

AGENDA

Board of Zoning Appeals / Planning Commission Special Discussion Meeting

Tuesday, May 23, 2023 - 2:00pm

✧ **Call to Order**

✧ **Roll Call**

✧ **Approval of Agenda – May 23, 2023**

✧ **Planning Commission (Special Discussion Meeting Regarding Zoning -No Decision to be Rendered)**

Old Business:

- PC2304: Joshua Yellin; Hunter Maclean requests a general development plan review for proposed development as a service station for electric fleet vehicles to be located at 2202 US Highway 80; PIN 60080 01012, 2207 US Highway 80; PIN 60880 01013, 2301 US Highway 80; PIN 60881 04001, 2303 US Highway 80; PIN 60881 04002, 2305 US Highway 80; PIN 60081 04003 and US Highway 80; PIN 60881 04004

✧ **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?

City of Garden Site Plan Application



Development Information

Development Name

Voltera - EV Fleet Charging Hub

Property Address

2205, 2207, 2301, 2303, and 2305 West US Highway 80

Phased development? If yes, indicate proposed number of phases:

☐ Yes ☒ No

Parcel ID	Total Site Acreage	Zoning
60880-01012 & 01013 60881-04001 to 04004	7.91	C-2

Project Description

Service station for electric fleet vehicles

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

Applicant Information

Owner

Name	Address
B.G. Bazemore Holdings, LLC	1212 Pipemakers Circle, Suite 207, Pooler, GA 31322
Phone	Email

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

Company Name	Contact (Individual Name)
Kimley-Horn	Mike Lopez
Phone	Email
912-328-4442	mike.lopez@kimley-horn.com

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

Company Name	Contact (Individual Name)
HunterMaclean	Josh Yellin
Phone	Email
912-236-0261	jyellin@huntermaclean.com

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

Joshua Yellin

Print Name

Signature

12/09/2022

Date

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

MEMORANDUM

To: Garden City Planning Commission & Board of Appeals
From: Denise R. Grabowski, AICP, LEED AP, Planning Manager Consultant
Date: May 2, 2023
Re: PC 2304 – 2202-2205 US Highway 80

Application Type	General Development Plan
Case Number	PC 2304
Applicant	Joshua Yellin
Name of Project	Voltera EV Fleet Charging Hub
Property Address	2202-2305 US Highway 80
Parcel IDs	60080 01012, 60880 01013, 60881 04001, 60881 04002, 60081 04003, PIN 60881 04004
Area of Property	7.91 acres
Current Zoning	C-2, Commercial
Proposed Land Use	Service station for electric fleet vehicles

GENERAL INFORMATION

Project Description: The applicant is proposing to develop a state-of-the-art electric vehicle (EV) charging facility with 127 truck charging stalls and 127 vehicle parking stalls, 4,800 square-foot operations building, and 4,500 square-foot maintenance building.

FINDINGS

Staff has determined this application is complete and contains all required information. In conformance with the City of Garden City Zoning Ordinance Section 90-48, the following factors are to be considered for a General Development Plan review:

1. *Proposed uses and overall development plan*

This facility is the first of its kind in the area and will provide charging facilities for electric vehicles and trucks. The project is proposed for development in two phases. The first phase will include both buildings, passenger vehicle parking, and 37 truck charging stations. The second phase will add an additional 90 truck charging stations. Phase I is anticipated by the end of 2024; the timing for Phase II is to be determined.

2. *Facade elevation plan indicating building orientation and scale; exterior construction materials, including texture and color; roof shape, window and door openings, porches, and balconies; architectural style or structure and the facade architectural treatment.*
The operations building will be located adjacent to US Highway 80 and features metal and spandrel panels with storefront glazing (windows). A smaller maintenance facility is located adjacent to the western property line and will be constructed of masonry.
3. *Fences, landscaping, and buffers.*
The perimeter of the site will be surrounded by 8' wrought iron fencing. A black chain-link fence will be located around the truck charging stations. The required landscape buffer along US Highway 80, as well as tree islands in the parking lot, will be provided. A 25' landscape buffer is also required along the southern property line. The plans include a note that states the site, buffer, and parking lot landscaping will be designed in compliance with the City of Garden City Zoning Ordinance.
4. *Driveway and parking orientation, in keeping with the established character in the area.*
Site access is provided via US Highway 80, with the addition of a right-hand deceleration lane on US Highway 80. The site is designed to separate passenger vehicles from trucks immediately after entering the site.
5. *Scale, design, and location of exterior signs. Special sign restrictions may be required based on the location and character of the development and surrounding area.*
A monument sign will be provided adjacent to US Highway 80. Signage shall comply with the City of Garden City ordinances and will require a sign permit.

The applicant has provided the required information.

RECOMMENDATION

Approval of the General Development Plan.

Note:

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

SITE PLAN APPLICATION PLANS

FOR



VOLTERA EV FLEET CHARGING FACILITY

2303 US HIGHWAY 80

GARDEN CITY, GA 31408

CITY OF GARDEN CITY

CONSOLIDATED PARCELS: 6-0880-01-012,
6-0880-01-013, 6-0881-04-001, 6-0881-04-002,
6-0881-04-003, 6-0881-04-004

APPLICANT:
VOLTERA POWER, LLC
CONTACT: PETER THOMAS
PHONE: (513) 221-9761
EMAIL: PTHOMAS@VOLTERAPOWER.COM

PROPERTY OWNER:
SAVANNAH EV HOLDINGS, LLC
CONTACT: PETER THOMAS
PHONE: (513) 221-9761
EMAIL: PTHOMAS@VOLTERAPOWER.COM

PROGRAM MANAGER:
KIMLEY-HORN & ASSOCIATES, INC.
CONTACT: DEAN APOSTOLERIS
PHONE: (914) 368-9199
EMAIL: DEAN.APOSTOLERIS@KIMLEY-HORN.COM

ARCHITECT:
MG2
CONTACT: EMILY O'LOUGHLIN
PHONE: (703) 564-8484
EMAIL: EMILY.OLOUGHLIN@MG2.COM

CIVIL ENGINEER:
KIMLEY-HORN & ASSOCIATES, INC.
CONTACT: BRIAN CLOUSER, P.E.
PHONE: (912) 328-4448
EMAIL: BRIAN.CLOUSER@KIMLEY-HORN.COM

ELECTRICAL ENGINEER:
KIMLEY-HORN & ASSOCIATES, INC.
CONTACT: JEFFREY SALLEE, P.E.
PHONE: (757) 213-8635
EMAIL: JEFFREY.SALLEE@KIMLEY-HORN.COM

MECHANICAL ENGINEER:
KIMLEY-HORN & ASSOCIATES, INC.
CONTACT: MICHAEL STREICH
PHONE: (331) 888-3178
EMAIL: MIKE.STREICH@KIMLEY-HORN.COM

SURVEYOR:
JAMES M. ANDERSON & ASSOCIATES, INC.
CONTACT: MATT ANDERSON, PLS
PHONE: (912) 764-2002
EMAIL: MATT@ANDERSONLANDSURVEYORS.COM

GEOTECHNICAL ENGINEER:
TERRACON CONSULTANTS, INC.
CONTACT: GUOMING LIN, P.E.
PHONE: (912) 200-9114
EMAIL: GUOMING.LIN@TERRACON.COM

ENVIRONMENTAL:
TERRACON CONSULTANTS, INC.
CONTACT: KERRI DOYLE
PHONE: (912) 200-9109
EMAIL: KERRI.DOYLE@TERRACON.COM

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE BUILDING/ DWELLING, STRUCTURAL, PLUMBING, MECHANICAL, ELECTRICAL, AND FIRE/LIFE SAFETY CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THE LOCAL GOVERNING AUTHORITIES CODES.

THE APPLICANT IS PROPOSING TO DEVELOP A STATE-OF-THE-ART, ELECTRIC VEHICLE (EV) CHARGING FACILITY FOR FREIGHT VEHICLE FLEET OPERATION AND CHARGING. A TOTAL OF 127 CHARGING STALLS ARE PROVIDED FOR CLASS 8 TRUCKS WITH A 1:1 RATIO OF PASSENGER VEHICLE PARKING STALLS. A PROPOSED 4,800 SQUARE-FOOT OPERATIONS BUILDING WILL SERVE THE FACILITY WITH INTERIOR OFFICE SPACE, IN ADDITION TO A 4,500 SQUARE-FOOT MAINTENANCE BUILDING WITH 3 TRUCK BAYS.

SHEET NUMBER	SHEET TITLE
C-0.0	COVER SHEET
C-2.0	EXISTING CONDITIONS
C-3.0	CIVIL LAYOUT PLAN - PHASE 1
C-3.1	CIVIL LAYOUT PLAN - PHASE 2
ES-1.0	SITE ELECTRICAL EQUIPMENT LAYOUT - PHASE 1
ES-1.1	SITE ELECTRICAL EQUIPMENT LAYOUT - PHASE 2
A-1.0	PLAN & ELEVATIONS - OPERATIONS BUILDING
A-1.1	PLAN & ELEVATIONS - MAINTENANCE BUILDING
M-1.0	OPERATIONS BUILDING MECHANICAL PLAN - LEVEL 1
M-1.1	OPERATIONS BUILDING MECHANICAL PLAN - ROOF
M-1.2	MAINTENANCE BUILDING MECHANICAL PLAN - LEVEL 1
M-1.3	MAINTENANCE BUILDING MECHANICAL PLAN - ROOF
E-1.0	ELECTRICAL POWER PLAN - OPERATIONS BUILDING
E-1.1	ELECTRICAL POWER PLAN - MAINTENANCE BUILDING
E-2.0	ELECTRICAL ONE-LINE DIAGRAM - PHASE 1
E-2.1	ELECTRICAL ONE-LINE DIAGRAM - PHASE 2
E-2.2	ELECTRICAL ONE-LINE DIAGRAM - PHASE 2

DIG ALERT

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING LOCATIONS, CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

Know what's BELOW.
CALL before you dig.

CALL AT LEAST THREE WORKING DAYS BEFORE YOU DIG

CALL BEFORE YOU DIG

PROJECT TEAM

SCALE
N.T.S.

CODE BLOCK

SCALE
1" = 150'

PROJECT NARRATIVE

COVER SHEET

VOLTERA EV FLEET CHARGING FACILITY

2303 US HIGHWAY 80
GARDEN CITY, GA 31408

CITY OF GARDEN CITY

GEORGIA

SHEET SET

SHEET NUMBER
C-0.0

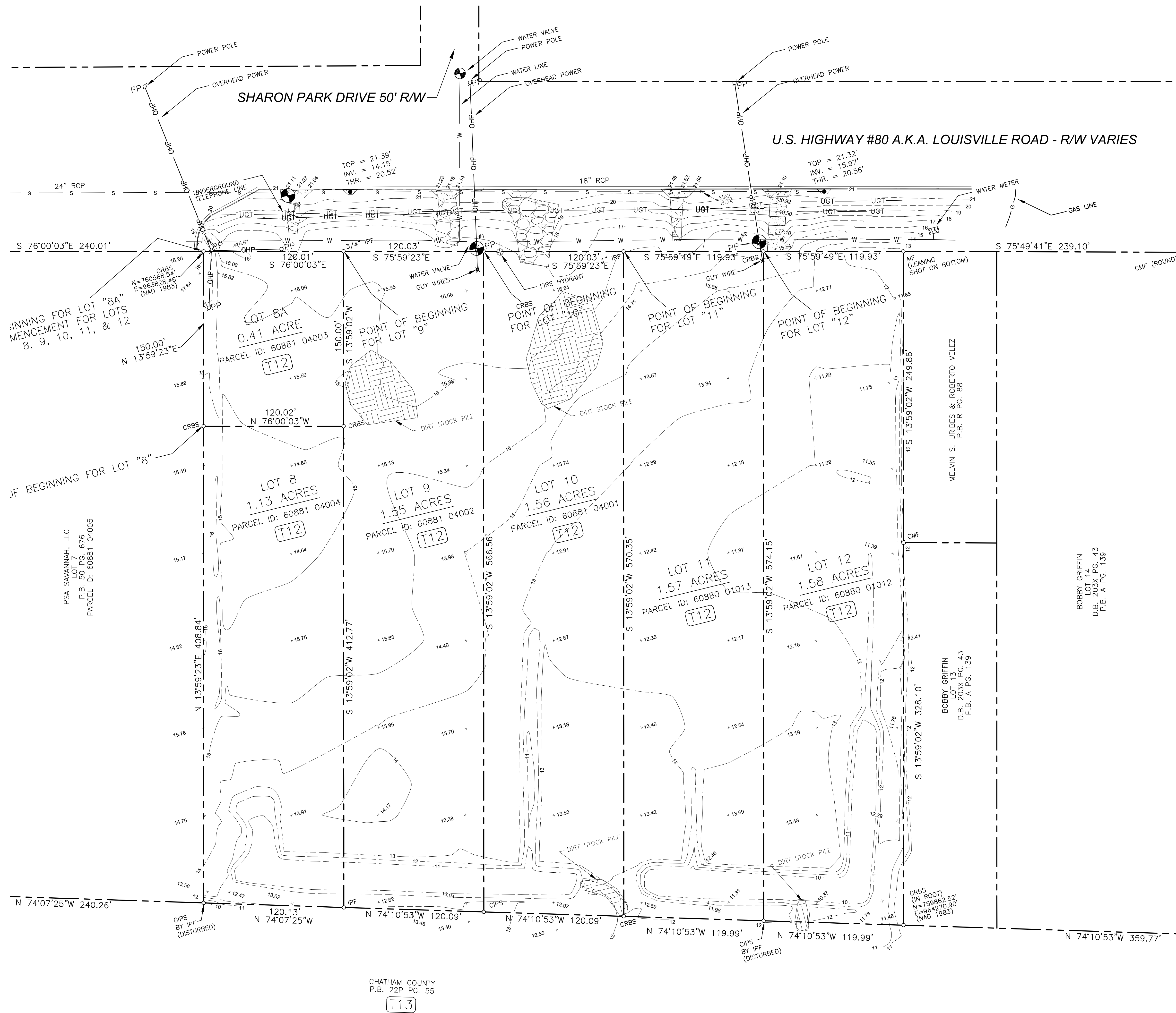
NOT FOR CONSTRUCTION
























8444 Westpark Dr, Ste 120
McLean, VA 22102
703 564 8484
MG2.com

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554 EAST GORDON STREET
SAVANNAH, GA 31404
PHONE 912-531-1834
WWW.KIMLEY-HORN.COM

Saved Thursday, April 13, 2023 5:18:30 PM PETER.PSAL.TAKIS Plotted Thursday, April 13, 2023 5:18:52 PM Psalakis, Peter
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LIGHT		
FIRE HYDRANT		
MANHOLE		
GAS	_____	G _____
WATER	_____	W _____
SANITARY SEWER	_____	S _____
STORM SEWER	_____ SD _____ SD _____ SD _____	
GRATE INLET		
SHRUB/FLOWER		
WOODS LINE	_____	OWP _____
OVERHEAD POWER	_____	
UNDERGROUND POWER	_____	UGP _____
OVERHEAD COMMUNICATION	_____	OWC _____
UNDERGROUND COMMUNICATION	_____	UGC _____
VALVE		
EXISTING CONTOUR	_____	
SPOT GRADE	+50.4	
SIGN		
POWER POLE & GUY		
OVERHEAD TELEPHONE	_____	OWT _____
UNDERGROUND TELEPHONE	_____	UGT _____
GAS METER		
WATER METER		
TELEPHONE/COMMUNICATIONS		
PEDESTAL/STUB OUT		
ELECTRIC METER		
TRANSFORMER		
BUILDING HEIGHT ELEVATION		37.5'
POWER JUNCTION BOX		
COMMUNICATION JUNCTION BOX		
CONCRETE MONUMENT FOUND	CMF	
CAPPED REBAR FOUND	CRBF	
IRON PIPE FOUND	IPF	
PK NAIL FOUND	PKNF	
REBAR FOUND	RBF	
ANGLE IRON FOUND	AIF	
CAPPED IRON PIPE SET	CIPS	
MAILBOX		
TITLE COMMITMENT NUMBER		
WETLAND	_____	
CONTOURS		
CONCRETE		
GRAVEL DRIVE		
DIRT PILE		

EXISTING CONDITIONS NOTES	
1.	EXISTING CONDITIONS SHOWN BASED ON SURVEY TITLED "2009ALTA PROJECT" WITH FIELDWORK COMPLETED ON SEPTEMBER 15, 2022 BY JAMES M. ANDERSON & ASSOCIATES, INC.
2.	COORDINATES SHOWN ARE STATE PLANE COORDINATES, NAD 83, AS PER SURVEY GRADE GPS OBSERVATIONS AS SHOWN ON THE ABOVE MENTIONED SURVEY.
3.	ALL VERTICAL TOPOGRAPHIC ELEVATION IS BASED ON NAVD 1884 DATUM AS SHOWN ON THE ABOVE MENTIONED SURVEY.
4.	SUBJECT PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE PER FEMA FIRM PANEL NO. 19051C13501 EFFECTIVE DATE 09/18/2016.
5.	NON-ADJACENT WETLANDS ARE PRESENT WITHIN THE PROJECT AREA. REFERENCE SAS-2009-01310 FOR APPROVED JURISDICTIONAL WETLAND DETERMINATION.

[illegible]

NOT FOR
CONSTRUCTION

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McLean, VA 22102
703 564 8484
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SAVANNAH, GA 31401
PHONE: 912.291.1204

volterra

KHA PROJECT	112720000
DATE	04/13/2023
SCALE:	AS SHOWN
DESIGNED BY:	DAA
DRAWN BY:	PEP
CHECKED BY:	DAA

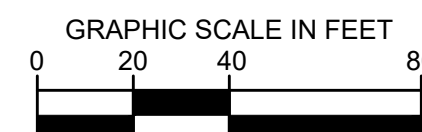
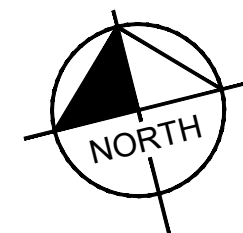
EXISTING CONDITIONS

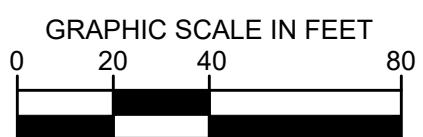
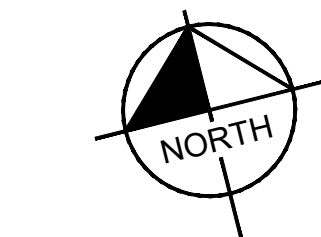
VOLTERA EV FLEET CHARGING FACILITY

CITY OF GARDEN CITY
GEORGIA

SHEET SET
CONCEPTUAL
CIVIL

SHEET NUMBER
C-2.0





CIVIL LAYOUT NOTES	
1.	SITE BUFFER, AND PARKING LOT LANDSCAPING TO BE DESIGNED IN COMPLIANCE WITH THE CITY OF GARDEN CITY ZONING ORDINANCE.
2.	PARKING LOT ISLANDS TO BE 8' IN WIDTH AS MEASURED FROM BACK OF CURB TO BACK OF CURB.
3.	ALL TRANSFORMERS, SWITCHBOARDS, AND DOUBLE-ENDED SWITCHGEAR TO BE INSTALLED WITH CONCRETE PADS. SEE SHEETS ES-1.0 AND ES-1.1 FOR SITE ELECTRICAL EQUIPMENT.
4.	GA POWER PRIMARY METERS TO BE INSTALLED PER GA POWER SPECIFICATION. FINAL LOCATION AND SIZE OF UTILITY ACCESS GATE TO BE COORDINATED WITH GA POWER. STORMWATER DETENTION SHALL BE PROVIDED FOR ALL PERMITTED PURPOSES ONLY. BASIN TO BE SIZED IN ACCORDANCE WITH ALL LOCAL AND STATE REQUIREMENTS.
5.	SUBJECT PROPERTY IS NOT LOCATED WITHIN FLOOD HAZARD ZONE PER FEMA FIRM MAPS. PROJECT SHALL BE SUBJECT TO FLOOD HAZARD DETERMINATION.
6.	NON-ADJACENT WETLANDS ARE PRESENT WITHIN THE PROJECT AREA. REFERENCE SAS-2000-03130 FOR APPROVED JURISDICTIONAL WETLAND DETERMINATION.

PHASE 2 PARKING NOTES	
1.	PHASE 2 PARKING IS PROVIDED AS FOLLOWS:
1.1.	TRUCK CHARGING (13' X 28') = 90 STALLS
2.	TOTAL PARKING STALLS (PHASE 1 + 2) IS PROVIDED AS FOLLOWS:
2.1.	STANDARD (8.5' X 20') = 122 STALLS
2.2.	ADA ACCESSIBLE (8.5' X 20') = 5 STALLS
2.3.	TRUCK CHARGING (13' X 28') = 127 STALLS

[illegible]

NOT FOR
CONSTRUCTION

444 Westpark Dr, Ste 120
McLean, VA 22102
703 564 8484
IG2.com

MG2

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PHONE: 912-231-4384
WWW.KIMLEY-HORN.COM



KHA PROJECT	112720000
DATE	04/13/2023
SCALE:	AS SHOWN
DESIGNED BY:	DAA
DRAWN BY:	PEP
CHECKED BY:	DAA

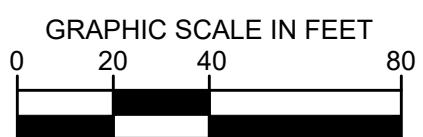
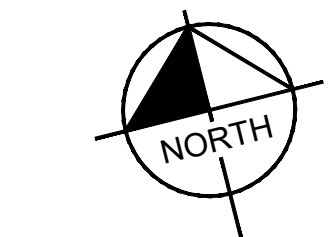
CIVIL LAYOUT PLAN - PHASE 2

**VOLTERA EV FLEET
CHARGING FACILITY**
2303 US HIGHWAY 80
GARDEN CITY, GA 31408

CITY OF GARDEN CITY
GEORGIA

SHEET SET
CONCEPTUAL
CIVIL

SHEET NUMBER
C-3.1



PHASE 1 EQUIPMENT NOTES

1. PHASE 1 SITE EQUIPMENT TO BE INSTALLED FOR THE CHARGING FACILITY SHALL INCLUDE:
 - 1.1. (1) GA PRIMARY METER CUBICLE
 - 1.2. (1) DOUBLE-ENDED SWITCHGEAR
 - 1.3. (3) TRANSFORMERS
 - 1.4. (3) 480V SWITCHBOARDS
 - 1.5. (37) 180 kW DUAL-PORT CHARGING STATIONS
 - 1.6. (1) TELECOM CABINET (DESIGN BY OTHERS)
2. PHASE 1 SITE EQUIPMENT TO BE INSTALLED FOR THE OPERATIONS AND MAINTENANCE BUILDINGS SHALL INCLUDE:
 - 2.1. (2) TRANSFORMERS
 - 2.2. (12) FREE-STANDING L2 CHARGING STATIONS

[illegible]

CONSTRUCTION

444 Westpark Dr, Ste 120
McLean, VA 22102
703 564 8484
IG2.com



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554 EAST GORDON STREET
SAVANNAH, GA 31401
PHONE: 912-231-4384
WWW.KIMLEY-HORN.COM



KHA PROJECT	
112720000	
DATE	
04/13/2023	
SCALE:	AS SHOWN
DESIGNED BY:	JCS
DRAWN BY:	PEP
CHECKED BY:	JCS

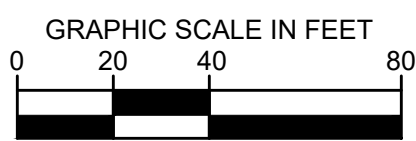
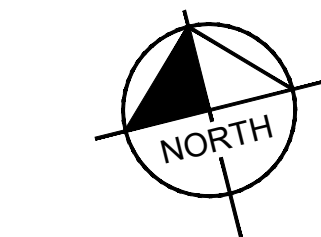
SITE ELECTRICAL EQUIPMENT LAYOUT - PHASE 1

VOLTERA EV FLEET
CHARGING FACILITY
2303 US HIGHWAY 80
GARDEN CITY, GA 31408

CITY OF GARDEN CITY
GEORGIA

SHEET SET
CONCEPTUAL
ELECTRICAL

SHEET NUMBER
ES-1.0



PHASE 2 EQUIPMENT NOTES

1. PHASE 2 SITE EQUIPMENT TO BE INSTALLED FOR THE CHARGING FACILITY SHALL INCLUDE:
 - 1.1. (1) GA PRIMARY METER CUBICLE
 - 1.2. (8) TRANSFORMERS
 - 1.3. (8) 480V SWITCHBOARDS
 - 1.4. (90) 180 kW DUAL-PORT CHARGING STATIONS
 - 1.5. (2) TELECOM CABINET (DESIGN BY OTHERS)

[illegible]

8444 Westpark Dr, Ste 120
McLean, VA 22102
703 564 8484
MG2.com



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554 EAST GORDON STREET
SAVANNAH, GA 31401
PHONE: 912-231-4384
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KHA PROJECT	
112720000	
DATE	
04/13/2023	
SCALE:	AS SHOWN
DESIGNED BY:	JCS
DRAWN BY:	PEP
CHECKED BY:	JCS

SITE ELECTRICAL EQUIPMENT LAYOUT - PHASE 2

VOLTERA EV FLEET CHARGING FACILITY

2303 US HIGHWAY 80
GARDEN CITY, GA 31408

CITY OF GARDEN CITY
GEORGIA

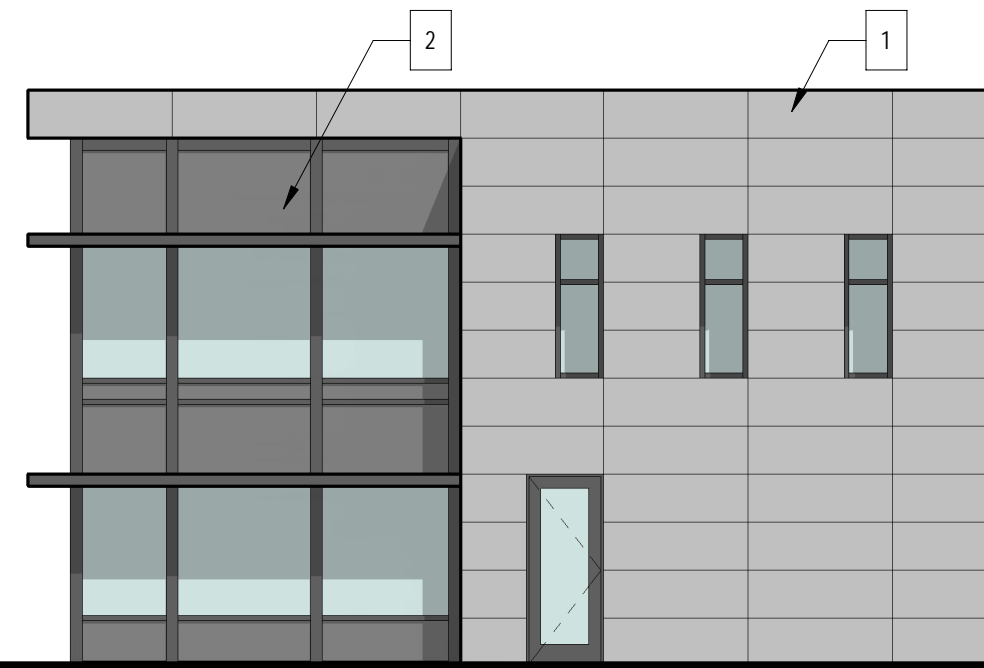
SHEET SET
CONCEPTUAL
ELECTRICAL

SHEET NUMBER
ES-1.1

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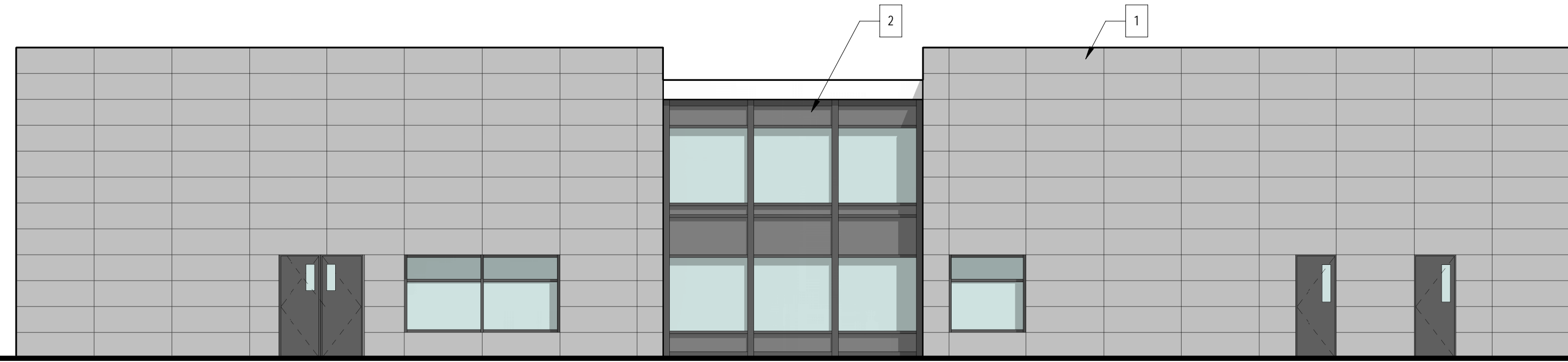


S1	SCALE	OPERATIONS BUILDING PLAN SOUTH
	1/8" = 1'-0"	

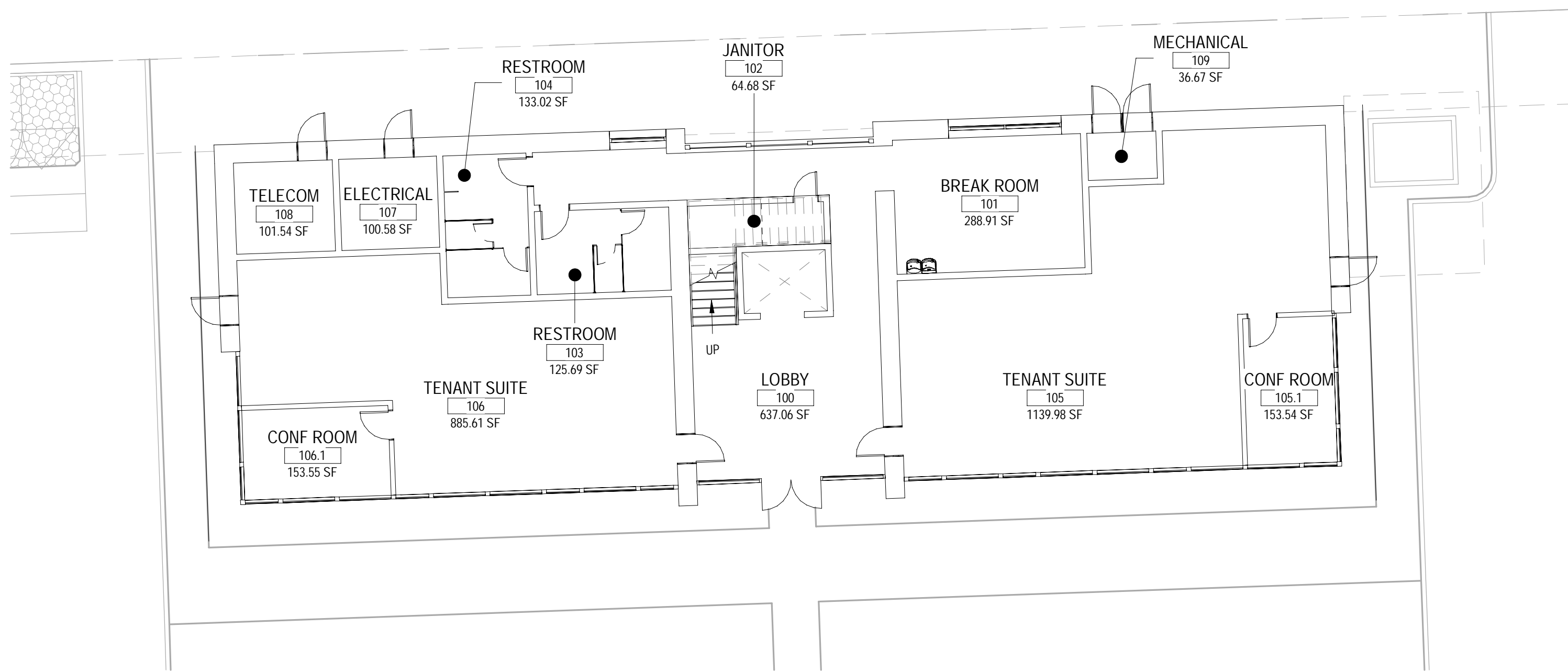


N1	SCALE	OPERATIONS BUILDING PLAN WEST
	1/8" = 1'-0"	

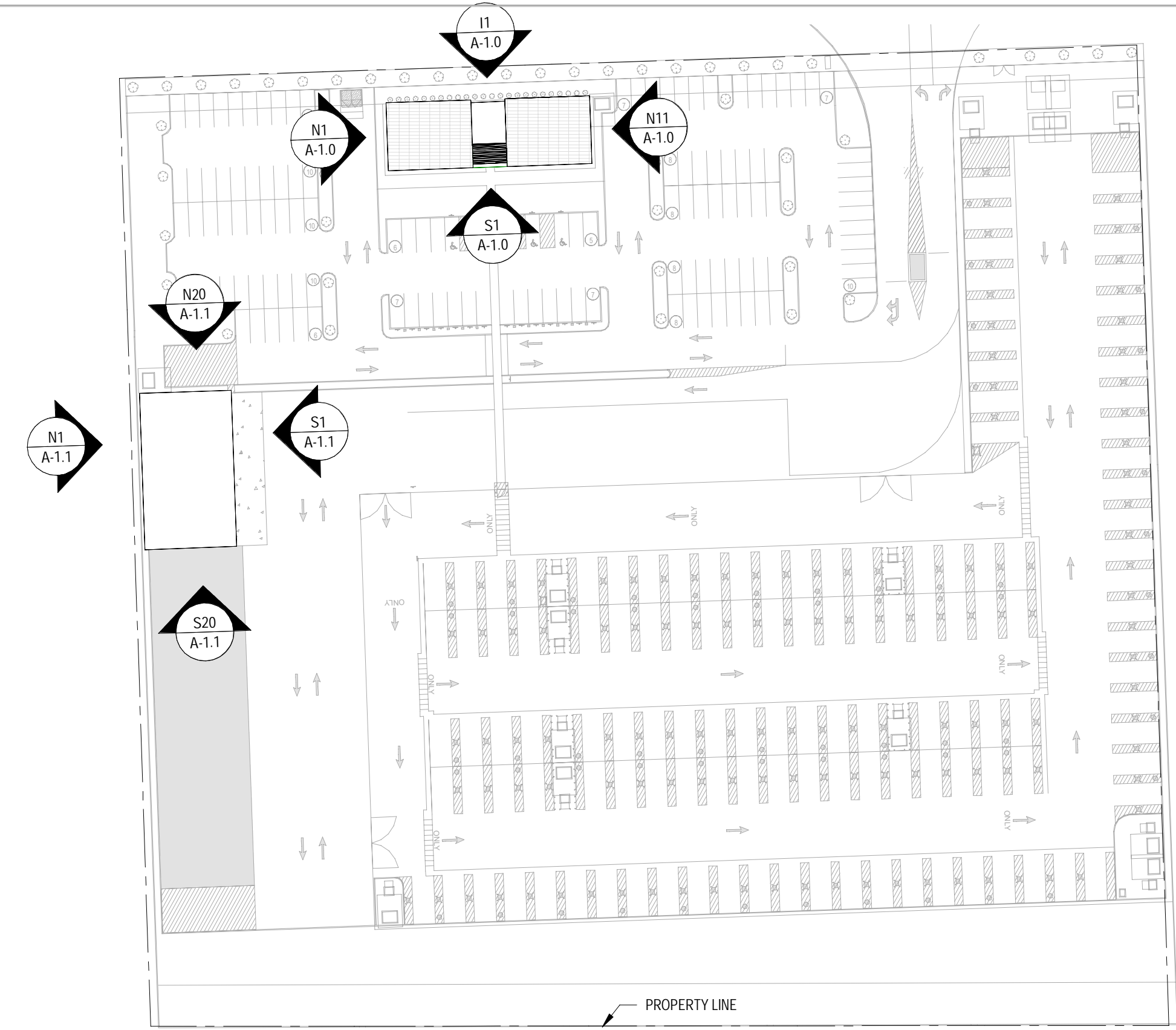
N11	SCALE	OPERATIONS BUILDING PLAN EAST
	1/8" = 1'-0"	



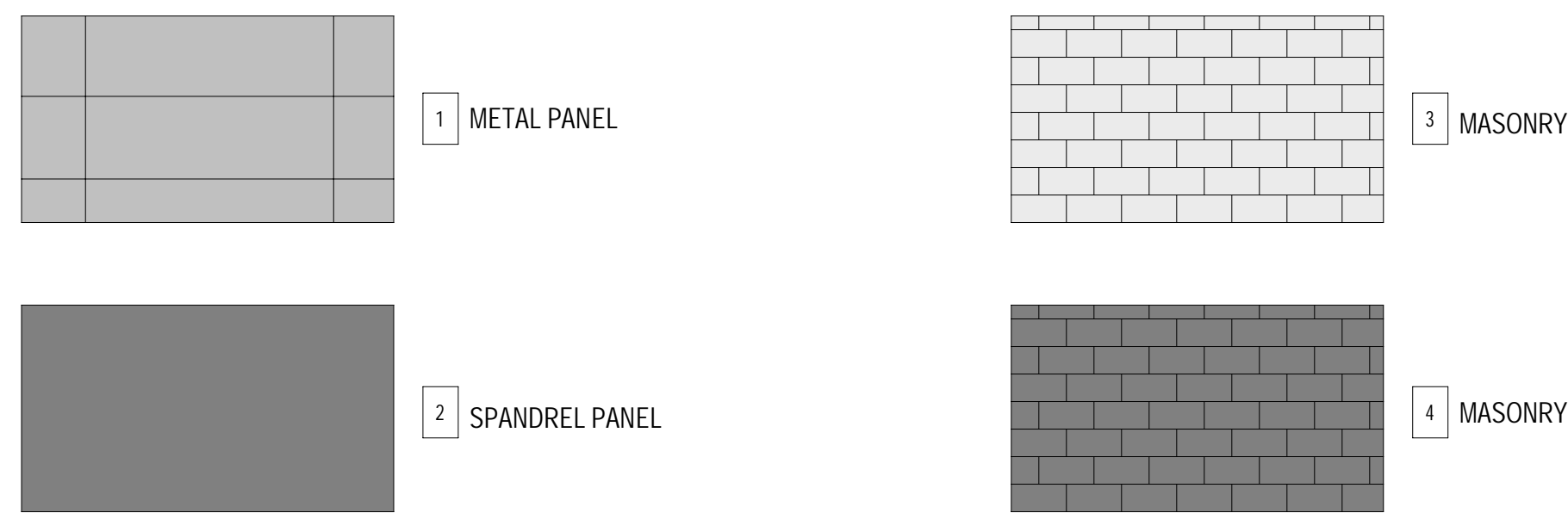
11	SCALE	OPERATIONS BUILDING PLAN NORTH
	1/8" = 1'-0"	



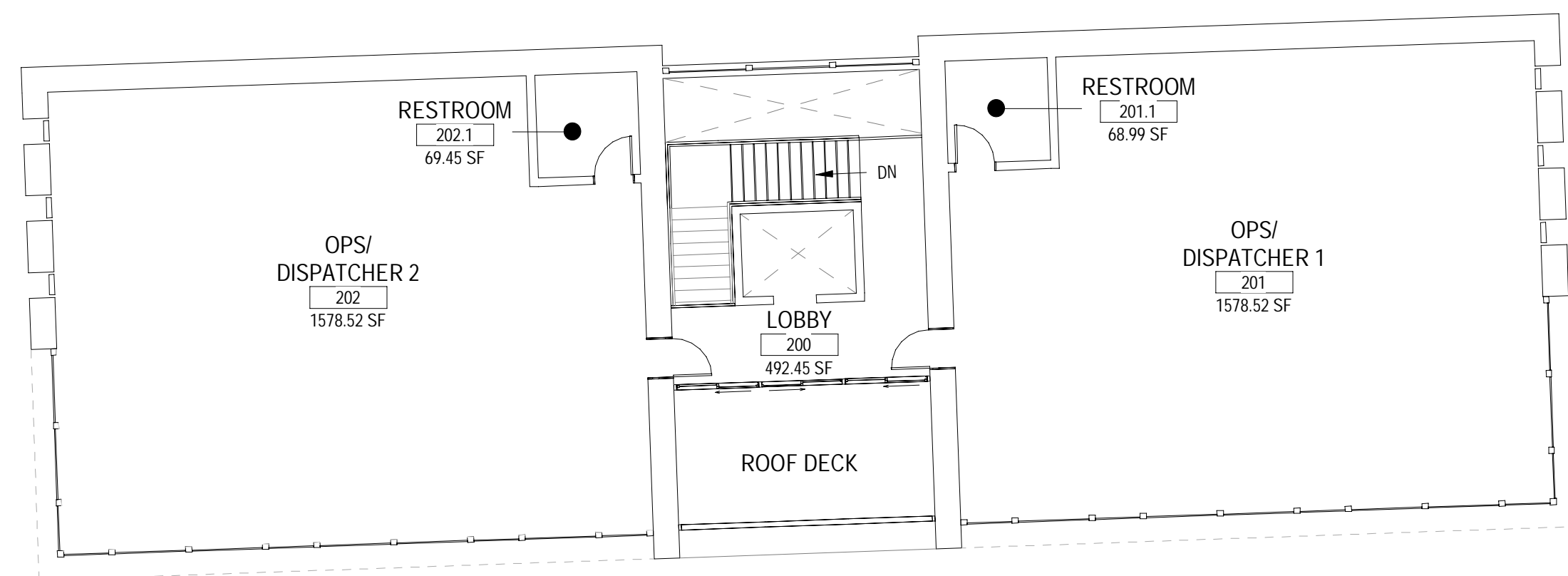
A1	SCALE	OPERATIONS BUILDING GROUND FLOOR
	3/32" = 1'-0"	



1	SCALE	SITE PLAN
	1:820	



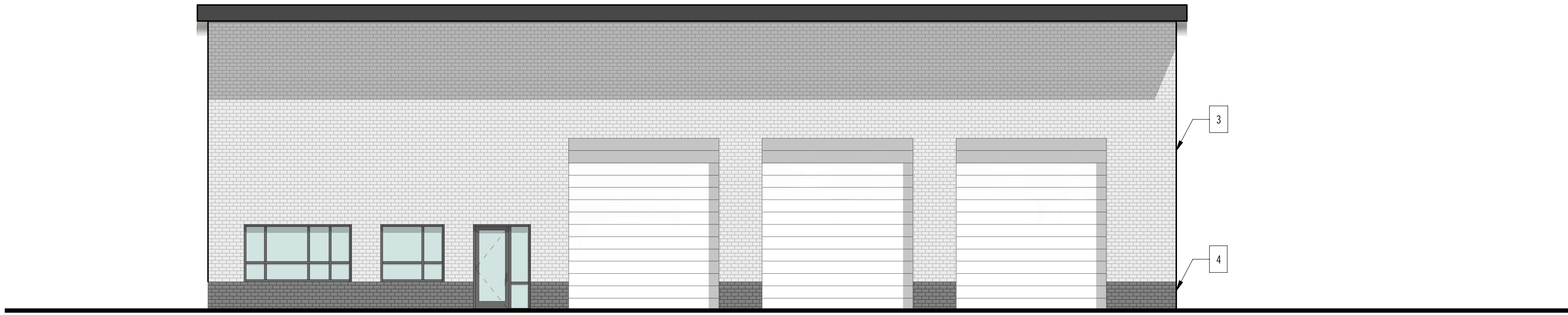
SCALE	MATERIAL LEGEND
1/4" = 1'-0"	



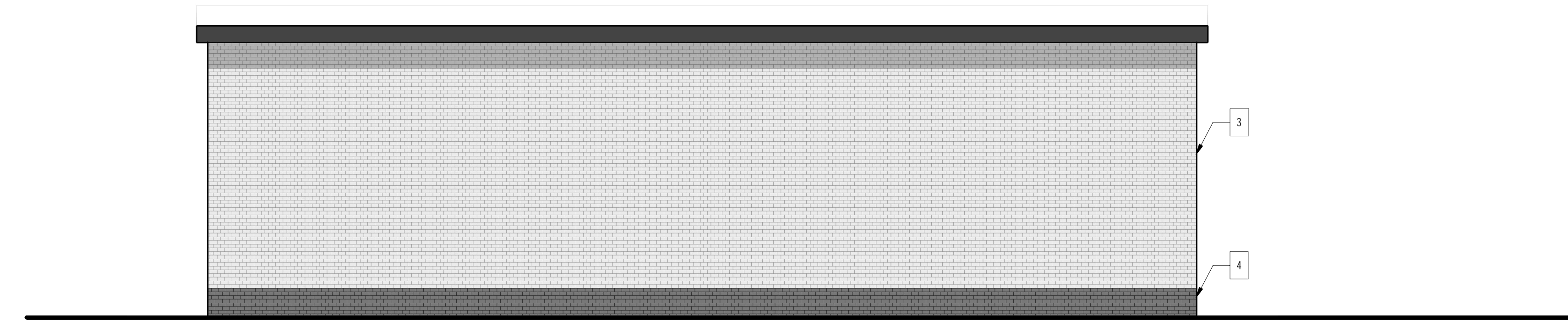
A16	SCALE	OPERATIONS BUILDING SECOND FLOOR
	3/32" = 1'-0"	

[illegible]

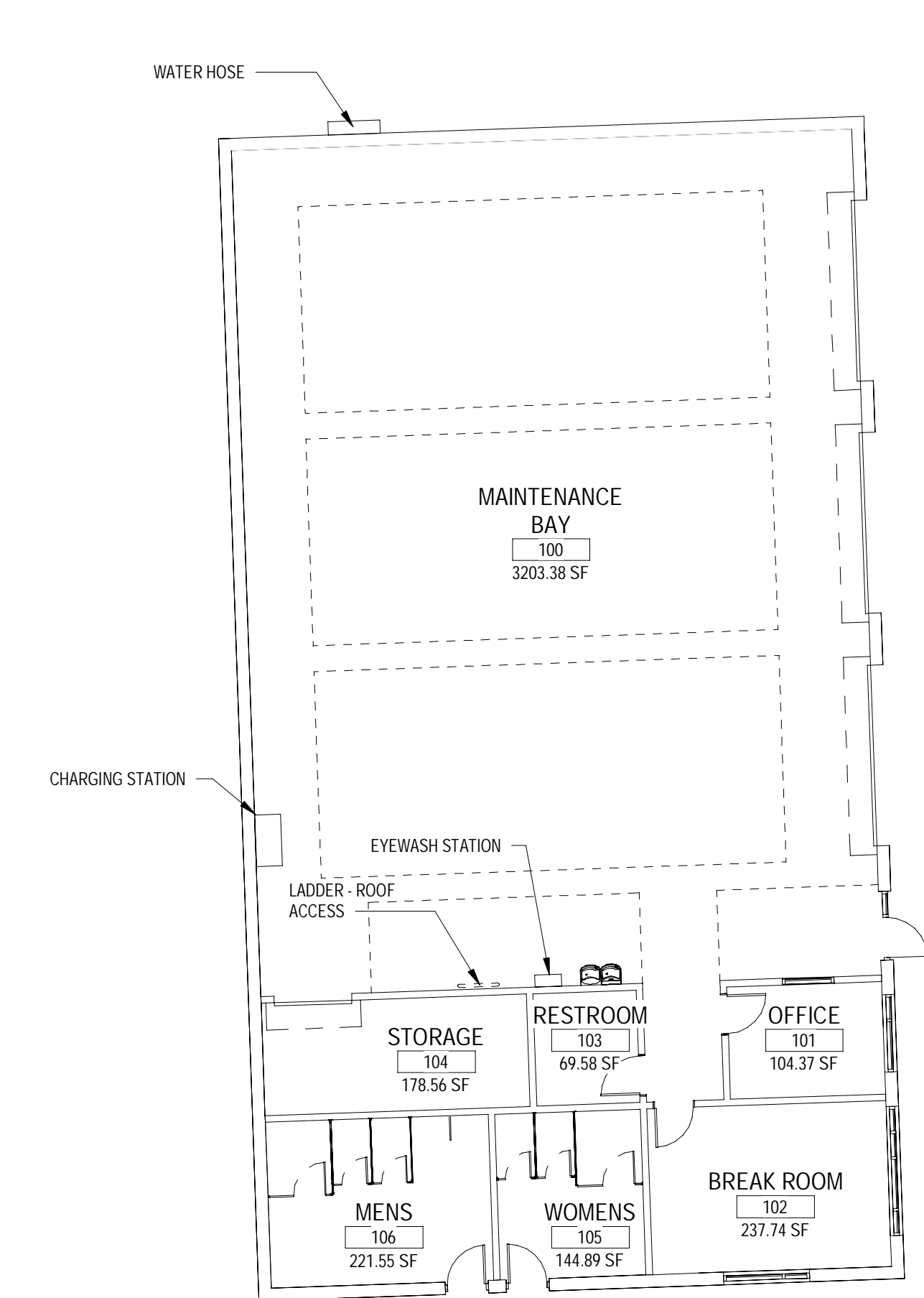
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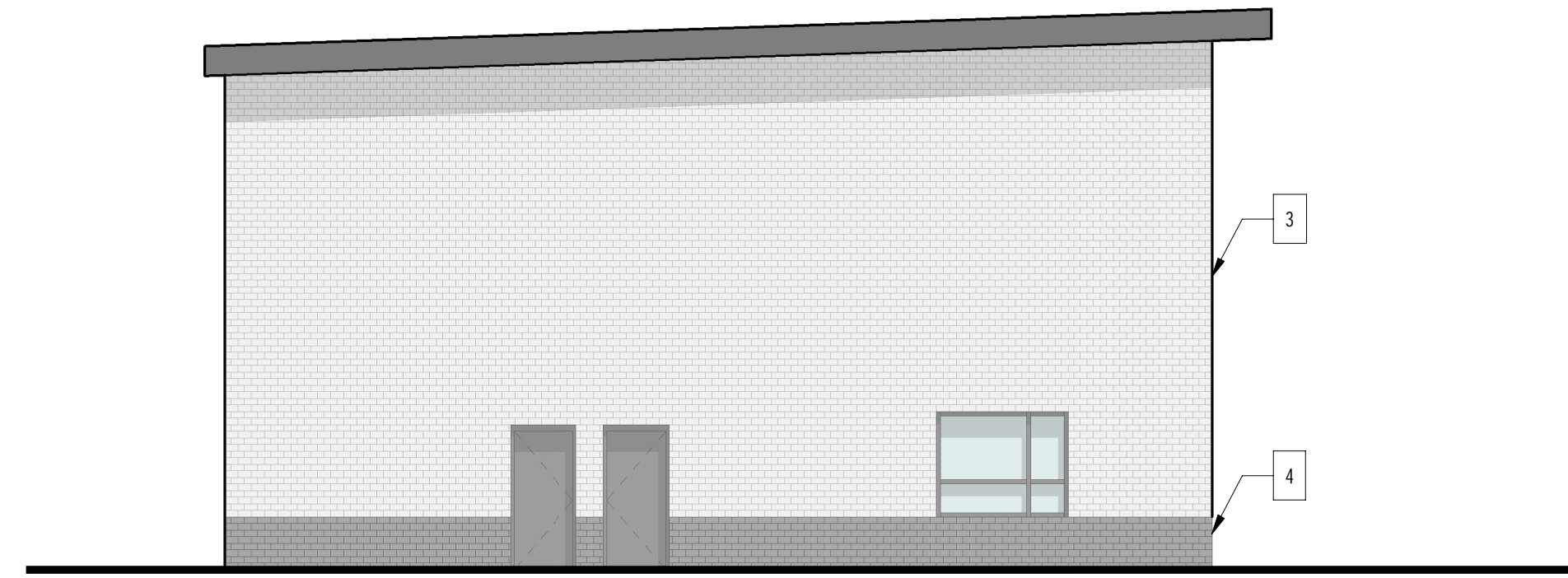
S1	SCALE	MAINTENANCE BLDG PLAN EAST
	1/8" = 1'-0"	



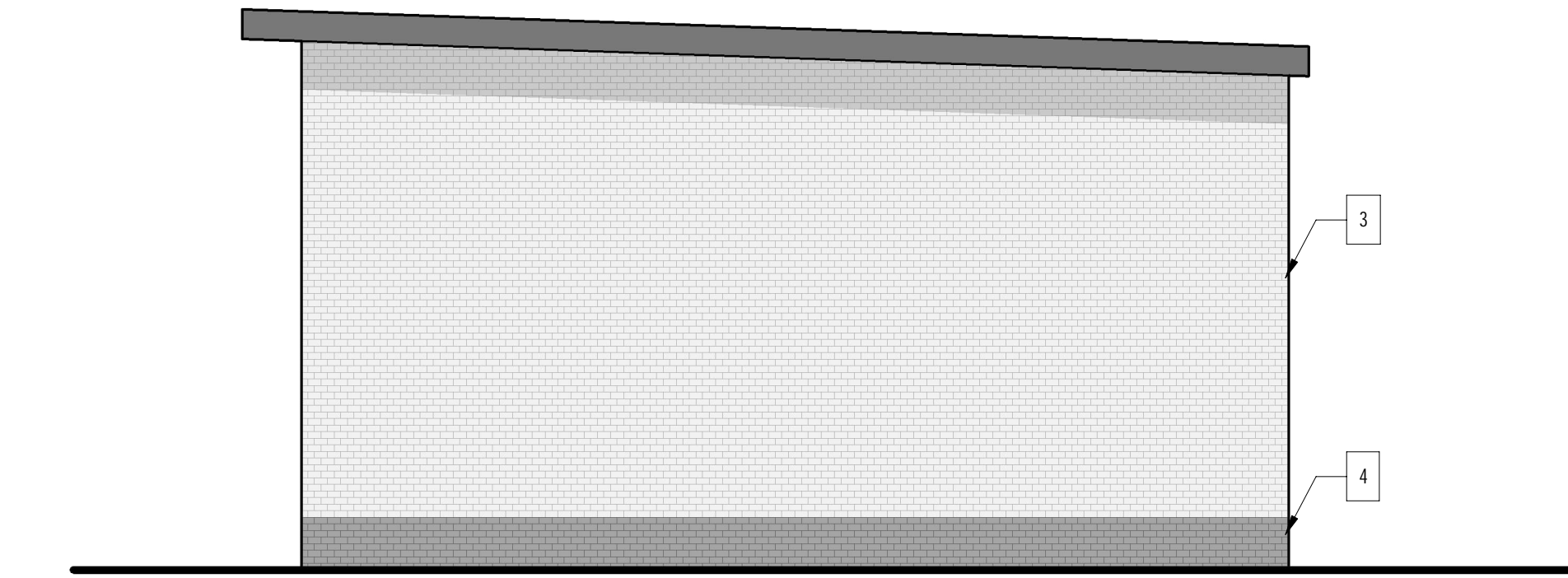
N1	SCALE	MAINTENANCE BLDG PLAN WEST
	1/8" = 1'-0"	



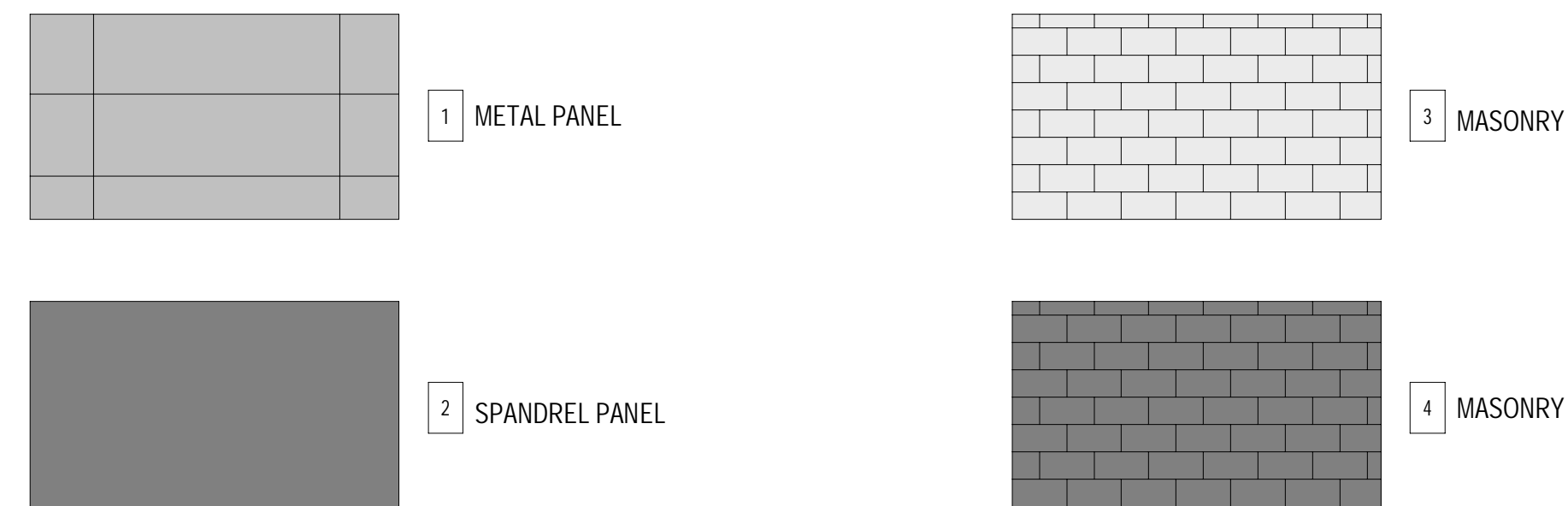
A1	SCALE	MAINTENANCE BLDG GROUND FLOOR
	3/32" = 1'-0"	



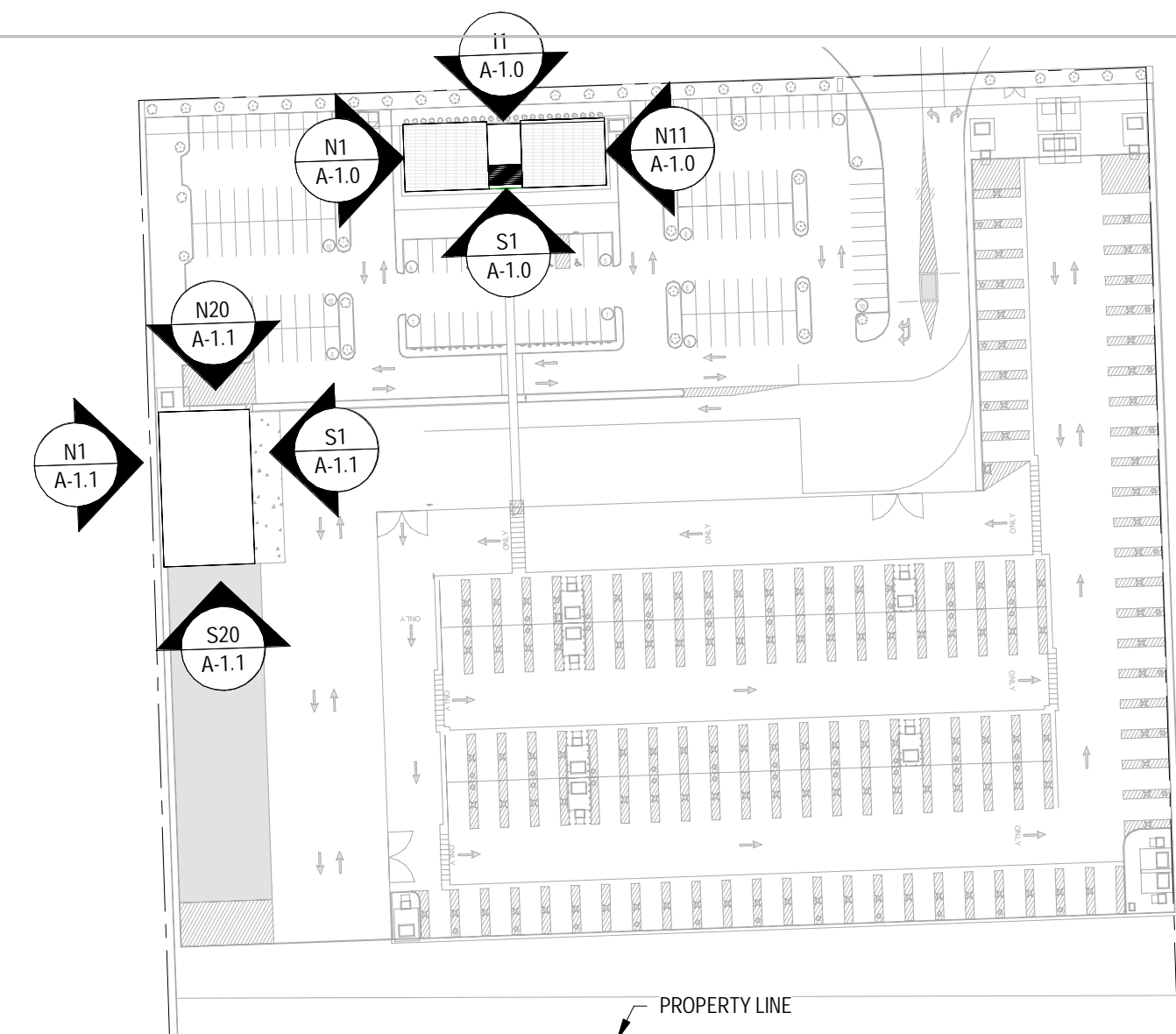
S20	SCALE	MAINTENANCE BLDG PLAN SOUTH
	1/8" = 1'-0"	



N20	SCALE	MAINTENANCE BLDG PLAN NORTH
	1/8" = 1'-0"	



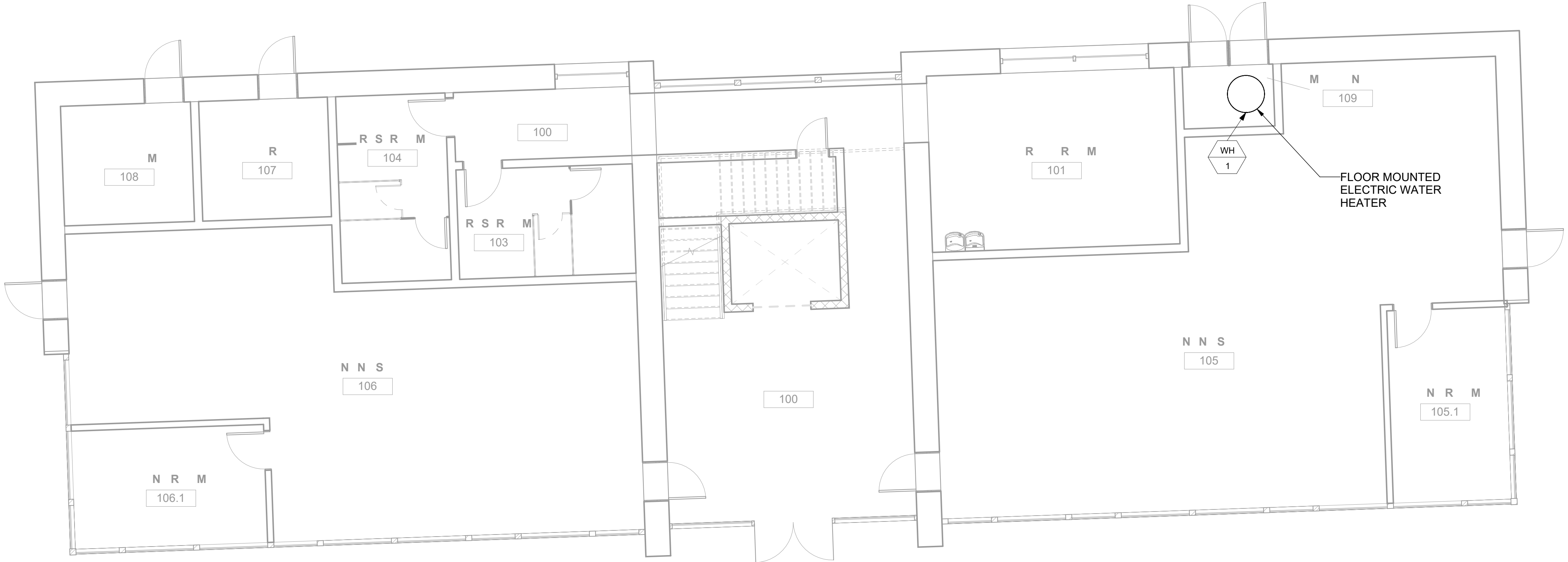
	SCALE	MATERIAL LEGEND
	1/4" = 1'-0"	







A20	SCALE	SITE PLAN
	1" = 100'-0"	

MG2 PROJECT 22-6031-01		DATE 04/13/2023		SCALE: AS SHOWN		DESIGNED BY: 2303 US HIGHWAY 80 GARDEN CITY, GA 31408		CITY OF GARDEN CITY		GEORGIA	
PLAN & ELEVATIONS - MAINTENANCE BUILDING		MG2 PROJECT 22-6031-01		DATE 04/13/2023		SCALE: AS SHOWN		DESIGNED BY: 2303 US HIGHWAY 80 GARDEN CITY, GA 31408		CITY OF GARDEN CITY	
VOLTERA EV FLEET CHARGING FACILITY		DATE 04/13/2023		SCALE: AS SHOWN		DESIGNED BY: 2303 US HIGHWAY 80 GARDEN CITY, GA 31408		CITY OF GARDEN CITY		GEORGIA	
SHEET SET CONCEPTUAL ARCH		DATE 04/13/2023		SCALE: AS SHOWN		DESIGNED BY: 2303 US HIGHWAY 80 GARDEN CITY, GA 31408		CITY OF GARDEN CITY		GEORGIA	
SHEET NUMBER A-1.1		DATE 04/13/2023		SCALE: AS SHOWN		DESIGNED BY: 2303 US HIGHWAY 80 GARDEN CITY, GA 31408		CITY OF GARDEN CITY		GEORGIA	

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 **R** **NS -**
3/16" = 1'-0"

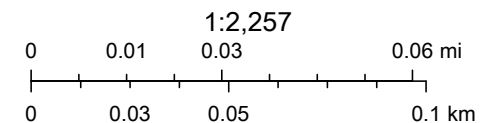
SHEET NUMBER	SHEET SET	VOLTERA EV FLEET CHARGING FACILITY 2303 US HIGHWAY 80 GARDEN CITY, GA 31408	CITY OF GARDEN CITY	GEORGIA	OPERATIONS BUILDING MECHANICAL PLAN - LEVEL 1	<div> <div> <div>KIM PROJECT</div> <div>112720000</div> <div>DATE</div> </div> <div> <div>SCALE: 3/16" = 1'-0"</div> <div>DESIGNED BY: DUA</div> <div>DRAWN BY: DUA</div> <div>CHECKED BY: MS</div> </div> </div>		 <p>© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 554 EAST GARDEN STREET ANN ARBOR, MI 48106 PHONE: 919-231-14384 WWW.KIMLEY-HORN.COM</p>	 <p>8444 Westpark Dr, Ste 120 McLean, VA 22102 703.564.8484 MG2.com</p>	NOT FOR CONSTRUCTION			NO.	REVISIONS	DATE	BY

PC2304: General Development Plan Review



5/3/2023, 12:06:30 PM

Municipal Boundary: POOLER, BLOOMINGDALE, GARDEN CITY, THUNDERBOLT, PORT WENTWORTH, TYBEE ISLAND, VERNONBURG, UNINCORPORATED, Zoning, Owner, PIN and Address Labels



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Submittal Fee: \$50.00

The City of Garden City, Georgia
100 Central Avenue, Garden City, Georgia 31405
Phone: 912.966.7777 Fax: 912.963.2735

ZONING / PERMITTED USE VERIFICATION

Parcel Identification No. (PIN): 60880-01012 & 01013 60881-04001 to 04004 Address: 2205, 2207, 2301, 2303 and 2305 W US HWY 80

Describe fully all business activities or intended use of property:

The proposed use of the property is for it to serve as an Electric Vehicle (EV) Charging Facility for freight vehicle fleet operation and charging. Please confirm that this intended use can be classified as a service station under use #46 of the Garden City Zoning Ordinance.

Proposed Business or Project: Voltera - EV Fleet Charging Hub Limited Liability ☐ Incorporated ☐

Requestor: Taylor Stein

Phone: _____

Requestor Email: _____

Point of Contact for Inspection If Different than Requestor :

Name: _____ Phone: _____

Address: _____ City: _____ State: _____ Zip: _____

Email: _____

DISCLAIMER

The information shown on all maps, charts, illustrations, or any other digital/printed representations located on the Garden City website or distributed in any other formats reflects available data found on SAGIS/and/or Garden City GIS Viewer. Data and documents are not warranted for content or accuracy. Data that is not so warranted or guaranteed includes, but is not limited to, property line measurements and boundaries, the identity of property owners, property identification numbers, road location and names, municipal boundaries, zoning classifications, flood zone locations, and wetland delineations. Garden City does not guarantee the positional or thematic accuracy of SAGIS/GIS data. The SAGIS/GIS data or cartographic digital files are not a legal representation of any of the features that it depicts and disclaims any assumption of the legal status of which it represents. Any implied warranties, including warranties of merchantability or fitness for a particular purpose, shall be expressly excluded.

Applicant Signature: Taylor Stein Print Name: TAYLOR STEIN Date: 10/28/2022

Notice: The Planning Department will not process request without acknowledgment of disclaimer.

****(Office Use Only)****

Current Zoning District: C-2 Use No. & Title: 46 - Auto service station, including auto washeteria

Use Permitted in Zoning District: YES ☒ NO ☐ OTHER: _____

Verification Date: 12-1-22 Authorized Official/Title: Robert Wellmahr - Building Official

Permit Number: _____ Inspection Approval Date: Building ☐ Fire ☐