

City of Garden City General Development Plan Application



Applicant Information

Owner	
Name	Address
Jon Sirotti / GCIC.02	100 HANCOCK ST, 7 TH FLOOR, QUINCY MA 02171
Phone	Email
(617) 410-7762	Jon.Sirotti@gmail.com
Engineer/Surveyor	<input type="checkbox"/> Same as authorized agent <input checked="" type="checkbox"/> Check here to receive staff review comments via email
Company Name	Contact (Individual Name)
CHA COMPANIES, INC.	JEFFREY HODGKINSON, P.E.
Phone	Email
(678) 775-5810	JHODGKINSON@CHACOMPANIES.COM
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 hereby certify that I am the owner or authorized agent for the property included in this development application. The information provided in this application is accurate and complete. I understand that any permit issued based on false or misleading information provided in this or subsequent applications will be null and void and subject to penalty as provided by law and ordinance.

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

Jon Sirotti
Owner/Authorized Agent (Print Name)

Signature

Date

4/18/25

This form and all required information must be completed in its entirety before it will be accepted by the City of Garden City. Failure to provide all required information may result in a delay in processing.

OFFICE USE ONLY		
Received By	Date Received	Case Number

City of Garden City General Development Plan Application



Development Information

Development Name GCIC 02 MULTI-TENANT COMMERCIAL FLEX		
Property Address 5128, 5130 & 5132 AUGUSTA ROAD GARDEN CITY, GEORGIA 31408		
Parcel ID 60007 02008 / 60007 02007 & 60007 02006	Total Site Acreage 2.79	Zoning C-2

Detailed project description including the character and intended use of the development. Attach additional pages as needed.

**RE-DEVELOP EXISTING SITE WITH NEW SINGLE STORY
MULTI-TENANT BUILDING AND VEHICLE USE AREA.**

Water Supply <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private		Sewage Disposal <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	
Existing Conditions			
Is the property located in a flood zone?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Does the property currently contain any of the following:			
• Existing buildings, streets, or other developed areas		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
• Easements or rights-of-way		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
• Underground storage tanks		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
• Water bodies, wetlands, or similar natural features		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
• Specimen trees (see Sec. 90-259)		<input type="checkbox"/> Yes <input type="checkbox"/> No	

Proposed Improvements (See "General Development Plan Checklist" for full requirements)

Building Area (Square Feet) EXISTING 14,300 S.F. PROPOSED 34,000 S.F.	
Will the development be phased? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, how many phases?
Are buffers required? (see Sec. 90-262) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Will fencing be provided? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes, what material? WOODEN & LANDSCAPING
A façade elevation plan is required.	Building Material(s): METAL & BRICK FACADE
	Building Color(s): EARTH TONE

Any additional details relevant to the application:

City of Garden City General Development Plan Checklist



The following items are required for a complete submittal by identifying the sheet number (**do not use check marks**) and note number, if applicable. For information that does not apply, indicate as such as 'NA.'

	Sheet	Note #
GENERAL INFORMATION		
1 Name of project and name of owner of the property	1.0	
2 Names of project planner and developer and contact information	1.0	
3 North arrow and graphic scale	1.0	
4 Date, including all revision dates	1.0	
5 General location map	1.0	
6 Total area and development area in acres	1.0	
7 Zoning District and any zoning variances or conditions	1.0	
8 Zoning of contiguous properties and existing uses on contiguous property	1.0	
EXISTING CONDITIONS		
9 Flood zone boundary lines	N/A	
Existing easement locations and uses including the holder of the easement and any restrictions imposed by the easement	N/A	
10 Location of any existing underground storage tanks	N/A	
11 Required yards (building setbacks)	1.0	
12 Existing streets, buildings, water bodies, wetlands, and other natural features	1.0	
13 Existing water lines, sewer lines/septic fields, and fire hydrants	N/A	
14 Existing storm water drainage structures	N/A	
PROPOSED IMPROVEMENTS		
15 Proposed stormwater management facilities	1.0	
16 Locations, dimensions, building area, and uses of all proposed buildings and structures.	1.0	
17 Location of any proposed underground storage tanks	N/A	
18 Proposed easement locations and uses including the holder of the easement and any restrictions imposed by the easement	N/A	
19 Curb cuts, vehicular access and circulation	1.0	
20 Pedestrian and other types of circulation	1.0	
21 Off street parking and loading areas	1.0	
22 Recreation areas	N/A	
23 Buffer dimension and composition, including fencing and landscape	1.0	
24 Refuse collections areas	1.0	

City of Garden City General Development Plan Checklist



		Sheet	Note #
25	Project phasing, if applicable	N/A	
26	Tree protection and replacement plan, including identification of specimen trees	1.0	
27	Scale, design, and location of exterior signs	1.0	

Other required information that may be presented separately or on the General Development Plan

		Sheet	Note #
1	Tabulation of the project density in dwelling units per net acre, if applicable	N/A	
2	Tabulation of the number of required parking and loading spaces, required and proposed	1.0	
3	A statement describing the character and intended use of the development	1.0	
4	If common facilities, such as recreation areas, private streets, and common open spaces are to be provided, statements as to how they will be provided and maintained shall be submitted.	1.0	
5	Façade elevation plan, indicating 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.	A-1	

City of Garden City Agent Authorization Form



Applicant Information

Owner	
Name	Address
JON SIDOIT / GCIC Ø2	100 HANCOCK STREET 3 RD FLOOR QUINCY MA 02171
Phone	Email
(617) 910-7762	JON.SIDOIT@GMAIL.COM
Development Name (if applicable)	
GCIC Ø2 MULTI-TENANT COMMERCIAL FLEX	

I, the undersigned, do hereby certify that I am the owner of the property affected by the proposed application to the Garden City Planning Commission. I/We, the undersigned owner(s) of property involved in this application, do hereby authorize JEFFREY HODGKINSON to act as Agent for the attached application in my/our behalf.

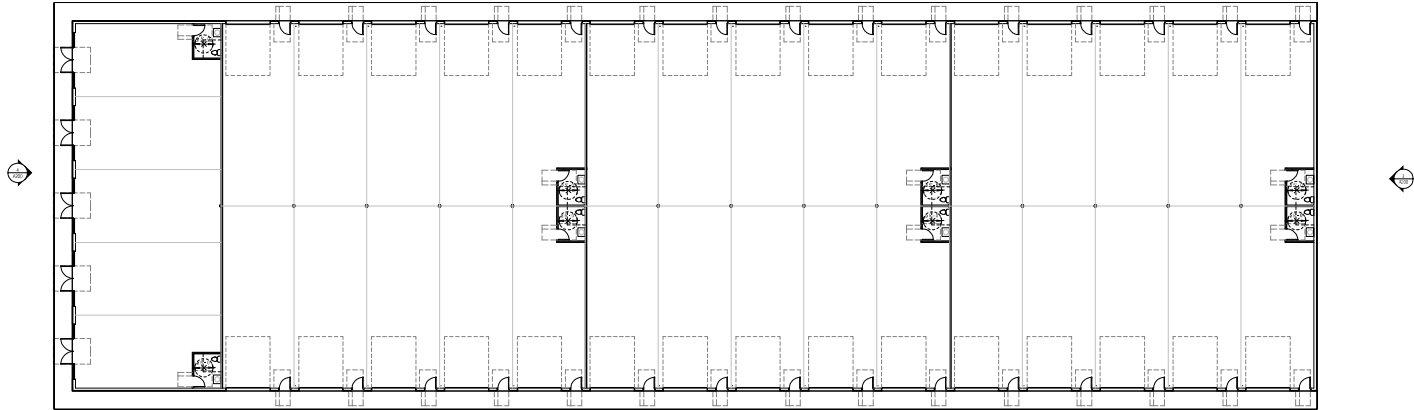
<u>JON SIDOIT</u>	<u>[Signature]</u>	<u>7/9/25</u>
Print Name	Signature	Date
Print Name	Signature	Date
Print Name	Signature	Date

Authorized Agent	
Company Name	Contact (Individual Name)
CHA CONSULTING, INC	JEFFREY HODGKINSON
Phone	Email
678-977-7465	JHODGKINSON@CHASOLUTIONS.COM

I accept this authorization to act as Agent on behalf of the above owner(s).

<u>JEFFREY HODGKINSON</u>	<u>[Signature]</u>	<u>7/9/25</u>
Print Name	Signature	Date

Project: 18-000001-17-AUGUSTA INDUSTRIAL WAREHOUSE FACILITY (AUGUSTA, GA) 18-000001-17



1 PROPOSED BUILDING - FIRST FLOOR
SCALE: 1/32" = 1'-0"

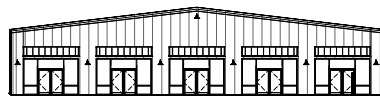


#	Date	Revised/Description

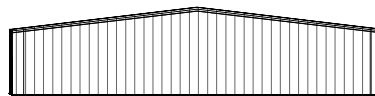
Project No.	18-000001-17
Drawn By	gail
Checked By	gail

WAREHOUSE FLOOR PLAN

A100



④ PROPOSED - WEST ELEVATION
SCALE: 3/8" = 1'-0"



③ PROPOSED - EAST ELEVATION
SCALE: 3/8" = 1'-0"



② PROPOSED - SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



① PROPOSED - NORTH ELEVATION
SCALE: 3/8" = 1'-0"



#	Date	Revised/Description

Project No.	16000001-01
Client	16000001
Project Name	GA

EXTERIOR ELEVATIONS

A200

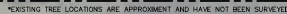


#	Date	Revised/Description

Project No.	1000000000
Sheet No.	1000000000
Drawn By	1000000000
Checked By	1000000000

EXTERIOR ELEVATIONS COLORED

LOT 1 RECONNECTION OF THE SOUTH ERN PT
OF LOTS 47 & 48 HAPPY DISCOVERY
PLANTATION & SE PT OF LOT 109 INDUSTRIAL
CITY GARDENS PRB 15P 16
N/T: POOLER WEST LLC
ZONING: C-2
PID: 80007 01011



A TWO-WAY, 24' ACCESS DRIVE WILL PROVIDE INTERNAL CIRCULATION AROUND THE PROPOSED BUILDING. THE DRIVE WILL BE MAINTAINED BY THE PROPERTY OWNERS.

*TREE IN GDOT ROW - EXISTING TO REMAIN BUT NOT INCLUDED IN TDU CALCULATIONS

1. 25' BUFFER AREA EXCLUDED FROM SITE AREA FOR TDU CALCULATIONS, AS PER THE CODE
2. SEE PROPOSED PLANT SCHEDULE ON SHEET L1.1

1. THE PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT SHALL BE CONTACTED TO ARRANGE A PRE-CONSTRUCTION CONFERENCE WITH THE CITY PRIOR TO ANY LAND DISTURBANCE.

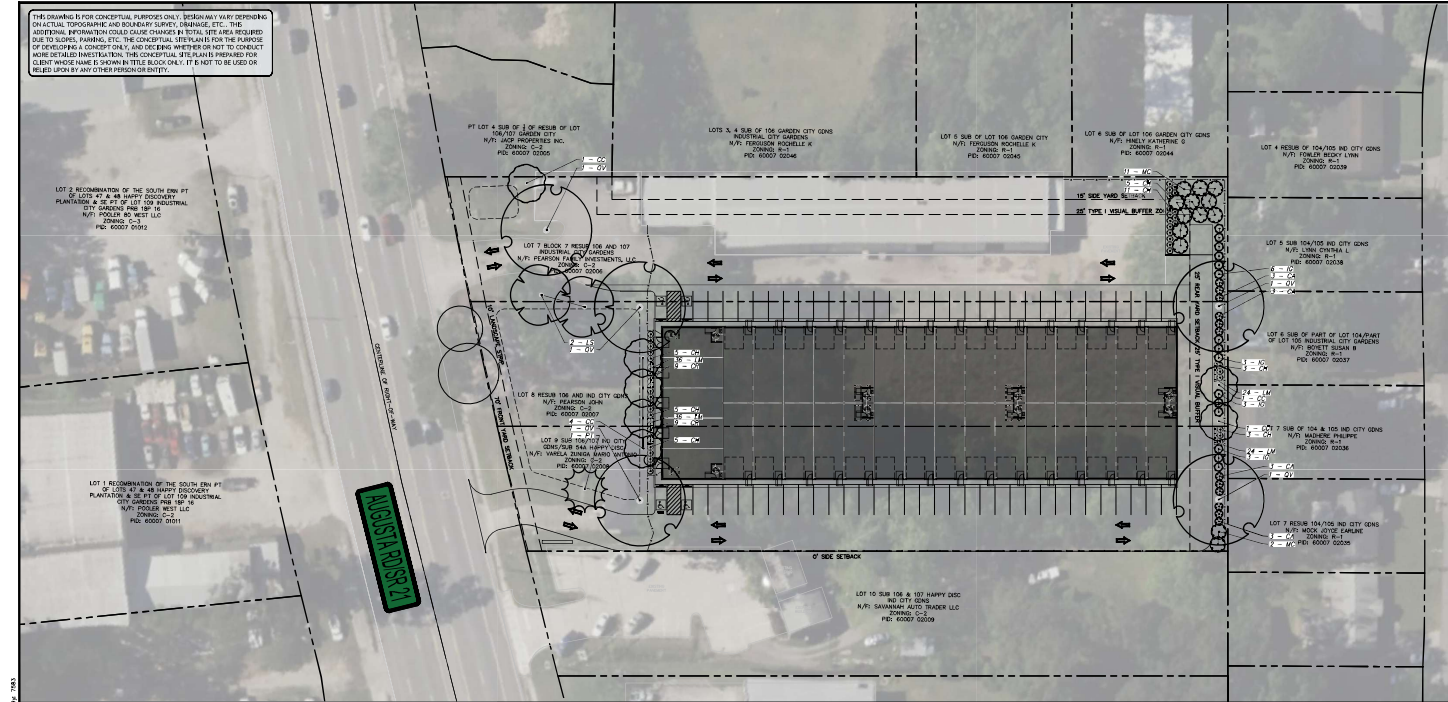
2. ALL THREE PROTECTION MEASURES SHALL BE INSTALLED AND INSPECTED PRIOR TO THE START OF ANY LAND DISTURBANCE, AND MAINTAINED UNTIL FINAL INSPECTION IS INSTALLED. CALL THE PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT FOR AN INSPECTION BY THE CITY.

3. NO PARKING, STORAGE, OR ANY OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN THREE PROTECTION AREAS.

4. THE CITY AND THE INSPECTOR SHALL CONDUCT A FINAL INSPECTION OF THE PROTECTION MEASURES PRIOR TO THE FINAL CONSTRUCTION INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.

5. ALL MATERIAL INSPECTION SHALL CONFORM TO THE CURRENT STANDARDS OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANS Z601.1-2004) AND ARE SUBJECT TO APPROVAL BY THE CITY.





GENERAL INFORMATION:

PROJECT NAME:
MULTI-TENANT COMMERCIAL FLEX

FLOOD ZONE:
PROJECT IS LOCATED IN ZONE "X" AN AREA OF MINIMAL FLOOD HAZARD WITH A PORTION OF THE SITE LOCATED IN ZONE "A" AN AREA WITH SUBSTANTIAL CHANCE FLOOD HAZARD PER FEMA MAP #301010001 DATED AUGUST 16, 2018

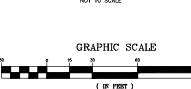
PROJECT DESCRIPTION:
DEVELOPMENT PLANS INCLUDE THE CONSTRUCTION OF A SINGLE-STORY MULTI-TENANT BUILDING AND SINGLE-USE AREA.

ROADWAY DESCRIPTION:
A TWO-WAY, 24' ACCESS DRIVE WILL PROVIDE INTERNAL CIRCULATION AROUND THE PROPOSED BUILDING. THE DRIVE WILL BE MAINTAINED BY THE PROPERTY OWNERS.

- SITE LEGEND**
- PROPOSED 15' X 20' DUMPSTER PAD
 - PROPOSED FREESTANDING ID SIGNAGE
 - PROPOSED WOODEN PRIVACY FENCE
 - PROPOSED VEHICULAR GATE
 - PROPOSED PEDESTRIAN GATE
 - PROPOSED BUILDING
 - PROPOSED PARKING SPACES
 - TRAFFIC DIRECTIONAL ARROW
 - STANDARD DUTY ASPHALTIC PAVEMENT
 - CONCRETE SIDEWALK
 - HEAVY DUTY CONCRETE PAVEMENT

PLANT SCHEDULE

	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS	
TREES	UC	17	CERCIS CANADENSIS	EASTERN REDBUD	13-33" CAL.	BAR		
	UC	1	STYRACIS FLORIDA	SWEET GUM	12-18" CAL.	BAR		
	MC	13	MYRTIS CILIATA	WAX MYRTLE	8" FT. HGT.	BAR		
	HT	1	PRUNUS SP.	TOXICARY FRUIT	8" FT. HGT.	BAR		
	OV	5	QUERCUS VIRGINICA	SOUTHERN LIVE OAK	12-18" CAL.	BAR		
SHRUBS	CA	12	CESTRUM ALNIFOLIA	SUMMERSWEET	24-36" HT.	CONT.		
	SH	27	CESTRUM ALNIFOLIA THYMIFOLIUM	THYMIFOLIUM SUMMERSWEET	12-18" HT.	CONT.		
	SH	15	LEUCODENDRON	ROSEMARY	36-48" HT.	CONT.		
	SH	15	LEUCODENDRON	ROSEMARY	36-48" HT.	CONT.		
SYMBOL CODE QTY BOTANICAL NAME COMMON NAME SIZE CONTAINER SPACING REMARKS								
SHRUB AREAS	CR	18	CHASMANTHUM LATIFOLIUM	RED TOP	12-18" HT.	CONT.	24" x 24"	
	LM	120	LEUCODENDRON	ROSEMARY	36-48" HT.	CONT.	12" x 12"	12' x 6'





Facilitate NE
100 Hancock Street 3rd floor
Quincy, Massachusetts 02271

Multi-Tenant GCIC02
Commercial Flex
5128, 5130 & 5132 Augusta Road
Garden City, Georgia 31408

LANDSCAPE PLAN

Designed By	Drawn By	Checked By
ASH	ASH	ASH
Issue Date	Project No.	Scale
06/01/2023	100000	1/8"=1'-0"

Drawing No.
L1.1

MEMORANDUM

To: Garden City Planning Commission & Board of Appeals

From: Jonathan Trego- Zoning Administrator

Date: June 10th 2025

Re: PC-6-25-1126 Zoning Text Amendment

<i>Application Type</i>	Text Amendment
<i>Case Number</i>	PC-6-25-1126
<i>Applicant</i>	City of Garden City
<i>Name of Project</i>	Zoning Text Amendment

GENERAL INFORMATION

Project Description: The applicant is requesting approval for a proposed text amendment to various sections of the zoning code (Chapter 90.)

Additional Background: This modification to the Zoning Code focuses on allowing elected officials (City Council) to have decision making authority on more items including designating “P” districts, development plan approval, and outdoor advertising approval. Please see the full proposed ordinance in the agenda packet.

FINDINGS

It is beneficial for City Council to have the approval authority on Planning Commission items. These amendments would allow City Council to have authority on Planning Commission matters so that elected officials have the final say which is viewed as a legal safeguard.

ACTIONS

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

- i. *Recommend approval of the text amendment* as presented
- ii. *Recommend approve of the text amendment with modifications*
- iii. *Defer action*
- iv. *Recommend denial of the text amendment* as presented.

RECOMMENDATION

Approval

RECOMMENDED MOTION

I move for PC-6-25-1126 to be recommended for approval to City Council.

City of Garden City – Zoning Text Amendment Application



Development Information (If applicable)

Development Name	
Property Address	
Current Zoning	Proposed Zoning
Current Use	Proposed Use
Parcel ID	Total Site Acreage
Proposed Water Supply	Proposed Sewage Disposal
<input type="checkbox"/> Public <input type="checkbox"/> Private	<input type="checkbox"/> Public <input type="checkbox"/> Private

Zoning Classification Alteration Request	
District/Classification:	Code Section: 90-43, 90-48, 90-49, 90-102, 90-158, and 90-206
Specific Request:	

The proposed Zoning Text Amendment limits the authority of the Planning Commission with respect to (1) designating "P" Districts on the City's zoning map, (2) approving development plans, and (3) approving permit applications and development plans for the location of outdoor advertising and separate use signs, to reviewing and making recommendations thereon to the Mayor and Council for the taking of final action thereon.

Justification for Request:

Garden City residents expect for the above-mentioned approvals to be ultimately made by those City Officials whom they have elected to decide such matters for which the elected officials may be held accountable.

Please provide any additional information that you deem relevant.

The proposed Zoning Text Amendment is attached hereto as Exhibit "A".

City of Garden City – Zoning Text Amendment Application



Applicant Information

Applicant	
Name	Address
Mayor and Council for Garden City, Georgia	100 Central Avenue, Garden City, Georgia 31405
Phone	Email
912-963-2753	rhonda@gardencity-ga.gov
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)
	Rhonda Ferrell-Bowles, City Manager
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 Planning Commission and City Council and that my application cannot be approved unless I am represented.

Rhonda Ferrell-Bowles, City Manager

Print Name

Rhonda Ferrell-Bowles

Signature

4/9/25

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

EXHIBIT "A"

ORDINANCE 2025-

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF GARDEN CITY, GEORGIA, AND THE ZONING ORDINANCE, BY LIMITING THE AUTHORITY OF THE PLANNING COMMISSION WITH RESPECT TO (1) DESIGNATING "P" DISTRICTS ON THE CITY'S ZONING MAP, (2) APPROVING DEVELOPMENT PLANS FOR "P" DISTRICT PROPERTIES, (3) APPROVING PROPOSED DEVELOPMENT PLANS FOR GROUP DEVELOPMENT PROJECTS, PROPERTY CONTIGUOUS TO PROPERTY WITH A MORE RESTRICTIVE ZONING CLASSIFICATION, OR PROPERTY ABUTTING OR FRONTING ONTO ARTERIAL OR COLLECTOR STREETS, (4) APPROVING PROPOSED DEVELOPMENTS IN MIXED-USE ZONING DISTRICTS, AND (5) APPROVING PERMIT APPLICATIONS AND DEVELOPMENT PLANS FOR THE LOCATION OF OUTDOOR ADVERTISING AND SEPARATE USE SIGNS, TO REVIEWING AND MAKING RECOMMENDATIONS THEREON TO THE MAYOR AND COUNCIL FOR THE TAKING OF FINAL ACTION THEREON; TO REPEAL ALL ORDINANCE AND CONFLICT HEREWITH; AND FOR OTHER LAWFUL PURPOSES.

WIIHEREAS, Garden City, Georgia (the "City") is a municipal corporation duly organized and existing under the laws of the State of Georgia; and,

WHEREAS, the duly elected governing authority of the City is the Mayor and Council thereof (the "City Council"); and,

WHEREAS, pursuant to the City's Charter, the City Council is authorized to adopt ordinances and amendments it deems necessary, expedient, or helpful for the health, welfare, safety, comfort, and well-being of the inhabitants of the City; and,

WHEREAS, the Mayor and Council therefore deem it necessary to amend the City's zoning ordinance to limit the authority of the City's Planning Commission with respect to the designation of "P" Districts within the City, approving proposed development plans, approving proposed developments in Mixed-Use Zoning Districts, and approving permit applications and development plans for the location of outdoor advertising and separate use signs to just reviewing and making recommendations thereon to the Mayor and Council for the taking of final action on such matters because the residents of the City expect for such decisions to be ultimately made by those City officials whom they have elected to decide such matters for which the elected officials may be held accountable; and,

WHEREAS, the Mayor and Council finds that the following text amendment to the City's Zoning Ordinance is necessary to carry out the desired goal of changing the role of the City's Planning Commission from taking final action on the above-mentioned matters to just reviewing and making recommendations on same to the Mayor and Council who shall take final action thereon;

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

Section 1: Chapter 90, Article II, Section 90-43 of the GARDEN City Code, as amended, entitled "Designation of P Districts" is deleted in its entirety and replaced by the following for the purpose of limiting the authority of the City's Planning Commission to only review and make recommendations to the Mayor and Council for the taking of final action on the designation of "P" Districts within the City and on proposed development plans for "P" District properties, and authorizing the Mayor and Council to take final action on such matters:

"Sec. 90-43. – Designation of "P" Districts.

- (a) Before an area shall be designated as a "P" District on the zoning map for the City, a conceptual development plan shall be submitted to the Planning Commission to review and make recommendations thereon to the Mayor and Council. The Mayor and Council may disapprove, approve, or modify the plan in order to secure an orderly development pattern in accordance with the purposes of this Chapter.
- (b) The Planning Commission may, on its own motion, recommend to Mayor and Council approval of a "P" District. If such recommendation is approved by Mayor and Council, the developer shall be required to submit a general development plan to the Planning Commission for review and for making recommendations to the Mayor and Council for approval prior to development of the site.
- (c) The conceptual development plan for a proposed "P" District shall include proposed uses and overall development standards and shall indicate the proposed use or reuse of all land, open spaces, location of major streets, recreation areas, school sites, religious centers and such other plan elements and reasonable design criteria as may be deemed necessary by the building official in a preapplication conference to accomplish the purposes of this Chapter. Such plan shall promote an environment of stable and desirable character in harmony with the established or proposed land use pattern in surrounding areas.
- (d) Within a "P" district, no development shall take place until general development plans or subdivision plats, where required, shall have been submitted to the Planning Commission for review and for making recommendations thereupon to the Mayor and Council for approval.
- (e) If property within a "P" district is to be developed in phases, such detailed development plans may be submitted in phases.
- (f) General development plans shall indicate in detail the layout of proposed streets and curb cuts, parking areas, buffers, amenities such as open spaces, landscaping, pedestrian, and bicycle trails, major drainageways, school locations, church locations, locations of public facilities, building arrangements, commercial areas, lotting arrangements and other significant details as may be reasonably required by the Mayor and Council.

- (g) General development plans approved by the Mayor and Council shall be certified to the building official for the issuance of applicable permits. No development shall take place within a "P" District that is not shown on a general development plan as certified to the City Manager by the Clerk of Council.
- (h) Development standards shall be applied as provided elsewhere in this Chapter for the particular district; provided that the Mayor and Council may approve variances from these requirements at the request of the developer on finding that such variances:
 - (1) Would be in keeping with the overall character of the area.
 - (2) Would not be contrary to the purpose and intent of this chapter.
 - (3) Would not be detrimental to existing or proposed surrounding uses.
 - (4) Would serve public purposes to a degree equal to or greater than the standards replaced.
- (i) When an area is rezoned to a "P" District classification, the letter "P" shall be placed in front of the standard zoning classification identification for the area in question."

Section 2: Chapter 90, Article II, Section 90-48 of the Garden City Code, as amended, entitled "Development Plans Required for Group Development Projects, Property Contiguous to Property with a More Restrictive Zoning Classification, or Property Abutting or Fronting onto Arterial or Collector Streets" is deleted in its entirety and replaced by the following for the purpose of limiting the authority of the City's Planning Commission to only review and make recommendations to the Mayor and Council for the taking of final action on development plans for group development projects, for property contiguous to property with a more restrictive zoning classification, or for property abutting or fronting onto arterial or collector streets, and authorizing the Mayor and Council to take final action on such matters:

"Sec. 90-48. – Development plans required for group development projects, property contiguous to property with a more restrictive zoning classification or property abutting or fronting onto arterial or collector streets.

- (a) *General.* Before a building permit is issued for the development of a site which either (1) shall be a group development project, (2) is contiguous to property with a more restrictive zoning classification or (3) fronts onto or abuts a street classified as an arterial or collector under the provisions of Section 90-5 of the Garden City Code herein, development plans for such site shall be submitted for review and approval under the specific plan requirements for "P" Districts as set forth in Section 90-43 of the Garden City Code. For purposes of interpreting this Code Section, contiguous properties would include properties which do not directly abut each other, but would directly abut each other if not separated by the width of (1) any street or street right-of-way, (2) any canal, creek, or river, or (3) any right-of-way of a railroad or other

public service corporation. The development plans to be submitted shall show adjacent properties, including property lying across any adjacent street; the proposed traffic and pedestrian circulation; the location, type and dimension of buffer areas; the arrangement and types of uses, dedications and reservation of lands, setbacks, permanent open spaces, and protective covenants that apply; hours of operation (where applicable); and such other plan elements, design standards, and controls as may be deemed reasonably necessary by Mayor and Council to accomplish the purposes of the City's Zoning Code. The development plans shall also include a façade elevation plan which must indicate that the structure to be placed on the site in question will be visually compatible with adjacent or surrounding development in terms of the following:

- (1) Building orientation and scale.
- (2) Exterior construction materials, including texture and color.
- (3) Roof shape, window and door openings, porches, and balconies.
- (4) Fences, landscaping, and buffers.
- (5) Driveway and parking orientation in keeping with the established character in the area.
- (6) The architectural style or structure and the façade architectural treatment.
- (7) 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.

When such development plans have been approved by the Mayor and Council as provided for in Section 90-43 of the Garden City Code, they shall be certified to the City Manager by the Clerk of Council. Building permits shall be issued only for improvements and developments on the site which conform to the approved development plans. Until such plans have been so certified, the site shall not be cleared or graded."

Section 3: Chapter 90, Article II, Subsection 90-49 (c) of the Garden City Code, as amended, entitled "Designation of Mixed-Use Zoning Districts; Procedural Regulations" and Subsection 90-49(d) entitled "Designation of Mixed-Use Zoning Districts; Variances" are deleted in their entirety and replaced by the following for the purpose of limiting the authority of the City's Planning Commission to only review and make recommendations to the Mayor and Council for the taking of final action on approving developments in Mixed-Use Zoning Districts within the City, and authorizing the Mayor and Council to take final action on such matters:

"Sec. 90-49 – Designation of Mixed-Use Zoning Districts

(c) Procedural Regulations:

- (1) Pre-application conference. Prior to filing a formal application for any development, the applicant may confer with the Director of Planning and Economic

Development or their designee to review the requirements of the ordinance and the character of the proposed development. At this meeting, the Director of Planning and Economic Development or their designee may notify the applicant if the development is a minor development or a major development. In addition, the applicant may be notified if the development requires review and recommendations by the Planning Commission and approval by the Mayor and Council pursuant to Chapter 70 of the Garden City Code.

(2) Minor developments. Minor developments shall submit a Planning Commission application to the Department of Planning and Economic Development. In addition to the requirements of Section 90-197 of the Garden City Code, applications shall include:

- a. A boundary survey with computed acreage of the tract bearing the seal of registered land surveyor.
- b. Existing site topography with contours at no greater than two-foot intervals.
- c. The location of any streams or other waterways which exist on the property or that which are immediately adjacent.
- d. A written description of the proposed development, including floor area, dwelling units, parking required, parking provided, and building height.
- e. The type, size, and location of all proposed structures.
- f. The location of proposed sidewalks, walkways, and crosswalks.
- g. The location of parking spaces and driveways.
- h. The general landscape treatment, including proposed tree plantings.
- i. Architectural plans and elevations illustrating the character of proposed structures. These shall include door and window locations, exterior façade materials, and the location of signage.
- j. The existing and proposed location of public sanitary sewer and water supply facilities.
- k. The existing and proposed location of private utilities of other easements.
- l. Any other items deemed necessary to establish conformance of the proposed development with the requirements of this Code Section.

(3) Major developments. Major developments requiring review and recommendations

by the Planning Commission and approval by the Mayor and Council pursuant to Chapter 70 of the Garden City Code shall submit an application for preliminary plan approval. Major developments not requiring said approval shall file a building permit in addition to the standard requirements of Chapter 70 or Section 90-197 of the Garden City Code, both preliminary plan and building permit applications shall include:

- a. A written statement containing the following information:
 1. An explanation of the character of the proposed project, and the manner in which it shall be planned to take advantage of the Mixed-Use Zoning District.
 2. The expected schedule of development, including any phasing.
- b. An overall development or site plan including the following information:
 1. A boundary survey with computed acreage of the tract bearing the seal of registered land surveyor.
 2. Existing site topography with contours at no greater than two-foot intervals.
 3. The location of any streams or other waterways which exist on the property or that which are immediately adjacent.
 4. The location of proposed lots, with dimensions, lot sizes, setbacks, door yards, and built-to lines indicated.
 5. The location of streets, parking, and driveways. Street dimensions shall be labeled.
 6. The location and size of civic spaces.
 7. Areas proposed to be conveyed, dedicated, or reserved for public streets, civic spaces, and civil functions.
 8. The portion of the build-to line enfronted by buildings.
 9. The location of proposed sidewalks, walkways, and crosswalks.
 10. The general landscape treatment, including proposed tree plantings.
 11. A circulation diagram indicating proposed movement of vehicles, goods, and pedestrians within the development to and from adjoining streets. Any special engineering feature(s) and traffic regulation devices needed to facilitate or insure the safety of this circulation pattern shall be shown.
- c. Building plans:
 1. The type, size, and location of any proposed structures.
 2. A plan for each building site showing the location of buildings, structures, and other improvements.
 3. An off-street parking and loading plan.

4. Architectural plans and elevations illustrating the character of each proposed structures. These shall include door and window locations, exterior façade materials, and the location of signage.

d. Phased developments:

1. Where a development is phased over years, the initial submittal shall include a site plan of the street, block, areas enfronted by buildings, and civic spaces for the entire development, but building plans are only required for the buildings being built during the initial phase. Individual building plans for subsequent phases shall be filed with future building permits.
2. The applicant shall make such easements, covenants, and other arrangements and shall furnish such performance bond or bonds as may be determined by the Mayor and Council to be reasonably required to assure performance in accordance with the plan and to protect the public interest in the event of the abandonment of the plan before completion.
3. Any changes to an approved preliminary plan shall require review and recommendation by the Planning Commission and approval by the Mayor and Council.

(d) Variances. There shall be two levels of variance: warranted variances (warrants) and exceptional variances (exceptions).

- (1) Warrants permit a practice that is not consistent with a specific provision of this section, but is justified by its intent purpose or by hardship. Warrants may be granted administratively through the Director of Planning and Economic Development.
- (2) Exceptions permit a practice that is not consistent with a provision nor the purpose of this Section. Exceptions shall be granted only by the Mayor and Council after the Planning Commission reviews and makes recommendations thereon to Mayor and Council. Requests for exceptions may be filed concurrent with site plan approval.
- (3) The Director of the Department of Planning and Economic Development shall determine when a variance is a warrant or an exception.
- (4) The request for an exception shall not subject the entire application to public hearing, but only that portion necessary to rule on the issue under construction.

- (5) Warrants and exceptions shall be considered unique and shall not set precedents.”

Section 4: Chapter 90, Article II, Subsection 90-102 (1), of the Garden City Code, as amended, entitled “Group Development Projects” is deleted in its entirety and replaced by the following for the purpose of limiting the authority of the City’s Planning Commission to only review and make recommendations to the Mayor and Council for the taking of final action on approving development or site plans for group development projects, and authorizing the Mayor and Council to take final action on such matters:

“Sec. 90-102. – Group development projects

Group development projects consisting of two or more principal buildings devoted to common or similar use(s) may be constructed on a single lot when such uses or buildings are permitted in the underlying zoning district; provided that such buildings and uses shall be approved by the Board of Zoning Appeals. In all cases, group development projects shall comply with the following standards:

- (1) Design standards generally. Review and approval of group development projects shall be in accordance with the requirements and development standards for Section 90-48 of the Garden City Code entitled “Development Plans required for Group Development Projects, Property Contiguous to Property with More Restrictive Zoning Classification or Property Abutting or Fronting onto Arterial or Collector Streets” (requiring development or site plan approval by the Mayor and Council after the Planning Commission has reviewed and made recommendations thereon).”

Section 5: Chapter 90, Article VI, Subsection 90-158 (a) of the Garden City Code, as amended, entitled “Signs; Administration and Enforcement Generally; Issuance of Sign Permit” is deleted in its entirety and replaced by the following for the purpose of limiting the authority of the City’s Planning Commission to only review and make recommendations to the Mayor and Council for the taking of final action on approving permit applications and development plans for outdoor advertising and separate use signs, and authorizing the Mayor and Council to take final action on such matters:

“Sec. 90-158. – Administration and enforcement generally; issuance of sign permit.

- (a) Processing of sign permits. The building official shall receive applications for the construction of signs as required by this Article. Such applications shall follow the same forms as required for building permits. The building official shall process such sign applications and shall issue permits and assign permit numbers for proposed signs which comply with the requirements of this Chapter. The building official shall determine code compliance for all signs except for outdoor advertising and separate use signs which must be approved by Mayor and Council after a sign permit application and proposed development plan are first submitted to the Planning Commission for review and recommendations to Mayor and Council.”

Section 6: Chapter 90, Article VII, Division 1, Section 20-206 of the Garden City Code, as amended, entitled "Procedures for Processing Applications to the Planning Commission for the Approval of Development or Site Plans; Methods for Providing Public Notice of Such Applications and the Hearings Thereon; Conducting Hearings on Applications; Timing of Decisions; and Method for Appealing Decisions" is deleted in its entirety and replaced with the following Section 90-206 for the purpose of reflecting the limited authority of the City's Planning Commission to only review and make recommendations to the Mayor and Council for the taking of final action on approving development or site plans, and the authority of the Mayor and Council to take final action on such matters:

"Sec. 90-206. Procedures for Processing Applications to the Planning Commission for Review and Recommendation to Mayor and Council for the Taking of Further Action on Development or Site Plans; Methods for Providing Public Notice of Such Applications and the Hearings Thereon; Conducting Hearings on Applications; Timing of Decisions; and Method for Appealing Decisions.

- (a) Applications. Applications for the approval of all development or site plans as required by and pursuant to any code section set forth in Chapter 90 of the Garden City Code including, but not limited to Code Sections 90-43 and 90-48, shall be filed on forms provided by the Director of Planning and Economic Development and processed in accordance with the schedule set out by said Director. The Director shall transmit the application and the development or site plan to the Planning Commission for review and recommendation to Mayor and Council and schedule a public hearing before Planning Commission thereon. The owner of the property that is the subject of the application shall be mailed notice of the public hearing at least thirty (30) days prior to the hearing.
- (b) Published and Posted Notice. Due notice of any public hearing on the application shall be published in the newspaper of general circulation within the City. The notice advertising the hearing on the development or site plan shall contain the information set forth in Section 90-206 (d) of the Garden City Code and shall be published at least 30 days prior to the date of the hearing. The cost of the advertisement shall be borne by the applicant. The Director of Planning and Economic Development shall also post, at least thirty (30) days prior to any public hearing, a sign on the property for which the development or site plan applies. Such sign shall be erected within ten (10') feet of whatever boundary line of such land abuts the most traveled public road. If no public road abuts thereon, then such sign shall be erected to face in such a manner as may be most readily seen by the public. The lower edge of the sign face shall be of sufficient height to be read from the roadway. The sign shall contain the above-mentioned published information. If the subject property lies within more than one block as shown on a plat recorded in the land records of the county, additional signs shall be placed to give general area coverage.

- (c) Letters to Adjacent Property Owners. The Director of Planning and Economic Development shall also give notice of the development or site plan application and any public hearings thereon to the owner of record of properties adjoining the property for which said application is made or sought. Said notice shall be given to each adjoining property owner by first class mail, with proof of mailing obtained from the post office. Proof of mailing means either a first class certificate of mailing or a first class certified mail receipt; proof of delivery is not required. Only owners reflected on the records of the Chatham County Tax Assessor as of the date of the application shall be entitled to mailed notice. In determining the adjoining property owners, road, street, or railroad rights-of-way shall be disregarded. Said notice must be mailed at least thirty (30) days prior to the date of said scheduled public hearing.
- (d) Information in Notice. The notice required herein to be published, posted, and to be served upon adjacent property owners shall contain the following information:
- (1) Name and address of the applicant and the application number;
 - (2) Address and location of the property;
 - (3) Purpose of the application;
 - (4) Current zoning of the property for which the development or site plan approval is sought;
 - (5) How the development or site plan can be inspected; and,
 - (6) The date, time, and place of the public hearings on said development or site plan.
- (e) Hearing. Before the Planning Commission makes a recommendation on a proposed development or site plan and before the Mayor and Council takes any action on a proposed development or site plan, each shall hold a public hearing thereon. Notice of the time and place of the Planning Commission meeting (both for recommendations and public hearing) and the City Council public hearing shall be given at least thirty (30) days prior to the public hearing and shall be published as required by State law in a newspaper of general circulation within the City. Such notice shall state the information set forth in the above paragraph (d).
- (f) Conduct of Hearing. All public hearings of the Planning Commission shall be conducted in accordance with the provisions of Section 2-186 of the Garden City Code, and all public hearings of the Mayor and Council shall be conducted in accordance with Section 90-201(d) of the Garden City Code.
- (g) Recommendations of Planning Commission. The Planning Commission shall make recommendations to Mayor and Council concerning a site or development plan within a reasonable time but in no event more than thirty (30) days from the date of the public hearing.

(h) Decision of Mayor and Council:

(1) Mayor and Council may choose to adopt or reject or modify the Planning Commission's recommendation, or the business may be tabled for additional study at the next regular Council meeting.

(2) In approving the site or development plan, Mayor and Council may impose conditions of approval that it deems necessary to make the requested action acceptable and consistent with the purposes of this Chapter and of the zoning districts involved, to ameliorate negative issues identified through evaluation of the standards governing consideration of a rezoning or to further the goals and objectives of any City adopted plan. Such conditions may consist of any of the following:

- a. restrictions as to what land uses or activities shall be allowed;
- b. dedication of required rights-of-way to the City where insufficient amounts or none exist;
- c. setback requirements from any lot line;
- d. specified or prohibited locations for buildings, parking, loading, or storage areas or other land uses;
- e. driveway curb cut restrictions;
- f. maximum building heights or other dimensions;
- g. special drainage or erosion provisions;
- h. landscaping or planted areas which may include the location, type, and maintenance of plant materials;
- i. fences, walls, berms, or other landscaping or buffering provisions or protective measures;
- j. preservation of existing trees or planting of new trees or other vegetation;
- k. special measures to alleviate undesirable views, light, glare noise, dust, or odor;
- l. permitted hours of operation;
- m. architectural style or materials; and,
- n. any other requirements that Mayor and Council may deem appropriate and necessary as a condition of rezoning approval in furtherance of the public health, safety, or welfare.

Such conditions of approval shall be required of the property owner and all subsequent owners as a condition of their use of the property.

- (i) Appeals to Superior Court. Any appeal of, or legal challenge to the Mayor and Council's final decision regarding a site or development plan shall be through appellate review by the Superior Court pursuant to its appellate jurisdiction from a lower judicatory body and shall be brought by way of a petition for said review as provided for in Title 5 of the Official Code of Georgia Annotated. Such matter shall be reviewed on the record which shall be brought to the Superior Court as provided in Title 5. All such appeals shall be brought within thirty (30) days of the written decision of the Mayor and Council. The Clerk of Council shall have authority to approve or issue any form of certificate necessary to perfect the petition described in Title 5 for review. The Mayor shall have authority to accept service of the petition on behalf of the City during normal business hours at the City's City Hall facility. The appeal shall stay all legal proceedings in furtherance of the matter appealed from or challenged unless the Mayor and Council certifies that, by reason of the facts stated in the certificate, a stay would cause imminent peril to life or property."

Section 7. If any provision of this Ordinance is for any reason held by any court of competent jurisdiction to be unenforceable, such provision or portion thereof shall be deemed separate, distinct, and independent of all other provisions and such holding shall not affect the validity of the remaining portions of this Chapter.

Section 8. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 9. This ordinance shall become effective on the date of passage.

ADOPTED this the _____ day of _____, 2025, by the Mayor and Council of the City of Garden City, Georgia.

TONYA ROPER, Clerk of Council

RECEIVED AND APPROVED this _____ day of _____, 2025.

BRUCE CAMPBELL, Mayor

Read first time:

Read second time and passed: