

AGENDA

Board of Zoning Appeals / Planning Commission Meeting
Tuesday, July 08, 2025 - 6:00pm

Pre-agenda @ 5:00pm

✧ **Call to Order**

✧ **Roll Call**

✧ **Approval of Agenda – July 08, 2025**

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

- (4) June 10th, 2025

✧ **Planning Commission Service Awards**

✧ **Board of Zoning Appeals**

- (8) PC-7-25-1131: Ashok Lakhani requests a variance for a 10' buffer reduction at 409 Highway 80. PIN: 60019 13009 and 0 3rd St, PIN: 60019 13010.

✧ **Adjournment**

✧ **Planning Commission**

- (15) PC-7-25-1129: Maupin Engineering requests a general development plan of an office building at 0 Highway 17, PIN: 60015 07024.
- (24) PC-7-25-1130: Ashok Lakhani requests a general development plan for a commercial strip center at 409 Highway 80. PIN: 60019 13009 and 0 3rd St, PIN: 60019 13010.
- (37) PC-7-25-1132: Jesus First Community Church requests a rezoning from R-1 to R-2 for 2105 Bisbee St, PIN: 60881 03017.

✧ **Adjournment**

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

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

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

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

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

The Board of Zoning Appeals shall have the following powers:

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

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

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

- (3) To authorize upon appeal in specific cases such variance from the terms of Chapter 90 of the Garden City Code of Ordinances as will not be contrary to the public interest where owing to special conditions a literal enforcement of the provisions of said Chapter will, in an individual case, result in practical difficulty or unnecessary hardship. Such variance may be granted in such individual cases of practical difficulty or unnecessary hardship upon a finding by the Board of Appeals that:
- (a) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography;
 - (b) The application of said Chapter 90 to this particular piece of property would create practical difficulty or unnecessary hardship;
 - (c) Such conditions are peculiar to the particular piece of property involved; and,
 - (d) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of said Chapter 90.

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

III. Powers and Duties of the Planning Commission.

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

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

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

Procedures for Conducting Public Hearings on Proposed Zoning Decisions:

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

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

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

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

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

Board of Zoning Appeals/Planning Commission
June 10th, 2025 - 6:00 PM

Opening: Chairman Michael Bruner welcomed everyone and called the meeting to order.

Roll Call: Chad Flowers, Jenecia Perry, Michael Bruner, Yuridia Maldonado, Wayne Joyner, Charlie Orrel, Mack Roberts

Staff: Jonathan Trego: Zoning Administrator
Denise Grabowski: Planning Manager (Consultant)
Carlos Nevarez: Planning and Zoning

Visitors: Enclosed

Chairman Bruner opens on the first item of the agenda to approve the June 10th, 2025, agenda. 1st Motion: Charlie Orrell motions to approve the agenda, followed by a second motion by Jenecia Perry. All in favor of the motion. Chairman Bruner requests a motion for the April 29th, 2025, meeting minutes. Charlie Orrell 1st Motion to approve the minutes, followed by a second motion. All in favor of the motion.

Board of Zoning Appeals

PC-6-25-1127:

Chairman Michael Bruner opens the Board of Zoning Appeals Meeting.. He introduces item: PC-06-25-1127 Greg Hodges of Yardnique Inc requests a variance for 90-96(d)(4)(d) at 4906 Ogeechee Rd, PIN: 60957 01031, which is zoned C-2, for installing chain-link fencing on commercial property. Jonathan Trego provides an overview of the case and states that Mr. Hodges applied for a fence permit approximately a year ago for a chain-link fence. He advises that a variance is requested. The permit application has expired, and Mr. Hodges wants to restart the process. Chairman Bruner asks if the petition is present and invites the petitioner to come forward to speak to the Board. Mr. Greg Hodges introduces himself and gives an overview of the history, explaining why the fence is necessary. Chairman Bruner opens the floor for anyone who wishes to speak for or against the request. No public input or comments. Chairman Bruner opens for any comments from the Board. Charlie Orrel advises the importance of protecting equipment, and it is advised that chain-linked fences are already in place around the area. Chairman Bruner requests a motion for the agenda item. Jenecia Perry makes a motion to approve PC item 6-25-1127, followed by a second from Charlie Orrell. Roll call vote is 7-0, all in favor.

Chairman Bruner asked the Board for a motion to adjourn, all in favor.

Planning Commission

PC-6-25-1128:

Chairman Michael Bruner opens the Planning Commission Meeting. He introduces item: PC-06-25-1128, where Jeffrey Hodgkinson requests a General Development Plan for a rental flex space at 5128, 5130, and 5132 Augusta Road. Jonathan Trego provides an overview of the case. He states that there were a number of concerns with the application, including buffer requirements in the rear of the property, parking requirements based on the use of the business to determine the number of parking spots, and the parking island requirements. Trego advised that, due to the plans not being complete, a decision on approval of the development could not be made. Chairman Bruner asks the petitioner to come up and speak to the board. Jon Sidoti introduced himself and gave an overview of the business plan and development. He states that they will be looking for variances for Jonathan Trego's concerns. He also gave an overview of what type of business the units will be leasing. Chairman Bruner opens the floor to speak for or against the item. No public input. Chairman Bruner asks the Board for comments. Charlie Orrell questions the petitioner about the size and square footage of the units, what business hours would be like, and what type of business. Mr. Sidoti provides answers to the comment. Chairman Bruner asks Jonathan Trego about the buffer requirements and what the plans show that do not meet. Trego confirms the plans and measurements. Chairman Bruner asks the city about the bay doors and parking in front of them. Carlos Nevarez comments on the bay doors and potential issues. Mr. Sidoti comments on the parking situation and what will be required for his tenants. Denise Grabowski raises concerns that Chairman Bruner inquired about regarding the parking requirement. Ms. Grabowski questions the front elevation plan, the units, and the parking lot requirements. She also provides answers to Chairman Bruner and other concerns about the plans. Jenecia Perry addresses the petitioner, stating that the plans do not meet the development requirements. She requests that all comments and statements for the case be yielded. Mr. Sidoti provides another overview of the development and business plan. Chairman Bruner provided his concerns that the plan does not meet the requirements. Wayne Joyer states that the facility will be 24-hour business. Mr. Sidoti states that the gate will be open during the daytime and locked with limited access at night. Chairman Bruner questions whether the city allows this. Carlos Nevarez comments that multiple businesses lock their sites. Mr. Joyer asks about the other business and how it would be affected, such as the daycare. Chairman Bruner addresses the cases by stating the proposed plan does meet requirements and there is a process to ask for variances. Chairman Bruner requests a motion from the board. Charlie Orrell makes a motion to deny the PC item 06-25-1128 due to not meeting requirements, followed by a second motion by Jenecia Perry. Roll call for the motion is 7-0, all in favor.

PC-6-25-1126:

Chairman Michael Bruner opens the PC-6-25-1129 a text amendment of multiple sections of the zoning code, including: 90-43, 90-48, 90-49, 90-102, 90-158, 90-206, and 90-262 at 100 Central Avenue by The City of Garden City. Jonathan Trego provides an overview of all sections of the text amendment. The City Attorney, Jim Gerard, is representing the city and provides an overview of the text amendment, stating that the proposal adds an additional layer of review on certain matters such as building plans, development plans, sign permits, and others. Mr. Gerard explained that the reason behind this is that, historically, the Plan Commission was a recommending body to the city council. He provided an overview of the history of the commission and the city council. He also summarized the responsibilities of both parties. He gave the importance and positive feedback summary of the changes and the reason why is so important to make the authority body back to city council. He stated that there is no

change in responsibility for the Planning Commission. The board will continue to do the same job, but we only make recommendations to the City Council for review. The change will keep projects from going to litigation in the Superior Court. Chairman Bruner has questions for Mr. Gerard that the current recommendations are part of litigation and, by law, the City Council is required to make them. Mr. Gerard confirms and addresses Chairman Bruner. Charlie Orrell discusses the current process and what it entails. Mr. Orrell questions Mr. Gerard, noting that the proposal is an important item and asking where the City Council members should hear the case, since it involves a transition of power. Mr. Gerard disagrees and states that it is not a transition of power. He explains it is the same process the board already uses for zoning items. Chairman Bruner disagrees with Mr. Gerard and states that his concerns are. He states that the City Council has many other problems to address. Mr. Gerard says that the City Council has its own process. Chairman Bruner and Mr. Gerard debate back and forth about the City Council, but Mr. Gerard advises that this is not a personal matter or a personality issue. Jenecia Perry interjects, stating that the board has often asked for city attorney representation, but you were unavailable. Mr. Gerard denies this, saying he was never asked to be here. Mrs. Perry states she asked multiple times and that you had other commitments. Carlos Nevarez says this is not a personal matter and that the board needs to stay focused on the text amendment. Jenecia Perry continues to discuss the availability of the city attorney, and Mrs. Perry inquires about the difference in roles. Mr. Gerard responds that the role will remain the same, but the city council will make the final decision. Mrs. Perry addresses Mr. Gerard regarding a comment he made, and he clarifies his statement. Mrs. Perry insists that the city council should be present tonight. Mr. Gerard comments on how the Board of Appeals and Planning Commission are involved, stating that the process involves the city council making the final decision and that both bodies work together for the best outcome. Jenecia Perry provides an overview of the responsibilities, what it takes to do the job, and her concerns. Mr. Gerard clarifies the process and how it involves review by both parties. Mrs. Perry addresses Mr. Gerard again about the responsibilities. Chairman Bruner compares the responsibility to that of a CEO and how people delegate responsibilities and other concerns. Mr. Gerard clarifies the comparison and how the process will work. Chairman Bruner and Mr. Gerard debate back and forth about the city council's responsibilities and process. Jenecia Perry thanked a city council member for being here. City Councilmember Marica Daniel says that she has a lot of questions about how the process will be carried out. Chairman Bruner clarifies the process will be the same as a zoning item. Chairman Bruner requests a motion from the board. Jenecia Perry makes a motion to deny the PC item 06-25-1129, followed by a second motion by Charlie Orrell. Roll call for the motion is 7-0, all in favor. Motion carries for a deny of PC-06-25-1129

Chairman Michael Bruner motioned to adjourn the meeting.

1st motioned to approve, followed by a second motion. All present in favor of adjourning.

Respectfully submitted
Carlos Nevarez

MEMORANDUM

To: Garden City Planning Commission & Board of Appeals
From: Denise R. Grabowski, AICP, LEED AP, Planning Manager Consultant
Date: 8 July, 2025
Re: PC-7-25-1131

Application Type	Variance
Applicant	Ashok Lakhani
Name of Project	Commercial Office Complex
Property Address	409 HWY 80 and 0 3 rd St
Parcel IDs	60019 13009 and 60019 13010
Area of Property	0.59
Current Zoning	C-2A
Current Land Use	Vacant Commercial Property

GENERAL INFORMATION

Project Description: The applicant would like to develop a 3-unit office complex at the corner of US Highway 80 and 3rd Street.

Additional Context: The applicant recently requested, and was granted, rezoning of the parcel on 3rd Street to add to the parcel fronting U.S. Highway 80. The site was previously developed and the existing access driveways on 3rd Street and U.S. Highway 80 are still present. The applicant proposes to demolish the existing building and construct a new office building.

Sec. 90-262 of the Garden City Zoning Ordinance requires a 25' buffer between commercial and residential uses. The applicant is requesting a reduction from 25' to 15' for the buffer requirement.

FINDINGS

Staff has determined this application is complete and contains all the required information. In conformance with the City of Garden City Zoning Ordinance Section 90-213(3), the Board of Appeals may authorize upon appeal in specific cases such variance from the terms of the zoning ordinance as will not be contrary to the public interest where owing to special conditions a literal enforcement of the provisions of this 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:

1. *There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;*
The shape of the property is unusual, due to the location of the lift station on 3rd Street and the utilities at the southwest corner of the lot.
2. *The application of this chapter to this particular piece of property would create practical difficulty or unnecessary hardship;*
The 25' buffer requirement could reduce the size of the office complex proposed by the applicant.
3. *Conditions are peculiar to the particular piece of property involved; and*
The configuration of the property is specific to this parcel.
4. *Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of this chapter.*
Office uses, particularly of this size, are typically low intensity developments, so a 10' buffer reduction may not have a significant impact. However, the home on the adjacent property is located very close to the lot line, so there may be an impact to this resident.

ACTIONS

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

- i. *Approve the variance* as presented;
- ii. *Approve the variance with modifications or conditions*, in conformance with the intent of the Zoning Ordinance;
- iii. *Defer action* of the variance upon motion of the Planning Commission or at the request of the applicant. The applicant may revise the proposal based on the comments at the meeting and resubmit it for formal action at a future meeting; or
- iv. *Deny the variance* as presented.

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.

City of Garden City Variance Application



GARDEN CITY

Development Information

Development Name (If applicable)

Ashok Lakhani

Property Address

409 Highway 80 and third street

Garden City, Georgia

Current Zoning

C-2A, C-2A

Current Use

Vacant - commercial,

Parcel ID

60019 13009, 60019 13010

Total Site Acreage

0.45 + 0.14

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

90-262 Buffers

Describe the variance request you are requesting.

Reduction in Buffer from 25' to 15' on north side

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

yes because of lot size in an already zoned commercial zone

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

yes, unusual shape

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

yes because all sides are surrounded by similar uses except the rear (north side)

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

not in our opinion

Please provide any additional information that you deem relevant.

City of Garden City Variance Application



GARDEN CITY

Applicant Information

Owner	
Name	Address
Ashok Lakhani	
Phone	Email
201-683-1340	apatel3191@gmail.com

Nature of Ownership Interest

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

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

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

Engineer/Surveyor <input type="checkbox"/> Same as authorized agent <input checked="" type="checkbox"/> Check here to receive staff review comments via email	
Company Name	Contact (Individual Name)
Boswell Design Services, Inc.	Mark Boswell
Phone	Email
912-897-6932	lahbos@bellsouth.net

Authorized Agent (Requires Authorized Agent Form) ☐ 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
N.A.	

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.

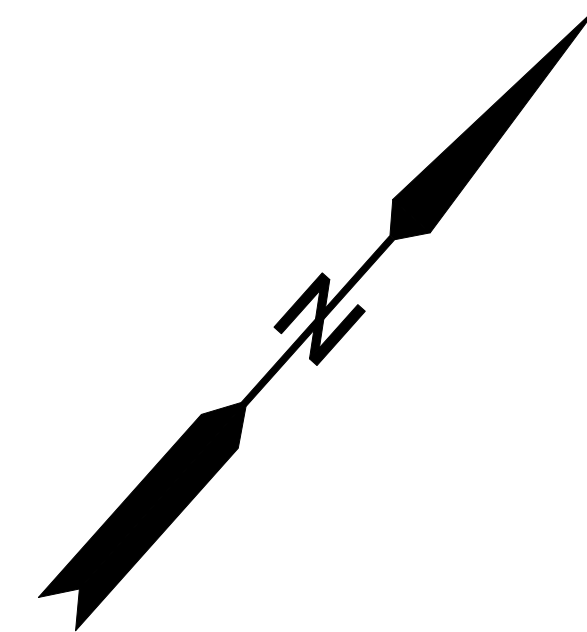
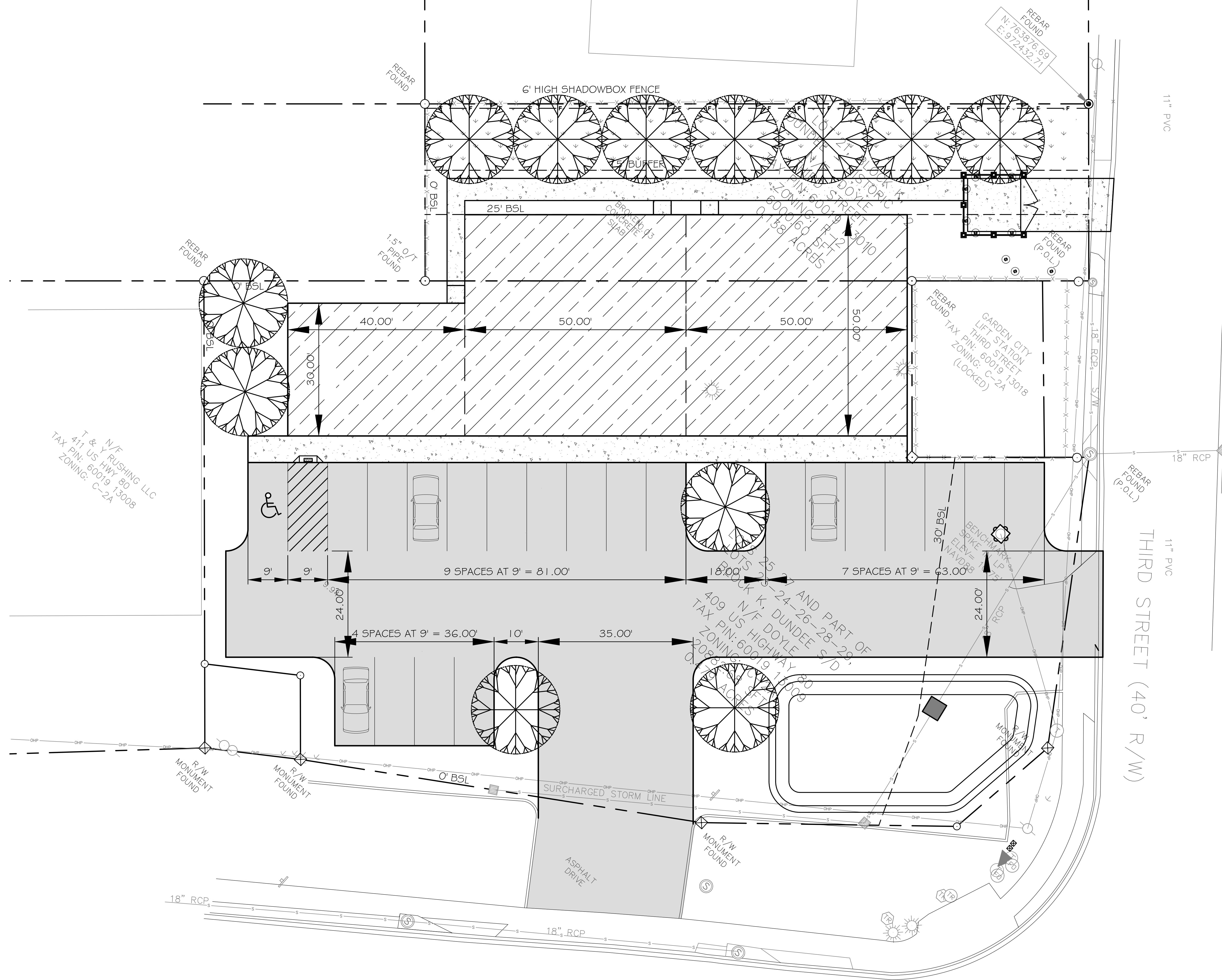
Ashok Lakhani

Print Name

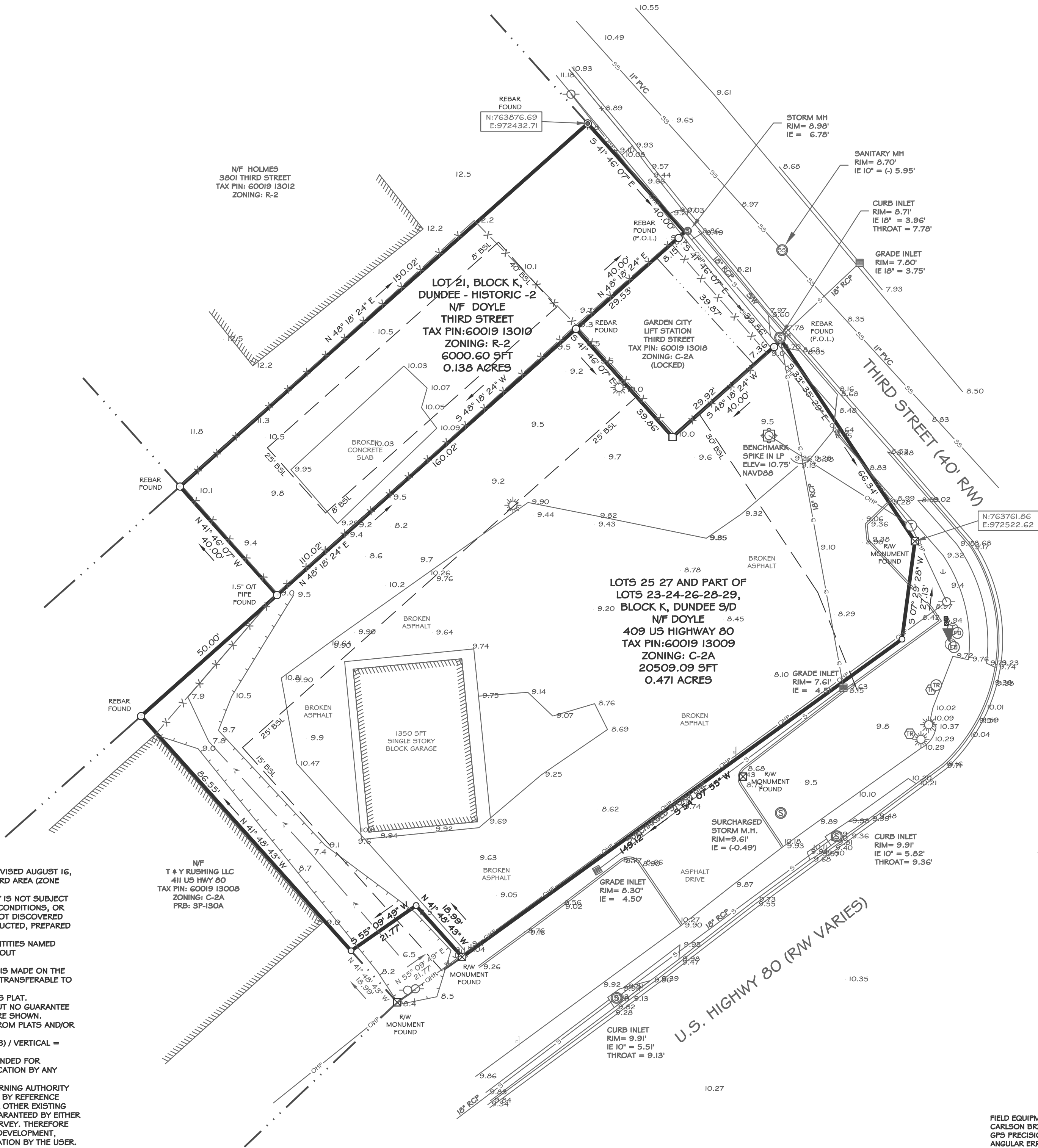
Signature

5/27/25
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



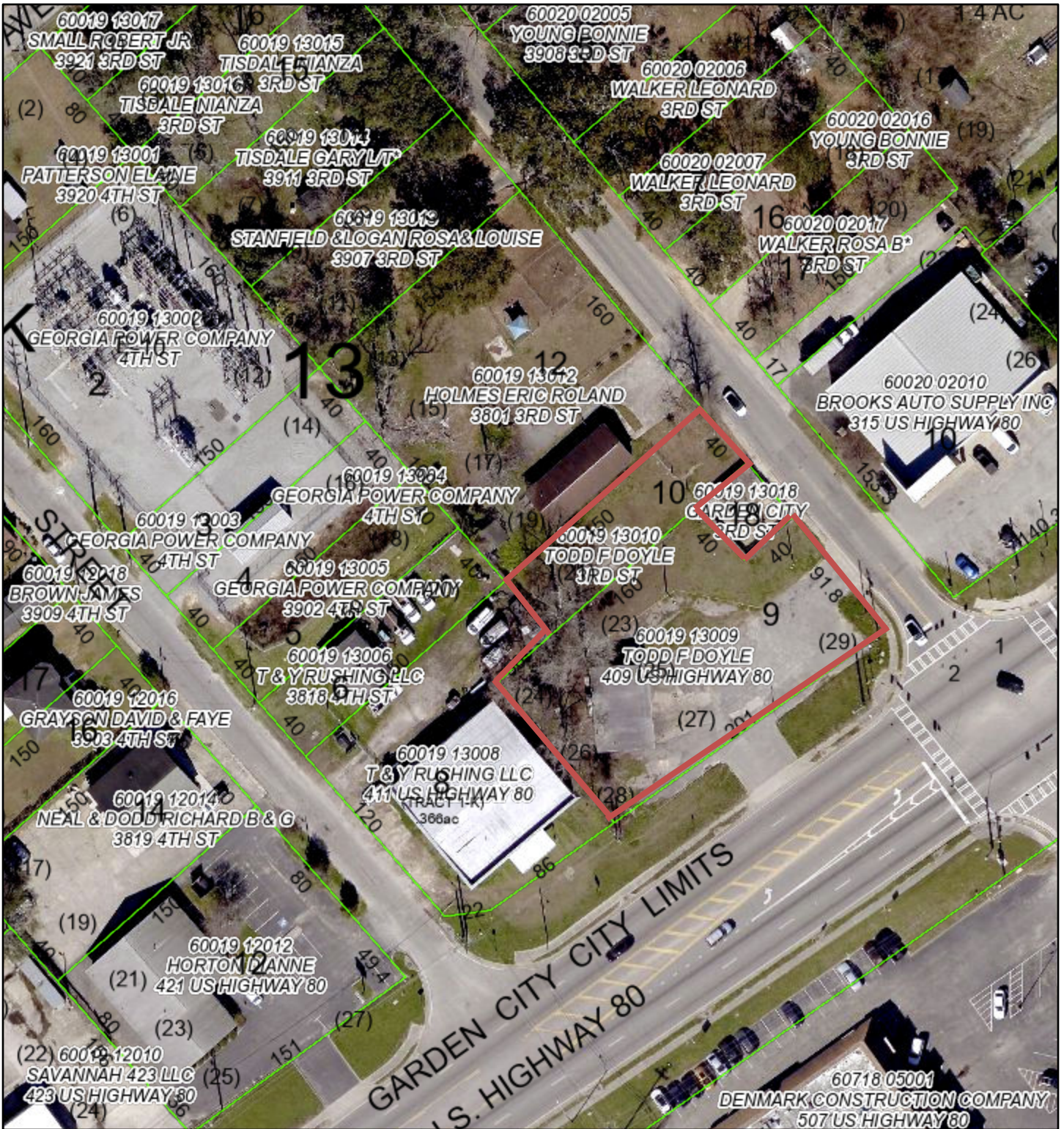
U.S. HIGHWAY 80 (150' VARIES)



T & Y RUSHING LLC
411 US HWY 80
TAX PIN: 60019 13008
ZONING: C-2A
PRB: 3P-130A

13

SAGIS Map Viewer



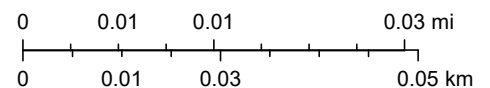
6/6/2025, 8:08:35 AM

Owner, PIN and Address Labels



Property Boundaries (Parcels)

1:1,128



SAGIS

MEMORANDUM

To: Garden City Planning Commission & Board of Appeals
From: Jonathan Trego, Zoning Administrator
Date: July 8th, 2025
Re: PC-7-25-1129

<i>Application Type</i>	General Development Plan
<i>Case Number</i>	PC-7-25-1129
<i>Applicant</i>	Maupin Engineering
<i>Name of Project</i>	ILA Office Building
<i>Property Address</i>	0 HWY 17
<i>Parcel IDs</i>	60015 07024
<i>Area of Property</i>	0.67
<i>Current Zoning</i>	C-2A
<i>Current Use</i>	Vacant Lot

GENERAL INFORMATION

Project Description: The applicant wishes to develop a new two-story office building on this vacant outparcel at the corner of Minus Avenue and Main Street, adjacent to the Garden Grove Shopping Center. The building will be 6,620 square feet (1st floor: 3,450 sf / 2nd floor: 3,170 sf).

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*
The applicant is proposing to develop an office building for the International Longshoremen's Association (ILA), which is an allowed use for property zoned C-2A.
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 main entrance of the building (east elevation) will face Main Street and will be accessed from the parking lot adjacent to the building. The south elevation will face

Minus Avenue. Staff recommends enhancement of this façade, since it faces Minus Avenue.

3. *Fences, landscaping, and buffers.*

The adjacent properties are all zoned C2-A, so no buffers are required. The GDP illustrates proposed trees, parking lot, and building landscaping.

4. *Driveway and parking orientation, in keeping with the established character in the area.*

Access to the property is via the Garden Grove Shopping Center parking lot. The applicant has provided reference to the legal authority granting access to the property, but documentation will need to be provided prior to the issuance of any permits. The required parking for the office is provided adjacent to the building.

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 façade sign is included on the front (east elevation) of the building.

The applicant has provided the required information. Any signage shall comply with the City of Garden City ordinances and will require a sign permit.

ACTIONS

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

- i. *Approve the general development plan as presented;*
- ii. *Approve the general development plan with modifications or conditions.* The Planning Commission may impose conditions and restrictions so long as the intent of the Zoning Ordinance is carried out and the zoning district regulations established herein are not varied so as to make them less restrictive. The Planning Commission shall specifically state the requirements that must be met before an applicant may be granted final site plan approval;
- iii. *Defer action on the general development plan* upon motion of the Planning Commission or at the request of the applicant. The applicant may revise the proposal based on the comments at the meeting and resubmit it for formal action at a future meeting; or
- iv. *Deny the general development plan* based upon the findings that the proposed plan fails to comply with the requirements for approval.

RECOMMENDATION

Approve the General Development Plan, pending elevation modifications to be approved by staff.

RECOMMENDED MOTION

I move to **approve** the general development plan for PC-7-25-1129, pending elevation modifications to be approved by staff.

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.

City of Garden City General Development Plan Application



Development Information

Development Name		
ILA Office - Minus Ave.		
Property Address		
Minus Ave. & Main Street Garden City. GA		
Parcel ID	Total Site Acreage	Zoning
60015 07024	0.6 ac	C2-A
Detailed project description including the character and intended use of the development. Attach additional pages as needed.		
Construction of a two story office building (1st floor: 3,450 sf / 2nd floor: 3,170 sf) on a vacant lot.		
Water Supply		Sewage Disposal
<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private		<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private
Existing Conditions		
Is the property located in a flood zone?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the property currently contain any of the following:		
• Existing buildings, streets, or other developed areas		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Easements or rights-of-way		<input checked="" type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> No
Proposed Improvements (See "General Development Plan Checklist" for full requirements)		
Building Area (Square Feet) 1st floor: 3,450 sf / 2nd floor: 3,170 sf		
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Will fencing be provided? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		If yes, what material?
A façade elevation plan is required.		Building Material(s): Exterior Elevations plan sheet provided
		Building Color(s): Exterior Elevations plan sheet provided
Any additional details relevant to the application:		

City of Garden City General Development Plan Application




Applicant Information

Owner	
Name	Address
International Longshoremens / Local 145	P.O. Box 1325 Savannah, GA 31402
Phone	Email
(912) 210-9699	jthomas_ila1475@outlook.com
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)
Maupin Engineering	Heather Wilburn
Phone	Email
(912) 235-2915	heather@maupinengineering.com
Authorized Agent (Requires Authorized Agent Form) <input type="checkbox"/> Check here to receive staff review comments via email	
Company Name	Contact (Individual Name)
Maupin Engineering	Heather Wilburn
Phone	Email
(912) 235-2915	heather@maupinengineering.com

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.

Heather Wilburn		5/23/25
Owner/Authorized Agent (Print Name)	Signature	Date

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 Agent Authorization Form



Applicant Information


Owner	
Name	Address
Organizing Member/Joshua E. Thomas	PO Box 1325 Savannah Ga 31402
Phone	Email
9122109699	jthomas_ila1475@outlook.com
Development Name (if applicable)	
ILA office - Minus Ave	

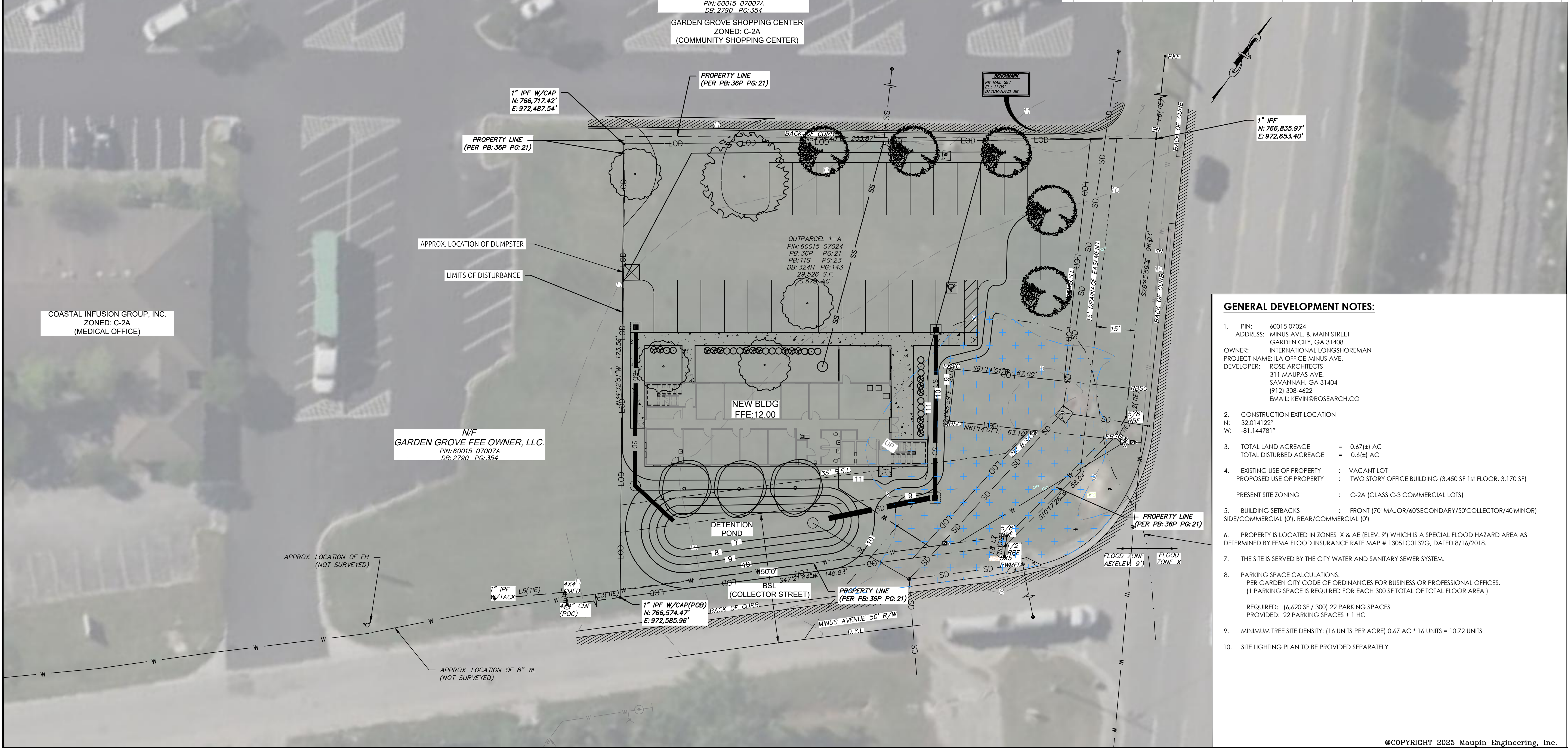
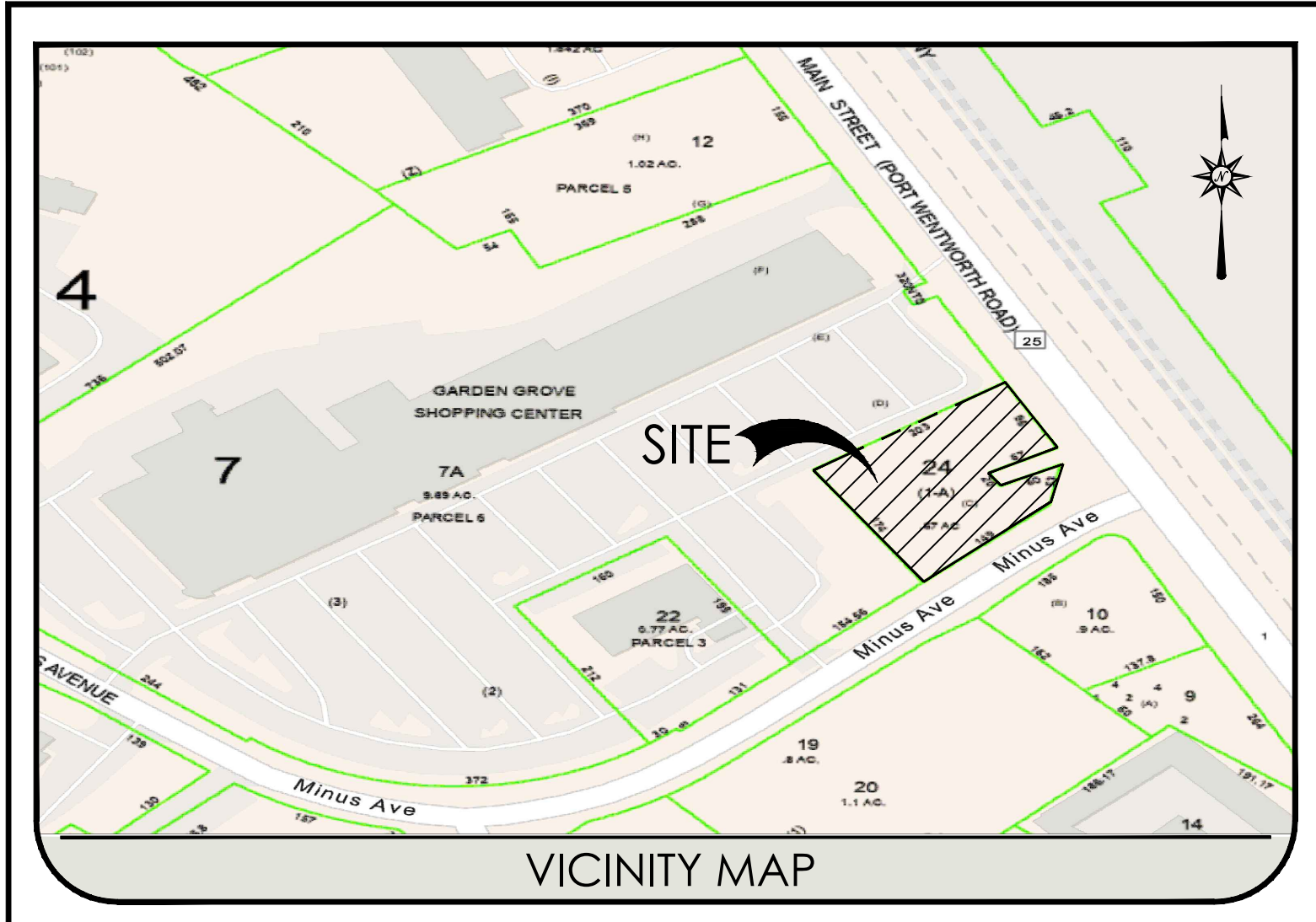
I, the undersigned, do hereby certify that I am the owner of the property affected by the proposed application to the Garden City Planning Commission. I/We, the undersigned owner(s) of property involved in this application, do hereby authorize Heather Wilburn to act as Agent for the attached application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

Joshua E. Thomas		05-23-2025
Print Name	Signature	Date
_____	_____	_____
Print Name	Signature	Date
_____	_____	_____
Print Name	Signature	Date

Authorized Agent	
Company Name	Contact (Individual Name)
Maupin Engineering Inc.	Heather Wilburn
Phone	Email
912.235.2915	heather@maupinengineering.com

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

HEATHER WILBURN / MAUPIN ENGINEERING		05-21-2025
Print Name	Signature	Date



Setback from Centerline of Street Right-of-Way for Front Yard Purposes						
District	Major Arterial *	Secondary Arterial	Collector Street	Minor and Marginal Access Street	Minimum Side Yard (feet)	Minimum Rear Yard (feet)
R-A	90	80	60	50	15	25
R-1	90	80	60	50	15	25
R-2	90	80	60	50	15	25
R-I-N	90	80	60	50	15	25
C-1	70	60	50	40	0 or 15 **	— ***
C-2	70	60	50	40	0 or 15 **	— ***
C-2A	70	60	50	40	0 or 15 **	— ***

- GENERAL DEVELOPMENT NOTES:**
- PIN: 60015 07024
ADDRESS: MINUS AVE. & MAIN STREET
GARDEN CITY, GA 31408
OWNER: INTERNATIONAL LONGSHOREMAN
PROJECT NAME: ILA OFFICE-MINUS AVE.
DEVELOPER: ROSE ARCHITECTS
311 MAUPAS AVE.
SAVANNAH, GA 31404
(912) 308-4622
EMAIL: KEVIN@ROSEARCH.CO
 - CONSTRUCTION EXIT LOCATION
N: 32.014122°
W: -81.144781°
 - TOTAL LAND ACREAGE = 0.67(±) AC
TOTAL DISTURBED ACREAGE = 0.6(±) AC
 - EXISTING USE OF PROPERTY : VACANT LOT
PROPOSED USE OF PROPERTY : TWO STORY OFFICE BUILDING (3,450 SF 1st FLOOR, 3,170 SF)
PRESENT SITE ZONING : C-2A (CLASS C-3 COMMERCIAL LOTS)
 - BUILDING SETBACKS : FRONT (70' MAJOR/60'SECONDARY/50'COLLECTOR/40'MINOR)
SIDE/COMMERCIAL (0'), REAR/COMMERCIAL (0')
 - PROPERTY IS LOCATED IN ZONES X & AE (ELEV. 9') WHICH IS A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP # 13051C0132G, DATED 8/16/2018.
 - THE SITE IS SERVED BY THE CITY WATER AND SANITARY SEWER SYSTEM.
 - PARKING SPACE CALCULATIONS:
PER GARDEN CITY CODE OF ORDINANCES FOR BUSINESS OR PROFESSIONAL OFFICES.
(1 PARKING SPACE IS REQUIRED FOR EACH 300 SF TOTAL OF TOTAL FLOOR AREA)
REQUIRED: (6,620 SF / 300) 22 PARKING SPACES
PROVIDED: 22 PARKING SPACES + 1 HC
 - MINIMUM TREE SITE DENSITY: (16 UNITS PER ACRE) 0.67 AC * 16 UNITS = 10.72 UNITS
 - SITE LIGHTING PLAN TO BE PROVIDED SEPARATELY

MAUPINtm engineering

114 WEST 42ND STREET
SAVANNAH, GA 31401
OFFICE PHONE (912) 235-2915
GENERAL@MAUPINENGINEERING.COM

GENERAL DEVELOPMENT PLAN

ILA OFFICE - MINUS AVE.

STATUS:

SKETCH

DRWN: JAM 07/01/25
CHK'D: JAM DATE

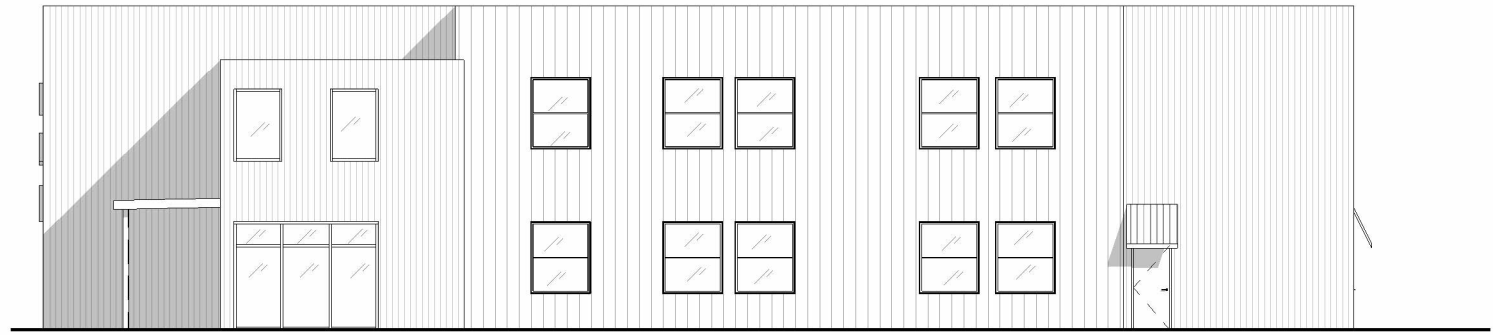
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SHEET NO.

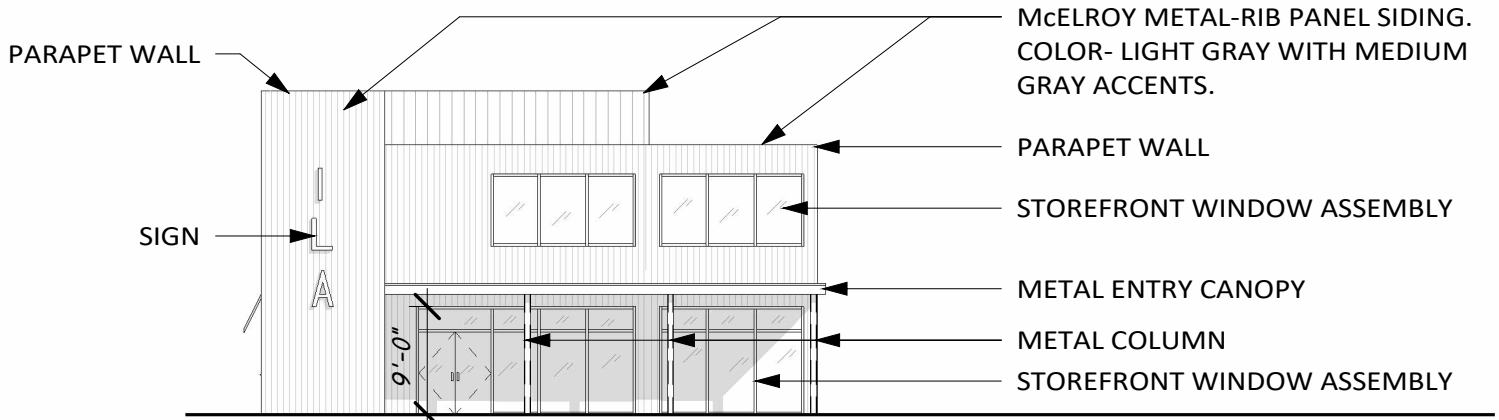
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PROJECT NO.

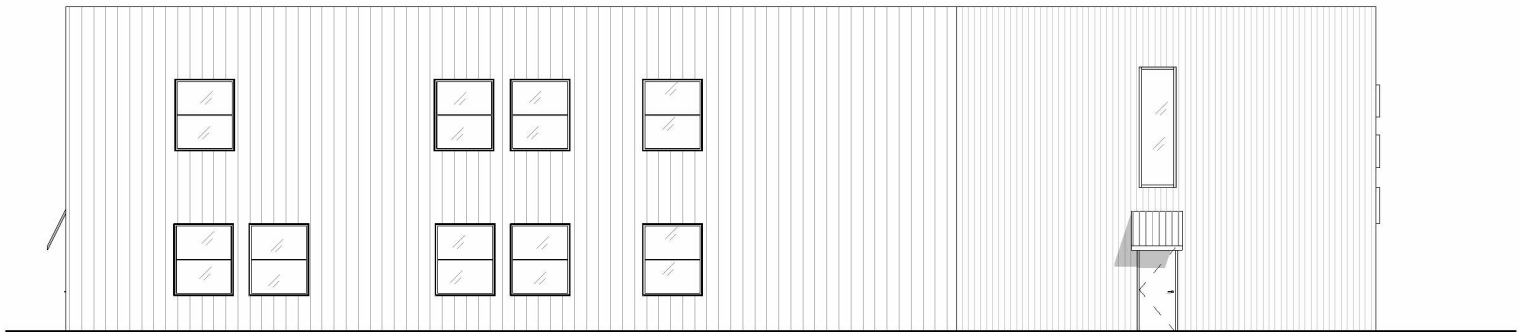
©COPYRIGHT 2025 Maupin Engineering, Inc.



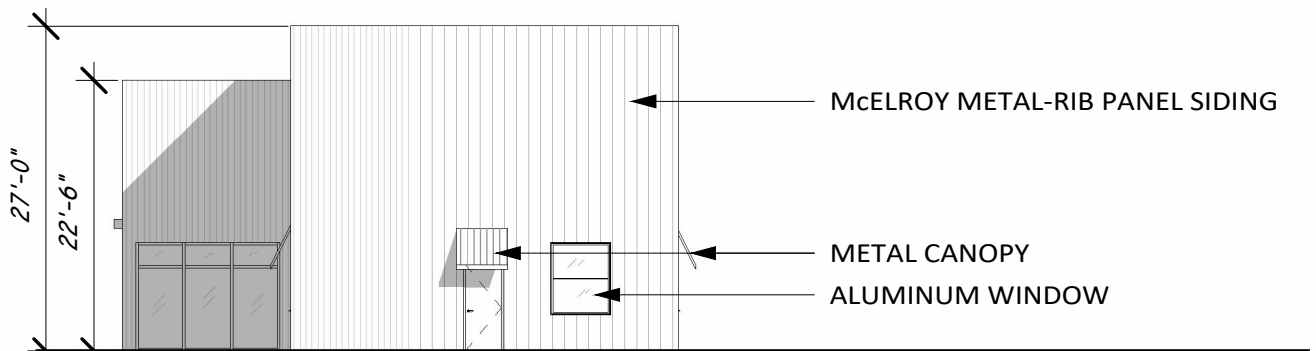
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



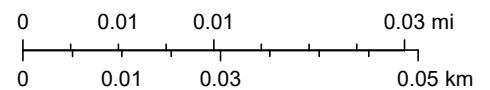
6/5/2025, 3:39:13 PM

Owner, PIN and Address Labels



Property Boundaries (Parcels)

1:1,128



SAGIS

MEMORANDUM

To: Garden City Planning Commission & Board of Appeals
From: Jonathan Trego, Zoning Administrator
Date: 8 July, 2025
Re: PC-7-25-1131

<i>Application Type</i>	General Development Plan
<i>Case Number</i>	PC-7-25-1131
<i>Applicant</i>	Ashok Lakhani
<i>Name of Project</i>	Commercial Office Complex
<i>Property Address</i>	409 HWY 80 and 0 3 rd St
<i>Parcel IDs</i>	60019 13009 and 60019 13010
<i>Area of Property</i>	0.59 Acres
<i>Current Zoning</i>	C-2A
<i>Current Land Use</i>	Vacant commercial property

GENERAL INFORMATION

Project Description: The applicant would like to develop a 3-unit office complex at the corner of US Highway 80 and 3rd Street.

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*
The proposed use for a commercial office complex is permitted by right in C-2A zoning. The parcel on 3rd Street (60019 13010) was rezoned from R-2 to C-2A on 5/5/2025 and will be combined with the parcel on US Highway 80 (60019 13009).
- 2. Façade 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 applicant is proposing wood and brick materials for the façade. Elevations have been provided.

3. *Fences, landscaping, and buffers.*

The adjoining property on 3rd Street is zoned R-2, so a 25' buffer is required. The applicant submitted an application to the Board of Appeals for a reduced buffer. the applicant proposes a wood fence adjacent to the property line as part of the buffer. The conceptual landscape plan is shown, although the building and planting strip landscaping treatments are not indicated.

4. *Driveway and parking orientation, in keeping with the established character in the area.*

Access to the property is provided via the existing driveways, one on 3rd Street and one on U.S. Highway 80. The proper number of parking spaces (20 parking spaces, plus one handicap space) and tree islands are present, and the design is oriented to keep the character of the area. The dumpster is located adjacent to and accessible from 3rd Street, which would require maneuvering of the garbage truck within the public right-of-way. The dumpster should be relocated to eliminate access from 3rd Street.

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.*

No sign information has been provided at this time.

The applicant has provided the required information. Any signage shall comply with the City of Garden City ordinances and will require a sign permit.

ACTIONS

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

- i. *Approve the general development plan as presented;*
- ii. *Approve the general development plan with modifications or conditions.* The Planning Commission may impose conditions and restrictions so long as the intent of the Zoning Ordinance is carried out and the zoning district regulations established herein are not varied so as to make them less restrictive. The Planning Commission shall specifically state the requirements that must be met before an applicant may be granted final site plan approval;
- iii. *Defer action on the general development plan* upon motion of the Planning Commission or at the request of the applicant. The applicant may revise the proposal based on the comments at the meeting and resubmit it for formal action at a future meeting; or
- iv. *Deny the general development plan* based upon the findings that the proposed plan fails to comply with the requirements for approval.

RECOMMENDATION

Pending approval of the variance request from the Board of Appeals, **approval** of the General Development Plan with the addition of the required landscaping and relocation of the dumpster that does not require access from 3rd Street.

RECOMMENDED MOTION

I move to **approve** the general development plan for PC-7-25-1131, with the addition of the required landscaping and relocation of the dumpster that does not require access from 3rd Street.

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.

City of Garden City General Development Plan Application



GARDEN CITY

Development Information

Development Name

Ashok lakhani

Property Address

409 Highway 80 and third st

Parcel ID

Total Site Acreage

Zoning

60019 13009, 60019 13010

0.45 + 0.15

C-2A

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

Strip center with 3 ~~to~~ spaces.

Water Supply

☒ Public ☐ Private

Sewage Disposal

☒ Public ☐ Private

Existing Conditions

Is the property located in a flood zone?

☐ Yes ☒ No

Does the property currently contain any of the following:

- Existing buildings, streets, or other developed areas
- Easements or rights-of-way
- Underground storage tanks
- Water bodies, wetlands, or similar natural features
- Specimen trees (see [Sec. 90-259](#))

☐ Yes ☒ No

☐ Yes ☒ No

☐ Yes ☒ No

☐ Yes ☒ No

☐ Yes ☒ No

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

Building Area (Square Feet)

6200 sq.

Will the development be phased?

☐ Yes ☒ No

If yes, how many phases?

Are buffers required? (see [Sec. 90-262](#))

☒ Yes ☐ No

Will fencing be provided?

☒ Yes ☐ No

If yes, what material?

Wooden Fence

A façade elevation plan is required.

Building Material(s):

wood, bricks,

Building Color(s):

Natural color

Any additional details relevant to the application:

City of Garden City General Development Plan Application



GARDEN CITY

Applicant Information

Owner	
Name	Address
Ashok lakhani	174 Enclave Blvd. Savannah GA
Phone	Email
201-683-1340	apatel3191@gmail.com
<input type="checkbox"/> Same as authorized agent <input type="checkbox"/> Check here to receive staff review comments via email	
Engineer/Surveyor	
Company Name	Contact (Individual Name)
Boswell Design Service inc	Mark Boswell
Phone	Email
912-897-6932	lahbos@bellsouth.net
<input type="checkbox"/> Check here to receive staff review comments via email	
Authorized Agent (Requires Authorized Agent Form)	
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.

Ashok lakhani [Signature] 5/27/25
 Owner/Authorized Agent (Print Name) Signature Date

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.

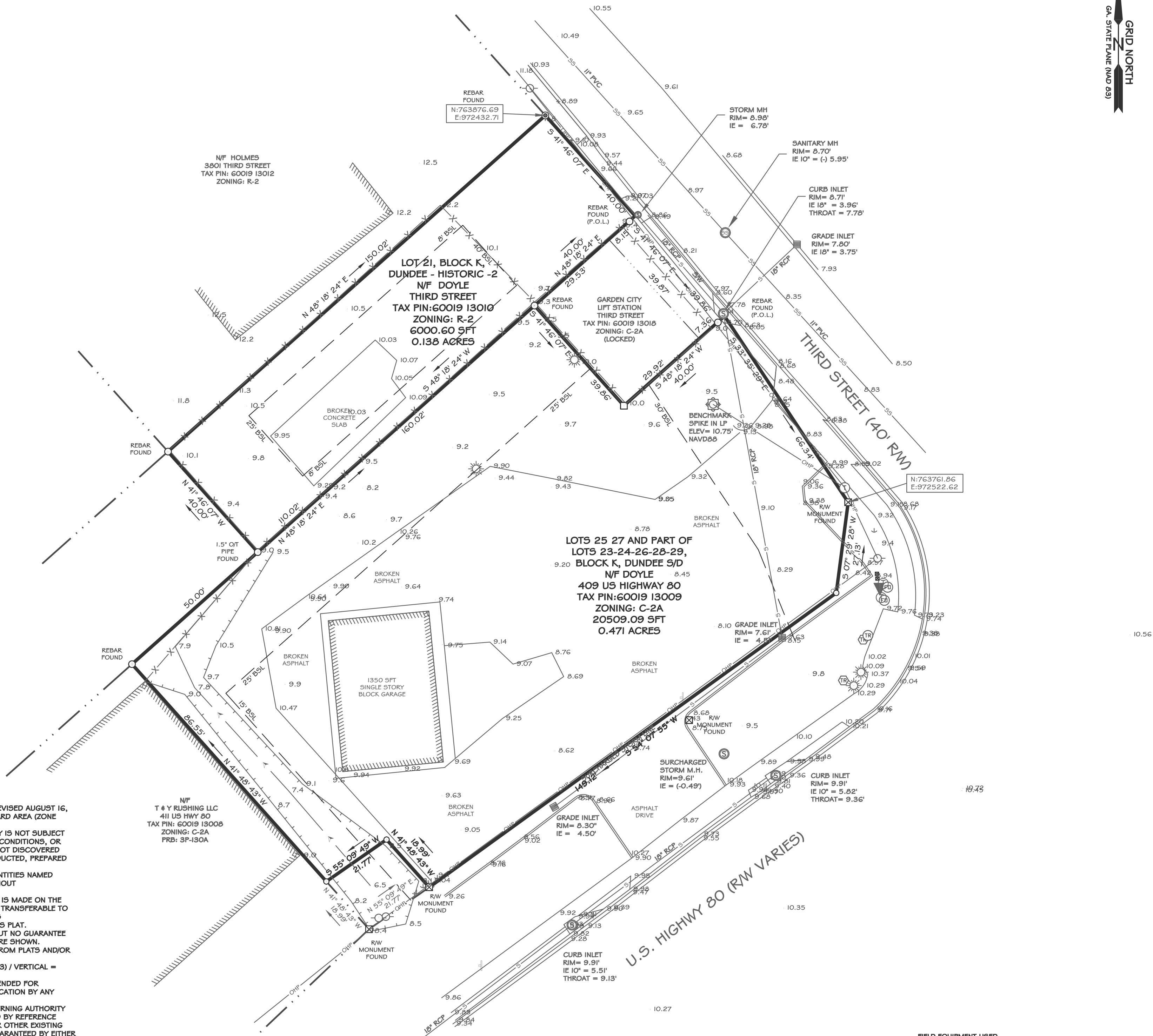
OFFICE USE ONLY		
Received By	Date Received	Case Number

LEGEND

	BENCHMARK		PLANTED TREE
	SURFACE LIGHT		HVAC
	LIGHT STANDARD		CLEAN OUT
	GAS METER		ELECTRIC FLAG POLE
	SANITARY SEWER MH		MAIL BOX
	GRATE INLET		SIGN
	STORM WATER MH		PALM TREE
	WATER METER		OHP
	WATER VALVE		BUILDING
	OVERHEAD POWER LINE		STORM WATER LINE
	BUILDING		SANITARY SEWER LINE
	STORM WATER LINE		SHRUB ROW
	SANITARY SEWER LINE		WOODS LINE
	SHRUB ROW		BLOCK WALL
	WOODS LINE		CONCRETE
	BLOCK WALL		PROPERTY CORNER LEGEND
	CONCRETE		CONCRETE MONUMENT FOUND
	PROPERTY CORNER LEGEND		IRON PIN FOUND
	CONCRETE MONUMENT FOUND		IRON PIN SET
	IRON PIN FOUND		
	IRON PIN SET		

GENERAL NOTES:

- IN MY OPINION IN ACCORDANCE WITH F.I.R.M. MAP NO. 13051C0132G, REVISED AUGUST 16, 2018, THIS PROJECT AREA DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA (ZONE "X-500").
- NO GUARANTEE, EITHER STATED OR IMPLIED IS MADE THAT THIS PROPERTY IS NOT SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, RESTRICTIONS, SUBSURFACE CONDITIONS, OR ANY OTHER MATTERS OF TITLE THAT ARE NOT VISIBLE, NOT DISCLOSED, NOT DISCOVERED DURING THIS SURVEY OR BY TITLE EXAMINATION. THIS SURVEY WAS CONDUCTED, PREPARED AND ISSUED WITHOUT BENEFIT OF ANY TITLE EXAMINATION.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES OR ENTITIES NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY OTHERS WITHOUT RE-CERTIFICATION BY THE UNDERSIGNED.
- THIS SURVEY IS NOT VALID WITHOUT ORIGINAL SIGNATURE. DECLARATION IS MADE ON THE DATE INDICATED AND TO THE PERSON OR ENTITY SHOWN. SURVEY IS NOT TRANSFERABLE TO ADDITIONAL PERSONS, ENTITIES, INSTITUTIONS OR SUBSEQUENT OWNERS.
- NO WETLAND OR ENVIRONMENTAL ISSUES HAVE BEEN ADDRESSED ON THIS PLAT.
- UNDERGROUND FEATURES ARE LOCATED IN THE FIELD WHERE POSSIBLE BUT NO GUARANTEE CAN BE MADE AS TO LOCATION OR THAT ALL UNDERGROUND FEATURES ARE SHOWN.
- PORTIONS OF THE METES AND BOUNDS SHOWN MAY HAVE BEEN TAKEN FROM PLATS AND/OR DEEDS OF RECORD AND HAVE NOT BEEN VERIFIED BY FIELD SURVEY.
- SURVEY DATUM: HORIZONTAL = GEORGIA STATE PLANE (EAST ZONE NAD83) / VERTICAL = NAVD83
- ANY VERTICAL INFORMATION SHOWN/INDICATED ON THIS PLAT IS NOT INTENDED FOR CONSTRUCTION PURPOSES WITHOUT SEPARATE AND INDEPENDENT VERIFICATION BY ANY USER.
- BUILDING SETBACK INFORMATION HAS NOT BEEN PROVIDED BY THE GOVERNING AUTHORITY THEREFORE SETBACK REQUIREMENTS AS SHOWN HAVE BEEN DETERMINED BY REFERENCE FROM "CHAPTER 40, ARTICLE III OF THE GARDEN CITY MUNICIPAL CODE OR OTHER EXISTING PUBLIC RECORDS AND ARE NOT VERIFIED, CERTIFIED, WARRANTED OR GUARANTEED BY EITHER THE EXISTENCE, PUBLICATION, ISSUANCE AND/OR RECORDING OF THIS SURVEY. THEREFORE ANY SETBACK INFORMATION SHOWN IS NOT TO BE USED FOR PLANNING, DEVELOPMENT, CONSTRUCTION OR ANY OTHER PURPOSE WITHOUT INDEPENDENT VERIFICATION BY THE USER.
- THE TERM "CERTIFICATION" AS USED IN RULE "180-6-.09(2) AND (3)" AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-2(6) AND (II), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER STATED OR IMPLIED.
- SURVEYOR'S CERTIFICATION EXTENDS ONLY TO THE TOPOGRAPHIC ASPECTS OF THIS SURVEY.
- TOPOGRAPHIC SURVEY AS SHOWN DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS NOT TO BE RECORDED OR USED TO CONVEY PROPERTY.
- BOUNDARY/EASEMENTS AS SHOWN HAVE BEEN TAKEN FROM PLAT REFERENCES AS SHOWN.



FIELD EQUIPMENT USED
CARLSON BRX7 DUAL FREQUENCY - CONTROL POINTS ONLY
GPS PRECISION: 1/50,000' - SOKKIA IX ROBOTIC TOTAL STATION
ANGULAR ERROR: LESS THAN 1" PER POINT
ERROR OF CLOSURE: FIELD 1/68,713'
ERROR OF CLOSURE: PLAT 1/86,425'
ADJUSTMENT METHOD: COORDINATE METHOD



MITR
GIS/GPS/SURVEY
374 EASTRIDGE DRIVE,
SAVANNAH, GEORGIA
PHONE: 912-657-3091
EMAIL: MITR374@COMCAST.NET



THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR TOPOGRAPHIC SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH BY DEPARTMENT 180, CHAPTER 180-7.

04/09/2025
DATE

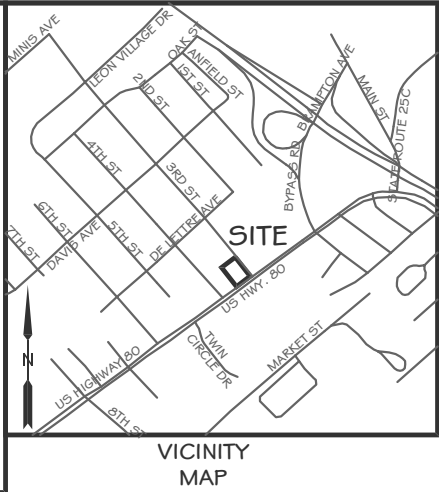
GEORGE M. FERREIRA, RLS #2607

PREPARED FOR
ASHOCK LAKHANI
174 ENCLAVE BLVD
POOLER, GEORGIA

TOPOGRAPHIC DESIGN SURVEY

0.138 ACRE UNDEVELOPED LOT 21 AND 0.471 ACRE LOTS 25-27 AND PART OF LOTS 23-24-26-28-29, BLOCK K, DUNDEE-HISTORIC DISTRICT-2, KNOWN AS 409 US HIGHWAY 80, GARDEN CITY, CHATHAM COUNTY, GEORGIA

PLAT DATE: APRIL 11, 2025
FIELD DATE: APRIL 03, 2025



THIS BOX RESERVED FOR THE CLERK
OF THE SUPERIOR COURT

APPROVED BY GARDEN CITY MANAGER

CITY MANAGER

DATE:

ALL STREETS, RIGHTS OF WAY, EASEMENTS AND ANY SITE FOR PUBLIC
USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USE INTENDED.

OWNER/AGENT

DATE:

N/F HOLMES
3901 THIRD STREET
TAX PIN: 60019 13012
ZONING: R-2

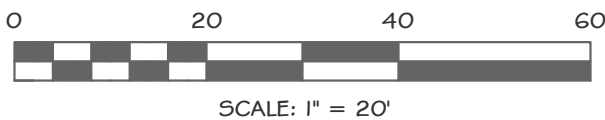
LOT 21, BLOCK K,
DUNDEE - HISTORIC -2
N/F DOYLE
THIRD STREET
TAX PIN: 60019 13010
ZONING: R-2
DB: 149K-141
6000.60 SFT
0.138 ACRES

LOTS 25 27 AND PART OF
LOTS 23-24-26-28-29,
BLOCK K, DUNDEE S/D
N/F DOYLE
409 US HIGHWAY 80
TAX PIN: 60019 13009
ZONING: C-2A
20509.09 SFT
0.471 ACRES

N/F
T & Y RUSHING LLC
411 US HWY 80
TAX PIN: 60019 13008
ZONING: C-2A
PRB: 3P-130A

GENERAL NOTES:

1. IN MY OPINION IN ACCORDANCE WITH F.I.R.M. MAP NO. 13051C0132G, REVISED AUGUST 16, 2018, THIS PROJECT AREA DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA (ZONE "X-500").
2. NO GUARANTEE, EITHER STATED OR IMPLIED IS MADE THAT THIS PROPERTY IS NOT SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, RESTRICTIONS, SUBSURFACE CONDITIONS, OR ANY OTHER MATTERS OF TITLE THAT ARE NOT VISIBLE, NOT DISCLOSED, NOT DISCOVERED DURING THIS SURVEY OR BY TITLE EXAMINATION. THIS SURVEY WAS CONDUCTED, PREPARED AND ISSUED WITHOUT BENEFIT OF ANY TITLE EXAMINATION.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES OR ENTITIES NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY OTHERS WITHOUT RE-CERTIFICATION BY THE UNDERSIGNED.
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5. NO WETLAND OR ENVIRONMENTAL ISSUES HAVE BEEN ADDRESSED ON THIS PLAT.
6. UNDERGROUND FEATURES ARE LOCATED IN THE FIELD WHERE POSSIBLE BUT NO GUARANTEE CAN BE MADE AS TO LOCATION OR THAT ALL UNDERGROUND FEATURES ARE SHOWN.
7. PORTIONS OF THE METES AND BOUNDS SHOWN MAY HAVE BEEN TAKEN FROM PLATS AND/OR DEEDS OF RECORD AND HAVE NOT BEEN VERIFIED BY FIELD SURVEY.
8. SURVEY DATUM: HORIZONTAL = GEORGIA STATE PLANE (EAST ZONE NAD83) / VERTICAL = NAVD83
9. ANY VERTICAL INFORMATION SHOWN/INDICATED ON THIS PLAT IS NOT INTENDED FOR CONSTRUCTION PURPOSES WITHOUT SEPARATE AND INDEPENDENT VERIFICATION BY ANY USER.
10. BUILDING SETBACK INFORMATION HAS NOT BEEN PROVIDED BY THE GOVERNING AUTHORITY THEREFORE SETBACK REQUIREMENTS AS SHOWN HAVE BEEN DETERMINED BY REFERENCE FROM "CHAPTER PO, ARTICLE III OF THE GARDEN CITY MUNICIPAL CODE OR OTHER EXISTING PUBLIC RECORDS AND ARE NOT VERIFIED, CERTIFIED, WARRANTED OR GUARANTEED BY EITHER THE EXISTENCE, PUBLICATION, ISSUANCE AND/OR RECORDING OF THIS SURVEY. THEREFORE ANY SETBACK INFORMATION SHOWN IS NOT TO BE USED FOR PLANNING, DEVELOPMENT, CONSTRUCTION OR ANY OTHER PURPOSE WITHOUT INDEPENDENT VERIFICATION BY THE USER.
11. THE TERM "CERTIFICATION" AS USED IN RULE "180-6-.09(2) AND (3)" AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-2(G) AND (H), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER STATED OR IMPLIED.



MITR

GIS/GPS/SURVEY

374 EASTRIDGE DRIVE,

SAVANNAH, GEORGIA

PHONE: 912-657-3091

EMAIL: MITR374@COMCAST.NET



SURVEYORS CERTIFICATION

AS 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 AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. **SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL.** FURTHERMORE THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGE M. FERREIRA
RLS #2607

04/11/2025
DATE

FIELD EQUIPMENT USED

CARLSON BRX7 DUAL FREQUENCY
CONTROL POINTS ONLY
GPS PRECISION: => 1/50,000
SOKKIA IX ROBOTIC TOTAL STATION
ANGULAR ERROR: LESS THAN 1" PER POINT
ERROR OF CLOSURE: FIELD: 1/68,172'
ERROR OF CLOSURE: PLAT: 1/89,941'
ADJUSTMENT METHOD: NO ADJUSTMENT

REFERENCES:

1. DB: UNRECORDED COPY OF DOT R/W DEED PROVIDED BY CLIENT
2. PRB: 3P-130A
3. PRB: 149K-141

LEGEND

	BENCHMARK		PLANTED TREE
	SURFACE LIGHT		HVAC
	LIGHT STANDARD		CLEAN OUT
	GAS METER		ELECTRIC
	SANITARY SEWER MH		FLAG POLE
	GRATE INLET		MAIL BOX
	STORM WATER MH		SIGN
	WATER METER		PALM TREE
	WATER VALVE		OHF
	OVERHEAD POWER LINE		BUILDING
	STORM WATER LINE		SANITARY SEWER LINE
	SHRUB ROW		WOODS LINE
	FENCE		BLOCK WALL
	CONCRETE		PROPERTY CORNER LEGEND
	CONCRETE MONUMENT FOUND		IRON PIN FOUND
	IRON PIN SET		

RECOMBINATION PLAT

0.138 ACRE UNDEVELOPED LOT
21 AND 0.471 ACRE LOTS
25-27 AND PART OF LOTS
23-24-26-28-29, BLOCK K, DUNDEE-
HISTORIC DISTRICT-2, KNOWN AS 409
US HIGHWAY 80, GARDEN CITY,
CHATHAM COUNTY, GEORGIA

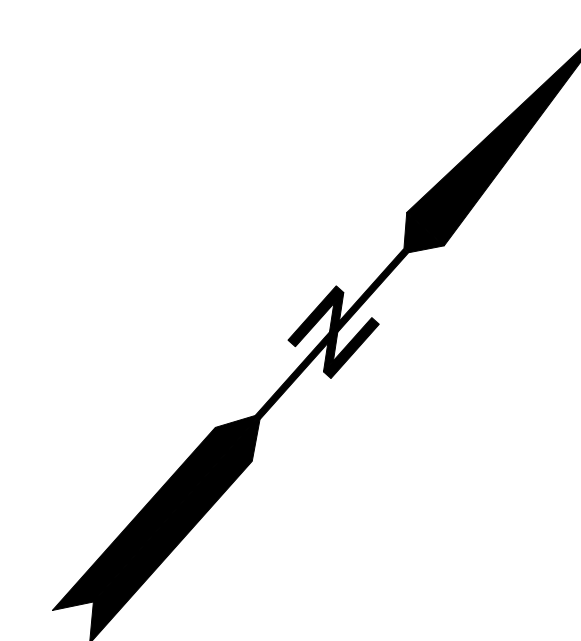
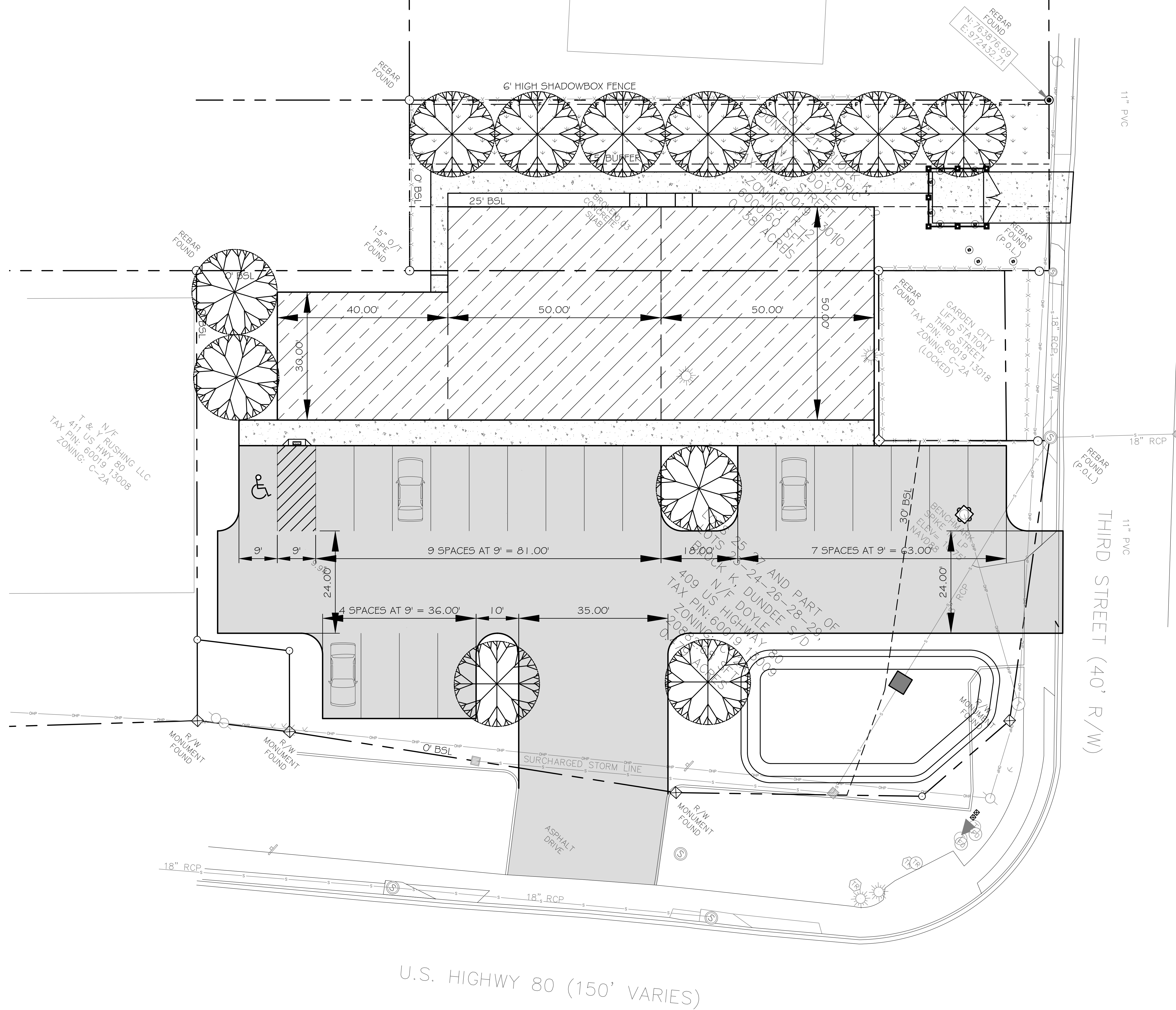
PREPARED

FOR

ASHOCK LAKHANI
174 ENCLAVE BLVD
POOLER, GEORGIA

PLAT: 08/11/2025

FIELD: 04/03/2025



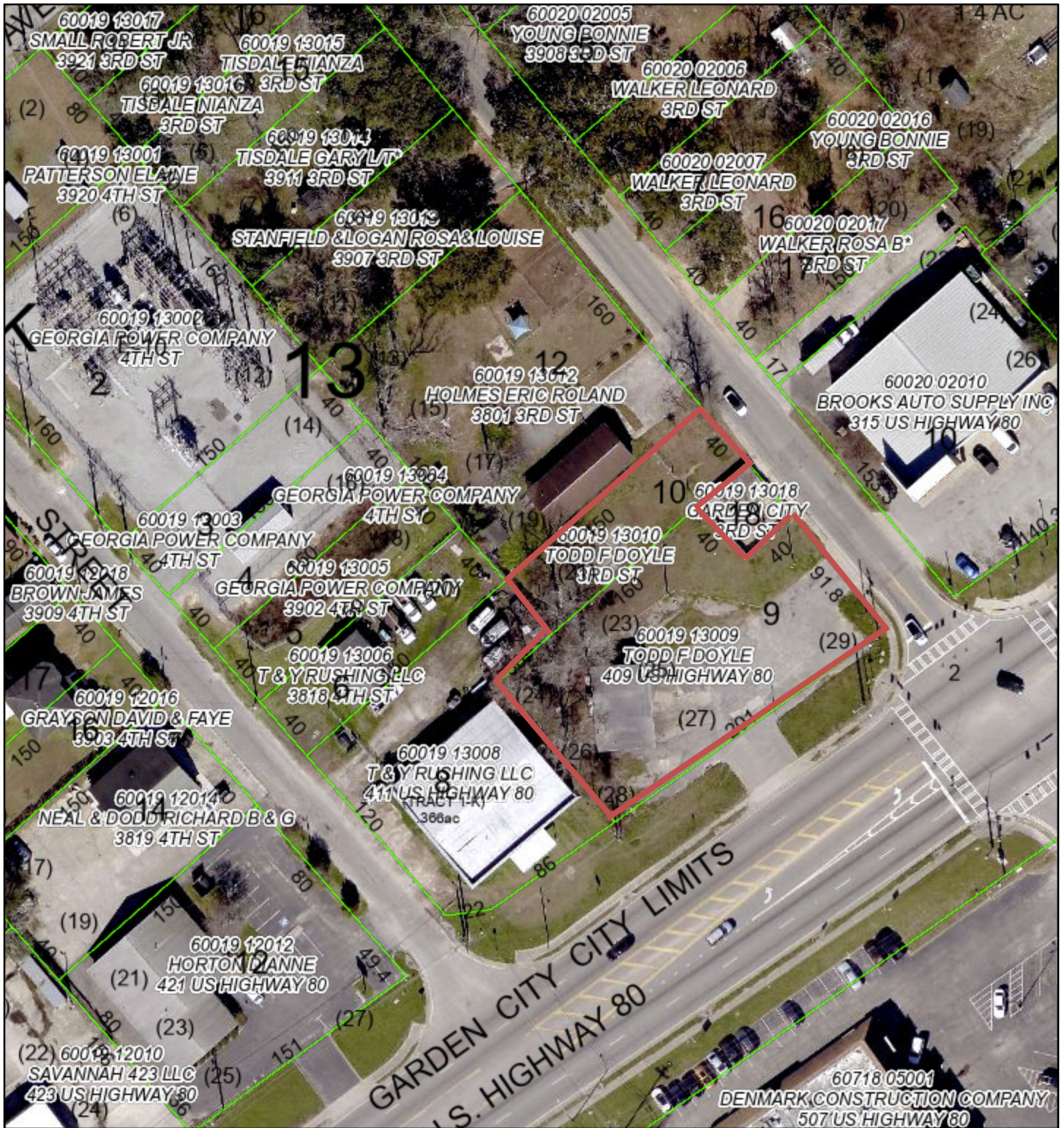








SAGIS Map Viewer

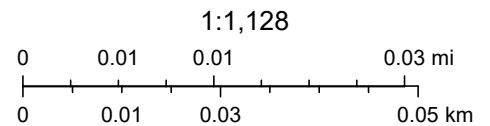


6/6/2025, 8:08:35 AM

Owner, PIN and Address Labels



Property Boundaries (Parcels)



SAGIS

MEMORANDUM

To: Garden City Planning Commission & Board of Appeals
From: Jonathan Trego, Zoning Administrator
Date: July 8, 2025
Re: PC-7-25-1132

<i>Application Type</i>	<i>Zoning Map Amendment (Rezoning)</i>
<i>Applicant</i>	Jesus First Community Church
<i>Name of Project</i>	N/A
<i>Property Address</i>	2105 Bisbee St
<i>Parcel ID</i>	60881 03017
<i>Area of Property</i>	1.11 Acres
<i>Existing Zoning</i>	R-1
<i>Existing Land Use</i>	Residential (Single Family House)
<i>Proposed Zoning</i>	R-2
<i>Proposed Land Use</i>	Mobile Home Installation
<i>Comp Plan – Future Land Use</i>	Traditional Neighborhood

GENERAL INFORMATION

Project Description: The applicant wishes to rezone this parcel for the future ability to subdivide the lot into multiple parcels and install a mobile home on one of the new parcels.

Background / Additional Context: This is a large single-family lot behind a church. There has long been a single house on this lot (since at least 2009,) and a large field next to it remaining unused. Approximately 66% of the parcel is essentially an unused lot in an area where housing is needed.

FINDINGS

Staff has determined this application is complete and contains all required information. In conformance with the City of Garden City Zoning Ordinance Section 90-201(c), the following factors are to be considered for a rezoning request:

1. *Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?*
-Yes. R-2 is compatible for the future land use map. The properties to the north are zoned R-2, the property to the south (where the church is located) is zoned R-2, and the

properties to the east and west are zoned R-1. The adjacent properties are the only R-1 properties in the area.

2. *Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?*
-No, this would not be considered spot zoning.
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?*
-No. A single mobile home being installed would not have any significant impact on causing additional traffic or noise.
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?*
-No. This will allow more residential possibilities for future housing, and R-2 can provide all uses as R-1 while providing additional possibilities.
5. *Is there an imminent need for the rezoning and is the property likely to be used for the use requested?*
-Yes, there is an ongoing need for additional housing within Garden City.
6. *Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?*
-No. The proposed zoning is consistent with the predominant zoning of the neighborhood.
7. *Such other matters as the Planning Commission deems relevant.*
The Future Land Use Map indicates this area as: "Traditional Neighborhood." Properly installed and maintained mobile homes can be compatible with this land use classification, as well as compatible with R-2 zoning.

Traditional Neighborhood Vision / Intent Traditional communities are characterized by mixed land uses, grid street patterns, pedestrian circulation, intensively-used open spaces, architectural character, and a sense of community.

Current Zoning: C-1, C-2, C-2A, I-1, I-2, R-1, R-2, R-A, R-I-N

Future Zoning Considerations: This activity will continue to occur in appropriate land use areas.

Implementation Measures: Encourage the continuation of the street grid pattern. Ensure that infill development and redevelopment are consistent with the traditional architectural and design style. Identify and protect historic structures. Continue to enforce residential property maintenance standards. Require the continuation of existing sidewalk networks in new development. Identify and seek funding for streetscape improvements to improve the pedestrian environment. Evaluate the City's tree protection ordinance to ensure the canopy is preserved city-wide.

ACTIONS

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

- i. *Recommend approval* of the proposed zoning decision as presented;
- ii. *Recommend approval* of the proposed zoning decision with modifications or conditions;
- iii. *Defer action of the proposed zoning decision* upon motion of the Planning Commission or at the request of the applicant. The applicant may revise the proposal based on the comments at the meeting and resubmit it for formal action at a future meeting; or
- iv. *Recommend denial* of the proposed zoning decision.

RECOMMENDATION

Approve the rezoning request from R-1 to R-2.

RECOMMENDED MOTION

I move to recommend to City Council the approval of rezoning application PC-7-25-1132.

City of Garden City Rezoning Application



GARDEN CITY

Development Information

Development Name (If applicable)

Jesus First Community Church: Multi-Purpose Building

Property Address

2105 Bisbee Street

Current Zoning	Proposed Zoning
R-1 Residential	R-2 Residential
Current Use	Proposed Use
Home	Adding a building for multi-use for Church
Parcel ID	Total Site Acreage
60881 03017	1.11
Proposed Water Supply	Proposed Sewage Disposal
<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private

Describe the current use of the property you wish to rezone, including property characteristics (developed, wooded, cleared, etc.)

The property is about 1.11 acres with a residential home, on the another side of the property is vacant

Its appears that property was divide into three parcels.

Describe the use that you propose to make of the land after rezoning

Adding a building or manufactured home into another side of property once it is subdivided into the required lot size

Describe the uses of the other property in the vicinity of the property you wish to rezone

Most of the properties around are R-2 zoning

Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property

Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools? Describe the proposed access.

There is already residential homes on Bisbee Street and the property has driveways,

Please provide any additional information that you deem relevant.

City of Garden City Rezoning Application



GARDEN CITY

Applicant Information

Owner	
Name	Address
Jesus First Community Church	2202 US-80 Hwy Garden City GA
Phone	Email
912-313-7557	ECNDYM@aol.com

Nature of Ownership Interest

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

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

If a partnership, submit a 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 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 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.

<u>ERIC MASON</u>	<u>[Signature]</u>	<u>5-30-2025</u>
Print Name	Signature	Date

OFFICE USE ONLY		
Received By	Date Received	Case Number

Rev. 10/2024

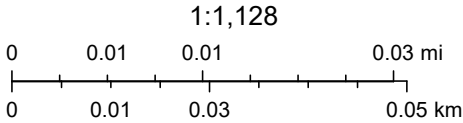


6/6/2025, 8:10:41 AM

Owner, PIN and Address Labels



Property Boundaries (Parcels)



SAGIS