

A G E N D A
City Council Meeting
Monday, November 1, 2021 – 6:00 p.m.

➤ **OPENING**

- **Call to Order**
- **Invocation by Pastor Dale Simmons, Jasper Springs Baptist Church**
- **Pledge of Allegiance**
- **Roll Call**
- **Garden City Fire Department Sergeant Promotion Ceremony**

➤ **FORMAL PUBLIC COMMENT**

Formal Public Comment – City Council Agenda Protocol

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

➤ **Public Hearings:**

- **FY2022 Proposed Budget:** The City Manager will present the proposed FY2022 Operating and Capital Budget for public comment.
- **Alcoholic Beverage License Manager's Application (Parker's #39 – Rashad Keel):** Receipt of public comment on an alcoholic beverage license application made by Rashad Keel to sell wines, beer and/or malt beverages at Parker's #39, 4219 Augusta Road, Garden City, Georgia.

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 October 18, 2021 Pre-agenda Session Minutes and City Council Meeting Minutes.

➤ **CITY MANAGER'S REPORT**

- Updates and/or announcements

➤ **ITEMS FOR CONSIDERATION**

- **Ordinance, Zoning Text Amendment:** First reading of an request by R. Jonathan Hart, representing Georgia Exports Company for an ordinance to amend the Code of Ordinances of Garden City, Georgia, as amended, by amending Chapter 30, Article I thereof, to add to Section 90-5 the definition of Lumber Logistics and Shipping, and to add Lumber Logistics and Shipping to the Permitted Uses listed in Section 90-47, which use shall be permitted in I-1 zoning districts in Garden City, Georgia, subject to certain conditions.
- **Ordinance, Zoning Map Amendment (CenterPoint Dean Forest LLC):** First reading of an ordinance to amend the Zoning Ordinance and Map of Garden City, Georgia, as amended, to rezone that certain 252.736-acre tract known as lot one (1) of the Southern Region Industrial Realty, Inc., subdivision, in Garden City, Georgia, owned by CenterPoint Dean Forest LLC on Dean Forest Road from its present zoning classification of "I-1" to a "I-2" zoning classification except for a well-defined northwestern portion thereof which shall retain its I-1 zoning classification.
- **Resolution, FY2022 Police Vehicles:** A resolution to authorize the City Manager to sign purchase contracts or purchase orders for five (5) patrol vehicles not to exceed the budgeted amount of \$275,000.
- **Write-off of 2015 Utility Accounts Receivables Deemed Uncollectible:** Consideration by the Mayor and City Council to authorize the write-off of the 2015 utility accounts (bad debt) totaling \$33,633.09 that staff has identified as outside of the statute of limitations of recovery (older than six (6) years) and therefore deemed uncollectible.
- **Manager's Alcoholic Beverage License Application (Parker's #39 – Rashad Keel):** Consideration by the Mayor and City Council to approve an alcoholic beverage license application made by Rashad Keel to sell wines, beer and/or malt beverages at Parker's #39, 4219 Augusta Road, Garden City, Georgia.

➤ **RECEIPT OF INFORMAL PUBLIC COMMENT:**

➤ **Procedure:** In an effort to best manage this section of the meeting, any person that 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.

1. MonaLisa Monroe, President of the Garden City Housing Team

Informal Public Comment – Speaker Protocol

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

➤ **ADJOURN**



City of Garden City
100 Central Avenue, Garden City, Georgia 31405
Phone: 912.966.7777 Fax: 912.966.2735
Email: Occtax@gardencity-ga.gov

MANAGER APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

This form must be completed if manager or other employee operates the business on behalf of the License Applicant. If this is a new manager (change from last year's application) an additional advertising cost fee of \$75.00 made payable to the City of Garden City must accompany this application.

Date Filed: 10/13/2021

For the Year: 2022

Advertising Cost \$75.00

Expires at December 31 of the above year.

Business Information

Business Name: Gregory M. Parker, Inc.

D/B/A/ (if applicable): Parker's #39

Business Address: 4219 Augusta Road, Garden City, GA 31408

Manager Information

Full Name: Rashad D. Keel

Home Address: 1150 Brampton Avenue, Apt. 15 Phone: _____

City: Statesboro State: GA Zip Code: 30458

SSN: 257-41-2219 Date of Birth: 9/17/1982 SSN: 257-41-2219

Ever held a similar license: _____ Year: _____

Brief personal history of applicant:
(Include education, previous jobs, businesses owned, and any place of residence during last five years.)

The Parker Companies, 1150 Brampton Avenue, Apt. 15, Statesboro, GA 30458

Criminal History of Applicant (if any): N/A

Fingerprints of applicant shall be required with the initial application.

List five character references that will vouch for the applicant:

Name	Address
Shaquanda Keel	70 Eagle St., Apt. 101, Savannah, GA 31415
Linda Keel	401 W. Montgomery Crossroad, Apt. F-7, Savannah, GA 31406
Chandra Williams	520 Whistlestop Circle, Statesboro, GA 30461
Joseph Parrish	100 Harley Lane, Apt. 3147, Pooler, GA 31322
Tara Keel	1001 Live Oak Drive, Hinesville, GA 31313

*ALL OF THE FOREGOING INFORMATION IS HEREBY GIVEN AND ALL OF THE FOREGOING STATEMENTS ARE
HEREBY MADE ON OATH, WILLFULLY, KNOWINGLY, AND ABSOLUTELY, AND THE SAME IS AND ARE HEREBY
SWORN TO BE TRUE UNDER PENALTY FOR FALSE SWEARING AS PROVIDED BY LAW.



Applicant's Signature

Sworn to and subscribed before me this
28th day of September, 20 21.



Veronica Johnson
Notary Public



THIS PAGE FOR OFFICE USE ONLY

Application received by: J Bay

RECEIVED

OCT 14 2021

Date:

POLICE DEPARTMENT REVIEW

Fingerprinted by: OK for license JHS Date: 10/14/2021

Separate report submitted to the City Administrator:

J Bay Date: 10/15/2021

Police Chief

Public Hearing held on: November 1, 2021

Date advertised in Savannah Morning News: October 20-22, 2021

Action of Council: Approval Denial

License(s) Issued: _____ Date: _____

MINUTES

City Council Meeting Monday, October 18, 2021 – 6:00 p.m.

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

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

Roll Call

Council Members: Mayor Don Bethune, Councilmember Marcia Daniel, Councilmember Richard Lassiter, Councilmember Natalyn Morris, Councilmember Debbie Ruiz and Councilmember Kim Tice.

Staff Members: Scott Robider, Interim City Manager; James P Gerard, City Attorney; Rhonda Ferrell-Bowles, Finance Director/Clerk of Council; Jon Bayer, Public Works Director; Ben Brengman, IT Director; Pam Sweeney, HR Director; Cliff Ducey, Recreation Director and Captain Joe Papp, GCPD. Absent: Michelle Johnson, Interim Fire Chief and Gil Ballard, Chief of Police.

Presentation: Mayor Bethune presented to Dr. Gordon Baker, President of the Chatham Retired Educators Association a proclamation recognizing November 7, 2021 as Retired Educators Day.

Formal Public Comment

Comprehensive Plan Update: Kait Morano, Planner with the Metropolitan Planning Commission presented the final draft of the Comprehensive Plan Update. She stated that the resolution adopting the update has to be transmitted back to the State by October 31, 2021. She stated that we appreciate Council's support and help with the update.

Public Hearings

PC2119, Zoning Text Amendment: Mayor Bethune opened the public hearing to receive public comment on a request by R. Jonathan Hart, representing Georgia Exports Company for an ordinance to amend the Code of Ordinances of Garden City, Georgia, as amended, by amending Chapter 30, Article I thereof, to add to Section 90-5 the definition of Lumber Logistics and Shipping, and to add Lumber Logistics and Shipping to the Permitted Uses listed in Section 90-47, which use shall be permitted in I-1 zoning districts in Garden City, Georgia, subject to certain conditions.

Interim City Manager gave an overview of the zoning text amendment. He stated that we currently do not have any text for lumber logistics and shipping, which use will be permitted in I-1 zoning districts.

Mr. Brett Bennet, representing Georgia Exports Company, stated that the logs will be coming in on a log truck, off loaded, treated, and then loaded and taken to the Ports to be shipped overseas. The logs are pre-cut to an exact length so they can be loaded into 40 ft. containers.

There being no further speakers, Mayor Bethune closed the public hearing.

PC2120, Zoning Map Amendment: Mayor Bethune opened the public hearing to receive public comment on a request by Greg Coleman, Coleman Company, Inc., to rezone 2305 Highway 80, 0 Highway 80, 2303 Highway 80, 2301 Highway 80, 2207 Highway 80 and 2205 Highway 80 from C-2 to I-1 and C-2.

Interim City Manager stated that the petitioner has requested to withdraw his request from the agenda.

PC2123, Zoning Map Amendment: Mayor Bethune opened the public hearing to receive public comment on a request by Brian C. Hollings, CenterPoint Dean Forest Road, LLC to rezone 0 Dean Forest Road (Travis Field Road) from I-1 to I-1 / I-2.

Interim City Manager stated that this is the CenterPoint Properties Norfolk Southern tract and they are requesting I-1 zoning on the front of the property and I-2 on the back portion. He stated that the I-2 portion will be heavily screened, because they are not allowed to harvest the trees in the wetlands.

There being no further speakers, Mayor Bethune closed the public hearing.

City Council Minutes: Councilmember Lassiter made a motion to approve the October 4, 2021 pre-agenda session minutes and city council meeting minutes along with the October 11, 2021 city council workshop synopsis. The motion was seconded by Councilmember Morris and passed without opposition.

City Manager's Report: Interim City Manager reported on the speed bump installation project. He stated that speeding has been a major problem on Smith Avenue. He stated that speed bumps have been installed on Smith Avenue, which we are using as a proto-type. He stated that we do not have enough police officers to have them there 24/7 to deter speeding. When their shift comes to an end they leave and people go back to speeding. He stated that the speed bumps are there 24/7 to stop the people from speeding. He stated that he has received several calls from residents on Smith Avenue thanking the city for installing the speed bumps. He stated that we had to come up with a plan to reduce speeding in some of the neighborhoods and encouraged Council to talk to their constituents.

Items for Consideration

Second Reading - Ordinance, Zoning Map Amendment: Clerk of Council read the second reading of the heading of an ordinance to amend the Zoning Ordinance and Map of Garden City, Georgia, as amended; to re-zone certain properties owned by Kimberly Simpson as Executor under the Last Will and Testament of Richard Morgan Hicks, Decreased, Linda J. Lax, and Alison J. McNamara, to an "I-1" zoning classification with the exception of any portion of the properties lying within two hundred feet of the northern right-of-way line of Highway 80 which shall be zoned C-2A.

Mayor Bethune called for a motion. Councilmember Ruiz made a motion to adopt the ordinance on the second reading. There being no second to the motion, Councilmember Lassiter made a motion to deny the ordinance on the second reading. The motion was seconded by Councilmember Morris. Mayor Bethune opened the question for discussion.

Interim City Manager stated that the rezoning had been approved by the Planning Commission. He stated that we met with Ms. Hall and we have addressed her concerns. He stated that the petitioner will do all they can to minimize the impact on her property.

Mayor Bethune stated that Councilmember Ruiz and I met with Ms. Hall yesterday and she is okay with some of the trees coming down because they are diseased. He stated that Ms. Hall is looking at selling her property. He stated that the largest part of the property is already zoned I-1.

Councilmember Morris stated that she had spoken with Ms. Hall after the last council meeting and was not aware of any other meetings. She stated that she was opposed to the rezoning after talking with Ms. Hall.

Mayor Bethune stated that the homes on Old Louisville Road will sell contingent on the rezoning change. He stated that the zoning should be changed to accommodate the residents so they will be able to rezone their property to sell. If the zoning is turned down what does that mean to the resident.

Mayor Bethune called the for the vote. He stated that we have a motion by Councilmember Lassiter, seconded by Councilmember Morris to deny the ordinance on the second reading. Clerk of Council took a roll call vote as follows: Councilmember Lassiter and Councilmember Morris voted in favor with Councilmember Daniel, Councilmember Ruiz, Councilmember Tice and Mayor Bethune opposed. Mayor Bethune stated that the motion fails by a four to two vote.

Mayor Bethune asked the City Attorney if the City Council needed to address the first motion on the question by Councilmember Ruiz to adopt the ordinance on the second reading. The City Attorney replied, yes.

Councilmember Lassiter and Councilmember Morris expressed concerns about the meeting not following proper rules and objected to the consideration of voting on the first motion on the question.

The City Attorney explained that debate and/or discussion can be held on the merit of the question on whether the proposed action should be taken or not. He stated that during the debate, other motions may be made.

There being no further debate on the question, Mayor Bethune called for a motion on the adoption of the ordinance. Councilmember Daniel made a motion to adopt the ordinance on the second reading, seconded by Councilmember Tice. Clerk of Council took a roll call vote as follows: Councilmember Daniel, Councilmember Ruiz, Councilmember Tice and Mayor Bethune voted in favor with Councilmember Lassiter and Councilmember Morris opposed. Mayor Bethune stated that motion passes by a four to two vote.

Resolution, Comprehensive Plan Update Adoption: Clerk of Council read the heading of a resolution by the Mayor and Council of Garden City, Georgia, authorizing the adoption of the 2021 Updated Garden City Comprehensive Plan as required by the Georgia Planning Act of 1989.

Councilmember Daniel made a motion to adopt the resolution. The motion was seconded by Councilmember Tice and passed without opposition.

FY2021 PTO Year-End Sell Back Program: Consideration of a request by staff to allow full-time eligible employees the option to sell PTO hours back to the City in the amount of one 40-hour workweek, so long as one (1) workweek of accrued PTO remains for the benefit of the employee.

Councilmember Morris made a motion to approve the PTO Year-End Sell Back Program for fiscal year 2021. The motion was seconded by Councilmember Lassiter and passed without opposition.

Informal Public Comment: Mayor Bethune recognized Ms. Donna Williams to address City Council.

Ms. Williams, 59 Varnedoe Avenue, invited everyone to attend the Trunk or Trick to be held on October 31st from 3:00 p.m. to 5:00 p.m. at the Garden City Gym parking lot. She stated that the Trunk or Trick is a drive thru event.

Adjournment: There being no further items to discuss, Mayor Bethune called for a motion to adjourn the meeting. Councilmember Ruiz made a motion to adjourn the meeting at approximately 6:54 p.m. The motion was seconded by Councilmember Tice and passed without opposition.

*Transcribed & submitted by: Clerk of Council
Accepted & approved by: City Council 11/1/21*

SYNOPSIS

Pre-Agenda Session Monday, October 18, 2021 – 6:00 p.m.

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

Attendees

Council Members: Mayor Don Bethune, Councilmember Marcia Daniel, Councilmember Richard Lassiter, Councilmember Natalyn Morris, Councilmember Debbie Ruiz and Councilmember Kim Tice.

Staff Members: Scott Robider, Interim City Manager; James P Gerard, City Attorney; Rhonda Ferrell-Bowles, Finance Director/Clerk of Council; Jon Bayer, Public Works Director; Ben Brengman, IT Director; Pam Sweeney, HR Director; Cliff Ducey, Recreation Director and Captain Joe Papp, GCPD. Absent: Michelle Johnson, Interim Fire Chief; Gil Ballard, Chief of Police and Jody Jones, Executive Administrative Assistant.

Speakers: Convention Visitors Bureau Members - Warren Boyle, President and Irina Tsoy, Treasurer.

Review of Council Agenda Items: Interim City Manager gave an overview of the council agenda items.

Interim City Manager introduced Ms. Jody Jones, the new executive administrative assistant for the executive and legislative departments.

Interim City Manager provided an update on the proposed infrastructure improvements for the Oaks Subdivision. He stated that we will start with the water/sewer infrastructure work first and then come behind with the paving.

Revenue & Expenditures Report as of 9/30/21: Finance Director stated that all of the funds and bank accounts are performing as expected. There were no questions from City Council.

Convention Visitors Bureau (CVB) FY2022 Proposed Budget Presentation: Ms. Irina Tsoy provided an overview of the CVB's finances for 2021, as well as presented the CVB's proposed budget for fiscal year 2022. She stated that there is a slight increase in the budget for 2022 due to hiring a new part-time Administrative Assistant to assist the Board. Ms. Tsoy and Mr. Boyle updated the City Council on the CVB's activities. He stated that the CVB is planning to hold the Southern Roots Festival in 2022.

There being no further items to discuss, Mayor Bethune and City Council adjourned the pre-agenda session at 5:58 p.m.

*Transcribed & submitted by: Clerk of Council
Accepted & approved by: City Council 11/1/21*

ORDINANCE 2021- 11

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF GARDEN CITY, GEORGIA, AS AMENDED, BY AMENDING CHAPTER 30, ARTICLE 1 THEREOF, TO ADD TO SECTION 90-5 THE DEFINITION OF LUMBER LOGISTICS AND SHIPPING, AND TO ADD LUMBER LOGISTICS AND SHIPPING TO THE PERMITTED USES LISTED IN SECTION 90-47, WHICH USE SHALL BE PERMITTED IN I-1 ZONING DISTRICTS IN GARDEN CITY, GEORGIA, SUBJECT TO CERTAIN CONDITIONS; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

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

Section 1. Chapter 90, Article I, of the Code of Ordinances of Garden City, Georgia, as amended, is hereby amended by adding the definition of "Lumber Logistics and Shipping" to Section 90-5(b) as follows:

"Section 90-5(b). Lumber Logistics and Shipping.

Lumber Logistics and Shipping means the process of receiving, weighing, treating, storing, and maintaining logs that are to be distributed or shipped to out-of-state or out-of-country locations, and loading logs into container units for such transportation and shipping to out-of-state or out-of-country locations.

Section 2. Section 90-47 of the Garden City Code, entitled "Permitted Uses" is hereby amended by adding to Subsection (b), the following as Paragraph ____ of the uses listed therein:

Para. ____ . Lumber Logistics and Shipping--- 1-1

- (a) Lumber Logistics and Shipping shall be limited to whole logs which, when received, have already been cut and trimmed to a size and shape that is reasonably conducive to storage in shipping containers.
- (b) No cutting, sizing, trimming, mulching, or chipping of lumber is permitted under this use.
- (c) Engine-powered loading excavators may be used to move and store lumber on the premises.
- (d) Specialized, suitable equipment shall be used to load whole logs into shipping containers.

- (e) Lumber stored on-site must be treated on site to reduce risk of infestation, and such treatment must use adequate dust, debris, and noise abatement measures. All treatments must meet all applicable USDA, GEC, and Georgia Department of Natural Resources regulations, licensing, and certification requirements.
- (f) Containers may be stored on site, but no more than ____ containers may be stored on site per acre of property.
- (g) All facilities shall maintain on-site firefighting equipment acceptable to the Garden City Fire Marshall.
- (h) The storage containers shall have a maximum height of 8.5 feet, a maximum length of 40 feet, and a maximum width of 8 feet. They shall be setback at least one hundred (100') feet from property lines and screened from view.
- (i) Access to Lumber Logistics and Shipping's operations shall be derived from only a public arterial or collector road.
- (j) On-site traffic shall be limited to an all-weather surfaced area.
- (k) Site development plans drawn to scale shall be submitted and approved by the Planning Commission prior to the issuance of a building permit. Such plans shall include gross acreage, number, type and location of buildings, building heights, open space, setbacks, buffer strips, location of fence and materials of construction, and such other information as may be reasonably required by, and acceptable to the Planning Commission.

Section 3: This ordinance shall be effective as of the date of passage.

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

ADOPTED, this _____ day of November, 2021.

RHONDA FERRELL BOWLES
Clerk of Council

RECEIVED AND APPROVED THIS _____ day of November, 2021.

DON BETHUNE
Mayor

Read first time:

Read second time and passed:

ORDINANCE NO. 2021-12

AN ORDINANCE TO AMEND THE ZONING ORDINANCE AND MAP OF GARDEN CITY, GEORGIA, AS AMENDED, TO REZONE THAT CERTAIN 252.736-ACRE TRACT KNOWN AS LOT ONE (1) OF THE SOUTHERN REGION INDUSTRIAL REALTY, INC., SUBDIVISION, IN GARDEN CITY, GEORGIA, OWNED BY CENTERPOINT DEAN FOREST LLC ON DEAN FOREST ROAD (CHATHAM COUNTY TAX PARCEL NUMBER 60986 01002), FROM ITS PRESENT ZONING CLASSIFICATION OF "I-1" TO A "I-2" ZONING CLASSIFICATION EXCEPT FOR A WELL-DEFINED NORTHWESTERN PORTION THEREOF WHICH SHALL RETAIN ITS I-1 ZONING CLASSIFICATION; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

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

Section 1. The zoning ordinance and zoning map of Garden City, Georgia, as amended, are amended so that certain 252.736-acre tract known as Lot One (1) of the Southern Region Industrial Realty, Inc., Subdivision in Garden City, Georgia, owned by CenterPoint Dean Forest LLC on Dean Forest Road (said 252.736-acre tract having a Chatham County, Georgia, Tax Parcel Number of 60986 01002) and being more particularly described in the attached Exhibit "A" and shown on the plat of survey attached hereto as Exhibit "B") is rezoned from its present "I-1" zoning classification to a zoning classification of "I-2" excepting a northwestern portion of said tract shown and described by metes, bounds, courses, and distances, on the plat of survey which is attached hereto as Exhibit "C" which shall retain its "I-1" zoning classification.

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

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

ADOPTED this 1st day of November, 2021.

RHONDA FERRELL-BOWLES, Clerk of Council

RECEIVED AND APPROVED this the 1st day of November, 2021.

DON BETHUNE, Mayor

Read first time:

Read second time and approved:

EXHIBIT "A"

Legal Description

PROPERTY DESCRIPTION

LOT NO. 1

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE 7TH G.M. DISTRICT, CHATHAM COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AND BEGINNING AT AN IRON PIPE AT THE INTERSECTION OF THE EASTERN RIGHT OF WAY LINE OF DEAN FOREST ROAD/HIGHWAY 307 AND THE SOUTHERN RIGHT OF WAY LINE OF THE SAVANNAH AND ATLANTA RAILWAY HAVING GEORGIA STATE PLANE COORDINATES N774,202.604, E960,740.922; THENCE ALONG THE SOUTHERN RIGHT OF WAY LINE OF THE SAVANNAH AND ATLANTA RAILWAY S 24°42'16" E A DISTANCE OF 1180.15 FEET TO A CONCRETE MONUMENT HAVING GEORGIA STATE PLANE COORDINATES N773,130.467, E961,234.153; THENCE ALONG SAID RIGHT OF WAY LINE N 87°46'44" E A DISTANCE OF 54.10 FEET TO A CONCRETE MONUMENT; THENCE ALONG SAID RIGHT OF WAY LINE S 24°42'16" E A DISTANCE OF 2038.96 FEET TO AN IRON PIPE ON THE NORTHERN RIGHT OF WAY LINE OF THE PIPEMAKERS CANAL; THENCE ALONG THE NORTHERN RIGHT OF WAY LINE OF THE PIPEMAKERS CANAL S 37°20'44" W A DISTANCE OF 29.80 FEET TO AN IRON PIPE; THENCE ALONG SAID RIGHT OF WAY LINE S 37°25'57" W A DISTANCE OF 515.34 FEET TO AN IRON PIPE; THENCE ALONG SAID RIGHT OF WAY LINE S 37°49'11" W A DISTANCE OF 1000.02 FEET TO AN IRON PIPE; THENCE S 36°39'09" W A DISTANCE OF 641.23 FEET TO AN IRON PIPE; THENCE S 82°02'43" W A DISTANCE OF 14.05 FEET TO AN IRON PIPE; THENCE S 36°39'09" W A DISTANCE OF 12.23 FEET TO AN IRON PIPE; THENCE S 21°15'00" E A DISTANCE OF 11.80 FEET TO A CONCRETE MONUMENT; THENCE S 36°39'09" W A DISTANCE OF 280.60 FEET TO AN IRON PIPE; THENCE WITH THE ARC OF A CURVE TURNING TO THE LEFT, HAVING AN ARC LENGTH OF 258.31 FEET, A RADIUS OF 581.17 FEET, A CHORD LENGTH OF 256.19 FEET, AND A CHORD BEARING S 24°41'10" W TO AN IRON PIPE; THENCE DEPARTING SAID RIGHT OF WAY LINE S 57°00'01" W A DISTANCE OF 161.29 FEET TO AN IRON PIPE; THENCE N 86°12'29" W A DISTANCE OF 620.48 FEET TO AN IRON PIPE; THENCE N 02°15'44" E A DISTANCE OF 796.46 FEET TO AN IRON PIPE; THENCE N 60°36'04" E A DISTANCE OF 392.95 FEET TO A CONCRETE MONUMENT; THENCE N 29°23'56" W A DISTANCE OF 345.00 FEET TO A CONCRETE MONUMENT; THENCE S 60°36'04" W A DISTANCE OF 250.00 FEET TO A CONCRETE MONUMENT; THENCE N 29°23'56" W A DISTANCE OF 23.00 FEET TO A CONCRETE MONUMENT; THENCE WITH THE ARC OF A CURVE TURNING TO THE RIGHT, HAVING AN ARC LENGTH OF 735.99 FEET, A RADIUS OF 715.00 FEET, A CHORD LENGTH OF 703.92 FEET, AND A CHORD BEARING S 88°45'54" W TO AN IRON PIPE; THENCE N 60°51'16" W A DISTANCE OF 809.86 FEET TO A CONCRETE MONUMENT; THENCE N 45°10'40" W A DISTANCE OF 600.51 FEET TO AN IRON PIPE ON THE EASTERN RIGHT OF WAY LINE OF DEAN FOREST ROAD/HIGHWAY 307; THENCE ALONG THE EASTERN RIGHT OF WAY LINE OF DEAN FOREST ROAD/HIGHWAY 307 WITH THE ARC OF A CURVE TURNING TO THE RIGHT, HAVING AN ARC LENGTH OF 871.83 FEET, A RADIUS OF 5654.40 FEET, A CHORD LENGTH OF 870.96 FEET, AND A CHORD BEARING N 35°23'31" E TO AN IRON PIPE; THENCE ALONG SAID RIGHT OF WAY LINE N 39°48'32" E A DISTANCE OF 664.13 FEET TO A CONCRETE MONUMENT; THENCE DEPARTING SAID RIGHT OF WAY LINE S 50°08'40" E A DISTANCE OF 380.00 FEET TO A CONCRETE MONUMENT; THENCE N 39°48'32" E A DISTANCE OF 700.00 FEET TO A CONCRETE MONUMENT; THENCE N 50°08'40" W A DISTANCE OF 380.00 FEET TO A CONCRETE MONUMENT ON THE EASTERN RIGHT OF WAY LINE OF DEAN FOREST ROAD/HIGHWAY 307; THENCE ALONG THE EASTERN RIGHT OF WAY LINE OF DEAN FOREST ROAD/ HIGHWAY 307 N 39°48'32" E A DISTANCE OF 987.45 FEET TO AN IRON PIPE; THENCE ALONG SAID RIGHT OF WAY LINE WITH THE ARC OF A CURVE TURNING TO THE RIGHT, HAVING AN ARC LENGTH OF 770.71 FEET, A

RADIUS OF 2799.81 FEET, A CHORD LENGTH OF 768.28 FEET, AND A CHORD BEARING N 47°29'07" E TO AN IRON PIPE; THENCE ALONG SAID RIGHT OF WAY LINE S 34°37'42" E A DISTANCE OF 40.00 FEET TO A TO AN IRON PIPE; THENCE ALONG SAID RIGHT OF WAY LINE N 55°40'17" E A DISTANCE OF 28.90 FEET TO A TO AN IRON PIPE; THENCE ALONG SAID RIGHT OF WAY LINE N 34°01'42" W A DISTANCE OF 40.00 FEET TO A TO A CONCRETE MONUMENT; THENCE ALONG SAID RIGHT OF WAY LINE WITH THE ARC OF A CURVE TURNING TO THE RIGHT, HAVING AN ARC LENGTH OF 136.32 FEET, A RADIUS OF 2799.81 FEET, A CHORD LENGTH OF 136.31 FEET, AND A CHORD BEARING N 57°21'58" E TO A CONCRETE MONUMENT; THENCE ALONG SAID RIGHT OF WAY LINE N 58°57'32" E A DISTANCE OF 39.59 FEET TO A TO AN IRON PIPE; THENCE ALONG SAID RIGHT OF WAY LINE S 31°02'38" E A DISTANCE OF 19.00 FEET TO AN IRON PIPE; THENCE ALONG SAID RIGHT OF WAY LINE S 32°16'24" E A DISTANCE OF 24.62 FEET TO AN IRON PIPE; THENCE ALONG SAID RIGHT OF WAY LINE N 58°57'23" E A DISTANCE OF 35.42 FEET TO AN IRON PIPE; THENCE ALONG SAID RIGHT OF WAY LINE N 03°06'07" W A DISTANCE OF 27.86 FEET TO AN IRON PIPE; THENCE ALONG SAID RIGHT OF WAY LINE N 31°02'38" W A DISTANCE OF 19.00 FEET TO AN IRON PIPE; THENCE ALONG SAID RIGHT OF WAY LINE N 58°57'32" E A DISTANCE OF 51.55 FEET TO AN IRON PIPE, THE SAID POINT OF BEGINNING, HAVING AN AREA OF 11,009,163 SQUARE FEET OR 252.736 ACRES. ALSO SHOWN ON RAILWAY DRAWING RD-2021-15.

EXHIBIT "B"

Survey

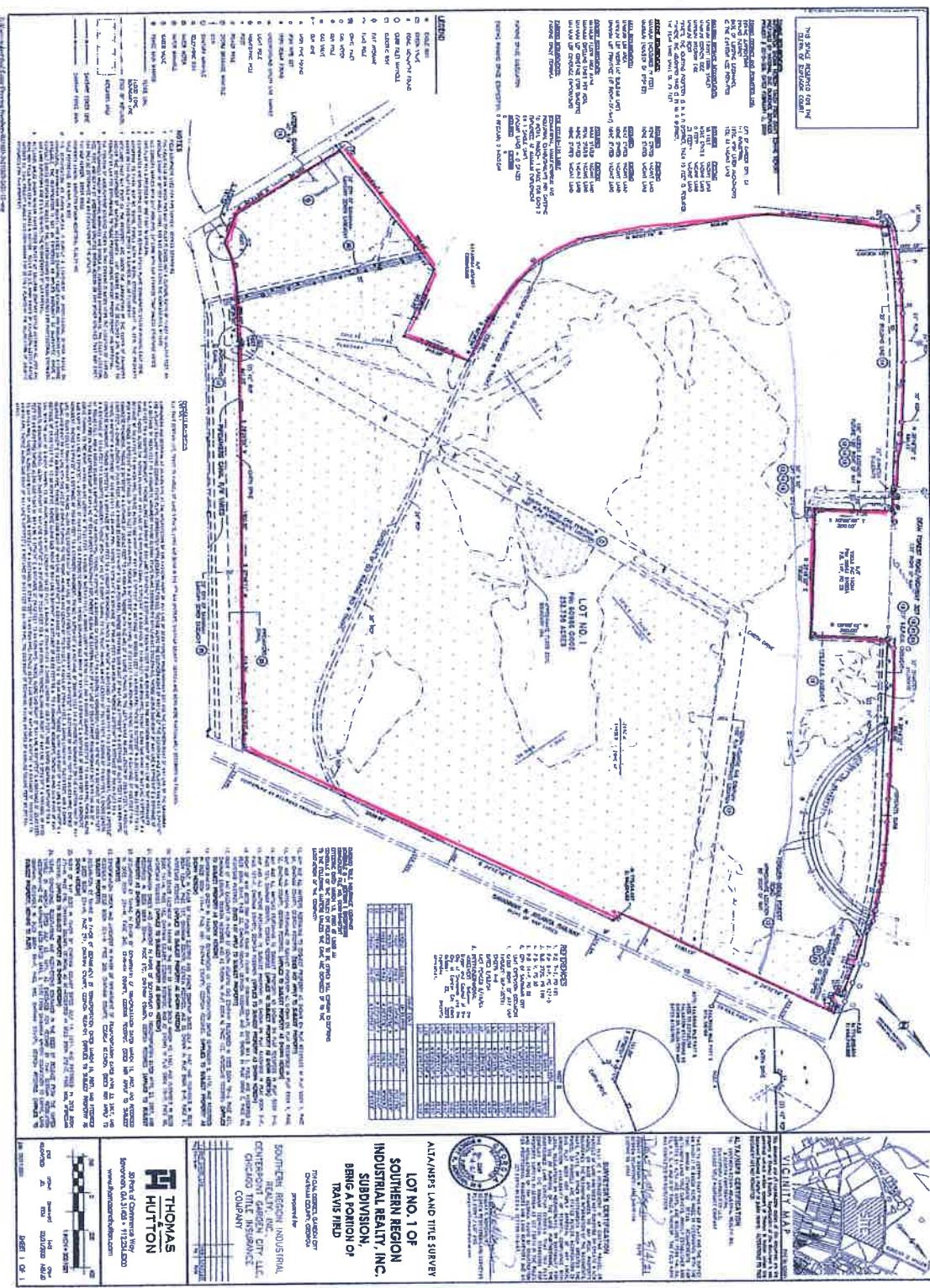
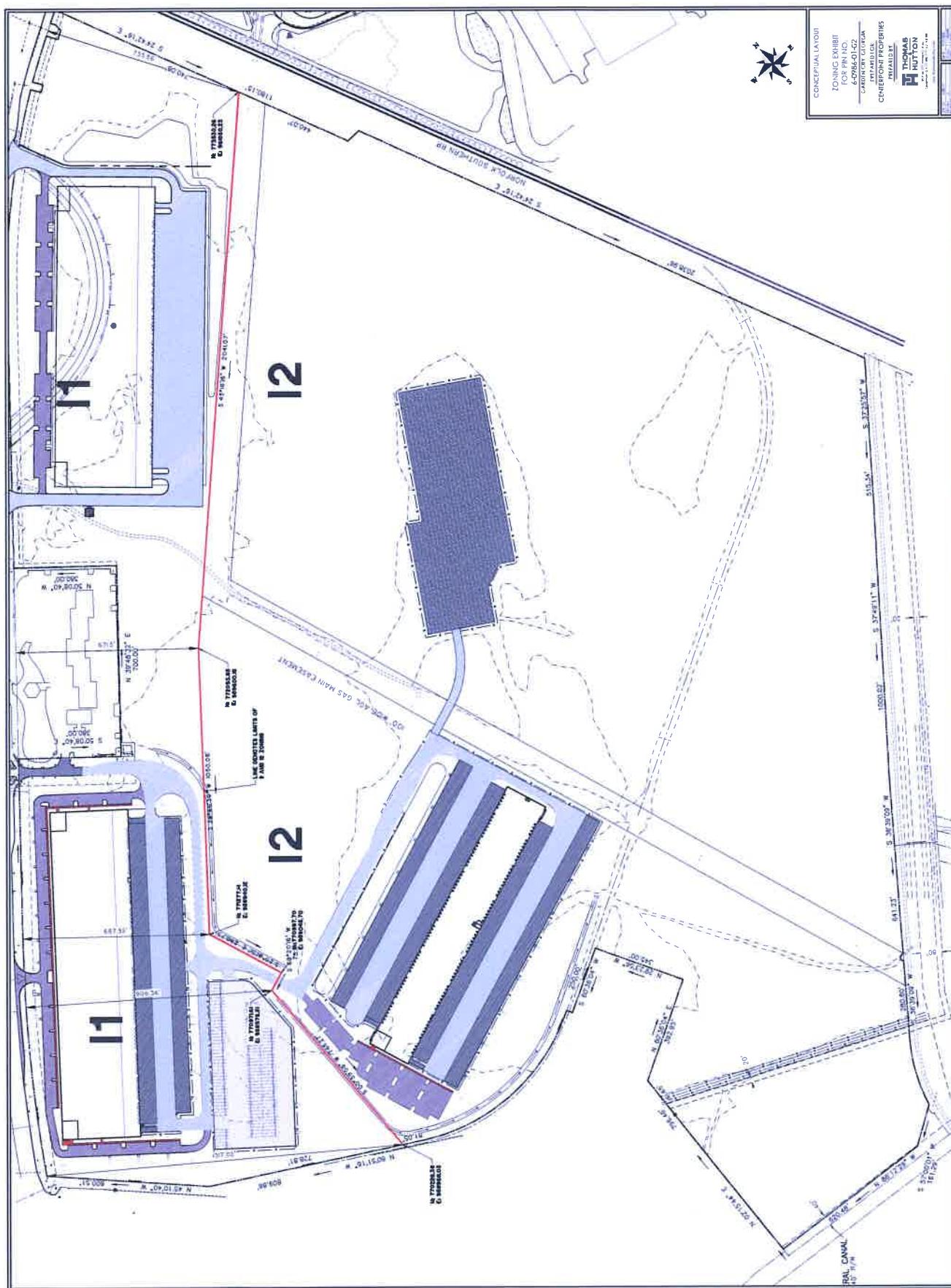


EXHIBIT "C"



GARDEN CITY RESOLUTION

WHEREAS, the City's Police Department is in the need of purchasing five (5) patrol vehicles to replace vehicles which have recently been permanently taken out of service as a result of either recurring mechanical problems or damage sustained in a number of vehicular accidents; and,

WHEREAS, the purchasing of the five (5) patrol vehicles is essential in meeting the public safety needs of the residents of the City as well as the job safety needs of the City's police officers; and,

WHEREAS, funding for the patrol vehicles is available from the FY2022 budget for the City's Police Department which has allocated the amount of \$275,000.00 for such purpose;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of Garden City, Georgia, that the City Manager be authorized to sign purchase contracts or purchase orders for five (5) police patrol vehicles collectively not exceeding the amount of \$275,000.00 after the Chief of Police has solicited bids for the purchase of such vehicles and has selected the lowest and most responsible sales proposal(s) with sales price(s) being within the range of pricing set forth in the Georgia Mandatory Statewide Contract for police vehicles established by the State Purchasing Division of the Georgia Department of Administrative Services.

BE IT FURTHER RESOLVED by the City Council of Garden City, Georgia, that the funding for the five (5) patrol vehicles come from the FY2022 SPLOST Fund, said funding not to exceed the budgeted amount of \$275,000.00.

ADOPTED AND APPROVED this 1st day of November, 2021.

RHONDA FERRELL-BOWLES, Clerk of Council

RECEIVED AND APPROVED this 1st day of November, 2021.

DON BETHUNE, Mayor