

AGENDA

Board of Zoning Appeals / Planning Commission Meeting
Tuesday, January 10, 2023 - 6:00pm

Pre-agenda @ 5:00pm

- ☒ **Call to Order**
- ☒ **Invocation**
 - Rev. Dr. Mark Giuliano
- ☒ **Roll Call**
- ☒ **Approval of Agenda – January 10, 2023**
- ☒ **Approval of Board of Zoning Appeals/Planning Commission Minutes**
 - December 13, 2022
- ☒ **Zoning Appeals**
 - PC2245: Brian C. Hollings request a variance of Anderson Avenue of Article II Section 90.47, Use 100 to reduce the setback from 350' to 180' for container storage. PIN 60022 01004; PIN 60022 01005; PIN 60021 01001; PIN 60021 01003; PIN 60021 01004; PIN 60021 01005; PIN 60021 01006; PIN 60021 01002
- ☒ **Adjournment**
- ☒ **Planning Commission**
 - PC2243: Brian C. Hollings request a general development plan review of Anderson Avenue; PIN 60022 01004; PIN 60022 01005; PIN 60021 01001; PIN 60021 01003; PIN 60021 01004; PIN 60021 01005; PIN 60021 01006; PIN 60021 01002.
- ☒ **Adjournment**

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

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

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

- (1) All public hearings conducted by the Consolidated Board of Zoning Appeals/Planning Commission on matters referred to it shall be called to order by the presiding officer.
- (2) The presiding officer shall open the hearing by stating the specific zoning matter being considered at the public hearing, and shall explain the procedures to be followed in the conduct of the hearing and further stating that printed copies of the adopted standards governing the exercise of the zoning powers of the Board of Zoning Appeals and Planning Commission, and the procedures governing hearings before the Board are available to the public.
- (3) The presiding officer shall determine the number of attendees who desire to testify or present evidence at the hearing.
- (4) When there is a large number of individuals wishing to testify at a hearing, the presiding officer may invoke time limits on individual speakers. In such cases, these time limits shall apply to all speakers. Proponents, including the petitioner or the petitioner's agent requesting the zoning decision, shall have no less than ten (10) minutes for the presentation of data, evidence, and expert opinions; opponents of the proposed decision shall have an equal minimum period of time. The presiding officer may grant additional time; provided, however, an equal period of time shall be granted both sides.
- (5) The petitioner requesting the proposed decision, or the petitioner's agent, shall be recognized first and shall be permitted to present and explain the request for the decision. Thereafter, all individuals who so desire shall be permitted to speak in favor of the matter.
- (6) After all individuals have had an opportunity to speak in accordance with subparagraph (5) above, those individuals present at the public hearing who wish to speak in opposition to the proposed decision shall have an opportunity to speak.
- (7) Once all parties have concluded their testimony, the presiding officer shall adjourn the public hearing.

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

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

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

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

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

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

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

III. Powers and Duties of the Planning Commission.

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

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

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

Procedures for Conducting Public Hearings on Proposed Zoning Decisions:

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

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

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

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

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

Board of Zoning Appeals/Planning Commission
December 13, 2022 - 6:00PM

Opening: Vice-Chair Perry welcomed everyone and called the meeting to order.

Roll Call: Michael Bruner, Nancy Cox, Gary Monroe, Charles Orrel and Misty Selph were present. Billy Jackson and Jeff Ashley were absent.

Staff: Denise Grabowski (Planning Manager, Consultant), Tonya Roper (Permitting and Inspections Coordinator), and Jonathan Trego (Code Enforcement Officer).

Visitors: Enclosed

Vice Chair Perry asked for questions or comments for the December 13, 2022 agenda; being none Vice-Chair Perry called for a motion of approval for the December 13, 2022 agenda. Commissioner Selph made a motion to approve. Commissioner Cox seconded the motion; vote passed (6-0) without opposition.

Vice-Chair Perry asked for questions or comments for the November 8, 2022 minutes; being none Vice-Chair Perry called for a motion to approve the Board of Zoning Appeals/Planning Commission November 8, 2022 minutes. Commissioner Perry made a motion to approve. Commissioner Bruner seconded the motion; vote passed (6-0) without opposition.

Board of Zoning Appeals

PC2242: Frankie L. Smith, True Vine World Harvest Ministries, request to establish a use as a daycare, kindergarten and childcare center at 5224 Augusta Road. PIN 60002 02053

Denise Grabowski; gave an overview of the project and the staff recommendation (approval).

Frankie L Smith, Pastor of the Church and applicant, gave an overview of the proposal, with a focus on how this use would be daycare more affordable and obtainable.

Misty Selph spoke in support from her perspective as an educator.

Vice-Chair Perry asked about licensing for the daycare.

Frankie L Smith confirmed it would go through State licensure.

Vice-Chair Perry asked about total capacity.

Frankie L. Smith estimated in the total capacity can be in the 45-75 pax range.

Commissioner Orrell made positive comments about the size and future potential of the site.

Commissioner Monroe made positive comments about the applicant's history, character, and Church operations.

Vice-Chair Perry opened the floor for additional questions and opened the floor for public comment. There were no public comments.

Commissioner Selph made a motion to approve, Commissioner Bruner seconded the motion. The motion passed (6-0) with no opposition.

Vice-Chair Perry called for a motion to adjourn. Commissioner Selph made a motion to adjourn; Commissioner Cox seconded the motion; vote passes (6-0) without opposition.

Planning Commission

PC2244: City of Garden City request an ordinance to amend the zoning ordinance of Garden City Georgia, as amended, to amend Section 90-5. Definitions; Section 90-17. Screening for commercial or industrial uses adjacent to residential district; Section 90-18. Temporary business offices; Section 90-43. Designation of P districts; Section 90-47. Permitted Uses; Section 90-96. Walls and fences; Section 90-261. Planting strips; Section 90-262. Buffers and other Sections of Chapter 90 as related; to repeal all ordinances in conflict therewith; to provide an effective date; and for other purposes.

Denise Grabowski; gave an overview of the proposed ordinance modifications page by page for the Commission and the staff recommendation (approval).

Commissioner Selph asked about commercial to residential buffer requirements.

Denise Grabowski asked what her thoughts are on an increase from 25' to 50' and provided additional information about the zoning changes.

Commissioner Selph asked about the potential for berms.

Denise Grabowski said at this point berms will not be a requirement as it can cause a damage to vegetation and local trees.

Commissioner Selph asked about the fence height in reference to container storage.

Denise Grabowski said that container yards and certain uses can have additional requirements over the base buffer/screening requirements that are required simply based on zoning district.

Commissioner Selph asked if a buffer would include a fence.

Denise Grabowski said yes buffers can include both vegetation and fencing working together.

Vice-Chair Perry asked if the Board has additional comments or questions regarding this item.

Commissioner Monroe spoke about the overall language of the changes and the focus of protecting residential from industrial and asked Denise Grabowski if there were any plans to change the zoning of the farmer's market.

Denise Grabowski said no such changes to the zoning map are proposed.

Commissioner Monroe spoke about the issue with policies that can piggyback into other events down the line and effect future development. He spoke about the comp plan and various changes to it going back to the 2008 draft. He continued to speak about the importance of the gateways to Garden City. He spoke about the historical and tourism aspects of the State Farmers Market, and how we have the only State Farmers Market in Chatham County.

Commissioner Selph said she feels overall these zoning ordinance changes are positive changes for the City as a whole.

Commissioner Monroe agreed.

Vice-Chair Perry opened the floor for public comment.

Kenneth Mack stated he lives at 4118 7th St and spoke in opposition to a container yard.

Commissioner Selph encouraged him to speak of his concerns to City Council.

Vice-Chair Perry asked if there are additional public comments at this time.

Bonnie L Young, stated that she lives at 4120 4th St and spoke in opposition and said the board should focus on items that will benefit the neighborhood.

Vice-Chair Perry asked if there are additional public comments at this time.

Tammie Holeman states that she owns a dry-cleaning business near the farmer's market and is concerned about traffic and road installation plans.

Vice-Chair Perry asked if there are additional public comments at this time.

Commissioner Monroe asked Denise if she is aware of an investors meeting regarding the farmer's market, and then proceeds to ask Councilman Morris in the audience and Tonya Roper. Nobody asked was aware of such an investor's meeting.

Vice-Chair Perry asked if there was anything further at this time, and then requested a motion.

Commissioner Selph made a motion to approve, Commissioner Bruner seconded. The motion passed (6-0) with no opposition.

Commissioner Selph made a motion to adjourn, Commissioner Cox seconded, the motion passed (6-0) with no opposition.

Respectfully Submitted,
Jonathan R. Trego

City of Garden City Variance Application



Development Information

Development Name (If applicable)

Property Address

Current Zoning	Current Use
Parcel ID	Total Site Acreage

Section of the zoning code from which you are seeking a variance:

Describe the variance request you are requesting.

Would denial of this request create practical difficulty or an unnecessary hardship?

Does the property have extraordinary and exceptional conditions because of its size, shape or topography?

Are the conditions of the property unique to this piece of property?

Would approval of this variance request cause any detriment to adjoining properties or the community?

Please provide any additional information that you deem relevant.

City of Garden City Variance Application



Applicant Information

Owner	
Name	Address
Phone	Email

Nature of Ownership Interest

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

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

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

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

Authorized Agent (Requires Authorized Agent Form)	
<input type="checkbox"/> Check here to receive staff review comments via email	
Company Name	Contact (Individual Name)
Phone	Email

Campaign Contribution

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

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

Print Name

Signature

Date

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



MEMORANDUM

To: City of Garden City Board of Appeals
From: Denise R. Grabowski, AICP, LEED AP, Planning Manager Consultant
Date: January 6, 2023 (REVISED; Original date, January 5, 2023)
Re: PC2245 – CenterPoint Industrial Market

Application Type	Variance
Case Number	PC2245
Applicant	CenterPoint Properties
Name of Project	CenterPoint Industrial Market
Property Address	Anderson Avenue (Alfred Street)
Parcel IDs	60022-01004, 60022-01005, 60021-010001, 60021-01002, 60021-01003, 60021-01004, 60021-01005, 60021-01006
Area of Property	68.18 acres
Current Zoning	I-2
Proposed Land Use	Class A Warehouse and container yard

GENERAL INFORMATION

Project Description: The applicant is proposing to develop the property for a Class A warehouse and container yard. The requested variance pertains to the use as a container yard.

Variance Request: The applicant is requesting a variance from a portion of Section 90-47, Use (100), b., which states “Storage of containers or container trailers is not permitted within 350 feet of the boundary adjacent to any property zoned Residential (R) and within 50 feet otherwise.” The variance request is to reduce the required 350-foot setback to 180 feet.

The attached exhibit illustrates the setback as required by the ordinance in red and the setback as requested by the applicant in blue. The spaces gained/lost by the two setback provisions are highlighted in yellow.

01/06/23 Revision – The previous report did not include the full parcel IDs; the complete parcel IDs are now included in the project information listed above.

Background / Additional Context: The property is zoned I-2, which allows for the development of warehouses and container yards by right. The specific provisions for container storage, as specified in Section 90-47 of the Zoning Code, are provided below.

Use (100) -*Container storage, container trailer storage yard or container repair shop:*

- a. Containers shall not be stacked more than three high. Container trailers shall not be stacked more than 25 feet in height.
- b. Storage of containers or container trailers is not permitted within 350 feet of the boundary adjacent to any property zoned Residential (R) and within 50 feet otherwise. They shall further not be stacked within 50 feet of any power line or public road. In addition, containers or container trailers stacked in the yard shall not be visible above the tree line from adjacent residential neighborhoods.
- c. Containers will be stacked in a "pyramid" appearance along the front of the site. Corner lots shall be treated as having two front property lines. The initial row shall not exceed one container in height, with such successive interior row gaining one container in height to a maximum of three containers in height. For the sides beyond the front area, the "pyramid" appearance shall not be required.
- d. If containers or container trailers are to be stacked, a stacking plan must be approved by the city manager. Such plan shall, at a minimum, show the location of all abutting streets and sidewalks, all internal travel-ways, a stacking schedule, and the proposed maximum stacking height, and shall indicate how it meets all of the requirements of this Code Section.
- e. Container yard light fixtures installed after May 7, 2012, shall be a type that minimizes fugitive light scatter and shall be directed into the container yard away from neighborhoods. In addition, yard light fixtures installed after May 7, 2012, shall not be visible above the tree line from adjacent residential neighborhoods.
- f. Container storage yards and container trailer storage yards shall have a improved surface of gravel or limestone crusher run paving with a minimum thickness of six inches and with a 95 percent compacted subgrade.
- g. Driveways and approaches (areas of ingress/egress to and from public rights-of way) shall be constructed to a minimum design of eight inches of 4,000 PSI concrete reinforced with No. 4 rebar at 18 inches O.C. on an eight-inch compacted limestone or crushed concrete base on a subbase compacted to 98 percent standard proctor density. Driveway width and radii shall be such that a tractor-trailer combination can enter and exit the facility without running over curbs. Turns into or departing the facility must be made from and to a single lane.
- h. On-site stormwater detention and drainage shall be governed by the city's stormwater management ordinances.
- i. Traffic generated by such use shall be channeled and controlled in a manner that will mitigate any congestion on public streets, increased safety hazard or cause additional traffic through residential areas. Vehicular access points shall be limited, shall create a minimum of conflict with traffic movements, and shall be subject to the approval of the public works and police departments. Vehicular ingress lanes shall be large enough to accommodate peak use on the same lot without requiring the stopping or waiting of vehicles on public rights-of-way.
- j. Hours of operation. Hours of operation for container and chassis yards are limited. Facilities shall only operate during the hours of 6:00 a.m. to 9:00 p.m. and no overnight facilities shall be allowed on the premises.

- k. All noise shall be muffled so as not to be objectionable due to intermittence, beat frequency, or shrillness.
- l. The property owner shall provide screening along the frontage of the site and along the side yards as required by the city's landscaping ordinance.
- m. The property owner shall provide a 20-foot high natural screen along the length of any boundary line of the property which abuts either a public street or a zoning district permitting residential uses. This will be accomplished by either: (1) leaving in place existing trees, vegetation, underbrush, etc., to provide a thorough, continuous and effective opaque visual screening of the shipping container development, or (2) developing a screening plan that shall be approved by the city manager that includes a combination of trees, shrubs, and ground cover that after three years will be at least 20 feet in height and creates a continuous visual screen.
- n. Variances from the requirements of this Code Section may be granted for good and sufficient cause by the board of appeals upon a determination that the failure to grant the variance would result in exceptional hardship, and that the granting of a variance would not pose a threat to public safety or create a nuisance.

FINDINGS

In conformance with the City of Garden City Zoning Ordinance Section 90-213, the board of zoning appeals may authorize a variance based on the following criteria:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.
Comment: The subject property is approximately 68 acres and although the shape is not a conventionally shaped rectangle and the property includes some wetlands, the shape and existing conditions of the property are not extraordinary in limiting the development potential of the property.
2. The application of this chapter to this particular piece of property would create practical difficulty or unnecessary hardship.
Comment: The application of the 350-foot setback requirement would impact approximately 52 of the proposed trailer spaces, as follows:
 - 32 spaces adjacent to the warehouse
 - 20 spaces in the storage yard to the east of the warehouse
3. Such conditions are peculiar to the particular piece of property involved.
Comment: This property consists of eight parcels which have been combined, leading to the unusual shape of the property.

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of this chapter.

Comment: The property zoned R-1 is owned by the City of Garden City and is in active development for a new recreation complex. The properties zoned R-2 are part of the Rossignol Hill community, a predominantly residential neighborhood.

RECOMMENDATION

The City of Garden City is in the process of developing the R-1 property for a recreation complex; therefore, this property will not be developed for residential purposes. The area zoned R-2 and part of the Rossignol Hill community is part of an existing neighborhood and will likely remain as residential use. Therefore, staff recommends **approval** of the variance request for the area adjacent to the R-1 zoning and **denial** of the variance request for the area adjacent to the R-2 zoning.



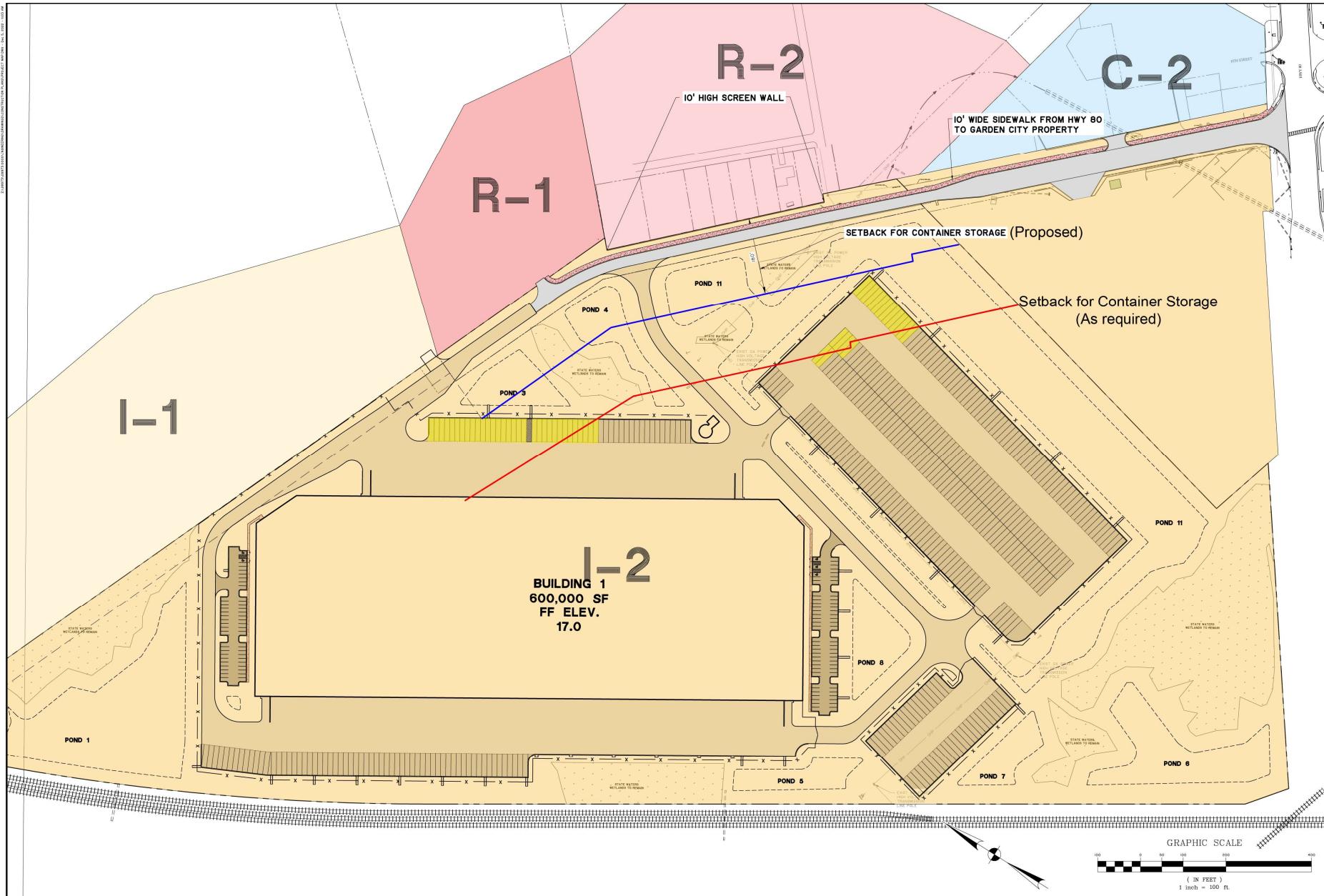
CENTERPOINT
INDUSTRIAL MARKET



THOMAS
&
HUTTON

50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300

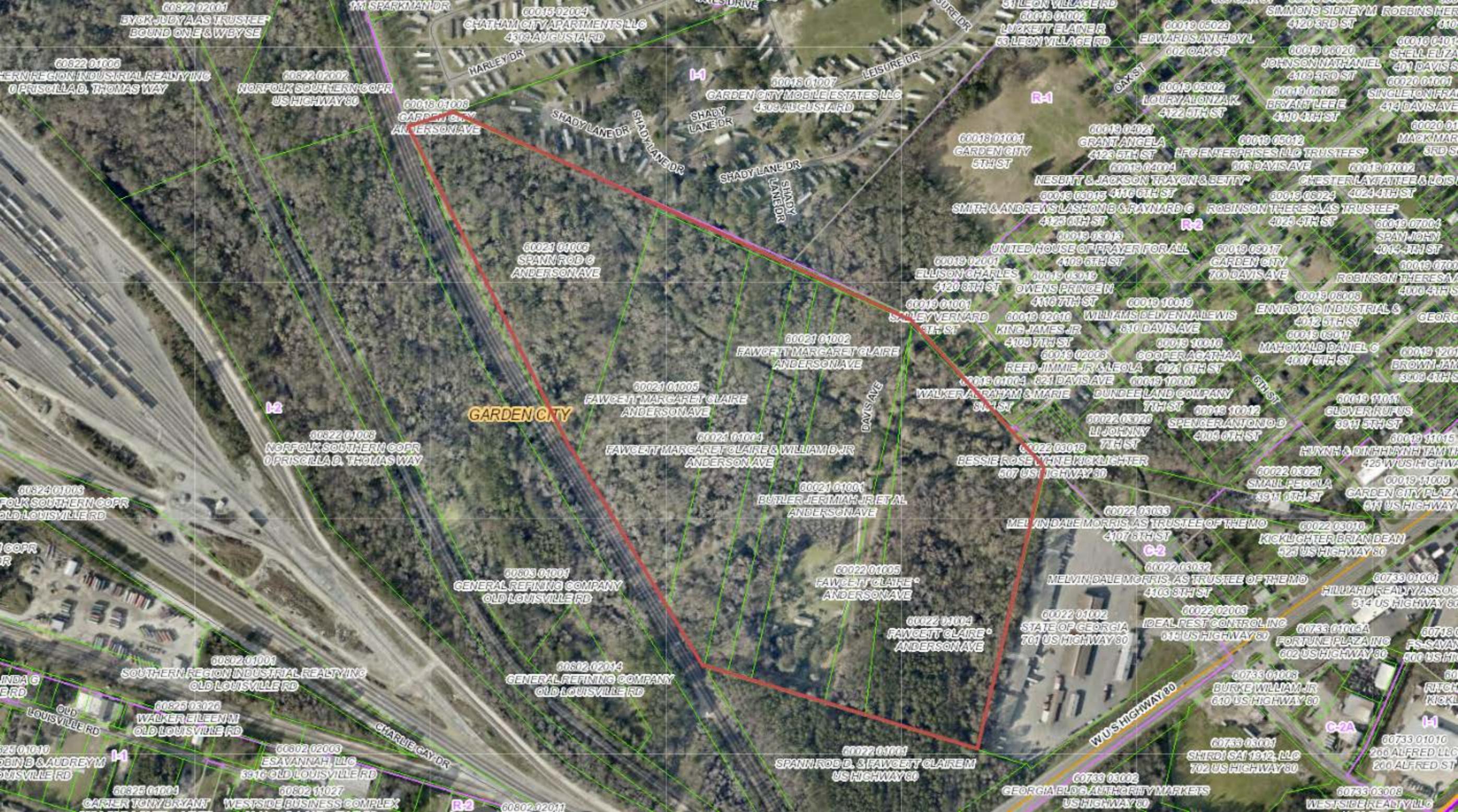
www.thomasandhutton.com



THOMAS
HUTTON
 50 Park of Commerce Way, Suite 5000
 www.thomasandhutton.com

CENTERPOINT PROPERTIES
 GARDEN CITY, GEORGIA
 ENTRANCE ROAD
 PROJECT MAP

G1



City of Garden Site Plan Application



Development Information

Development Name		
Property Address		
Phased development?		If yes, indicate proposed number of phases:
<input type="checkbox"/> Yes <input type="checkbox"/> No		
Parcel ID	Total Site Acreage	Zoning
Project Description		
Water Supply		Sewage Disposal
<input type="checkbox"/> Public <input type="checkbox"/> Private		<input type="checkbox"/> Public <input type="checkbox"/> Private

Applicant Information

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

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

Print Name

Signature

Date

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



MEMORANDUM

To: City of Garden City Planning Commission
From: Denise R. Grabowski, AICP, LEED AP, Planning Manager Consultant
Date: January 6, 2023 (REVISED; Original date, January 5, 2023)
Re: PC2243 – CenterPoint Industrial Market

Application Type	General Development Plan
Case Number	PC2243
Applicant	CenterPoint Properties
Name of Project	CenterPoint Industrial Market
Property Address	Anderson Avenue (Alfred Street)
Parcel IDs	60022-01004, 60022-01005, 60021-010001, 60021-01002, 60021-01003, 60021-01004, 60021-01005, 60021-01006
Area of Property	68.18 acres
Current Zoning	I-2
Proposed Land Use	Class A Warehouse and container yard

GENERAL INFORMATION

Project Description: The applicant is proposing to develop the property for a Class A warehouse and container yard. The warehouse is approximately 600,000 square feet, including 7,500 square feet of office space. The warehouse includes \pm 134 dock doors and \pm 4 drive in doors.

The warehouse and associated container yard provide \pm 447 trailer spaces on the property. Approximately 136 vehicular parking spaces are provided adjacent to the warehouse and office space.

The legal name of the unopened right-of-way providing access to the property is Anderson Avenue; this is also the address location provided by Chatham County. However, the existing street is known as Alfred Street.

01/06/23 Revision – The previous report did not include the full parcel IDs; the complete parcel IDs are now included in the project information listed above.

Background / Additional Context: The property is zoned I-2, which allows for the development of warehouses and container yards by right. The specific provisions for each use, as specified in Section 90-47 of the Zoning Code, are provided below.

Use (86) – *Wholesaling and warehousing*: Outside storage of goods and materials shall only be permitted within accessory storage yards, which storage yards shall comply with the requirements for storage yards set forth in this section.

Use (100) -*Container storage, container trailer storage yard or container repair shop*:

- a. Containers shall not be stacked more than three high. Container trailers shall not be stacked more than 25 feet in height.
- b. Storage of containers or container trailers is not permitted within 350 feet of the boundary adjacent to any property zoned Residential (R) and within 50 feet otherwise. They shall further not be stacked within 50 feet of any power line or public road. In addition, containers or container trailers stacked in the yard shall not be visible above the tree line from adjacent residential neighborhoods.
- c. Containers will be stacked in a "pyramid" appearance along the front of the site. Corner lots shall be treated as having two front property lines. The initial row shall not exceed one container in height, with such successive interior row gaining one container in height to a maximum of three containers in height. For the sides beyond the front area, the "pyramid" appearance shall not be required.
- d. If containers or container trailers are to be stacked, a stacking plan must be approved by the city manager. Such plan shall, at a minimum, show the location of all abutting streets and sidewalks, all internal travel-ways, a stacking schedule, and the proposed maximum stacking height, and shall indicate how it meets all of the requirements of this Code Section.
- e. Container yard light fixtures installed after May 7, 2012, shall be a type that minimizes fugitive light scatter and shall be directed into the container yard away from neighborhoods. In addition, yard light fixtures installed after May 7, 2012, shall not be visible above the tree line from adjacent residential neighborhoods.
- f. Container storage yards and container trailer storage yards shall have a improved surface of gravel or limestone crusher run paving with a minimum thickness of six inches and with a 95 percent compacted subgrade.
- g. Driveways and approaches (areas of ingress/egress to and from public rights-of way) shall be constructed to a minimum design of eight inches of 4,000 PSI concrete reinforced with No. 4 rebar at 18 inches O.C. on an eight-inch compacted limestone or crushed concrete base on a subbase compacted to 98 percent standard proctor density. Driveway width and radii shall be such that a tractor-trailer combination can enter and exit the facility without running over curbs. Turns into or departing the facility must be made from and to a single lane.
- h. On-site stormwater detention and drainage shall be governed by the city's stormwater management ordinances.
- i. Traffic generated by such use shall be channeled and controlled in a manner that will mitigate any congestion on public streets, increased safety hazard or cause additional traffic through residential areas. Vehicular access points shall be limited, shall create a minimum of conflict with traffic movements, and shall be subject to the approval of the public works and police departments. Vehicular ingress lanes shall be large enough to

accommodate peak use on the same lot without requiring the stopping or waiting of vehicles on public rights-of-way.

- j. Hours of operation. Hours of operation for container and chassis yards are limited. Facilities shall only operate during the hours of 6:00 a.m. to 9:00 p.m. and no overnight facilities shall be allowed on the premises.
- k. All noise shall be muffled so as not to be objectionable due to intermittence, beat frequency, or shrillness.
- l. The property owner shall provide screening along the frontage of the site and along the side yards as required by the city's landscaping ordinance.
- m. The property owner shall provide a 20-foot high natural screen along the length of any boundary line of the property which abuts either a public street or a zoning district permitting residential uses. This will be accomplished by either: (1) leaving in place existing trees, vegetation, underbrush, etc., to provide a thorough, continuous and effective opaque visual screening of the shipping container development, or (2) developing a screening plan that shall be approved by the city manager that includes a combination of trees, shrubs, and ground cover that after three years will be at least 20 feet in height and creates a continuous visual screen.
- n. Variances from the requirements of this Code Section may be granted for good and sufficient cause by the board of appeals upon a determination that the failure to grant the variance would result in exceptional hardship, and that the granting of a variance would not pose a threat to public safety or create a nuisance.

FINDINGS

In conformance with the City of Garden City Zoning Ordinance Section 90-47, Use 100, and the requirements of Section 90-49, the following factors are to be considered for a General Development Plan review:

1. Per the Garden City Zoning Ordinance, Article II, Section 90-47, Use 100:
 - a. Storage of containers or container trailers is not permitted within 350 feet of the boundary adjacent to any property zoned Residential (R) and within 50 feet otherwise.
Comment: The applicant submitted a variance request for modification of this requirement.
 - b. The property owner shall provide a screening plan that shall be approved by the city manager that includes a combination of trees, shrubs, and ground cover that after three years will be at least 20 feet in height and creates a continuous visual screen.
Comment: The applicant has provided a sample screening wall plan for a 10' high screen wall with vegetation. The final screening plan will be included as part of the development agreement with the City of Garden City. The landscape ordinance requires a 50' vegetated buffer adjacent to the residentially zoned properties.
2. *Proposed uses and overall development plan*
The applicant is proposing to develop the site for a warehouse and container storage. Stormwater will be managed with onsite detention ponds located in multiple locations around the property.

3. *Building orientation and scale; exterior construction materials, including texture and color; roof shape, window and door openings, porches, and balconies; the architectural style or structure and the facade architectural treatment.*

The applicant is awaiting the approval of the general development plan by the Planning Commission prior to initiating architectural design. The applicant has provided the attached rendering as an example of the anticipated design. The applicant is requesting to submit the architectural design for approval by the City Manager.

4. *Driveway and parking orientation, in keeping with the established character in the area; proposed traffic and pedestrian circulation.*

Alfred Street will be extended to provide access to development. The intersection of Alfred Street and U.S. Highway 80 will be upgraded with a new dedicated turn lane into the Savannah Farmer's Market property. A through lane will provide access to the CenterPoint development and the City of Garden City property. Egress will be facilitated onto U.S. Highway 80 with dedicated turn lanes for right and left turns, as well as a through lane to continue onto 8th Street.

Access to the CenterPoint development will be provided through three access points from Alfred Street. Each access point will be gated, as shown on the plan.

Per the Garden City Subdivision Ordinance, Article III, Section 70.62, eight-foot sidewalks are required on both sides of the Alfred Street extension.

Comment: Staff supports modification of this requirement to include a ten-foot multi-use path between U.S. Highway 80 and the entry drive into the Garden City property along the north side of Alfred Street extension, as shown on the plan. Marked pedestrian crosswalks and pedestrian signage will be provided at the intersection of Alfred Street Extension and U.S. Highway 80 and at the intersection of the entry to the City of Garden City property.

5. *Scale, design, and location of exterior signs.*

The proposed sign locations are indicated on the plan. All signs shall be in compliance with the City of Garden City sign ordinance.



BUILDING DATA:

BUILDING AREA: ±600,000 SF
TRAILER POSITIONS: ±159 POSITIONS
DOCK DOORS: ±130 DOORS
DRIVE-IN DOORS: ±4 DOORS
CAR PARKING SPACES: ±136 PARKS

CONTAINER YARD DATA:

NET AREA: ±7.70 ACRES
TRAILER POSITIONS: ±260 POSITIONS

TOTAL TRAILER POSITIONS: ±419 POSITIONS

