

AGENDA

Board of Zoning Appeals / Planning Commission Meeting
Tuesday, March 14, 2023 - 6:00pm

Pre-agenda @ 5:00pm

✧ **Call to Order**

✧ **Roll Call**

✧ **Approval of Agenda – March 14, 2023**

✧ **Approval of Board of Zoning Appeals/Planning Commission Minutes**

- February 14, 2023

✧ **Zoning Appeals**

- PC2311: Jamie S. Graham requests a variance for an additional billboard at 1518 Old Dean Forest Rd ; PIN: 60963 01001.

✧ **Adjournment**

✧ **Planning Commission**

Old Business

- PC2243: Brian C. Hollings requests general development plan review of Anderson Avenue; PINs: 60022 01001, 60022 01004, 60022 01005, 60021 01001, 60021 01002, 60021 01003, 60021 01004, 60021 01005, 60021 01006.

New Business

- PC2308: CenterPoint Properties requests a subdivision into 8 lots from 2200 Dean Forest Rd, PIN: 60986 01002.
- PC2307: Walter Clark requests a general development plan review of 123 Beasley Rd; PIN: 60988A02004. Development Name: Goodship Logistics.
- PC2309: Dewitt Tilton Group requests a general development plan review of 5440 Augusta Rd; PIN: 60818 01010. Development Name: 5440 Augusta Rd Car Wash.
- PC2310: Roberts Management Inc requests a general development plan for a billboard at Heidt Ave; PIN: 60802 07001A
- PC2312: William Grainger requests a general development plan for a billboard at 0 Salt Creek Rd ; PIN: 60960 01001.
- PC2313: Beacon Outdoor Billboards requests a general development plan for a billboard at 2606 US Highway 80; PIN: 60926 03031.

- PC2314: Beacon Outdoor Billboards requests a general development plan for a billboard at 211 US Highway 80; PIN: 60020 06002B.
- PC2315: Beacon Outdoor Billboards requests a general development plan for a billboard at 4904 Augusta Rd; PIN: 60009 02004.
- PC2316: RaceTrac Petroleum Inc requests a general development plan review of 0 Dean Forest Rd; PINs: 60924 01013, 60924 01015, 60924 01014, 60924 01018, 60924 01016, 60924 01002.
- PC2317: Andrew Morris requests a general development plan review of 4107C 8th St; PIN: 60022 03032.

✧ **Adjournment**

Public Hearing and Consideration by City Council for PC2308 is scheduled for public hearing on March 20th 2023 at 6pm in the Council Chambers, and for City Council Consideration on April 03rd 2023 at 6pm in the Council Chambers, 100 Central Avenue, Garden City, Georgia 31405.

**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
February 14, 2023 - 6:00PM

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

Roll Call: Jenecia Perry; Vice-Chair, Jeff Ashley; Parliamentarian, Michael Bruner, Misty Selph, Gary Monroe, and Charles Orrel. Billy Jackson and Nancy Cox were absent.

Staff: Denise Grabowski (Planning Manager -Consultant-), Jonathan Trego (Code Enforcement Officer), and Scott Robider (City Manager).

Visitors: Enclosed

Commissioner Ashley Jackson made a motion to remove the tabled items from the agenda. Commissioner Selph seconded. Motion passes with no opposition.

Vice-Chair Perry calls for a motion to approve the agenda. Commissioner Selph made a motion, Commissioner Ashley seconded, vote passes with no opposition.

Vice-Chair Perry made a motion to approve the minutes from the prior meeting, Commissioner Ashley seconded, vote passes with no opposition.

Planning Commission

PC2301: 1608 Dean Forest LLC requests a rezoning of 1616 Dean Forest Rd, 60988 01001B from I-1 to I-2.

Vice-Chair Perry introduced the item and called for a speaker for the application.

Ryan Smith, applicant, approached and introduced himself and the project.

Commissioner Monroe asked if the project would include a recombination.

The applicant said the parcels would most likely be combined.

Commissioner Monroe asked about the total size of the project.

Denise Grabowski said that the total size was 3.88 acres.

Commissioner Monroe asked if the adjacent property was also industrial.

Denise Grabowski said yes.

Commissioner Ashley asked about access to the property.

The applicant said there would be the same access point as the other parcel.

Commissioner Ashley said he was concerned about the proximity of the container parking to the nearby houses.

Vice-chair Perry asked for additional questions and then additional speakers. Being none, Vice-chair Perry called for a motion.

Commissioner Monroe made a motion to approve, Commissioner Bruner seconded, vote passes 5-0 (Commissioner Selph left the stage and did not vote).

Commissioner Monroe said that he made a motion for the wrong case number and made a motion to correct the case number and vote, Commissioner Orrel seconded. Vote passes 6-0.

PC2302: Daniel Vallencourt request a general development plan review of 204 Dean Forest Road; 60924A 02011.

Vice-chair Perry asked for a speaker in favor of the applicant.

Daniel Vallencourt approached and gave an overview of the project.

Vice-chair Perry asked for staff recommendation.

Denise Grabowski said the recommendation is approval.

Commissioner Selph gave welcomes to Garden City and asked about the landscaping.

The applicant spoke about landscaping and screening plans.

Commissioner Selph asked if he would be willing do install an aesthetically pleasing screen.

The applicant said that he would be happy to do that.

Vice-Chair Perry asked if there was anyone else who would like to speak on this matter.

Being none, she called for a motion.

Commissioner Orrel made a motion to approve with the improved screening (slats), Commissioner Ashley seconded. Motion passes 6-0.

PC2305: Maxwell P. Beatty requests a rezoning of 35 Telfair Place (formerly 4 Telfair Place), 60799 02002C, from C-1 to I-1.

Vice-Chair Perry asked for the speakers to come to the podium and for staff recommendations.

Denise Grabowski said the staff recommendation was denial.

Applicant, Maxwell Beatty, and his attorney came to the podium. His attorney asked for clarification if this regarding both properties or just one.

Denise Grabowski said that each parcel is a separate case.

The applicant said that he wants it industrial because nearby land is industrial and he wants to be able to sell it for a higher rate.

Commissioner Orrel made comments about the proximity of the parcel to the intersection and the potential for issues with truck traffic.

The applicant made comments about his age, how long he owned the property, and how he has been there longer than Garden City. And, how he wants to rezone it to get more in a sale.

Commissioner Orrel said there are many commercial uses nearby, and there is a feasible path to develop the property for a number of commercial uses.

The applicant's attorney said he feels his applicant can get more money for it if it is rezone.

Commissioner Orrel said that the request is not descriptive enough and he does not feel like he knows the intentions of what may be there.

Vice-Chair Perry asked if there were more questions for the applicant.

Commissioner Bruner brought up the future land use map and how this was intended to stay commercial.

The applicant's attorney said that the eastside of the highway is considered commercial.

Vice-Chair Perry asked if there any other questions for the applicant. Being none, she then asked for any speakers from the public. Vice-Chair Perry called for a motion.

Commissioner Orrel made a motion to deny, Commissioner Selph seconded, motion passed 6-0.

PC2306: Maxwell P. Beatty requests a rezoning of 38 Telfair Place, 60799 01001A from C-1 to I-1.

Vice-Chair Perry asked the applicant Mr. Beatty and his attorney to return back to the podium because there was another case to be heard.

The applicant briefly summarized why he wants to rezone this parcel, for selling purposes, and he has owned this land since at least 1976.

The applicant's attorney said this plot of land was different because of it's location.

Commissioner Selph asked if the applicant could be provided with a list of options for the property.

Denise Grabowski said it could be potential that rezoning to another class of commercial could possibly be more realistic.

Commissioner Bruner said that this property was different as it was more so bordered by industrial property.

Vice-Chair Perry asked for any more questions for the applicant and any speakers from the public to approach.

Commissioner Monroe said he would like to answer some of the questions and spoke about the current procedure. Vice-Chair Perry called for a motion.

Commissioner Bruner made a motion to approve. Nobody seconded, so the motion did not carry.

Commissioner Selph made a motion to deny. Commissioner Orrel seconded. Motion passed 5-1, with Commissioner Bruner voting in opposition.

Commissioner Ashley made a motion to adjourn, Commissioner Selph seconded. Motions passes and meeting adjourns.

Respectfully submitted
JRT

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:

- (1) An outdoor advertising or separate use sign may be located on any property located in a mixed use, commercial, or industrial zoning district in addition to any other freestanding sign authorized by this article so long as such sign complies with the pertinent provisions of the City Code.
- (2) Outdoor advertising or separate use signs are allowed on parcels fronting state or federal highways in commercial, industrial, or mixed use districts only. Such signs are limited to 480 square feet in sign area with dimensions not exceeding 12 feet in height or 42 feet in width.
- (3) Outdoor advertising or separate use signs are allowed on parcels adjacent to streets other than state or federal highways in commercial, industrial, and mixed use districts only. Such outdoor advertising or separate use signs are limited to 400 square feet in sign area per face, with dimensions not exceeding 12 feet in height and 25 feet in width.
- (4) Outdoor advertising or separate use signs shall be erected to a height of no more than 50 feet where located adjacent to state and federal highways and no more than 30 feet when located adjacent to other streets.
- (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 in compliance with the setback requirements of this Code applicable to the zoning district where the sign is located.
- (6) Only one outdoor advertising or separate use sign shall be allowed per platted lot. No outdoor advertising or separate use sign shall be placed on any residentially zoned lot which contains any freestanding sign. Outdoor advertising or separate use signs shall be no less than 1,000 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 part thereof, shall be erected, used, or operated or maintained:
 - a. Within 150 feet of the nearest edge of the right-of-way of another intersecting right-of-way.
 - b. Within 200 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 100 feet from any residentially zoned area.
- (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) Outdoor advertising or separate use signs shall be prohibited in areas where no roadway of any kind currently exists. Outdoor advertising or separate use signs shall only be permitted on roadways which are currently functioning as a bona fide roadway and are under the care and control of the Georgia Department of Transportation, Chatham County, Georgia, or under municipal control.
- (10) 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, 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 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 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.
- (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 years.
- (13) Trees may be cut, trimmed, or pruned in locating, erecting, or maintaining any outdoor advertising or separate use sign provided a tree removal permit is issued by the city.
- (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 nor flashing on any part of the sign structure, design, or pictorial segment of the sign, nor shall such sign have varying light intensity 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 or black screen 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:

SIGN SQ. FEET	DISTANCE
<300 feet	150 feet
301 feet—400 feet	200 feet

- g. The owner of said LED outdoor advertising or separate use sign shall annually provide a letter from an independent contractor certifying lumens compliance with the provisions of this Code Section.
- 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 2,500 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 electrical signs and all other signs.
- k. The owner of said 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 malfunction occurs. If, at any time more than 95 percent of the LED display lights malfunction or are no longer working, the owner of said LED sign shall make repairs to the sign within 60 days or the sign will require removal.

- m. If the City of Garden City finds that the LED outdoor advertising or separate sign causes a glare or otherwise impairs the vision of the driver of a motor vehicle, the owner of the sign, within 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 where not in conflict with this article.
- (15) 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 zoning administrator for such sign.
- (16) Each outdoor advertising or separate use sign 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 windload 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.
- (17) 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.
- (18) 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.

(Ord. No. 2012-5, § 1, 5-7-12; Ord. No. 2014-1, § 1, 3-3-14)

Editor's note— Ord. No. 2012-5, § 1, adopted May 7, 2012, repealed former § 90-174, and enacted a new § 90-174 as set out herein. Former § 90-174 pertained to the same subject matter and derived from Ord. of 1-6-97, § 2.

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



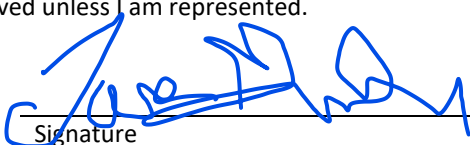
G A R D E N C I T Y

Applicant Information

Owner	
Name	Address
Phone	Email
Nature of Ownership Interest	
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.	
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

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

3/6/2023
 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



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: Garden City Planning Commission & Board of Appeals
From: Denise R. Grabowski, AICP, LEED AP, Planning Manager Consultant
Date: March 6, 2023
Re: PC 2311 – 1518 Old Dean Forest Road, Garden City

Application Type	Variance
Case Number	PC2311
Applicant	Jamie S. Graham
Name of Project	Billboard
Property Address	1518 Old Dean Forest Road
Parcel IDs	60963 01001
Area of Property	8.3 acres
Existing Zoning	I-2
Proposed Land Use	Outdoor Advertising (Billboard)/Separate Use Sign

GENERAL INFORMATION

Project Description: The applicant is requesting a variance from Section 90-174 to add a second billboard to the subject property.

Background / Additional Context: The Planning Commission approved a billboard on this property on September 13, 2022.

FINDINGS

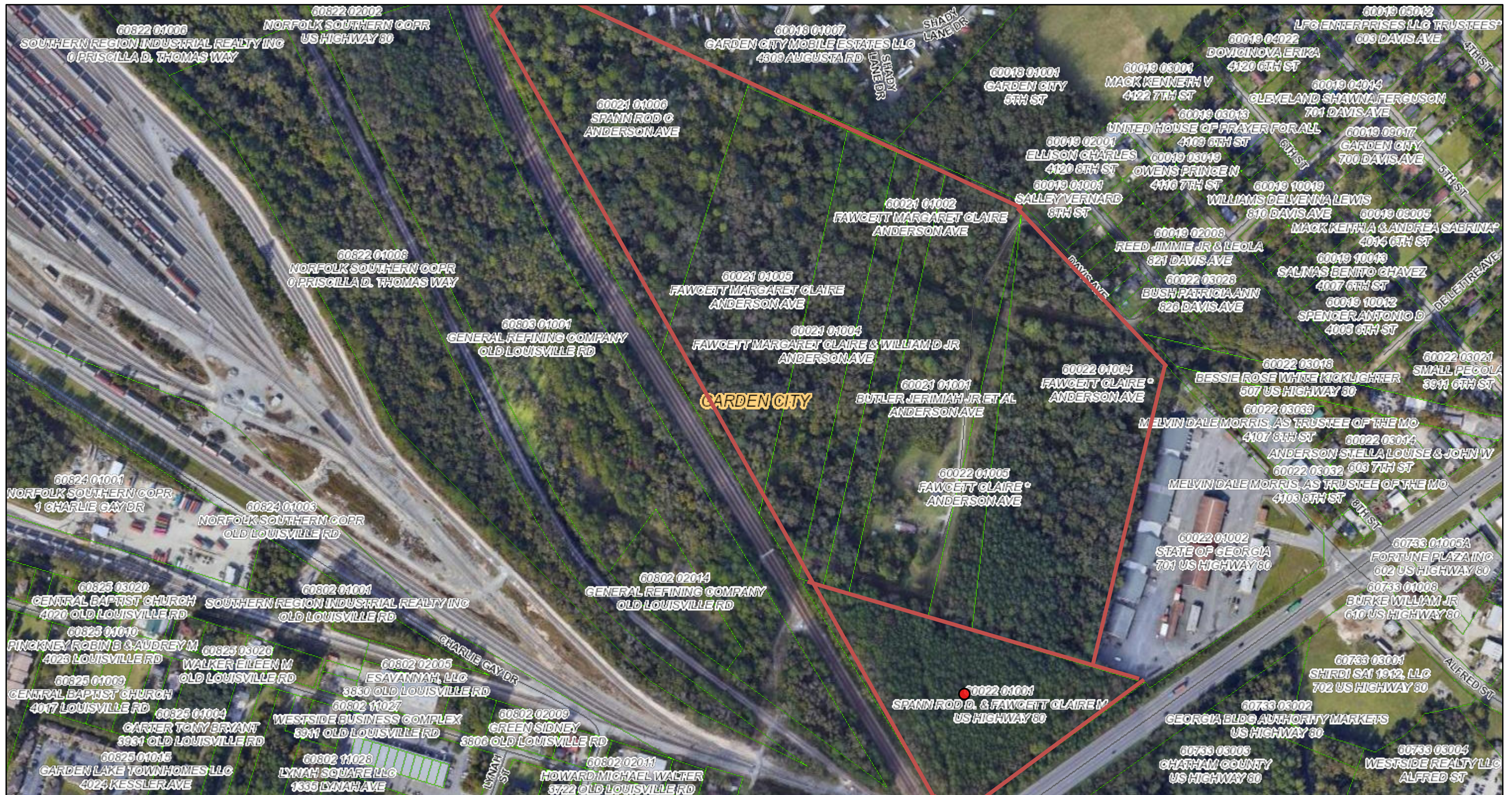
Section 90-174 permits only one outdoor advertising or separate use sign per platted lot. The petitioner has not demonstrated conditions which warrant approval of the variance request.

RECOMMENDATION

Staff recommends denial of the variance request.

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 a building permit must be issued before vertical construction shall commence.





City of Garden Subdivision Application



Development Information

Development Name (if applicable)

Property Address

Phased development? If yes, proposed number of phases Proposed Number of Lots (Total)

☐ Yes ☐ No

Parcel ID Total Site Acreage Zoning

Project Description

Water Supply Sewage Disposal

☐ Public ☐ Private

☐ Public ☐ Private

Applicant Information

Owner

Name Address

Phone Email

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

Company Name Contact (Individual Name)

Phone Email

Authorized Agent (Requires Authorized Agent Form) ☐ 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

THIS SPACE RESERVED FOR THE
CLERK OF SUPERIOR COURT

FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM90 R2

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF TWO FEET IN ANY ONE ANGLE AND AN ANGULAR ERROR OF 01' PER ANGULAR POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.

ALL CORNERS MARKED WITH 5/8" IRON REBAR, 24" LONG WITH CAP STAMPED "TBM" UNLESS OTHERWISE NOTED.

THIS PLAT HAS A PRECISION OF ONE FOOT IN 1590,546.

CORRELATIONS TO EXISTING RECORDS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NRS90), EAST ZONE.

ACCORDING TO F.I.R.M. NO. 1305C, PANELS 0127H & 0135H, EFFECTIVE AUGUST 6, 2018, THE PROPERTY SHOWN ON THIS PLAT LIES IN FLOOD HAZARD ZONE D. QUADRICENTRAL REGIONAL DISTRICT. THE USE OF FEMA'S FLOOD ZONE DETERMINATION IT IS THE RESPONSIBILITY OF THE OWNER TO REFERENCE CURRENT FEMA FLOOD INSURANCE RATE MAPS (FIRM) AS SAID INFORMATION PERTAINS ONLY TO THE FLOOD ZONE DESIGNATION.

WETLANDS THAT EXIST ON THE PROPERTY ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY VIOLATING FEDERAL AND STATE LAWS REGARDING WETLANDS WITHOUT PROPER PERMIT AND APPROVAL. WETLANDS AREAS SHOWN HEREON TAKEN FROM SURVEY BY COLEMAN COMPANY DATED OCTOBER 10, 2019 AND WERE NOT FIELD VERIFIED. THE DATE THE TITLE HEREON WAS FILED WITH THE CLERK OF SUPERIOR COURT DATED OCTOBER 23, 2019, PROJECT NUMBER SAS-2019-00484 FOR DETAILS REGARDING THE DELINEATION OF AQUATIC RESOURCES FOR THIS PROJECT.

TAX MAP NUMBER: 60996 E1002

PROPERTY OWNER: CENTERPOINT GARDEN CITY, LLC

TITLE REFERENCE: DB 99-P, PG 92

THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND DOES NOT CONSTITUTE A GUARANTEE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE WHERE A CONFLICT EXISTS BETWEEN THE RULES OF THE GEORGIA BOARD OF REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND O.C.G.A. 15-6-67, THE REQUIREMENTS OF LAW PREVAIL.

1. A PLAT OF SOUTHERN REGION INDUSTRIAL REALTY, INC. SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST PORTION OF TRAVIS FIELD, PREPARED FOR MERRITT W. DIXON, III, BY JOHN S. KERN, P.E., P.C., DATED JUNE 23, 1986, LAST REVISED NOVEMBER 19, 1986, RECORDED IN SUBDIVISION MAP BOOK 7-5, PAGE 101, CHATHAM COUNTY RECORDS.
2. A RIGHT OF WAY DEED IN FAVOR OF CHATHAM COUNTY DATED JULY 14, 2011, AND RECORDED IN DEED BOOK 371-M, PAGE 696, CHATHAM COUNTY, GEORGIA; AS RE-RECORDED IN DEED BOOK 372-G, PAGE 800, CHATHAM COUNTY RECORDS.

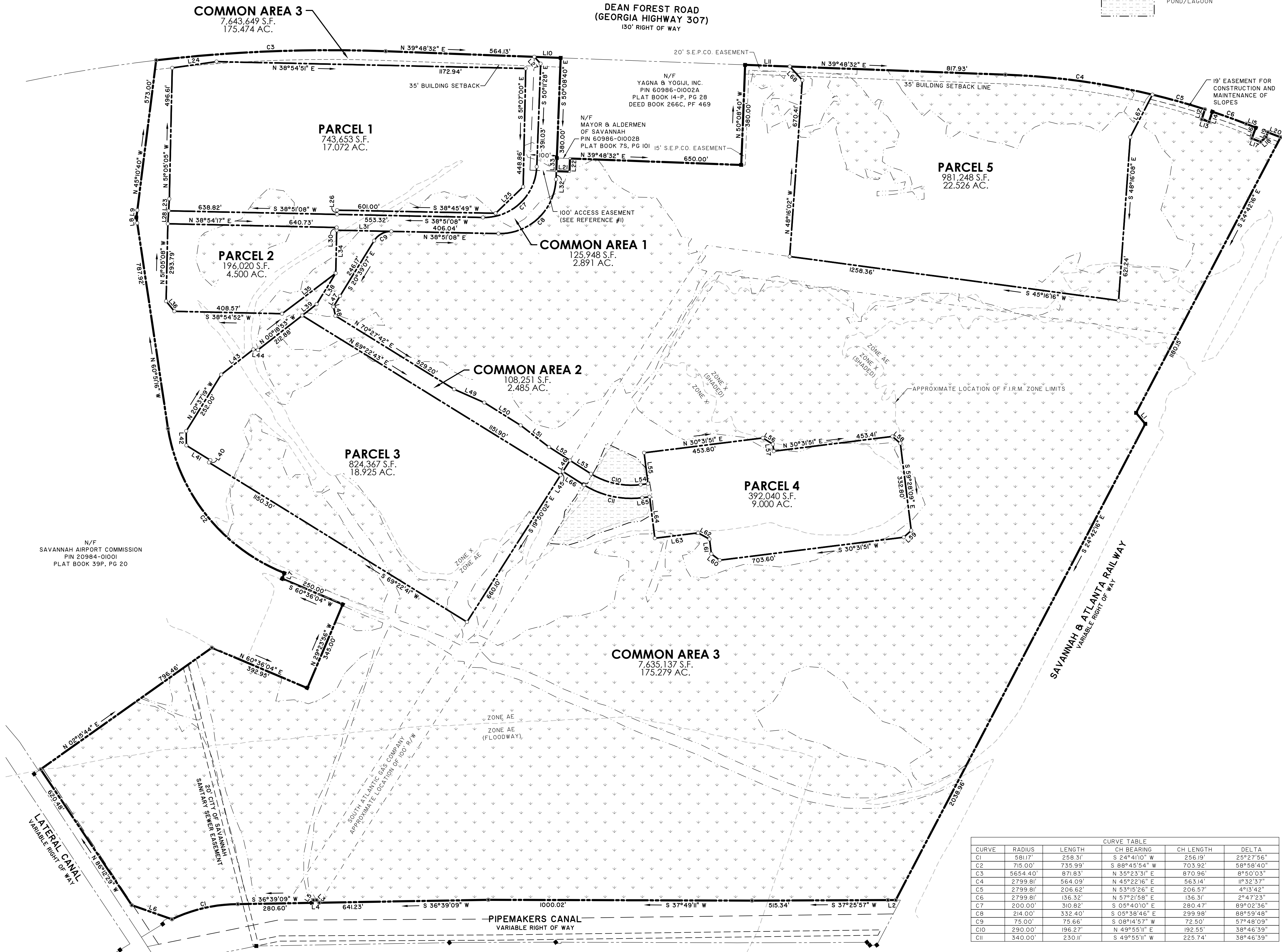
PARCELS (5)	
PARCEL 1	17.072 AC.
PARCEL 2	4.500 AC.
PARCEL 3	18.925 AC.
PARCEL 4	9.000 AC.
PARCEL 5	22.526 AC.
SUB-TOTAL	72.023 AC.

COMMON AREA 1	2.891 AC.
COMMON AREA 2	2.485 AC.
COMMON AREA 3	175.279 AC.
SUB-TOTAL	180.655 AC.

TOTAL **252.678 AC**

*DOES NOT INCLUDE 0.057 AC. PUMP STATION SITE

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N 87°46'44"E	54.10'	L35	S 20°30'59"W	255.01'
L2	S 37°20'44"W	14.14'	L36	S 88°26'52"W	49.48'
L3	N 82°02'43"E	14.05'	L37	S 20°39'44"W	137.98'
L4	S 37°22'47"W	11.14'	L39	S 00°18'53"E	69.49'
L5	S 2°15'01"E	11.80'	L40	N 20°37'19"W	9.98'
L6	S 5°00'01"W	16.23'	L41	S 69°22'14"W	107.00'
L7	S 29°22'14"E	10.70'	L42	N 30°51'02"E	59.48'
L8	N 6°55'21"E	21.94'	L43	N 00°18'53"W	15.72'
L9	N 4°50'40"W	27.51'	L44	N 44°40'07"E	17.50'
L10	N 39°48'32"E	100.00'	L45	N 19°47'26"W	16.62'
L11	N 39°48'32"E	169.52'	L46	N 19°47'26"W	49.99'
L12	S 34°33'40"W	10.70'	L47	S 00°39'07"E	10.70'
L13	N 55°40'17"E	28.90'	L48	S 65°33'56"E	35.37'
L14	N 34°00'42"W	40.00'	L49	N 6°34'39"E	124.98'
L15	N 58°57'32"E	39.59'	L50	N 68°36'03"E	162.15'
L16	S 34°46"E	43.62'	L51	N 75°05'14"E	158.82'
L17	N 58°57'32"E	39.59'	L52	N 70°09'59"E	98.17'
L18	N 03°06'07"W	27.86'	L53	N 70°09'59"E	94.52'
L19	N 3°02'38"W	19.00'	L54	N 30°35'47"E	28.15'
L20	N 58°57'32"E	51.55'	L55	N 59°28'09"W	118.27'
L21	N 39°48'32"E	50.00'	L56	N 68°48'54"E	44.88'
L22	N 50°02'46"E	50.00'	L57	S 59°28'09"E	65.59'
L23	N 48°55'00"W	45.46'	L58	N 76°55'27"E	40.04'
L24	N 29°30'26"E	169.61'	L59	S 40°40'25"E	36.18'
L25	S 06°14'14"E	144.67'	L60	S 75°00'04"W	39.52'
L26	S 4°05'08"E	59.36'	L61	N 59°28'09"E	56.21'
L27	N 84°43'53"E	35.36'	L62	S 65°47'02"E	44.12'
L28	S 48°55'17"E	49.13'	L63	S 30°39'51"W	165.76'
L30	S 5°08'51"E	10.35'	L64	S 59°28'09"W	158.58'
L31	N 36°51'08"E	205.16'	L65	S 30°39'44"W	28.16'
L32	N 50°08'40"W	50.00'	L66	S 70°09'59"E	95.30'
L33	N 50°08'40"W	50.00'	L67	S 24°46'05"E	48.93'
L34	S 48°08'52"E	163.26'	L68	S 85°10'15"E	70.23'

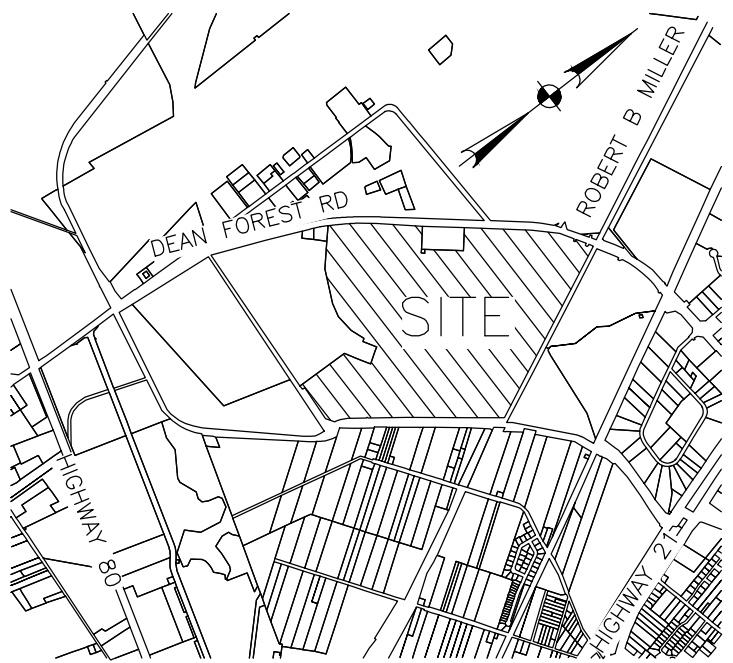


● BENCHMARK
 ■ COMPUTED POINT (NO MONUMENT)
 ■ CONCRETE MONUMENT (FOUND)
 □ CONCRETE MONUMENT (SET)
 ● IRON PIPE (FOUND)
 ● IRON PIPE (SET)
 ● IRON REBAR (FOUND)
 ○ IRON REBAR (SET)

ADJOINER PROPERTY LINE
 SUBJECT PROPERTY LINE
 FLOOD ZONE LIMITS
 INTERIOR PARCEL/LOT LINE
 FRESHWATER WETLAND EDGE
 BUILDING SETBACK
 NATURAL GAS LINE EASEMENT
 POWER LINE EASEMENT
 PROPERTY/ACCESS EASEMENT
 SANITARY SEWER EASEMENT
 UTILITIES EASEMENT

FRESHWATER
 WETLAND

POND/LAGOON



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IT IS HEREBY CERTIFIED THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY DEDICATE ALL STREETS, RIGHTS-OF-WAY, EASEMENTS AND ANY SITES FOR PUBLIC USE, AS NOTED ON THIS PLAT FOR THE USES INTENDED.

BRIAN HOLLINGS
DATE

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED
THIS MAP, PLAT, OR PLAN FOR FILING:

APPROVED BY THE MAYOR OF GARDEN CITY

DON BETHUNE MAYOR	DATE
----------------------	------

APPROVED BY THE CLERK OF COUNCIL OF GARDEN CITY

RHONDA FERRELL-BOWLES CLERK OF COUNCIL	DATE
---	------

THIS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67. THIS
 PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND
 APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR
 RECORDING. THE SIGNATURE OF THE LAND SURVEYOR, THE
 SIGNATURES, STAMPS, OR STATEMENTS HEREON, SUCH
 APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE
 APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OF
 THIS PLAT AS TO INTENDED USE OF ANY PARCEL
 THEREUNDER. THE UNDERSIGNED LAND SURVEYOR CERTIFIES
 THAT THIS SURVEY COMES WITHIN THE MINIMUM TECHNICAL
 STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SPECIFIED
 IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF
 SURVEYING AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



MAJOR SUBDIVISION OF
**LOT NO. 1 OF THE
 SOUTHERN REGION**
INDUSTRIAL REALTY SUBDIVISION,
BEING A PORTION OF TRAVIS FIELD

7TH G.M. DISTRICT, GARDEN CITY,
CHATHAM COUNTY, GEORGIA

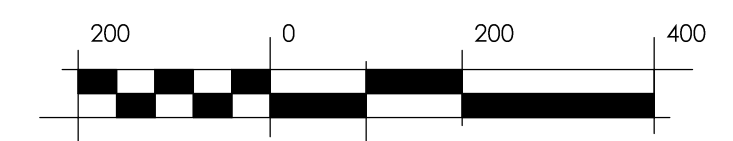
prepared for
CENTERPOINT GARDEN CITY, LLC

No.	Revision	By	Date



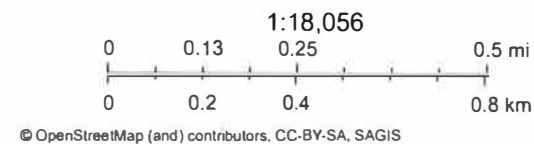
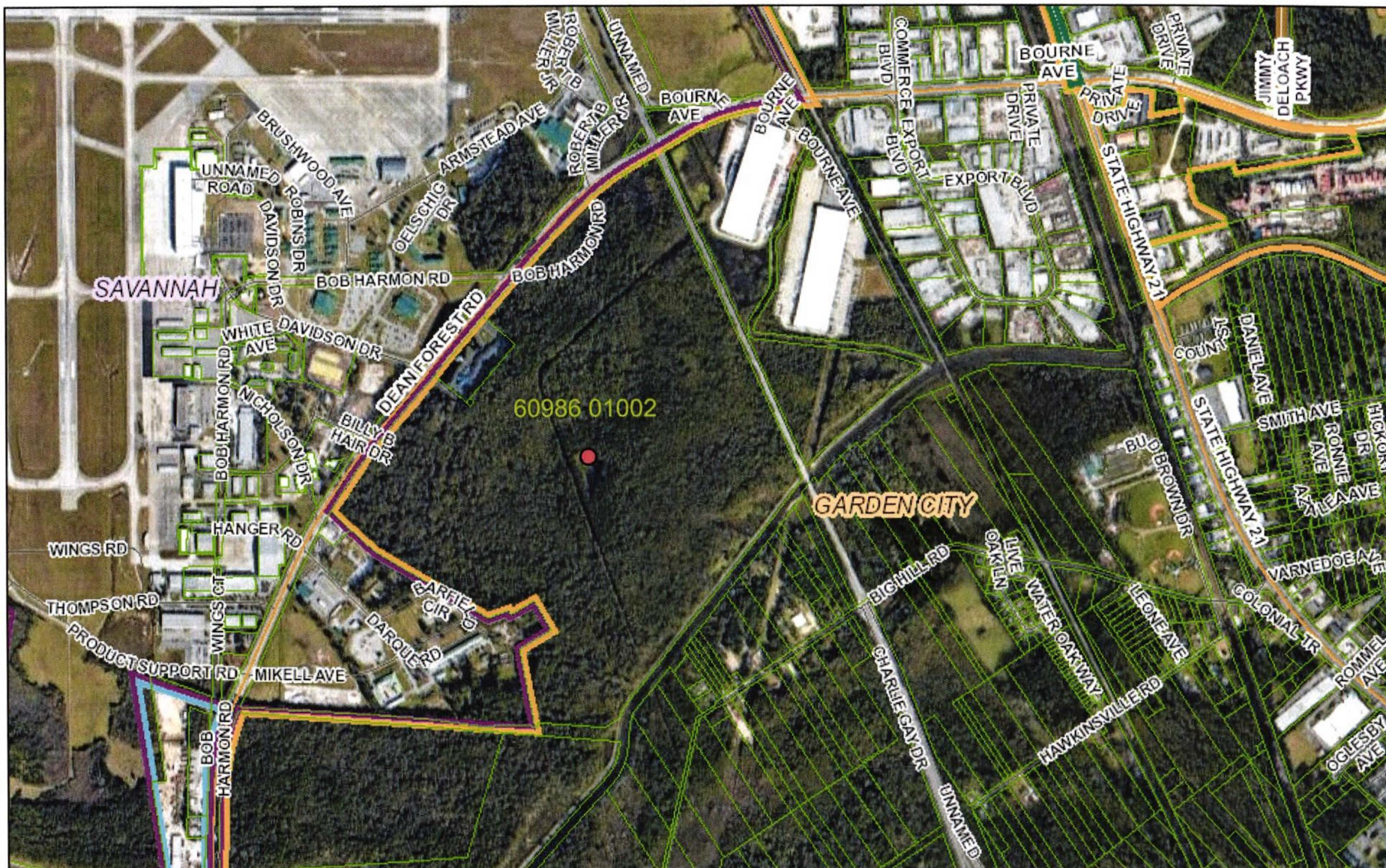
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com



plat	drawn	reviewed	field	crew
4/7/2022	MDJ	MDJ	2/21/2020	MB/JD

job 28219.0001 SHEET 1 OF 1



City of Garden General Development Plan Application

1



Development Information

Development Name <u>Goodship Logistics</u>		
Property Address <u>123 Beasley Rd. Garden City, Ia 51408</u>		
Phased development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		If yes, indicate proposed number of phases:
Parcel ID <u>60988A02003</u>	Total Site Acreage <u>1 Acre</u>	Zoning <u>P-I-2</u>
Project Description <u>This property is being graded & filled</u>		
Water Supply <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private		Sewage Disposal <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private

Applicant Information

Owner	
Name <u>Walter Clark</u>	Address <u>123 Beasley Rd. Garden City Ia 51408</u>
Phone <u>912-657-5277</u>	Email <u>Walter@Goodshiplogistics.com</u>
Engineer/Surveyor	<input checked="" type="checkbox"/> Same as authorized agent <input type="checkbox"/> Check here to receive staff review comments via email
Company Name <u>Brewer Surveying</u>	Contact (Individual Name) <u>Craig Brewer</u>
Phone <u>912-856-2205</u>	Email <u>craig@brewersurvey.com</u>
Authorized Agent (Requires Authorized Agent Form)	<input checked="" 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.

Walter Clark [Signature] 1-20-23
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: March 7, 2023
Re: PC2307 – 123 Beasley Road

Application Type	General Development Plan
Case Number	PC2307
Applicant	Walter Clark
Name of Project	Goodship Logistics
Property Address	123 Beasley Road
Parcel IDs	60988A 02004
Area of Property	1.05 acres
Current Zoning	P-I-2
Proposed Land Use	Laydown yard

GENERAL INFORMATION

Project Description: The site contains an existing residential structure which will be converted into an office. The remainder of the property will be filled and graded for a laydown yard. Stormwater will be managed with a new detention pond.

FINDINGS

In conformance with the City of Garden City Zoning Ordinance Section 90-43, Designation of P districts, the following factors are to be considered for a General Development Plan review:

- 1. Proposed uses and overall development plan.**
The proposed use is allowed in I-2 zoning.
Use (85) Storage yards: I-1, I-2. Such yards shall be completely enclosed by a fence, and no storage shall be permitted outside such fence. A landscape buffer shall be provided as specified in Section 90-262.
- 2. 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 existing house currently on the property will remain and be converted into an office.