs shall not be placed on a building wall or on the roof of a building. They shall only be freestanding pole or pylon signs and shall not be allowed as monument signs. Each shall constitute a self-supporting structure erected on one pole permanently attached to a concrete foundation. The foundation shall be designed to carry the weight and wind load of the sign, in the soil which it is placed. The sign's pole and supporting apparatus shall be fabricated only from painted or galvanized steel or metal. No portion of the supporting structure for the sign shall be visible above the advertising display area.
- (112) Extrusions beyond the face of any outdoor advertising or separate use sign, excluding aprons, are prohibited.
- (123) There shall be an initial inspection of outdoor advertising or separate use signs and reinspection every five (5) years.
- (134) No trees shall be cut, trimmed, or pruned in locating, erecting, or maintaining any outdoor advertising or separate use sign without first obtaining a permit from the Georgia Department of Transportation. A copy of the permit shall be provided to the City prior to any disturbance of vegetation.
- (145) With respect to outdoor advertising or separate use signs that contain alphanumeric characters, graphics, or symbols defined by a small number of matrix elements using different combinations of light-emitting diodes ("LED's"):
  - a. Such signs shall contain static messages only, and shall not have movement or flashing on any part of the sign structure, design, or pictorial segment of the sign; nor shall such sign have varying light intensities during the display of any single message.
  - b. Each display on an electronic changeable message

LED sign shall remain fixed for at least ten seconds.

- c. When a message on an electronic changeable message LED sign is changed, the change shall be accomplished in three seconds or less.
- d. Any electronic changeable message LED sign shall contain a default design that will freeze the display in one position if a malfunction occurs.
- e. No auditory message or mechanical sounds may be emitted from the sign.
- f. Electronic changeable message LED signs may not operate at brightness levels of more than 0.20 foot candles above ambient light levels as measured at the following distances:

| <u>SIGN SQ. FEET</u> | <u>DISTANCE</u> |
|----------------------|-----------------|
| <300 feet            | 150 feet        |
| 301 feet-400 feet    | 200 feet        |

- g. The owner of a LED outdoor advertising or separate use sign shall arrange for an annual certification of the lumens showing compliance by an independent contractor and provide said certification to the City.
- h. Each sign must have a light sensing device that will adjust the brightness of the display as the natural ambient light conditions change.
- i. No LED outdoor advertising or separate use sign shall be located within 5,000 feet of another LED billboard sign on *either side of the road*.
- j. Electronic changeable message LED signs shall meet the same installation and permitting requirements and inspections as set out for all other signs.
- k. The owner of a LED outdoor advertising or separate

use sign shall coordinate with the local authorities to display, when appropriate, emergency information important to the traveling public including, but not limited to, Amber Alerts or alerts concerning terrorist attacks or natural disasters. Emergency information messages shall remain in the advertising rotation according to the protocols of the agency that issues the information.

1. The owner of said LED outdoor advertising or separate use sign shall provide the City of Garden City contact information for a person who is available to be contacted at any time and who is able to turn off the electronic sign promptly after a malfunctioning occurs. If, at any time more than 95% of the LED display lights malfunction or are no longer working, the owner of said LED sign shall ~~blank the display until the needed repairs are made~~ make repairs to the sign within sixty (60) days ~~or the sign will require removal.~~
- m. If the City of Garden City finds that the LED outdoor advertising or separate use sign causes a glare or otherwise impairs the vision of the driver of a motor vehicle, the owner of the sign, within twenty-four (24) hours of a request by the City, shall reduce the intensity of the sign to a level acceptable to the City.
- n. Each sign must comply with all Georgia Department of Transportation rules and regulations applicable to electronic changeable message signs which do not conflict with this Article.
- o. Effective \_\_\_\_\_, 2024, no more than three (3) LED outdoor advertising or separate use signs shall be erected or converted in the City ~~in addition to the nineteen (19) LED advertising or separate use signs already in existence.~~ Notwithstanding, one (1) new LED outdoor advertising or separate use sign will be permitted when ~~at~~ the number of existing nonconforming outdoor advertising or separate use

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signs that correspond to a ratio is removed, unless provided herein. The ratio shall be 2.5 square feet of existing nonconforming outdoor advertising or separate use sign face space for every 1.0 square foot of LED outdoor advertising or separate use sign face to be erected. Nonconformity shall be determined by the applicable sections of this Ordinance.

(156) No variance shall be granted for billboard areas or billboard distance separation.

(167) The potential impacts of an outdoor advertising and separate use signs are significant given the size and height of such structures. It is in the best interest of the City to adopt criteria for assessing such impacts. Accordingly, an outdoor advertising or separate use sign shall be subject to approval by the Planning Commission which shall be guided by the following factors in determining whether approval of an application for an outdoor advertising or separate use sign is appropriate:

- a. Whether the size of the lot is sufficient to allow compliance with all setbacks considering the relationship of the proposed outdoor advertising or separate use sign to adjacent lots and development patterns in the area;
- b. The impact the proposed outdoor advertising or separate use sign may have on the view of noteworthy features of the landscape as viewed by motorists and adjacent property owners, and the aesthetic impact on surrounding properties;
- c. The effect the proposed outdoor advertising or separate use sign may have on traffic safety;
- d. Any accompanying or unique feature of the proposed outdoor advertising or separate use sign, including plans for lighting and landscaping; and,
- e. Any other factor related to the suitability of the proposed outdoor advertising or separate use sign

for the proposed site, including any conditions or limitations proposed by the applicant.

- f. Notwithstanding the above criteria, the content of an outdoor advertising or separate use sign shall not be among the factors considered by the Planning Commission in deciding an application to erect such a sign.

(178) Each outdoor advertising or separate use sign shall have attached thereto a legend identifying the agent or agency responsible for the erection and maintenance of such sign. Such legend shall set forth the permit number issued by the City for such sign.

(189) Every outdoor advertising and separate use sign, including its supports, braces, guys, and anchors, shall be maintained in a safe, presentable, and good structural material condition at all times, which includes the repair or replacement of defective parts, painting, repainting, cleaning, and other acts required for the maintenance of said sign. The surrounding premises of each sign shall be maintained in a clean, sanitary, and inoffensive condition, and free and clear of all obnoxious substances, rubbish, and weeds.

(1920) The advertising or copy area shall be replaced periodically to maintain good appearance. When the sign displays no advertising copy, its face shall continue to have a tight, closed, or solid surface concealing the sign's supporting apparatus, and shall be of a uniform color."

Section 2. This Ordinance and its parts are declared to be severable. If any section, subsection, clause, sentence, word, provision, or portion of this Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, this decision shall not affect the validity of the Ordinance as a whole. All parts of the Ordinance not declared invalid or unconstitutional shall remain in full force and effect as if such portion so declared or adjudged unconstitutional or invalid were not originally part of the Ordinance, even if the surviving parts of the Ordinance result in greater restrictions after any unconstitutional or invalid provisions are stricken. The City Council declares that it would have enacted the remaining parts of the Ordinance if it had known

that such portion thereof would be declared or adjudged unconstitutional or invalid. The City Council declares its intent that should this Ordinance be declared in part or in whole unconstitutional or invalid, signs are to be subject to regulations applicable to "structures" contained in the Zoning Ordinance. If any part of this Ordinance is found to be in conflict with any other Ordinance or with any other part of this Ordinance, the most restrictive or highest standard shall prevail. If any part of this Ordinance is explicitly prohibited by federal or state statute, that part shall not be enforced.

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

Section 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Rhonda Ferrell-Bowles  
Clerk of Council

RECEIVED AND APPROVED this the \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
BRUCE CAMPBELL, Mayor

Read first time:

Read second time and approved:



ORDINANCE 2024-

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF GARDEN CITY, GEORGIA, AS AMENDED, TO REVISE CHAPTER 90, ARTICLE VI, PERTAINING TO SIGNS, FOR THE PURPOSE OF REVISING THE PROVISIONS THEREOF REGARDING THE LIMITATIONS, SAFEGUARDS, AND CONTROLS FOR THE LOCATION OF OUTDOOR ADVERTISING OR SEPARATE USE SIGNS; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; TO PROVIDE FOR SEVERABILITY; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

BE IT ORDAINED BY The Mayor and Council of Garden City, Georgia, and it is hereby ordained by the authority thereof that:

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“Sec. 90-174. Outdoor Advertising or Separate Use Signs.

To preserve and promote the public health, safety, and welfare of the citizens of Garden City, Georgia, to maintain and enhance the visual environment, and to preserve the right of citizens to enjoy Garden City’s scenic beauty, to improve pedestrian and traffic safety, and to minimize the possible adverse effect of outdoor advertising or separate use signs on nearby public and private property, the following regulations shall govern the location of such signs within the City unless otherwise expressly provided for in Chapter 90 to the contrary:

- (1) An outdoor advertising or separate use sign may be located on any property located in a heavy commercial (C-2, C-2A, and C-2A(B&W)) or industrial (I-1 and I-2) zoning district in addition to any other freestanding signs authorized by this Article so long as such sign complies with the pertinent provisions of the Garden City Code of Ordinances.
- (2) Outdoor advertising or separate use signs are allowed on only parcels fronting state or federal highways. Such signs are limited to 382 square feet in sign area with dimensions not exceeding 10.5 feet in height or 36 feet in width.
- (3) A Georgia DOT permit must be obtained for all outdoor advertising and separate use signs.

- (4) Outdoor advertising or separate use signs shall be erected to a height of not more than 50 feet above the highest point of the driving surface of the highway lanes closest to the sign.
- (5) All portions of a sign face and support members of any outdoor advertising or separate use sign shall be set back from all buildings, structures, and property lines at least 75 feet.
- (6) Only one outdoor advertising or separate use sign shall be allowed per platted lot. Outdoor advertising or separate use signs shall be no less than 1,500 feet apart, measuring from the two closest points and only one sign face shall be allowed to face the same direction per location. This allows back-to-back or "V" formation signs but prohibits two signs side-by-side or over-and-under, facing the same direction. The faces of a sign constructed in the form of a "V" shall not exceed 45 degrees.
- (7) No outdoor advertising or separate use sign, or any part thereof, shall be erected, used, operated, or maintained:
  - a. within 400 feet of the nearest edge of the right-of-way of another intersecting right-of-way;
  - b. within 1,000 feet of any church, school, cemetery, public park or public building;
  - c. overhanging a public right-of-way;
  - d. within 1,000 feet from any residentially zoned area as measured from the outermost perimeter of the sign; or,
  - e. obstructing a scenic view including, but not limited to, marshes, natural waterways, forests, and other pastoral scenery.
- (8) Sign illumination shall not cause beams or rays of light to be directed to a roadway or adjacent properties. Flashing illumination such as, without limitation, flashing, running,

or sequential lights are prohibited except as expressly provided herein.

- (9) The following outdoor advertising or separate use signs are expressly prohibited unless specifically stated otherwise in this Article:
- a. Signs employing movement including, but not limited to, changeable copy signs, pennants, flags, banners, streams, propellers, discs, and search lights.
  - b. Signs that include lights which flash, blink, or turn on and off intermittently, but not including time and temperature signs.
  - c. Signs employing direct, indirect, or internal flashing, or other illumination with light sources or reflectivity of such brightness that constitute a hazard to ground or air traffic or a nuisance as defined by Official Code of Georgia Annotated Section 41-1-1 et seq. .
  - d. Inflatable signs including, but not limited to, balloons.
  - e. Roof billboards which are erected or painted on a roof or which extend in height above the roof line of the building on which the sign is erected.
  - f. Any sign which may be confused with or obstruct the view of any authorized traffic sign or signal, obstructs the site distance triangle at any street or highway intersection, or extends into the public right-of-way.
- (10) Outdoor advertising or separate use signs shall not be placed on a building wall or on the roof of a building. They shall only be freestanding pole or pylon signs and shall not be allowed as monument signs. Each shall constitute a self-supporting structure erected on one pole permanently attached to a concrete foundation. The foundation shall be designed to carry the weight and

wind load of the sign, in the soil which it is placed. The sign's pole and supporting apparatus shall be fabricated only from painted or galvanized steel or metal. No portion of the supporting structure for the sign shall be visible above the advertising display area.

- (11) Extrusions beyond the face of any outdoor advertising or separate use sign, excluding aprons, are prohibited.
- (12) There shall be an initial inspection of outdoor advertising or separate use signs and reinspection every five (5) years.
- (13) No trees shall be cut, trimmed, or pruned in locating, erecting, or maintaining any outdoor advertising or separate use sign without first obtaining a permit from the Georgia Department of Transportation. A copy of the permit shall be provided to the City prior to any disturbance of vegetation.
- (14) With respect to outdoor advertising or separate use signs that contain alphanumeric characters, graphics, or symbols defined by a small number of matrix elements using different combinations of light-emitting diodes ("LED's"):
  - a. Such signs shall contain static messages only, and shall not have movement or flashing on any part of the sign structure, design, or pictorial segment of the sign; nor shall such sign have varying light intensities during the display of any single message.
  - b. Each display on an electronic changeable message LED sign shall remain fixed for at least ten seconds.
  - c. When a message on an electronic changeable message LED sign is changed, the change shall be accomplished in three seconds or less.
  - d. Any electronic changeable message LED sign shall contain a default design that will freeze the display in one position if a malfunction occurs.
  - e. No auditory message or mechanical sounds may be emitted from the sign.

- f. Electronic changeable message LED signs may not operate at brightness levels of more than 0.20 foot candles above ambient light levels as measured at the following distances:

| <u>SIGN SQ. FEET</u> | <u>DISTANCE</u> |
|----------------------|-----------------|
| <300 feet            | 150 feet        |
| 301 feet-400 feet    | 200 feet        |

- g. The owner of a LED outdoor advertising or separate use sign shall arrange for an annual certification of the lumens showing compliance by an independent contractor and provide said certification to the City.
- h. Each sign must have a light sensing device that will adjust the brightness of the display as the natural ambient light conditions change.
- i. No LED outdoor advertising or separate use sign shall be located within 5,000 feet of another LED billboard sign on *either side of the road*.
- j. Electronic changeable message LED signs shall meet the same installation and permitting requirements and inspections as set out for all other signs.
- k. The owner of a LED outdoor advertising or separate use sign shall coordinate with the local authorities to display, when appropriate, emergency information important to the traveling public including, but not limited to, Amber Alerts or alerts concerning terrorist attacks or natural disasters. Emergency information messages shall remain in the advertising rotation according to the protocols of the agency that issues the information.
- l. The owner of said LED outdoor advertising or separate use sign shall provide the City of Garden City contact information for a person who is

available to be contacted at any time and who is able to turn off the electronic sign promptly after a malfunctioning occurs. If, at any time more than 95% of the LED display lights malfunction or are no longer working, the owner of said LED sign shall blank the display until the needed repairs are made.

- m. If the City of Garden City finds that the LED outdoor advertising or separate use sign causes a glare or otherwise impairs the vision of the driver of a motor vehicle, the owner of the sign, within twenty-four (24) hours of a request by the City, shall reduce the intensity of the sign to a level acceptable to the City.
  - n. Each sign must comply with all Georgia Department of Transportation rules and regulations applicable to electronic changeable message signs which do not conflict with this Article.
  - o. Effective \_\_\_\_\_, 2024, no more than three (3) LED outdoor advertising or separate use signs shall be erected or converted in the City in addition to the nineteen (19) LED outdoor advertising or separate use signs already in existence. Notwithstanding, one (1) new LED outdoor advertising or separate use sign will be permitted when a number of existing nonconforming outdoor advertising or separate use signs that correspond to a ratio is removed, unless provided herein. The ratio shall be 2.5 square feet of existing nonconforming outdoor advertising or separate use sign face space for every 1.0 square foot of LED outdoor advertising or separate use sign face to be erected. Nonconformity shall be determined by the applicable sections of this Ordinance.
- (15) No variance shall be granted for billboard areas or billboard distance separation.
- (16) The potential impacts of an outdoor advertising and separate use signs are significant given the size and height



of such structures. It is in the best interest of the City to adopt criteria for assessing such impacts. Accordingly, an outdoor advertising or separate use sign shall be subject to approval by the Planning Commission which shall be guided by the following factors in determining whether approval of an application for an outdoor advertising or separate use sign is appropriate:

- a. Whether the size of the lot is sufficient to allow compliance with all setbacks considering the relationship of the proposed outdoor advertising or separate use sign to adjacent lots and development patterns in the area;
- b. The impact the proposed outdoor advertising or separate use sign may have on the view of noteworthy features of the landscape as viewed by motorists and adjacent property owners, and the aesthetic impact on surrounding properties;
- c. The effect the proposed outdoor advertising or separate use sign may have on traffic safety;
- d. Any accompanying or unique feature of the proposed outdoor advertising or separate use sign, including plans for lighting and landscaping; and,
- e. Any other factor related to the suitability of the proposed outdoor advertising or separate use sign for the proposed site, including any conditions or limitations proposed by the applicant.
- f. Notwithstanding the above criteria, the content of an outdoor advertising or separate use sign shall not be among the factors considered by the Planning Commission in deciding an application to erect such a sign.

- (17) Each outdoor advertising or separate use sign shall have attached thereto a legend identifying the agent or agency responsible for the erection and maintenance of such sign. Such legend shall set forth the permit number issued by the City for such sign.

- (18) Every outdoor advertising and separate use sign, including its supports, braces, guys, and anchors, shall be maintained in a safe, presentable, and good structural material condition at all times, which includes the repair or replacement of defective parts, painting, repainting, cleaning, and other acts required for the maintenance of said sign. The surrounding premises of each sign shall be maintained in a clean, sanitary, and inoffensive condition, and free and clear of all obnoxious substances, rubbish, and weeds.
- (19) The advertising or copy area shall be replaced periodically to maintain good appearance. When the sign displays no advertising copy, its face shall continue to have a tight, closed, or solid surface concealing the sign's supporting apparatus, and shall be of a uniform color."

Section 2. This Ordinance and its parts are declared to be severable. If any section, subsection, clause, sentence, word, provision, or portion of this Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, this decision shall not affect the validity of the Ordinance as a whole. All parts of the Ordinance not declared invalid or unconstitutional shall remain in full force and effect as if such portion so declared or adjudged unconstitutional or invalid were not originally part of the Ordinance, even if the surviving parts of the Ordinance result in greater restrictions after any unconstitutional or invalid provisions are stricken. The City Council declares that it would have enacted the remaining parts of the Ordinance if it had known that such portion thereof would be declared or adjudged unconstitutional or invalid. The City Council declares its intent that should this Ordinance be declared in part or in whole unconstitutional or invalid, signs are to be subject to regulations applicable to "structures" contained in the Zoning Ordinance. If any part of this Ordinance is found to be in conflict with any other Ordinance or with any other part of this Ordinance, the most restrictive or highest standard shall prevail. If any part of this Ordinance is explicitly prohibited by federal or state statute, that part shall not be enforced.

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

Section 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Rhonda Ferrell-Bowles  
Clerk of Council

RECEIVED AND APPROVED this the \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
BRUCE CAMPBELL, Mayor

Read first time:

Read second time and approved:

# MEMORANDUM

**To:** Garden City Planning Commission & Board of Appeals  
**From:** Denise R. Grabowski, AICP, LEED AP, Planning Consultant  
**Date:** May 8, 2024  
**Re:** PC-5-24-1084– 1580 Dean Forest Road

| <i>Application Type</i>            | <i>Zoning Map Amendment (Rezoning)</i>                       |
|------------------------------------|--|
| <i>Case Number</i>                 | PC-5-24-1084   |
| <i>Applicant</i>                   | Shannon Bradley  |
| <i>Name of Project</i>             | Colonial Transportation Solutions Fleet Maintenance Facility |
| <i>Property Address</i>            | 1580 Dean Forest Road  |
| <i>Parcel ID</i>                   | 60988 02018  |
| <i>Area of Property</i>            | 3.85 acres   |
| <i>Existing Zoning</i>             | P-C-2A   |
| <i>Existing Land Use</i>           | Fueling station/Office                                       |
| <i>Proposed Zoning</i>             | I-1  |
| <i>Proposed Land Use</i>           | Fueling station/Office/Fleet Maintenance                     |
| <i>Comp Plan – Future Land Use</i> | Commercial   |

## GENERAL INFORMATION

*Project Description:* Continue providing corporate fueling, expanded office space, and truck maintenance for the company's fleet.

## FINDINGS:

Staff has determined this application is complete and contains all the 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 the City of Savannah across Dean Forest Road. Adjacent parcel uses and zoning:

North – Motorcycle repair shop and sign business – zoned C-2A

South: Office, zoned C-2A

East – Mobile home park, zoned I-1;

West – Undeveloped, zoned I-2 and C-2 (City of Savannah).

2. *Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?*  
The properties along Dean Forest Road, within Garden City, are predominantly zoned C-2A. There are several parcels just south of the subject property zoned I-1 along Dean Forest and properties just north of the subject property are zoned I-2.
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 already in use for truck fueling. The size of the parcel limits the scale of the proposed maintenance building and office building. The property is accessed directly from Dean Forest Road, so no impacts are anticipated on minor streets.
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?*  
The character of this area is predominately heavy commercial and light industrial. The property to the east of the subject parcel is zoned I-1, but is residential in use (mobile home park). Staff recommends the rezoning is conditioned on retaining the existing vegetation on the eastern edge of the property line and adding a fence.
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, will continue to be used by Colonial Oil group.
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 is not anticipated to have significant impacts.
7. *Such other matters as the Planning Commission deems relevant.*  
This rezoning request is not fully consistent with the Comprehensive Plan. The Future Land Use Map indicates this area as Commercial to Louisville Road. However, the current development pattern between the subject property and Louisville Road is already industrial.

## ACTIONS

The Planning Commission shall take one of the following formal actions:

- i. *Recommend approval* of the proposed zoning decision as presented;
- ii. *Recommend approval* of the proposed zoning decision with modifications or conditions;
- iii. *Defer action of the proposed zoning decision* upon motion of the Planning Commission or at the request of the applicant. The applicant may revise the proposal based on the comments at the meeting and resubmit it for formal action at a future meeting; or
- iv. *Recommend denial* of the proposed zoning decision.

## RECOMMENDATION

**Approval** of the rezoning request from Heavy Commercial (C-2) to Industrial (I-1) with the condition that the existing buffer on the eastern property line remains intact and fenced.

## RECOMMENDED MOTION

I move to recommend the **approval** of rezoning application PC 5-14-1077 to the City Council, with the condition that the existing buffer on the eastern property line remains intact and fenced.

### *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



GARDEN CITY

## Development Information

**Development Name (If applicable)**

Colonial Transportation Solutions Fleet Maintenance Facility

**Property Address**

1580 Dean Forest Rd, Savannah, GA 31408

| Current Zoning  | Proposed Zoning   |
|---|---|
| P-C-2A  | I-1   |
| Current Use   | Proposed Use  |
| Fueling Station/Office  | Fueling Station/Office/Fleet Maintenance                                    |
| Parcel ID   | Total Site Acreage  |
| 60988 02018   | 3.85  |
| Proposed Water Supply   | Proposed Sewage Disposal  |
| <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.)**

Corporate fueling with a small office, vacant property in the rear.

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

Continue providing corporate fueling, expanded office space provide truck fleet maintenance.

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

Auto parts store, motorcycle repair service, auto mart, container storage, guns and ammunition store, sign company, mobile home park

**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 desired use after rezoning is compatible with the uses and development of adjacent and nearby properties.

**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, access point will remain on Dean Forest Rd.

**Please provide any additional information that you deem relevant.**

The maintenance and repair service is only for Colonial Group.

# City of Garden City Rezoning Application



GARDEN CITY

## Applicant Information

|   |                                      |
|---|--------------------------------------|
| <b>Owner</b>  |                                      |
| <b>Name</b>   | <b>Address</b>                       |
| Shannon Bradley   | 2112 Rankin St, Savannah, GA 31415   |
| <b>Phone</b>  | <b>Email</b>                         |
| 912-236-1331  | sbradley@colonialgroupinc.com        |
| <b>Nature of Ownership Interest</b>   |                                      |
| Is the Owner an: <input type="checkbox"/> Individual <input type="checkbox"/> Partnership <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Firm <input type="checkbox"/> Corporation <input type="checkbox"/> 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.   |                                      |
| <b>Engineer/Surveyor</b> <input type="checkbox"/> Same as authorized agent <input type="checkbox"/> Check here to receive staff review comments via email   |                                      |
| <b>Company Name</b>   | <b>Contact (Individual Name)</b>     |
| Coleman Company, Inc.   | Charles Singleton                    |
| <b>Phone</b>  | <b>Email</b>                         |
| 912.200.3041  | csingleton@cci-sav.com               |
| <b>Authorized Agent (Requires Authorized Agent Form)</b> <input type="checkbox"/> Check here to receive staff review comments via email   |                                      |
| <b>Company Name</b>   | <b>Contact (Individual Name)</b>     |
| Coleman Company, Inc.   | Scott Allison                        |
| <b>Phone</b>  | <b>Email</b>                         |
| 912.200.3041  | sallison@cci-sav.com                 |
| <b>Campaign Contribution</b>  |                                      |
| 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. |                                      |
| <b>Elected Official's Name</b>  | <b>Amount or Description of Gift</b> |

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.

Coleman Company - Scott Allison

Print Name

Scott Allison

Signature

Digitally signed by Scott Allison  
Date: 2024.03.26 09:11:33-04'00'

3/26/24

Date

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



**Project Narrative For  
Colonial Group Property Rezoning  
March 21, 2024**

Prepared By: Coleman Company, Inc.  
1480 Chatham Parkway Suite 100  
Savannah, GA 31405  
912.200.3041  
CCI # 23-430.00

Submitted To: City of Garden City  
Department of Planning and Economic Development  
100 Central Avenue  
Garden City, GA 31405

Request: Rezoning/Map Amendment

Owner/Petitioner: Colonial Group, Inc.  
2112 Rankin St  
Savannah, GA 31415

Property Address: 1580 Dean Forest Rd  
Garden City, GA 31408

PIN: 60988 02018



## 1.0 Introduction

The subject property totals 3.85 acres in size and is located at 1580 Dean Forest Road. The parcel is currently zoned for P-C-2A with frontage along Dean Forest Road and utilized for fleet fueling and office. The adjacent property to the north is zoned P-C-2A with a current function as a motorcycle repair shop and sign business. The adjacent properties to the south include an office building zoned P-C-2A and open land for shipping container storage zoned I-1. The adjacent property to the east is zoned I-1 and currently functions as a mobile home community. The western properties across Dean Forest Road include two parcels zoned I-2 and C-2 that are pending further development. Ultimately, the property owner of 1580 Dean Forest Road would like to rezone the subject parcel to I-1 in order to provide maintenance services to their truck fleet while continuing to provide corporate fueling and maintain the on-site office location.

## 2.0 Rezoning/Zoning Map Amendment Request



*Current Garden City Zoning: P-C-2A (Planned Commercial With Alcoholic Sales)*

Based on review of the criteria for enactment in the Garden City Zoning Ordinance, the proposed rezoning meets the criteria for decision making on rezonings in every category.

The subject property is connected to two separate I-1 zoned parcels, is facing an I-2 parcel across Dean Forest Road, and adjacent to the northern property which functions as automotive repair. The parcel possesses an equivalent functionality that blends in seamlessly with the surrounding land use and zoning. There is no indication that rezoning this property would in any

way inhibit traffic and create congestion within local residential communities. This request will not cause any material detriment to the subject parcel or surrounding parcels, as the proposed use after rezoning fits the current standard of Garden City's industrial use code. There is an imminent need for the rezoning to accommodate Colonial Group's business functionality. The proposed use would not create an acceleration of a variety of land use changes in the neighborhood.

### **3.0 Conclusion**

In conclusion, after demonstrating how the rezoning request is consistent with the Garden City criteria for decision making for map amendments, we respectfully request approval of the rezoning of 1580 Dean Forest Road from P-C-2A (Commercial) to I-1 (Industrial) zoning district for the future intended use of providing truck fleet maintenance, to coincide with the existing corporate fleet fueling and office uses.

Thank you,

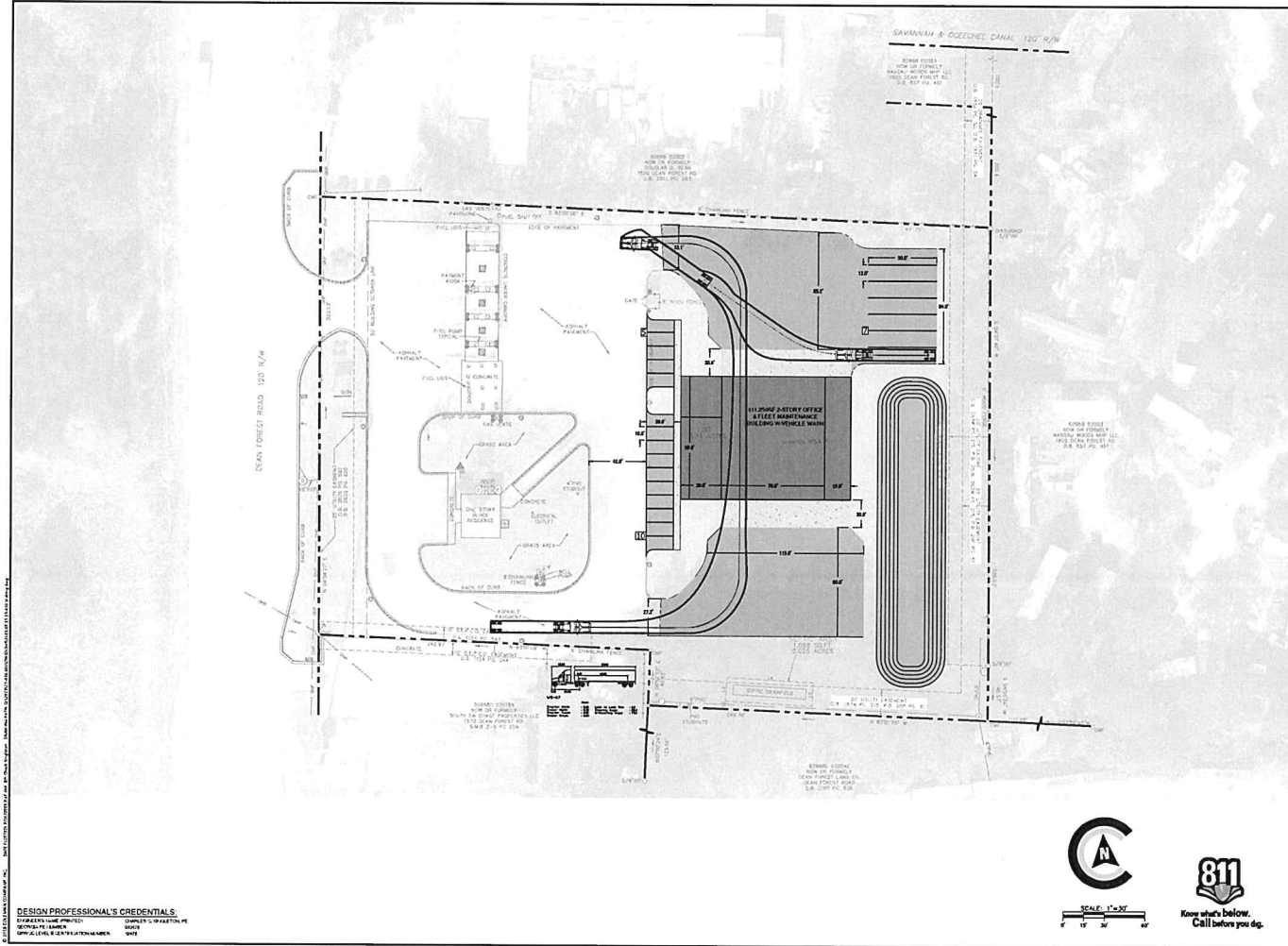
Coleman Company, Inc.

1480 Chatham Parkway Suite 100

Savannah, GA 31405

912.200.3041

CCI # 23-430



DESIGN PROFESSIONAL'S CREDENTIALS:  
 ENGINEER NAME: [REDACTED]  
 SURVEYOR NAME: [REDACTED]  
 DATE: [REDACTED]

**COLEMAN COMPANY**  
ENGINEERS & SURVEYORS

**NOT FOR CONSTRUCTION**

REVISIONS:

|  |
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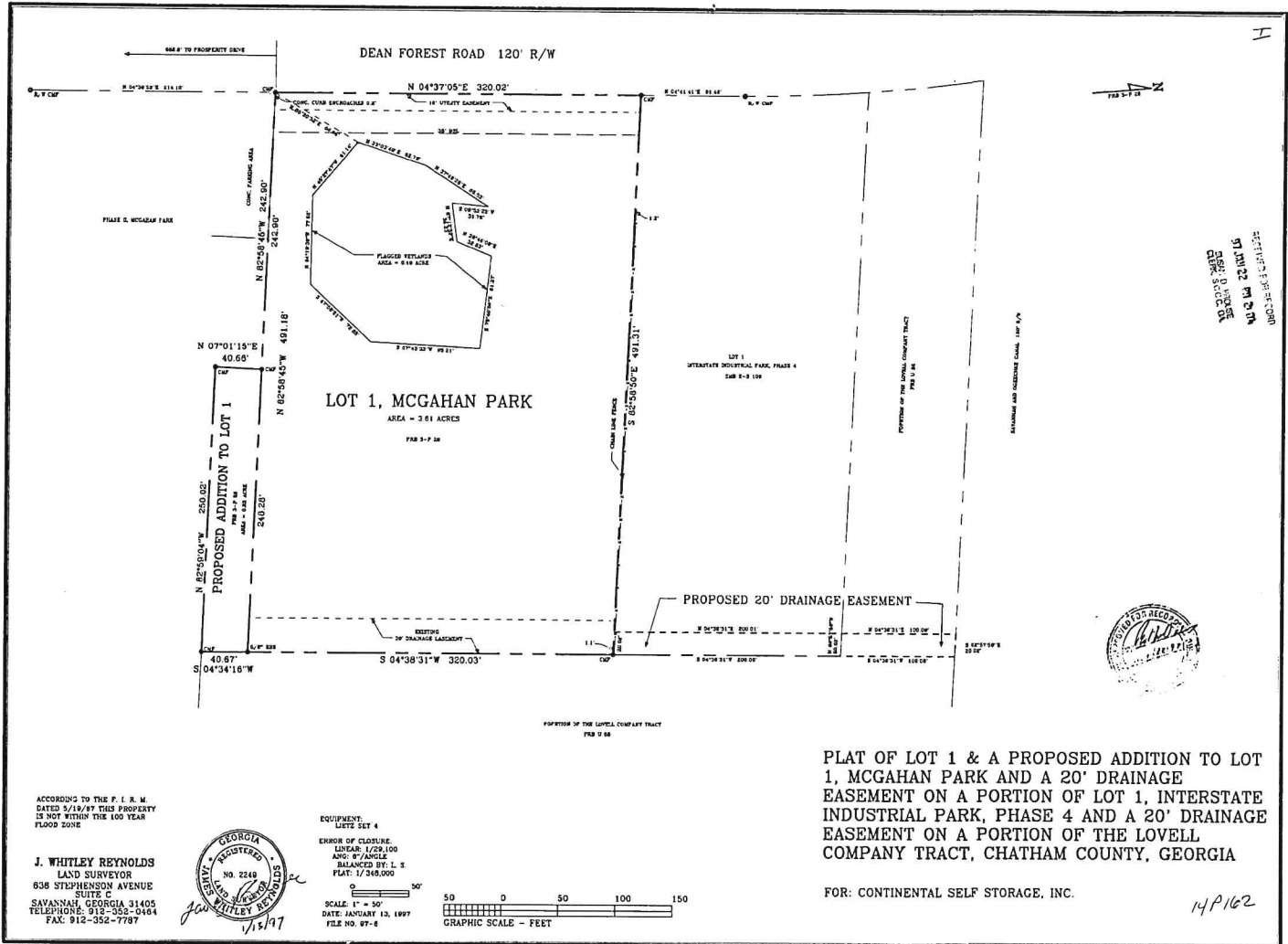
CIVIL CONSTRUCTION PLANS FOR  
**COLONIAL TRANSPORTATION  
 SOLUTIONS FLEET MAINTENANCE**  
 LOCATED IN GARDEN CITY, GEORGIA  
 PREPARED FOR COLONIAL TRANSPORTATION SOLUTIONS

JOB NUMBER: 23-430  
 DATE: 07/24/23  
 DRAWN BY: BA  
 CHECKED BY: CCI  
 SCALE: AS NOTED

STAKING PLAN

SHEET:  
**C3.0**





ACCORDING TO THE F. I. R. M.  
DATED 5/19/97 THIS PROPERTY  
IS NOT WITHIN THE 100 YEAR  
FLOOD ZONE

J. WHITLEY REYNOLDS  
LAND SURVEYOR  
638 STEPHENSON AVENUE  
SUITE C  
SAVANNAH, GEORGIA 31405  
TELEPHONE: 912-352-0404  
FAX: 912-352-7787

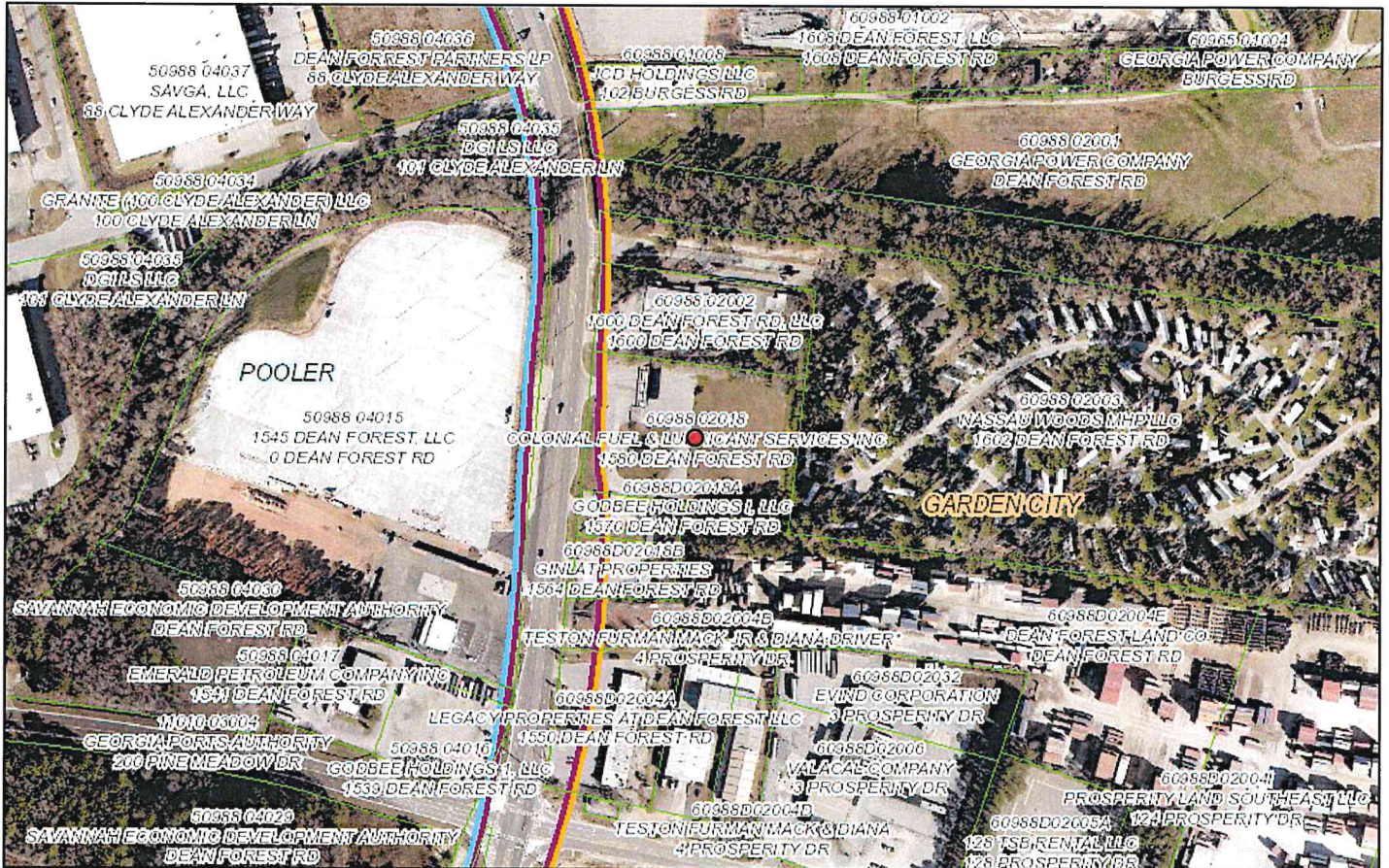


EQUIPMENT:  
LEITE SET 4  
ERROR OF CLOSURE:  
LINEAR: 1/29,100  
ANG: 6"/ANGLE  
BALANCED ST. I. S.  
PLAT: 1/348,000  
SCALE: 1" = 50'  
DATE: JANUARY 13, 1997  
FILE NO. 97-6



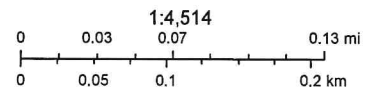


## PC-5-24-1084: Rezoning



5/10/2024, 11:43:45 AM

|                    |                |              |                               |
|--------------------|----------------|--------------|-------------------------------|
| Municipal Boundary | POOLER         | THUNDERBOLT  | UNINCORPORATED                |
| BLOOMINGDALE       | PORT WENTWORTH | TYBEE ISLAND | Owner, PIN and Address Labels |
| GARDEN CITY        | SAVANNAH       | VERNONBURG   | Property Boundaries (Parcels) |



SAGIS  
SAGIS |



**City Council Pre- Agenda Session  
May 6, 2024 – 5:30pm**

**Call to Order:** Mayor Bruce Campbell called the meeting to order at 5:30pm and opened with a prayer.

**Attendees:**

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

**Staff Members:** Rhonda Ferrell- Bowles, Interim City Manager, James P. Gerard, City Attorney, Yolanda Irizarry, HR Director, Gil Ballard, Chief of Police, Mike Dick, Fire Chief, Robert Wellmaker, Building Inspector, Marth Vallada, Water Operations Mgr., Virgil Moore, Public Works Mgr., Dagny Pariani, Wastewater/Water Treatment Manager, Katie Draeger, Finance Manager, and Veronica Enoch, Executive Assistant.

**Mayor's Update:** There were no updates from the mayor.

**Council Updates:** Councilmember Morris shared that the Savannah Chatham County Public School Ribbon Cutting for the new Groves High School will take place on Friday, May 10<sup>th</sup> at 12noon. She has forwarded the invitation from the district.

**Parks and Recreation Recognition-** Cliff Ducey, Director of Parks and Recreation announced that the Garden City 14U won the GRPA State Championship! The team will be recognized during the city council meeting and awards will be presented. There will also be an introduction of the new Program Coordinator for the Rec Department.

Councilmember Morris inquired about the availability of a summer program for the Cooper Center for those who can't afford the summer camp program. There is a concern and need to keep youth off the street, and with more staff, we should be able to accommodate more programing. Director Ducey responded by stating that there are available scholarships for summer camp, and some staffing is on a volunteer basis. He would consider.

**Interim City Manager Ferrell-Bowles** mentioned the lease agreement with Norfolk Southern. Per Connor Poe, they will offer for \$1.00/yr. Additionally, the city will apply for a grant via Norfolk Southern to assist with the paving of the sidewalk, etc. The grant will be for \$200-\$250k.

The EV station ordinance will be discussed at the May 13<sup>th</sup> workshop and if a consensus, it will go over to the Planning Commission for the June meeting.

**The City Attorney, Jim Gerrard** passed out information on the metering station locations as follow up to the City of Savannah's water presentation proposal last week. He also updated that he had received an email from Konter with regards to the development and they are moving forward, and it is still in progress. Attorney Gerrard also made the observation that he had received an email from someone about the Planning Commission planning a dinner for May 7<sup>th</sup>. He wanted to be sure to inform and remind the commission that all meetings are noticed and should be in accordance with the open meetings rules as they are an official body. No business should be discussed.

Councilmember Morris inquired to Mr. Bruner who was present to elaborate on the meeting. He stated that it was not a meeting, but rather a dinner and has no purpose other than to get to know the new members, and spouses were invited. It is not a business meeting.

Mayor Campbell asks for and Executive Session to be added to the council meeting.

Pre-Agenda adjourned at approximately 5:50pm.

Transcribed & submitted by: Veronica Enoch, Executive Assistant

Accepted & approved by: The City Council 5/202/24

## MINUTES

### City Council Meeting Monday, May 6, 2024 – 6:00 p.m.

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

**Opening:** Councilmember Hall gave the invocation, and Mayor Campbell led the City Council in the pledge of allegiance to the flag.

**Roll Call:**

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

**Staff Members:** Rhonda Ferrell Bowles, Interim City Manager; James P. Gerard, City Attorney; Gil Ballard, Chief of Police; and Veronica Enoch, Executive Assistant.

**Presentation:** Mayor Campbell and the City Council recognized the GRPA 14 & Under Boys Basketball Team as Class “A” State Champions.

**Introduction:** The Recreation Director introduced Eve Atkinson, the Recreation Department’s new Program Coordinator.

**Informal Public Comment:** Mayor Campbell opened the floor to receive comments from the audience. Given no speakers, Mayor Campbell closed the informal public comment portion of the meeting.

**City Council Minutes:** Councilmember Morris stated that the City Council minutes needed to be amended to reflect the correct name and district of the candidate who spoke at the April 15<sup>th</sup> meeting. She stated that the minutes needed to reflect Laureen Boles, District 8 candidate for the Chatham County Commission.

Councilmember Lassiter motioned to approve the April 15<sup>th</sup> pre-agenda session minutes, amended city council minutes, April 22<sup>nd</sup> council workshop minutes, and April 29<sup>th</sup> council workshop minutes. The motion was seconded by Councilmember Morris and passed without opposition.

**Items for Consideration**

**Resolution – Water & Sewer Master Plan Proposal:** The Clerk of Council read the heading of a resolution authorizing Garden City, Georgia, to enter into an agreement with Hussey Gay Bell, consulting engineers, for professional engineering services in connection with developing a water sewer master plan and a utility rate study for the City and to authorize the City Manager to execute a proposal for said services.

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

**Executive Session – Personnel:** Councilmember Lassiter motioned to enter into an executive session. The motion was seconded by Councilmember Daniel and passed without opposition.

City Council reconvened the City Council meeting to adjourn the meeting. Mayor Campbell said no decisions were made during the pre-agenda session.

**Adjournment:** Mayor Campbell called for a motion to adjourn the meeting. Councilmember Lassiter motioned to adjourn the meeting at approximately 6:32 p.m. The motion was seconded by Councilmember Ruiz and passed without opposition.

*Transcribed & submitted by: Rhonda Ferrell Bowles, Clerk of Council*

*Accepted & approved by: The City Council on 5/20/24*

## GARDEN CITY, GEORGIA AFFIDAVIT AS TO OPEN MEETING LAW

The undersigned Mayor, under oath, certifies that at a meeting of the Mayor and Council of Garden City Georgia, held on the date identified below being the date of this document, the Mayor and Council closed their meeting as permitted by the Chapter 14 of Title 50 of the Georgia Code and pursuant to advice by the City Attorney. The only matters considered or discussed during the closed session or executive session of the meeting is as checked below:

| Check<br>√ | Subject Matter   | As provided in<br>O.C.G.A. Section      |
|------------|--|---|
|            | Meeting to discuss or vote to authorize the settlement of a matter covered by the attorney-client privilege. <i>The subject discussed was _____<br/>(identify the case or claim discussed, but not the substance of the attorney-client discussion)</i>  | 50-14-2 (1)<br>50-14-3 (b)(1)(A)        |
|            | Meeting to discuss or vote to authorize negotiations to purchase, dispose of or lease property.  | 50-14-3(b)(1)(B)                        |
|            | Meeting to discuss or vote to authorize the ordering of an appraisal related to the acquisition or disposal of real estate.  | 50-14-3(b)(1)(C)                        |
|            | Meeting to discuss or vote to enter into a contract to purchase, dispose of, or lease property subject to approval in a subsequent public vote.  | 50-14-3(b)(1)(D)                        |
|            | Meeting to discuss or vote to enter into an option to purchase, dispose of, or lease real estate subject to approval in a subsequent public vote.  | 50-14-3(b)(1)(E)                        |
| √          | Meeting to discuss or deliberate upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee.   | 50-14-3(b)(2)                           |
|            | Meeting to interview one or more applicants for the position of executive head of an agency.   | 50-14-3(b)(2)                           |
|            | Pursuant to the attorney-client privilege, a meeting otherwise required to be open was closed to the public in order to consult and meet with legal counsel pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the agency or any officer or employee or in which the agency or any officer or employee may be directly involved, and the matter discussed was _____<br><i>(identify the matter but not the substance of the discussion)</i> | 50-14-2(1)                              |
|            | Staff meeting held for investigative purposes under duties or responsibilities imposed by law.   | 50-14-3(a)(1)                           |
|            | Meeting to consider records or portions of records exempt from public inspection or disclosure because there are no reasonable means to consider the record without disclosing the exempt portions.  | Article 4,<br>Chapter 18<br>of Title 50 |

This Affidavit is executed for the purpose of complying with the mandate of O.C.G.A 50-14-4(b) and is to be filed with the official minutes of the aforementioned meeting.

This the 6<sup>th</sup> day of May 2024.

By: \_\_\_\_\_  
Mayor, City of Garden City, Georgia

Sworn to and subscribed before me on the above indicated date:

Rhonda Ferrell  
Notary Public, State of Georgia  
Commission expires: 8/8/27



(Although the same is not mandatory, the following participants concur with the accuracy of this Affidavit.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## MINUTES

### Special Called City Council Meeting Thursday, May 9, 2024 – 6:00 p.m.

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

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

**Roll Call:**

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

**Staff Members:** Rhonda Ferrell Bowles, Interim City Manager; James P. Gerard, City Attorney; Yolanda Irizarry, HR Director; Ben Brengman, IT Director/Special Projects; Veronica Enoch, Executive Assistant to the City Manager; Katie Draeger, Assistant Finance Director; and Gil Ballard, Chief of Police.

**Items for Consideration**

**Resolution – City Manager Appointment:** Mayor Campbell read the heading of a resolution to appoint Rhonda Ferrell-Bowles as the City Manager, exercising all of the authority delegated to that position by State law, the City Charter, and the City Code and as otherwise delegated to that position by the Mayor and Council.

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

**Adjournment:** Councilmember Lassiter motioned to adjourn the meeting at approximately 6:12 p.m. The motion was seconded by Councilmember Daniel and passed without opposition.

*Transcribed & submitted by: Veronica Enoch, Executive Assistant*

*Accepted & approved by: The City Council 5/20/24*

**MINUTES**  
**City Council Workshop**  
**Monday, May 13, 2024 – 5:30 p.m.**

**Opening:** Mayor Campbell opened the workshop, and Councilmember Daniel gave the prayer.

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

**Staff Members Present:** Rhonda Ferrell-Bowles, City Manager; James P. Gerard, City Attorney; Gil Ballard, Police Chief; Cliff Ducey, Recreation Director; Marth Vallada, Water Operations Manager; Virgil Moore, Public Works Manager; Dagny Pariani, Wastewater/Water Treatment Manager; Andrew Guzman; IT Technician, Jonathan Trego; Planning and Zoning Supervisor and Katie Draeger; Finance Manager.

➤ **Speed Bumps/Speed Humps**

Russell Keevy: Azalea Avenue stated the speed bumps are 6 inches tall; my car has to be aligned twice a year. I'm aware of the \$100,000 costs for the install. The Parks and Recreation Department could use the money. Mr. Keevy said I am a professor at a state-run college, and money spending should be data-driven; this is taxpayer money. A petition was given to Robider, but we received a negative response. The speed bumps are hard on cars; there are lots of people in the neighborhood who ride bicycles; the concept was a random justification from the former City Manager.

Councilmember Tice asked Mr. Keevy to look at the new ones placed in the area of Dean Forest Road and Town Center Drive; this template is what we are reviewing in moving forward.

Jim Gerard, City Attorney, said we have hired a consultant and engineer to look at the concerns.

Mr. Keevy said I was shocked at the cost when I did a public records request.

➤ **Bed and Breakfast/Short-term Rental Ordinance**

Rhonda Ferrell-Bowles; City Manager said we have a revised draft of the Bed & Breakfast Short-term Rentals ordinance to allow the use in R-2, R-I-N, R-A and M zoning districts.

Jim Gerard; City Attorney said the ordinance has to go to Planning Commission.

Councilmember Morris said we have revenue from Hotel/Motel tax – how will this be for STR's?

Katie Draeger; Finance Manager said there is a company that the STR's will do it thru and that company will submit the reports.

Mayor and Council all agree to move forward with the ordinance to go before Planning Commission.

➤ **Savannah Pines and Nassau Woods Water & Sewer Systems**

Rhonda Ferrell- Bowles; City Manager said this item is in response to a request for information regarding taking over the water and sewer system in Savannah Pines and Nassau Woods mobile home parks. Brennan Jones has been contacted to discuss the possibility of accepting these systems.

Joe Franklin; owner of the Mobile Home Parks said we have been dealing with this since 2018; we are out of State and must hire a treatment facility for the maintenance. In speaking with Robider a commercial developer was able to put a system into place. We have cleaned our system and the acceptance will be our responsibility. We maintain seven commercial properties, I'm asking for a meter that will be read by a third-party and billed to residents. This is revenue to the City.

Rhonda Ferrell-Bowles; City Manager said are you providing the strip mall that has Blueberry Hill?

Mr. Franklin said that is correct; we will endure all expenses – it's an ancient system; we do the maintenance prevention. There are 300 residents in each park plus our commercial sites and if the power goes out then the wells go out.

Rhonda Ferrell-Bowles; City Manager said will you need a lift station?

Mr. Franklin replied yes.

Dagny Pariani, Wastewater/Water Treatment Manager said more will have to be constructed; the capacity capability is a question for Brennan.

Katie Draeger; Finance Manager said this will be on a different system.

Councilmember Daniel said we are not ignoring you Mr. Franklin; please provide your contact information.



Mr. Franklin said I understand but the news outlets have been continuous.

➤ **Water Service Line Potholing & Inventory Services Proposals**

Rhonda Ferrell-Bowles; City Manager said this request is to provide you with information regarding the contract award recommendation for water service line potholing and inventory services and then gave an overview of the proposals. She then stated the department is short-handed and asked Marth Vallada; Water Operations Manager if it would be better to include the cutting and patching of the pavement in the contract for the contractor to perform rather than city staff since the water/sewer department is short-handed.

Marth Vallada, Water Operations Manager, said yes, it would probably be better to let the contractor do it.

Rhonda Ferrell-Bowles, the City Manager, said I'll contact Brennan and ask him to have the contractor include the cost in the proposal for cutting and patching the pavement.

➤ **EV Charging Station**

Jim Gerard, City Attorney, said this is the revised ordinance that allows the use in specified districts with Board of Appeals approval. Accessory use would be allowed in all zones for private use but is limited to Level 1 and Level 2 for residential areas. There is no Level 3 per Section 22-705 due to safety requirements.

Councilmember Lassiter said this puts Voltera into compliance; they have received a grant for this development.

Jim Gerard, the City Attorney, said the Voltera had already been received prior to the ordinance.

Councilmember Hall said there was an article that the zoning was approved.

Councilmember Morris said this is next to residences and a church.

The mayor and Council agreed to move forward with the ordinance going before the Planning Commission.

➤ **Village Point Townhomes Development Fee Estimates**

Rhonda Ferrell-Bowles, the City Manager, said this item is to provide you with information regarding the cost of fees for the proposed Village Point Townhomes development on the Constantine tract.

Councilmember Lassiter said they will pay us for these fees.

Councilmember Daniel said this is not the large piece of property.

Katie Draeger, Finance Manager, said to take note of the cost for the water tower.

Rhonda Ferrell-Bowles, City Manager, said it is the developer's responsibility to absorb the cost.

Katie Draeger, Finance Director, said CenterPoint on Sonny Perdue did a water tower, but the City charged a percentage of the fees for the tower's infrastructure. The two developers need to get together.

Rhonda Ferrell-Bowles, City Manager, said the tank is for Fire Protection.

➤ **Mayor's Updates**

Mayor Bruce Campbell said I want to thank Councilmember Morris for standing in at an event that I was unable to attend.

➤ **City Council's Updates**

Councilmember Lassiter said I want to request an update on 6<sup>th</sup> Street where the washout is.

The Public Works Director said that he had put crush and run down and would be making the repair once the weather permitted.

➤ **City Manager Updates**

Rhonda Ferrell-Bowles, the City Manager, said I have provided the Council with the Planning 101 manuals. The three new Planning members would need to attend the P & Z 101 class in person on either August 1st or November 7th, and all members will need the P & Z 102 course.

Michael Bruner said I attended and personally paid for the GMA course.

Rhonda Ferrell-Bowles, the City Manager, said Staff will check and provide a list of Planning Commission members regarding the 101 course.

*Submitted by  
Tonya T. Roper*



FIRE CHIEF MIKE DICK

# GARDEN CITY FIRE RESCUE

100 CENTRAL AVENUE  
GARDEN CITY, GEORGIA 31405  
912-966-7780



## REPORT TO MAYOR AND CITY COUNCIL

**TO: THE HONORABLE MAYOR AND CITY COUNCIL**

**DATE: May 7, 2024**

**SUBJECT: *Fire Department April 2024 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 of April 2024 and all related information is current as of April 30, 2024.

Prepared by: Michele Johnson  
Title: Deputy Fire Chief

Reviewed by: Michael Dick  
Title: Chief of Fire

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Rhonda Ferrell-Bowles, City Manager

Attachment(s)



FIRE CHIEF MIKE DICK

## GARDEN CITY FIRE RESCUE

100 CENTRAL AVENUE  
GARDEN CITY, GEORGIA 31405  
912-966-7780



### Calls for Service in April 2024

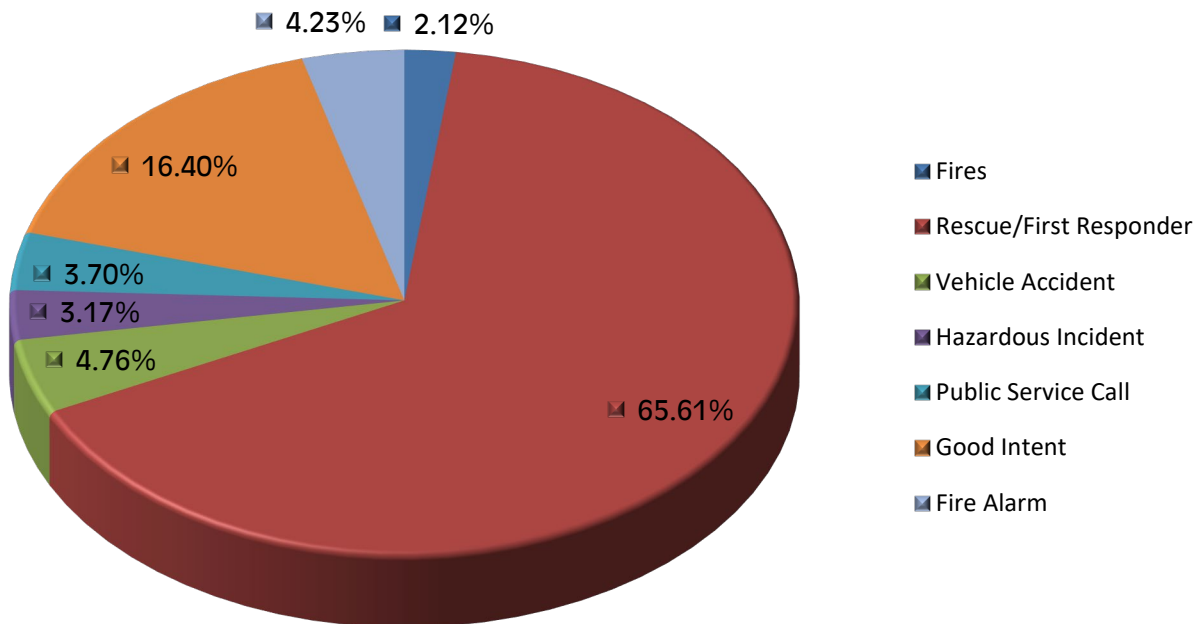
There was a total of 189 calls for service in the month of April 2024.

#### ***Current month's calls included:***

#### **Incident Type:**

|  |   |                     |     |
|--|---|---------------------|-----|
| Fires in structure other than building | 1 | First Responder     | 124 |
| Cooking fire, confined to a container  | 1 | Vehicle Accident    | 9   |
| Outside rubbish, trash or waste        | 1 | Hazardous Incident  | 6   |
| Outside equipment fire                 | 1 | Public Service Call | 7   |
|  |   | Good Intent         | 31  |
|  |   | Fire Alarm          | 8   |

### April 2024 Fire Service Calls





FIRE CHIEF MIKE DICK

## GARDEN CITY FIRE RESCUE

100 CENTRAL AVENUE  
GARDEN CITY, GEORGIA 31405  
912-966-7780



### Department Training

In April, fire personnel reported a total of 251 hours of training resulting in an average of 9.65 hours of training per Firefighter and a total of 2,247 hours for the year.

The Fire Department received the Hurst extrication equipment last month for the new Engine 201. In-service training was completed amongst the whole department before it was placed in-service on April 9<sup>th</sup>.

### Department Activities/Events

The Firefighter of the First Quarter of 2024 is Engineer John Tupper. He's been with the department for just over a year and has greatly contributed to the department by teaching Technical Rope Rescue courses.







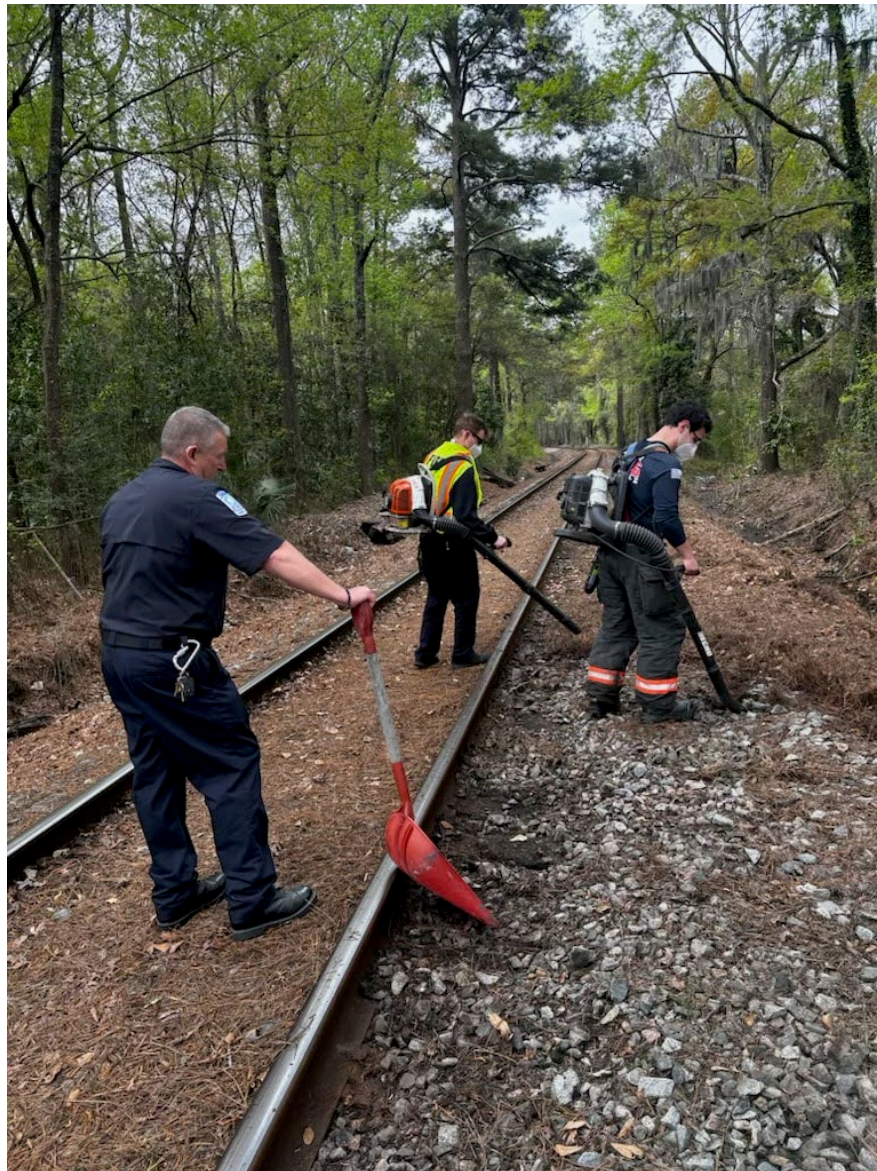
FIRE CHIEF MIKE DICK

## GARDEN CITY FIRE RESCUE

100 CENTRAL AVENUE  
GARDEN CITY, GEORGIA 31405  
912-966-7780



On April 16<sup>th</sup>, fire crews took the blowers out to clean up around the railroad tracks. By removing debris, this will decrease the likelihood of a wildfire occurring.





FIRE CHIEF MIKE DICK

## GARDEN CITY FIRE RESCUE

100 CENTRAL AVENUE  
GARDEN CITY, GEORGIA 31405  
912-966-7780



The new Dodge Durangos for the Fire Chief and Deputy Fire Chief have been outfitted and placed in-service!



### Community Relations

GCFR participated in Georgia Cities Week at City Hall on April 23<sup>rd</sup>. Fire crews showed the students of Garden City Elementary and Gould Elementary the new Engine 201 and explained the various components. They also put on their fire gear to show them how quickly it must be done.







FIRE CHIEF MIKE DICK

## GARDEN CITY FIRE RESCUE

100 CENTRAL AVENUE  
GARDEN CITY, GEORGIA 31405  
912-966-7780



A-Shift fire crews and the new Engine 201 rode in the annual Stand Up for America Day parade and threw out candy to the crowd.



### Apparatus

| Apparatus                | Year/Make/Model         | Status  |
|--------------------------|-------------------------|---|
| NEW Engine 201           | 2024 Pierce Pumper      | In service  |
| Engine 201 (now 204)     | 2016 Pierce Pumper      | In service – needs PM service   |
| Engine 202               | 2016 Pierce Pumper      | In service – needs PM service   |
| Engine 203 (Reserve 202) | 2000 E-One Pumper       | Out of service – delay in finding parts due to age, sensor issues need to be diagnosed, load manager needs repair, needs PM service |
| Tender 202               | 2015 Kenworth Tanker    | In service – electrical issue has been repaired and just received PM service  |
| Truck 202 (ladder)       | 2003 E-One Ladder Truck | In service – having issues with it starting and there are issues with the outriggers that are needed for aerial ladder use          |





FIRE CHIEF MIKE DICK

## GARDEN CITY FIRE RESCUE

100 CENTRAL AVENUE  
GARDEN CITY, GEORGIA 31405  
912-966-7780



### **Fire Marshal**

In April, the Fire Marshal's Office continued to work on annual fire inspections and certification training hours. This month was a little short, but the team was able to complete the inspections and corrections to initial inspections on Dean Forest Road. On April 29<sup>th</sup>, the Fire Marshal's Office attended a 2024 Fire Investigator Conference in Helen where they were able to explore different techniques to investigate lithium-ion battery fires. Our office will continue to inspect outstanding violations from initial inspections for new tenant applications so we can focus on Augusta Road at the end of the month.

Below are the numbers for the Month.

|   |                    |
|---|--------------------|
| <b>Total number of Inspections:</b>               | <b>63</b>          |
| <b>Total number of Pre-Plans:</b>                 | <b>31</b>          |
| <b>Total number of Plan Review Hours:</b>         | <b>16 hrs.</b>     |
| <b>Total number to Regulatory Fees Collected:</b> | <b>\$0</b>         |
| <b>Total Miscellaneous Revenue Collected:</b>     | <b>\$31,017.40</b> |

### **Looking Ahead**

- Focusing on building maintenance in the stations to improve condition and appearance.
- Continue progress on aggressive training schedule to bring all department personnel up to required standards.
- Continue broadening the community outreach with continued programs such as community CPR classes, the smoke detector program, and Close Before you Doze.

## Incident Type Report (Summary)

| Basic Incident Type Code And Description (FD1.21)   | Total Incidents | Total Incidents Percent of Incidents | Total Property Loss | Total Content Loss   | Total Loss           | Total Loss Percent of Total |
|---|-----------------|--------------------------------------|---------------------|----------------------|----------------------|-----------------------------|
| <b>Incident Type Category (FD1.21): 1 - Fire</b>  |                 |                                      |                     |                      |                      |                             |
| 112 - Fires in structure other than in a building   | 1               | 0.53%                                | 0.00                | 0.00                 | 0.00                 | 0.00%                       |
| 113 - Cooking fire, confined to container   | 1               | 0.53%                                | 0.00                | 0.00                 | 0.00                 | 0.00%                       |
| 151 - Outside rubbish, trash or waste fire  | 1               | 0.53%                                | 0.00                | 300.00               | 300.00               | 100.00%                     |
| 162 - Outside equipment fire  | 1               | 0.53%                                |                     |                      |                      |                             |
| <b>Total: 4</b>   |                 | <b>Total: 2.12%</b>                  | <b>Total: 0.00</b>  | <b>Total: 300.00</b> | <b>Total: 300.00</b> | <b>Total: 100.00%</b>       |
| <b>Incident Type Category (FD1.21): 3 - Rescue &amp; Emergency Medical Service Incident</b> |                 |                                      |                     |                      |                      |                             |
| 311 - Medical assist, assist EMS crew   | 5               | 2.65%                                |                     |                      |                      |                             |
| 321 - EMS call, excluding vehicle accident with injury                                      | 119             | 62.96%                               |                     |                      |                      |                             |
| 322 - Motor vehicle accident with injuries  | 7               | 3.70%                                |                     |                      |                      |                             |
| 324 - Motor vehicle accident with no injuries.  | 2               | 1.06%                                |                     |                      |                      |                             |
| <b>Total: 133</b>   |                 | <b>Total: 70.37%</b>                 | <b>Total: 0.00</b>  | <b>Total: 0.00</b>   | <b>Total: 0.00</b>   | <b>Total: 0.00%</b>         |
| <b>Incident Type Category (FD1.21): 4 - Hazardous Condition (No Fire)</b>                   |                 |                                      |                     |                      |                      |                             |
| 412 - Gas leak (natural gas or LPG)   | 1               | 0.53%                                |                     |                      |                      |                             |
| 422 - Chemical spill or leak  | 1               | 0.53%                                |                     |                      |                      |                             |
| 444 - Power line down   | 2               | 1.06%                                |                     |                      |                      |                             |
| 445 - Arcing, shorted electrical equipment  | 1               | 0.53%                                |                     |                      |                      |                             |
| 463 - Vehicle accident, general cleanup   | 1               | 0.53%                                |                     |                      |                      |                             |
| <b>Total: 6</b>   |                 | <b>Total: 3.17%</b>                  | <b>Total: 0.00</b>  | <b>Total: 0.00</b>   | <b>Total: 0.00</b>   | <b>Total: 0.00%</b>         |
| <b>Incident Type Category (FD1.21): 5 - Service Call</b>                                    |                 |                                      |                     |                      |                      |                             |
| 511 - Lock-out  | 2               | 1.06%                                |                     |                      |                      |                             |
| 542 - Animal rescue   | 1               | 0.53%                                |                     |                      |                      |                             |
| 551 - Assist police or other governmental agency  | 2               | 1.06%                                |                     |                      |                      |                             |
| 554 - Assist invalid  | 1               | 0.53%                                |                     |                      |                      |                             |
| <b>Total: 6</b>   |                 | <b>Total: 3.17%</b>                  | <b>Total: 0.00</b>  | <b>Total: 0.00</b>   | <b>Total: 0.00</b>   | <b>Total: 0.00%</b>         |
| <b>Incident Type Category (FD1.21): 6 - Good Intent Call</b>                                |                 |                                      |                     |                      |                      |                             |
| 600 - Good intent call, other   | 1               | 0.53%                                |                     |                      |                      |                             |
| 611 - Dispatched and cancelled en route   | 22              | 11.64%                               |                     |                      |                      |                             |
| 622 - No incident found on arrival at dispatch address                                      | 5               | 2.65%                                |                     |                      |                      |                             |
| 651 - Smoke scare, odor of smoke  | 1               | 0.53%                                |                     |                      |                      |                             |
| 671 - HazMat release investigation w/no HazMat  | 2               | 1.06%                                |                     |                      |                      |                             |
| <b>Total: 31</b>  |                 | <b>Total: 16.40%</b>                 | <b>Total: 0.00</b>  | <b>Total: 0.00</b>   | <b>Total: 0.00</b>   | <b>Total: 0.00%</b>         |
| <b>Incident Type Category (FD1.21): 7 - False Alarm &amp; False Call</b>                    |                 |                                      |                     |                      |                      |                             |
| 711 - Municipal alarm system, malicious false alarm   | 1               | 0.53%                                |                     |                      |                      |                             |
| 733 - Smoke detector activation due to malfunction  | 1               | 0.53%                                |                     |                      |                      |                             |
| 735 - Alarm system sounded due to malfunction   | 1               | 0.53%                                |                     |                      |                      |                             |
| 745 - Alarm system activation, no fire - unintentional                                      | 5               | 2.65%                                |                     |                      |                      |                             |
| <b>Total: 8</b>   |                 | <b>Total: 4.23%</b>                  | <b>Total: 0.00</b>  | <b>Total: 0.00</b>   | <b>Total: 0.00</b>   | <b>Total: 0.00%</b>         |
| <b>Incident Type Category (FD1.21): 9 - Special Incident Type</b>                           |                 |                                      |                     |                      |                      |                             |
| 911 - Citizen complaint   | 1               | 0.53%                                |                     |                      |                      |                             |
| <b>Total: 1</b>   |                 | <b>Total: 0.53%</b>                  | <b>Total: 0.00</b>  | <b>Total: 0.00</b>   | <b>Total: 0.00</b>   | <b>Total: 0.00%</b>         |
| <b>Total: 189</b>   |                 | <b>Total: 100.00%</b>                | <b>Total: 0.00</b>  | <b>Total: 300.00</b> | <b>Total: 300.00</b> | <b>Total: 100.00%</b>       |

| Basic Incident Type Code And Description (FD1.21) | Total Incidents | Total Incidents Percent of Incidents | Total Property Loss | Total Content Loss | Total Loss | Total Loss Percent of Total |
|---|-----------------|--------------------------------------|---------------------|--------------------|------------|-----------------------------|
|   |                 |                                      |                     |                    |            | 300.00                      |

**REPORT TO MAYOR AND CITY COUNCIL**

**AGENDA ITEM**

**TO: THE HONORABLE MAYOR AND CITY COUNCIL      DATE: May 10, 2024**

**CT: Human Resources Department Report for April 2024**

**Report in Brief**

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

Prepared by: Yolanda Irizarry

Title: Human Resources Director

Reviewed by: \_\_\_\_\_

Title \_\_\_\_\_

\_\_\_\_\_  
City Manager

**Garden City  
Human Resources Department  
April 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 City Manager, Financial Services Specialist, Deputy Clerk of Court, Planning and Economic Development Director, Meter Reader, and Water/Sewer Repair Technician.

**New Hires**

The City welcomed three (3) new hires during the month of April: one individual was hired as a Recreation Programs Coordinator, another individual was hired as a Public Works Technician, and the third individual was hired as a Firefighter.

**Promotions/Milestones**

There were no promotions during the month of April.

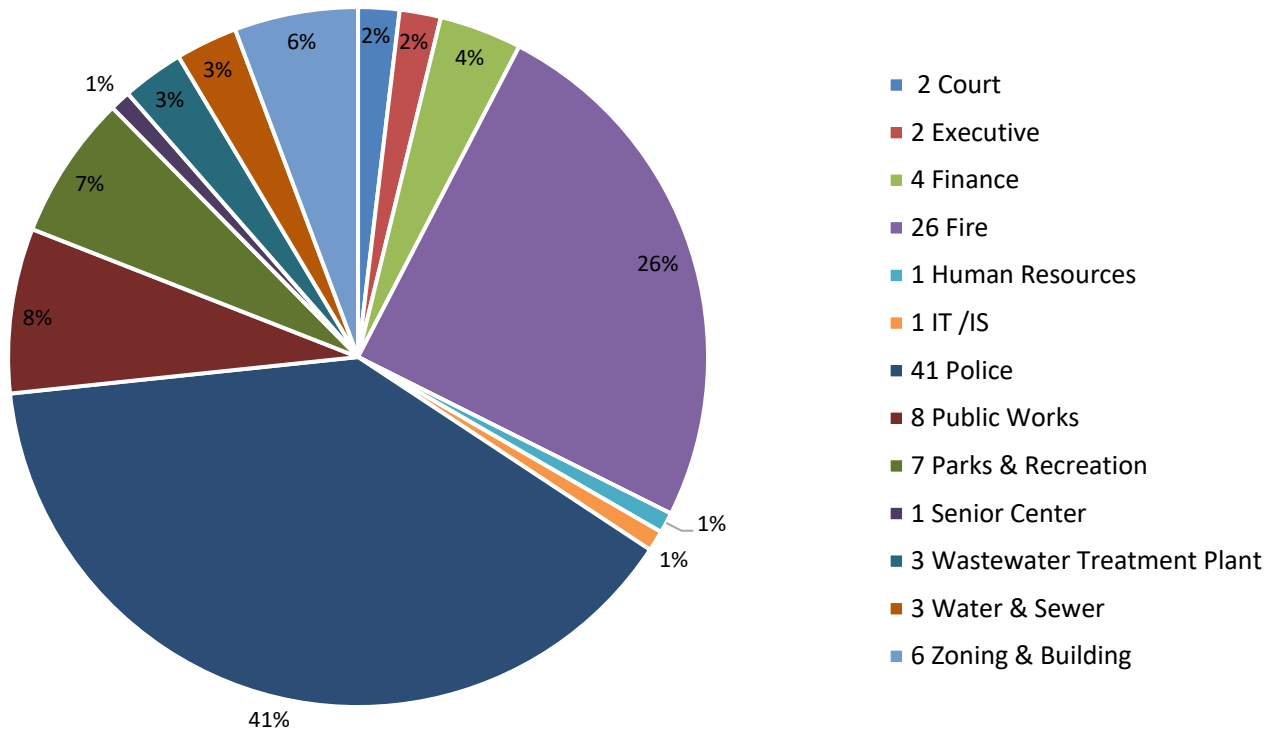
**Employment Terminations**

There were five (5) separations from employment: three voluntary resignations from the Fire Department, one voluntary resignation from the Police Department, and one voluntary resignation from the Water/Sewer Services.

**City Employment**

The City ends the month of April with 105 full-time employees.

### Active Full-Time Employees by Department



### Additional Personnel Information Including Part-Time Employees

This report normally covers the count for full- and part-time employees. 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.

| April                      |     |
|----------------------------|-----|
| TOTAL EMPLOYEES:           | 115 |
| FULL-TIME ONLY:            | 105 |
| CONTRACTOR/TEMP:           | 0   |
| PART-TIME:                 | 6   |
| PART-TIME/CASUAL -SEASONAL | 4   |

Employee Turnover Data Per Month

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

**Garden City Personnel Data**  
**New Hires – 2024**

| Job Title                       | Hire Date |
|---------------------------------|-----------|
| Wastewater Supervisor           | 1/1/2024  |
| Wastewater Operator Class III   | 1/1/2024  |
| Police Officer Recruit          | 1/2/2024  |
| Firefighter                     | 1/31/2024 |
| Firefighter                     | 2/19/2024 |
| Receptionist – Front Desk       | 2/20/2024 |
| Police Officer                  | 2/27/2024 |
| Firefighter                     | 3/21/2024 |
| Police Officer Recruit          | 3/22/2024 |
| Recreation Programs Coordinator | 4/22/2024 |
| Public Works Technician         | 4/23/2024 |
| Firefighter                     | 4/30/2024 |



# *Parks & Recreation 2023 April Report*



**TO: THE HONORABLE MAYOR AND CITY COUNCIL**     **DATE:** May 14<sup>th</sup> 2024

**SUBJECT: *Parks & Recreation 2024 April 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 April 2024 and all related information is current as of May 14, 2024.

Prepared by: Cliff Ducey  
Title Parks & Recreation Director

## **Parks & Recreation Department Status Report Summary - April 2024**

### **Adult Programs Senior Center**

We served 917 meals in April and averaged 44 a day. That is the most meals ever in a month. Our seniors went to Deloach's Pond House on Friday April 17<sup>th</sup> with over 35 people attending. We observed Mothers Day also with each mother getting a plant. Still having a crowd for our Golden Touch Workouts on Monday's and Friday's.

***Activities included: Devotion time, bingo, trivia, puzzles, bridge, cards, pool and line dancing, muscle strengthening exercise and much more. Come join the fun!!***



### **Youth Sports: Garden City Eagles Rec Baseball Season Underway**



## Sports Programs/Activities

During the month of April, 120 Youths participated in Garden City's Youth Sport Programs.



Garden City Parks and Recreation newly formed track team takes 2<sup>nd</sup> place in their 1<sup>st</sup> ever meet in Columbia South Carolina

## Upcoming Sports Programs/Events

### Garden City Camp Eagle Sumer Day Came

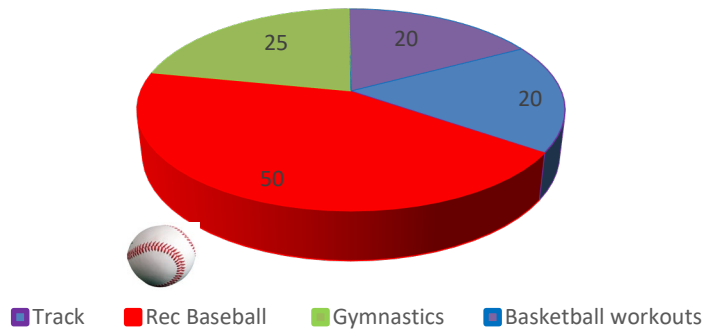
Ages 5-12, Came Dates May 28<sup>th</sup> -July 28<sup>th</sup> [Register Now!](#)  
912-966-7788



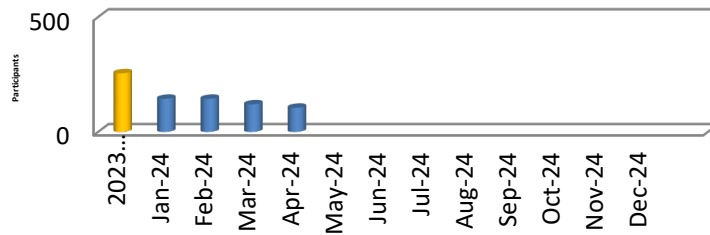
➤ *Fun at Camp Eagle summer 2023*

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

### April 2024 Parks & Rec Participation



### Recreation Programs/Activities Participation Summary April 2024



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

Prepared by: Cliff Ducey  
Title: Parks & Recreation Director



**GARDEN  
CITY**  
**PARK & REC**  
**402 MARKET STREET**  
**(912) 966-7788**

**REPORT TO MAYOR AND CITY COUNCIL**

**AGENDA ITEM**

**TO: THE HONORABLE MAYOR AND CITY COUNCIL**

**DATE: May 1, 2024**

**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 April 2024 and all related information is current as of May 1, 2024.

Prepared by: Tonya Roper

Title                      Staff

Reviewed by: \_\_\_\_\_

Title                      \_\_\_\_\_

\_\_\_\_\_  
Rhonda Ferrell-Bowles; Interim City Manager

Attachment(s)

- Code Enforcement

## Planning and Economic Development Department

### Status Report

#### Summary – April 2024

### Permits

There were 35 permits issued during the month. *They included:*

**New Construction Building Permits**

**Renovation/Expansion Building Permits**

**Miscellaneous Permits**

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



|               | <u>Number of Permits</u> |
|---------------|--------------------------|
| 2023 Year End | 531                      |
| Jan-24        | 42                       |
| Feb-24        | 27                       |
| Mar-24        | 34                       |
| Apr-24        | 35                       |
| May-24        |                          |
| Jun-24        |                          |
| Jul-24        |                          |
| Aug-24        |                          |
| Sep-24        |                          |
| Oct-24        |                          |
| Nov-24        |                          |
| Dec-24        |                          |
| 2024 YTD      | 138                      |

### **Inspections**

Inspections scheduled included:

- 10 Business License
- 19 Mechanical/Electrical/Plumbing
- 54 Building
- 06 Site (Property/Development/Preliminary/Demolition)

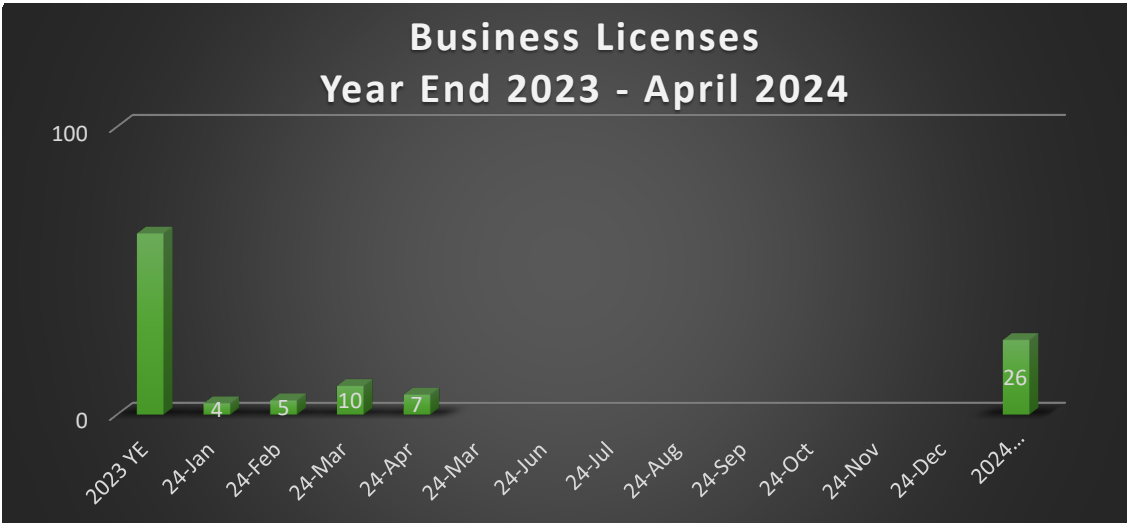
### **Code Enforcement Activity**

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



**New Business Licenses Issued  
April 2024**

| <b>Name</b>                      | <b>Address</b>               | <b>Business Type</b>                              |
|----------------------------------|------------------------------|---|
| Shyamal Management LLC           | 213 HWY 80                   | Office Space                                      |
| Golden Hills Nail Spa            | 1448 Dean Forest Rd<br>Ste B | Nail Salons                                       |
| New Earth USA                    | 620 Hwy 80                   | Office Space                                      |
| Electrosteel USA LLC             | 421 Telfair Rd               | Pipe Yard   |
| Low Country Fleet Services Inc   | 112 Airport Park Dr          | General Automotive Repair                         |
| Majestic Plumbing & Electric LLC | 1306 Heidt Ave Ste C         | Plumbing, Heating, and Air-Conditioning           |
| Encore on the Green Apartments   | 125 Town Center Drive        | Lessors of Residential Buildings and<br>Dwellings |



|               | New Businesses |
|---------------|----------------|
| 2023 Year End | 63             |
| Jan-24        | 4              |
| Feb-24        | 5              |
| Mar-24        | 10             |
| Apr-24        | 7              |
| May-24        |                |
| Jun-24        |                |
| Jul-24        |                |
| Aug-24        |                |
| Sep-24        |                |
| Oct-24        |                |
| Nov-24        |                |
| Dec-24        |                |
| 2024 YTD      | 26             |



# Memorandum

**To:** Rhonda Ferrell-Bowles  
**From:** Eric Griffin/Benji Selph – Code Officers and Jonathan Trego – Planning Supervisor  
**Date:** May 1, 2024  
**Re:** Council Report

---

The Code Enforcement Unit activity report for April 2024 is as follows:

Signs- 19

Sanitation Citations-00

Courtesy Notices and Violation Notices- 100

Re-inspections- 111

Cases Closed (Compliance or dismissed)- 43

Vehicles Tagged Derelict or tagged for tow- 75

Vehicles Towed- 08

Vehicles MBO or brought into compliance- 45

Court Citations- 05

Misc. Inspections (including zoning inspections, tax cert checks, permit checks, routine insps)- 00

Housing Codes- 04

Cease and Desist Orders obtained: 00

Warrants and Court Orders obtained: 00

Properties that the City worked on (including cutting, cleaning, securing) and billed- 05

CE Condemnations (Placards posted- including for unfit, unsecure, unsafe): 00

Stormwater Inspections (EPD): 00

Stop Work Order Issues: 05

## REPORT TO MAYOR AND CITY COUNCIL

## AGENDA ITEM

**TO: THE HONORABLE MAYOR AND CITY COUNCIL**

**DATE: 5-10-2024**

**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 April 2024.

Prepared by: Jeri Varnum  
Title: Executive Assistant/Accreditation Manager

Reviewed by: Gilbert C. Ballard  
Title: Chief of Police

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Rhonda Ferrell  
City Manager

Attachment(s)



# Police Department - April 2024 Status Report

## Calls for Service

There were a total of 1,927 calls for service and self-initiated activity in the month of April, for a total of 7,608 calls for service year to date.

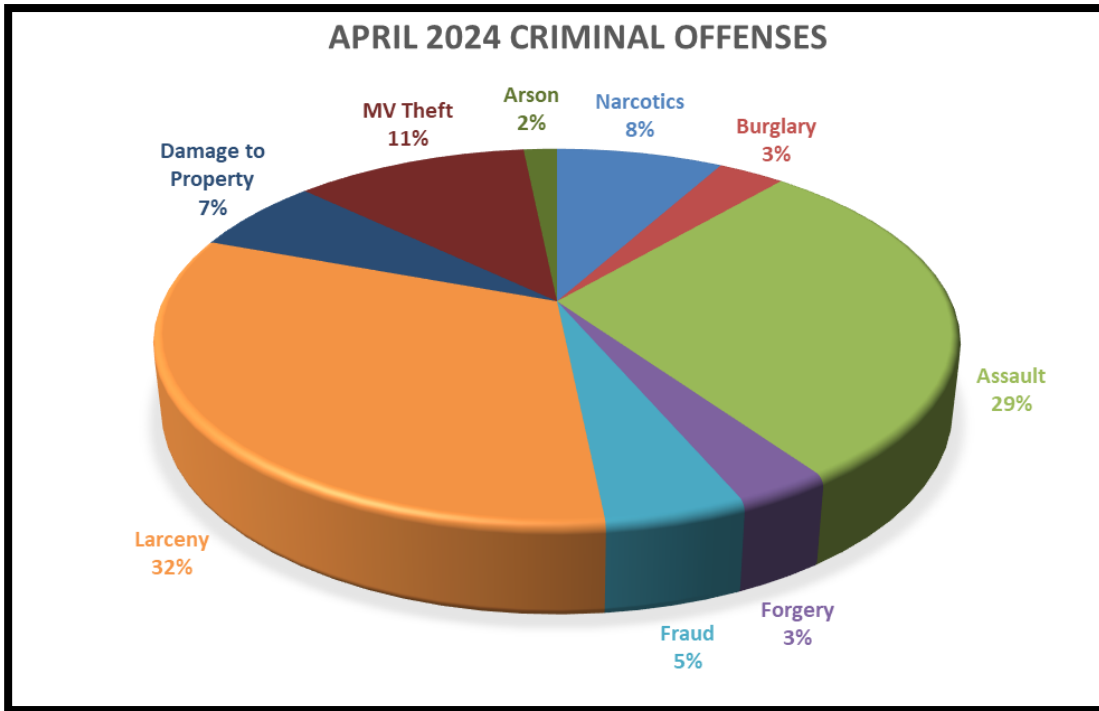
There were 261 incident reports written in the month of April, for a total of 1,082 for the year.

## Adult & Juvenile Arrest/Charge Summary

Adult Arrests - 118      Juvenile Arrests - 0

### Offenses

|                     |    |           |    |
|---------------------|----|-----------|----|
| Assault             | 18 | Burglary  | 2  |
| Damage to Property  | 4  | Forgery   | 2  |
| Fraud               | 3  | Larceny   | 20 |
| Motor Vehicle Theft | 7  | Narcotics | 5  |
| Weapons Violations  | 2  |           |    |



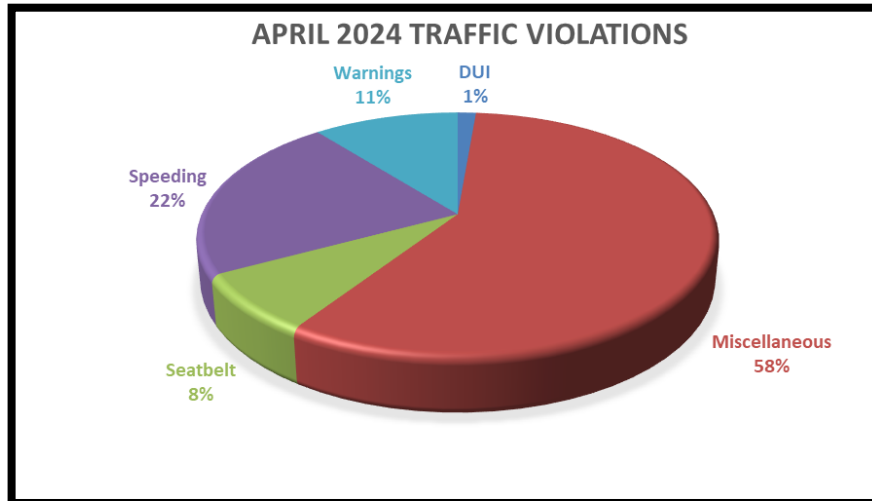
## Current Month's Top Criminal Violations by District

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

**School Zone Violations** There were 147 citations issued for the school zone cameras on Kessler Avenue in April. A total of 641 citations have been issued for 2024.

**Traffic Violations** There were 1,273 traffic violations during April, 119 of which were commercial vehicle citations. A total of 5,529 traffic violations have been written for 2024.

|   |                      |     |                         |     |
|---|----------------------|-----|-------------------------|-----|
| <b><u>Traffic Violations Issued</u></b> | Speeding Violations  | 282 | Fatalities              | 0   |
|   | Seat Belt Violations | 100 | Written Warnings        | 136 |
|   | DUI Citations        | 17  | Miscellaneous Citations | 738 |



**Accidents**

|                          |    |                               |
|--------------------------|----|-------------------------------|
| Total Accident Reports   | 53 |                               |
| Public Roadway Accidents | 36 | Private Property Accidents 17 |

**Open Records Requests** The Garden City Records Clerk received and processed 242 Open Records requests for April. A total of 992 Open Records Requests have been processed in 2024.

**Training** During April 2024, police personnel reported a total of 467 hours of training. Some of the training classes the officers attended during the month were: Command College- Fiscal Management and Public Finance, Firearms Annual Re-qualification, Taser Re-qualification, Firearms- Red Dot Optic and Flashlight Familiarization, Governor's Initiative Training: Use of Deadly Force, De-Escalation Techniques, and Fostering Positive Community Relations, Georgia Association of Chiefs of Police Training, Enforcement Trends and Georgia Traffic Law, and Critical Tasks Training. We issued five Glock Model G45 9mm pistols with Holosun 508T red dot optics and TLR-1 flashlights. These weapons were issued to POST-certified firearms instructors for field testing.

**Items of Interest for April 2024**

- Chief Ballard and Captain Hood attended the 2023 Chatham County Hurricane Conference on April 16th.
- On April 23rd, the Police Department participated in the celebration of Georgia Cities Week with some of our local Elementary schools.
- The Department dropped off a treat to our 911 Communications Center for National Public Safety Telecommunicators week.
- Congratulations to Officer Sherrod, as he was selected as the Officer of the 2nd quarter for 2024.
- On April 27th, Chief Ballard had the honor to represent the Garden City Police Department in the Port Wentworth Stand Up For America Day parade.
- Vulcan Materials Company donated lots of goodies for our Chat with a Cop and Cops at Bus Stops events.
- The Police Department has 2 Police Officer vacancies.

## REPORT TO MAYOR AND CITY COUNCIL

## AGENDA ITEM

**TO: THE HONORABLE MAYOR AND CITY COUNCIL**

**DATE:** 5/07/2024

**SUBJECT:** *Department of Public Works*

### Report in Brief

The Public Works Department 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 April and all project related information is current as of 04/30/2024.

Prepared by: Lynnette S. Hymes  
Title Executive Administrative Assistant

Reviewed by: Virgil Moore  
Title Interim Director of Public Works

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Rhonda Ferrell, City Manager

Attachment(s)

Department of Public Works



## Public Works Department Monthly Status Report Summary – April 2024

### Operations & Maintenance:

Public Works personnel completed 22 **Resident Requests**, and 262 **Work Orders** for the month of April.

**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 – 947 ft., Cut: 1,159 feet

#### Streets:

- Street Repairs – Potholes – 56 Smith Ave. – 10 -5-gallon buckets of Crush N Run, Colonial Trail - 5 bags of Patch, 120 Varnedoe Ave. 5 bags of Asphalt patch, 12 Osceola Drive – 3 bags of Asphalt patch, 413 Davis, Ave. 2 bags of Asphalt patch, Hwy 21 & Oak St. – 2 bags of Asphalt patch, 4<sup>th</sup> and Hwy 80 – 4 bags of Asphalt patch, Quinney Lane – 7 bags of Asphalt patch, Hickory Drive, Hawkinsville Road, Wild Wood, Herty Avenue 6 tons of Asphalt patch. Filled various small potholes around the city.
- Street Sweeper Mileage – 24.186
- Signs: Multiple Knockdowns/replacements – 4

#### Mixed Dry Trash Collection by City and Disposal:

- 00.00 Tons Collected – 1.06
- 00.00 Tons Collected Total Mixed Dry Trash – 2.36 YTD
- Cost of Tons Collected Total Mixed Dry Trash – 181.21
- Cost of Tons Collected Total Mixed Dry Trash – 361.61 YTD
- 2.36 Tons Collected YTD taken to Savannah Regional Landfill

Trees: 4/10/2024 - Removed limbs off of Leon Village.

Code Enforcement Request: 2204 ½ Bisbee Ave. & 2304 Shaw Ave. – Cut the two Properties. 307 Hwy 80 – Cut Property. Bisbee and Deloach – Clean Ditch and Culvert.

Police Request: – 10 Sunny Perdue Drive – Remove Deer Carcas. Cut down trees at Shaw Avenue so residents can see the Stop Sign.

Resident Request for Street Lights to be Repaired: 125 Priscilla D. Thomas Way and 2606 Governor Street.

## **March Monthly Report for the Mayor and City Council**

**TO: THE HONORABLE MAYOR AND CITY COUNCIL DATE:**  
**05/14/2024**

**SUBJECT: *Technology Department Monthly Report for April. 2024***

### **Report in Brief**

The Information Technology and Building Department, Monthly Report, includes detailed information to inform the public and the City Council better.

Prepared by: Andrew Guzman

Title Information Technology Department

### **Technology Report**

Garden City Information Technology March 2024 End of Month Report

- Issue changes to website regarding new Job Postings for Financial Services Specialist, Meter reader, Sewer repair technician, Deputy Clerk of Court, Planning and Economic Development Director, and City Manager.
- Establish Deployment date to switch mobile carriers from AT&T FirstNet to Verizon.
- Update City website with content pertaining to Information on Polyfluoroalkyl Substances provided by Dagny P.
- Obtain quote from ACI Learning to continue training for IT staff.
- Obtain proposals from Justice One and CJT to replace existing court software.
- Demo CJT (Criminal Justice Tech) Software to replace Tyler Justice V.9
- Deploy desktop for new Program Coordinator
- Deploy 15 Panasonic Toughbook Laptops to Police Department



- Initiate CloudPermit software implementation for business license portion.
- Complete 6 installs for Axon Fleet Camera system for Police Department.
- Upgrade storage for NAS (Network Attached Storage)
- Update Chatham 911 Services and project managers for CAD about registration IDs issued to laptops.
- Update phone numbers for Court in phone system

### **Building Maintenance**

- Scheduled service for disposal of shred bins in City Hall and Police Department
- Schedule maintenance for air filter replacements
- Obtain quote to replace compressor for A/C unit.

## REPORT TO MAYOR AND CITY COUNCIL

## AGENDA ITEM

**TO: THE HONORABLE MAYOR AND CITY COUNCIL**      **DATE:** 5/07/2024

**SUBJECT: *Water and Sewer Operations Monthly Status Report***

### **Report in Brief -**

The Water and Sewer Operations Department 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 April and all project related information is current as of 04/30/2024.

Prepared by: Lynnette S. Hymes  
Title                      Executive Administrative Assistant

Reviewed by: Geunmarth Vallada  
Title                      Interim Director Water/Sewer Operations

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Rhonda Ferrell, City Manager

Attachment(s)

Department of Water and Sewer Operations



## **Water Operations & Maintenance:**

116 Service Orders, 23 Work Orders

34.3 million Gallons of Drinking Water for the Month of April 2024

**Hydrant Services:** 0

**Water Line Services:** 18

**Located Services:** 94

### **Utility Services:**

- Meter Services: 23
- Connects: 19
- Disconnects: 39
- Delinquent Disconnects: 73

\* 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: 5
- Lateral/Blockage Services: 2
- Sanitary Sewer Overflow Event: 0
- Storm Pipes Cleaned: 0
- Jet Vac: 0

## **Wastewater Treatment Plant and Water System:**

### **EXECUTIVE SUMMARY**

- The treatment plant received a total of 5.3 inches of rain during the month and treated 37.6 million gallons.
- The max EFF daily flow for the treatment plant was 3.3 MGD recorded April 11, 2024.
- The water system withdrew a total of 34.3 MG from well facilities and purchased 0.98 MG from the Savannah Southbridge System (Town Center Water System) and 0.15 MG from Savannah I&D (Prosperity Drive)

- Monthly drinking water bacteriological sampling completed = passed
- Monthly water and wastewater reporting submitted to State = no violations
- 330,000-gallon sewer spill reported to State on 4/11/24
- 25,000-gallon sewer spill reported to State on 4/29/24



G A R D E N C I T Y

## DRINKING WATER & WASTEWATER TREATMENT SYSTEMS

### Monthly Operating Report • April 2024

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#### EXECUTIVE SUMMARY

- The treatment plant received a total of 5.3 inches of rain during the month and treated 37.6 million gallons.
- The max EFF daily flow for the treatment plant was 3.3 MGD recorded April 11, 2024.
- The water system withdrew a total of 34.3 MG from well facilities and purchased 0.98 MG from the Savannah Southbridge System (Town Center Water System) and 0.15 MG from Savannah I&D (Prosperity Drive)
- Monthly drinking water bacteriological sampling completed = passed
- Monthly water and wastewater reporting submitted to State = no violations
- 330,000 gallon sewer spill reported to State on 4/11/24
- 25,000 gallon sewer spill reported to State on 4/29/24

#### ATTENTION ITEMS

- Clarifiers 1 and 2 – Project delayed
- 3<sup>rd</sup> and 80 lift station rehab – Station running on bypass pump
- WWTP Basin 2 aerator – awaiting bearing replacement
- WWTP drying beds – back pressure from drainbox has caused several of the tiles to unseat. The beds need to be rehabbed
- Headworks upgrade – the headworks drum screen is overloaded and has no back up. Need to move forward with this project.
- Well 2 – EPD has requested the City either abandon the well or sign off on a full rehab
- Covington LS and Industrial Park LS – both stations need to have the entire control panel replaced due to outdated electrical parts and dangerous wiring

#### MAINTENANCE ITEMS - WATER

- Met with EPA to confirm compliance with Risk Assessment and Emergency Response plans
- Well 1 - Marth installing connection for calibration site
- Well 3 – Flow meter is down. Waiting for battery

#### MAINTENANCE ITEMS - WASTEWATER

- 3<sup>rd</sup> and 80 LS – Guide rail replacement completed. Need to purchase an additional pump and starters/entire panel
- WWTP Lab – all laboratory and field equipment calibrated
- Prosperity 1 LS – fueled generator. Generator controller panel needs replacing
- WWTP main generator – block heater wiring replaced
- Pilot LS – generator belts replaced
- Pump outs completed at Traffic Circle, Pilot, 80 @ the Curve, Biscuit Hill, Big Hill
- Big Hill – both pumps pulled and unclogged
- Firestone – both pumps pulled and unclogged
- 80 @ the Curve – new controller face installed
- WWTP bypass pump failed causing an overflow at the headworks of the plant. Took pump to United for repair quote
- WWTP belt press – changed hydraulic oil and filter, replaced leaking hydraulic hose
- Major issues with sludge bulking and solids loss during rainstorms due to 2 clarifiers still being offline

#### MISCELLANEOUS ITEMS

- Met with Marth at Herty to discuss manhole overflow issues with operator
- Met with Joe Franklin at Savannah Pines MHP and investigated water and sewer connection points with Marth
- Met with Code Enforcement at Church's Chicken for grease investigation



GARDENCITY

## PERFORMANCE MATRIX

| Parameter                      | Monthly Performance Indicator to Savannah River (mg/L) | Target or Limit (mg/L) |
|--------------------------------|--|------------------------|
| Flow, Monthly Avg.             | 1.25 MGD   | 2.0 MGD                |
| TSS, Monthly Avg.              | 7  | 30                     |
| TSS, Weekly Avg.               | 13   | 45                     |
| TSS % Removal                  | 97%  | 85%                    |
| BOD5, Monthly Avg.             | 7  | 30                     |
| BOD5, Weekly Avg.              | 8  | 45                     |
| BOD5 % Removal                 | 96%  | 85%                    |
| Ammonia-N, Monthly Avg.        | 4.7  | 17.4                   |
| Ammonia-N, Weekly Avg.         | 6.7  | 26.1                   |
| Total Phosphorus, Monthly Avg. | 0.86   | Report                 |
| Fecal coliform, Monthly Avg.   | 1 CFU  | 200 CFU                |
| Fecal coliform, Weekly Avg.    | 9 CFU  | 400 CFU                |
| Chlorine, Daily Max            | 0.50   | 0.50                   |
| pH, Daily Min-Max              | 6.3 – 7.2  | 6.0-9.0                |
| Dissolved Oxygen, Daily Min.   | 2.1  | >2.0                   |

## BUDGET ITEMS

- Ongoing bypass pump rental with United for 3rd and 80 LS
- Guide rail install completed at 3<sup>rd</sup> and 80 LS
- Waiting for additional generator repair quotes from WW Williams
- Received quotes to replace second pump and main panel at 3<sup>rd</sup> and 80 LS
- Approved quote to replace belt press booster pump

## RESOLUTION

WHEREAS, Garden City, Georgia, is required by October 16, 2024, to complete and report to the Georgia Environmental Protection Division of the Georgia Department of Natural Resources, an inventory of its water service lines installed prior to June 1, 1990, in conjunction with the implementation of the Lead and Copper Revision Compliance rules of the Lead Service Line Inventory and Replacement Program associated with the revised United States Environmental Protection Agency Lead and Copper Rule; and,

WHEREAS, in order to obtain such an inventory before the deadline date of October 16, 2024, the City chose to contract with a third-party service provider to provide for the potholing and assessment of its water service lines (the "Contract Work"); and,

WHEREAS, in February 2024, the City disseminated a Request for Proposals with respect to the Contract Work, said Request being posted on the City's website and the Georgia Local Government Access Marketplace Website; and,

WHEREAS, the City's solicitation of proposals followed normal protocol by encouraging responses from small and/or minority business enterprises; and,

WHEREAS, two contractors submitted proposals to the City before the March 14, 2024, bidding deadline, one from APS Recycle, Inc., proposing a project cost of \$425,424.70, and one from Kantex Industries, Inc., proposing a project cost of \$1,318,155.00; and,

WHEREAS, based upon certain factors set forth in the Request for Proposals package including, but not limited to, price, ability, qualifications and experience, work approach, financial strength, and compliance with certain mandatory requirements set forth in the package, the City's consulting engineer, Brennan Jones Engineering Associates, LLC, recommended awarding a

contract for the Contract Work to APS Recycle, Inc., in accordance with the terms and conditions set forth in the contractor's proposal as well as the City's Request for Proposals package;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of Garden City, Georgia, in regular session assembled, that a contract for the performance of the Contract Work be awarded to APS Recycle, Inc., for the amount of \$425,424.70, and that the City Manager, with the advice and counselling of the City Attorney, be authorized to negotiate and execute on behalf of the City, a contract with APS Recycle, Inc., containing the terms and conditions set forth in the contractor's proposal as well as the City's Request for Proposals package, as appropriately fine-tuned by her, and that she be further authorized to execute any other documents which she and the City Attorney deem necessary to further the intent of this Resolution.

Adopted by the City Council of the City of Garden City, Georgia, as well as received and approved by the City's Mayor, this 20th day of May, 2024.

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BRUCE CAMPBELL, Mayor