

AGENDA

Board of Zoning Appeals / Planning Commission Meeting
Tuesday, August 12, 2025 - 6:00pm

Pre-agenda @ 5:30pm

- ☒ **Call to Order**
- ☒ **Roll Call**
- ☒ **Approval of Agenda – August 12, 2025**
- ☒ **Approval of Board of Zoning Appeals/Planning Commission Minutes**
 - (5) July 08th, 2025
- ☒ **Board of Zoning Appeals**
 - (7) PC-7-25-1133: Kimley-Horn & Associates, Inc. requests a variance to allow a 50' tall pylon sign and a 100' tall pylon sign at US-80 & Alfred Street, PIN: 60733 03001.
- ☒ **Adjournment**
- ☒ **Planning Commission**
 - (19) 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.
 - (30) PC-7-25-1132: Jon Sidoti requests a General Development Plan for a rental flex space at 5128, 5130, and 5132 Augusta Rd, PINs: 60007 02008, 60007 02007, and 60007 02006.
- ☒ **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
July 8th, 2025 - 6:00 PM

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

Roll Call: Jenecia Perry, Michael Bruner, 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 the first item of the agenda to approve the July 8th, 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 June 10th, 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-7-25-1131:

Chairman Michael Bruner opens the Board of Zoning Appeals meeting. He introduces item: PC-07-25-1131, where Ashok Lakhani requests a variance for a ten-foot buffer reduction at 409 Highway 80. Jonathan Trego provides an overview of the case. Chairman Bruner asks if the petitioner is present and invites the petitioner to come forward and speak to the Board. Mr. Mark Bozwell introduces himself and states that the application outlines the request. Chairman Bruner asked if there were any comments from the board. Charlie Orrel asks questions regarding the recombination of parcels. Chairman Bruner inquires whether the reason for the rezoning was to use the property as a buffer and whether a reduction is now being requested. The owner of the property responds to the questions to meet specific requirements. Chairman Bruner comments on the concerns. He then opens the floor for anyone wishing to speak for or against the request. No public comments are made. Charlie Orrell states that the proposed project is an improvement to the existing property. Chairman Bruner requests a motion on the agenda item. Jenecia Perry motions to deny the variance PC item 7-25-1131, with a second from Charlie Orrell. The roll call vote is 5-0, with all in favor.

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

Planning Commission

PC-7-25-1129:

Chairman Michael Bruner opens the Planning Commission Meeting. He introduced PC-07-25-1129, in which Maupin Engineering requested a general development plan for an office building at 0 Highway 17. Jonathan Trego provides an overview of the case. Chairman Bruner asks if the petitioner is present and invites the petitioner to come forward and speak to the Board. Heather Wilburn offers an overview of the building's parking, layout, and architecture. There are no concerns from the city staff and the consultant. Charlie Orrel makes statements concerning the

building and construction. Chairman Bruner comments on the concerns. He then opens the floor for anyone wishing to speak for or against the request. No public comments are made.

Chairman Bruner requests a motion on the agenda item. Charlie Orreal motions to approve the GDP PC item 7-25-1129, with a second from Jeneice Perry. The roll call vote is 5-0, with all in favor.

PC-7-25-1130

Chairman Michael Bruner opens the Planning Commission Meeting. He introduced PC-07-25-1129, in which Ashlok Lakhani requested a general development plan for a commercial strip center at 409 Highway 80. Jonathan Trego provides an overview of the case and recommends tabling it until next month. Chairman Bruner asks if the petition is present and invites the petitioner to come forward and speak to the Board. Ashlok Lakhani states restrictions on the site but wishes to table it for next month. Chairman Bruner comments on the concerns. He then opens the floor for anyone wishing to speak for or against the request. No public comments are made. Charlie Orrell states that the proposed project is an improvement to the existing property. Chairman Bruner requests a motion on the agenda item. Jeneicia Perry motions to approve the case PC item 7-25-1131 to be tabled for another time, with a second from Charlie Orrell. The roll call vote is 5-0, with all in favor.

PC-7-25-1132

Chairman Michael Bruner opens the Planning Commission Meeting. He introduces PC-07-25-1132, in which Jesus First Community Church requests a rezoning from R-1 to R-2 for 2105 Bisbee Street. Jonathan Trego provides an overview of the property and rezoning requirements for a manufactured home. Chairman Bruner asks if the petition is present and invites the petitioner to come forward and speak to the Board. Pastor Eric Mason introduces himself and gives an overview of the reasoning behind the rezoning and activities that will be conducted at the property. Charlie Orreal speaks about the church and provides positive feedback on its reasoning. Chairman Bruner opens the floor for anyone wishing to speak for or against the request. No public comments are made. Chairman states that this is a recommendation to the City Council and confirms that the Public Hearing will be on July 21st, with consideration made on August 18th. Jeneicia Perry motions to make a recommendation for approval for PC-7-25-1132, with a second from Charlie Orrell. The roll call vote is 5-0, with all in favor.

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



GARDEN CITY

PLANNING &
ECONOMIC DEVELOPMENT

MEMORANDUM

To: Garden City Planning Commission & Board of Appeals

From: Jonathan Trego, Zoning Administrator

Date: August 12th, 2025

Re: PC-7-25-1131

Application Type	Variance
Applicant	Kimley-Horn & Associates, Inc
Name of Project	Circle K - US 80 & Alfred Street
Property Address	702 HWY 80
Parcel IDs	60733 03001
Area of Property	4.31
Current Zoning	C-2A
Current Land Use	Convenience Store and Truck/Trailer Tire Shop

GENERAL INFORMATION

Project Description: This is a pending Circle K development for a new gas station and store facility.

Additional Context: The applicant recently is working on designing a Circle K site plan and GDP. As part of their development they first want to see if they can obtain sign height variances. The hearing today is strictly regarding the height of the two freestanding signs.

Sec. 90-166 of the Garden City Zoning Ordinance limits freestanding signs in commercial/industrial zones to a maximum of 40' (measured from grade to the top of the structure.)

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 parcel is a corner lot and an unusual shape which contributes to the desire for 2 freestanding signs, however, nothing about the nature of the property is relevant to the sign height.
2. *The application of this chapter to this particular piece of property would create practical difficulty or unnecessary hardship;*
-No.
3. *Conditions are peculiar to the particular piece of property involved;*
-No.
4. *Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of this chapter.*
-There is not a sign of an even close height anywhere in the vicinity or anywhere in the city limits. Just a sign dramatically larger/taller than any neighboring sign could cause an escalation effect of nearby competing gas stations wanting to build their own unnecessarily tall signs causing safety concerns and damaging the commercial aesthetic of the area.

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



Development Information

Development Name (If applicable)	
Circle K - US 80 & Alfred Street	
Property Address	
US-80 & Alfred Street	
Savannah, GA 31408	
Current Zoning	
C-2A (Heavy Commercial w/Alcohol Sales)	Current Use
Convenience/Grocery Store	
Parcel ID	
60733 03001	Total Site Acreage
4.31 AC	
Section of the zoning code from which you are seeking a variance:	
Sec. 90-166	
Describe the variance request you are requesting.	
The signage ordinance states that freestanding signs may not exceed 40' in height in any commercial zone.	
We are requesting a variance to allow a 50' tall pylon sign and a 100' tall pylon sign.	
Would denial of this request create practical difficulty or an unnecessary hardship?	
Denial of this request would create practical difficulty, as this would be a major deviation from the Circle K development standards.	
Does the property have extraordinary and exceptional conditions because of its size, shape or topography?	
No.	
Are the conditions of the property unique to this piece of property?	
No.	
Would approval of this variance request cause any detriment to adjoining properties or the community?	
No. These signs would be pole-mounted, so there would be no visual obstruction of the neighboring properties in any direction	
Please provide any additional information that you deem relevant.	
_____ _____ _____	

A sketch or site plan of the property, including the details variance request, is required. A hand-drawn sketch is permitted provided it is legible. Attach additional information as necessary.

Is a sketch or site plan attached? Yes No

City of Garden City Variance Application



Applicant Information

Owner	
Name	Address
Circle K Stores, Inc.	1101 Gulf Breeze Pkwy, Bldg 1, Ste 200 Gulf Breeze, Florida 32561
Phone	Email
407-962-8546	ashley.sumners@circlek.com
Nature of Ownership Interest	
Is the Owner an: <input type="checkbox"/> Individual <input type="checkbox"/> Partnership <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Firm <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Association	
Note: If a corporation, submit a list of officers, directors & major stockholders with name, address and title.	
If a partnership, submit list of all partners with name, address and title.	
Engineer/Surveyor	<input type="checkbox"/> Same as authorized agent <input type="checkbox"/> Check here to receive staff review comments via email
Company Name	Contact (Individual Name)
Kimley-Horn & Associates, Inc.	Harrison Aiken, P.E.
Phone	Email
404-998-8669	harrison.aiken@kimley-horn.com
Authorized Agent (Requires Authorized Agent Form)	
Company Name	<input type="checkbox"/> Check here to receive staff review comments via email
Contact (Individual Name)	
Kimley-Horn & Associates, Inc.	Harrison Aiken, P.E.
Phone	Email
404-998-8669	harrison.aiken@kimley-horn.com
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 Board of Zoning Appeals and that my application cannot be approved unless I am represented.

Harrison Aiken

Print Name

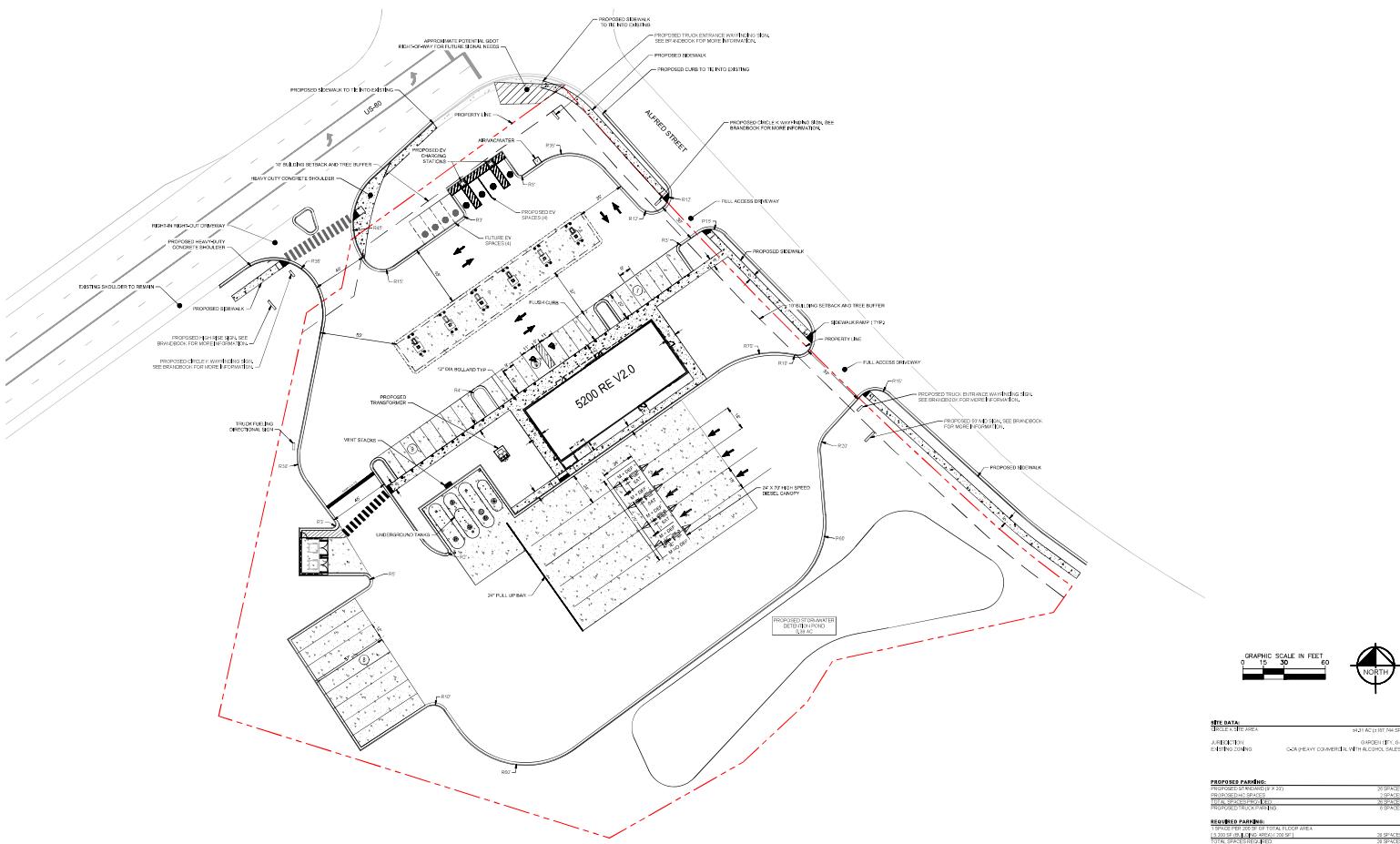
Signature

7/2/2025

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

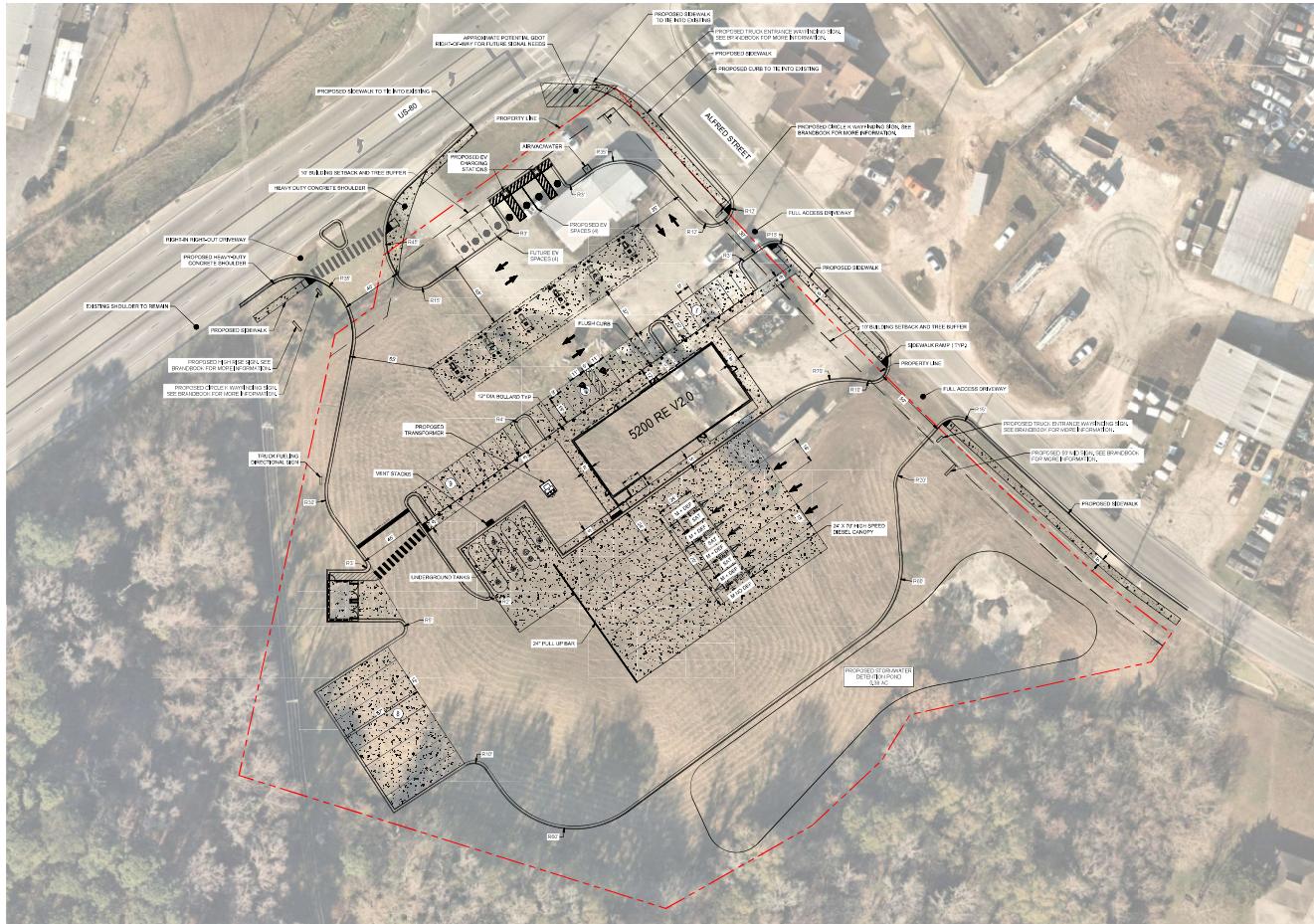


CIRCLE K - US 80 AND ALFRED STREET

CONCEPTUAL SKETCH

3/7/2025 - CONTACT HARRISON AIKEN (404) 998-8669

Kimley-Horn



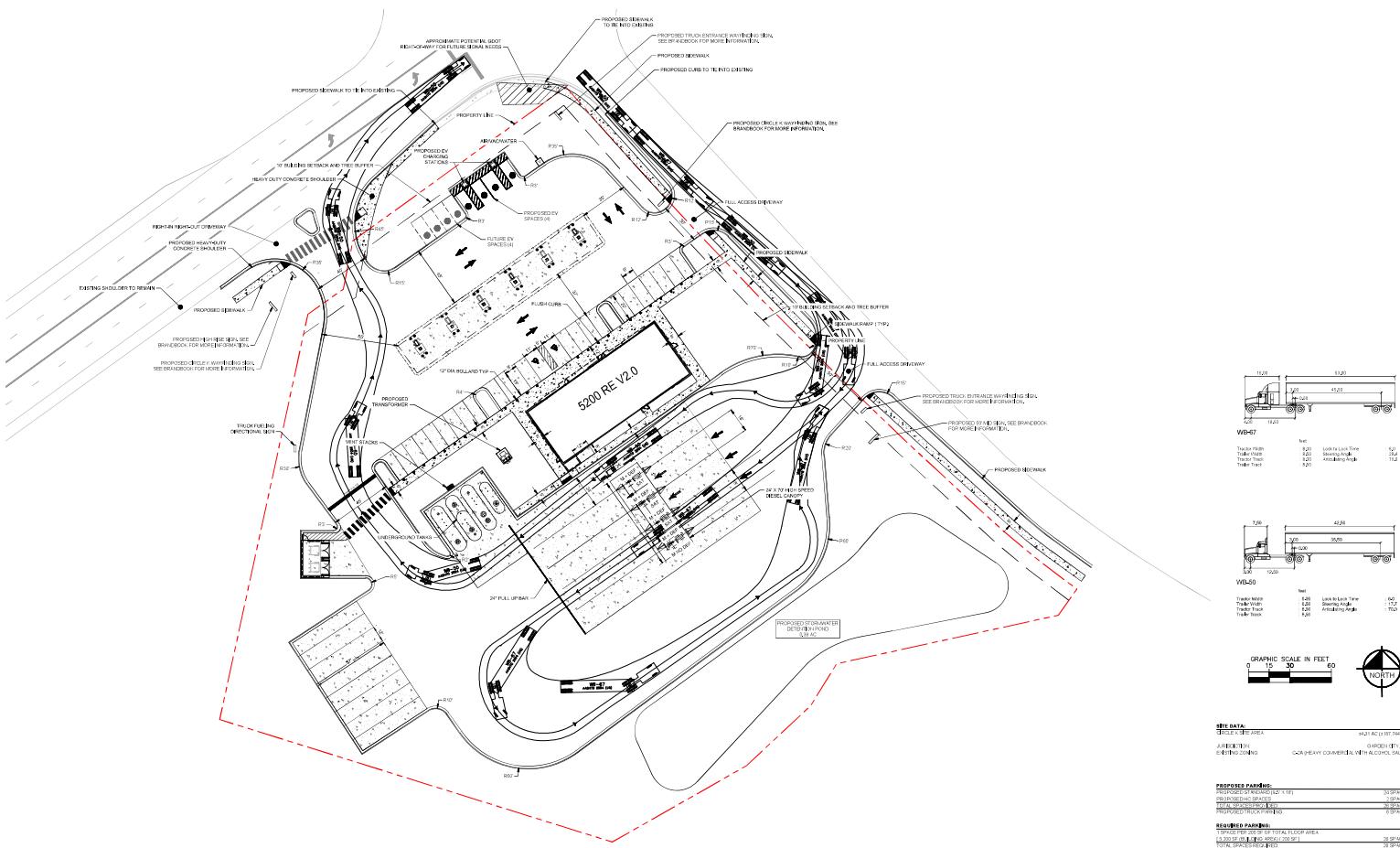
CIRCLE K - US 80 AND ALFRED STREET

SP-10

CONCEPTUAL SKETCH

3/7/2025 - CONTACT HARRISON AIKEN (404) 998-8669

Kimley-Horn



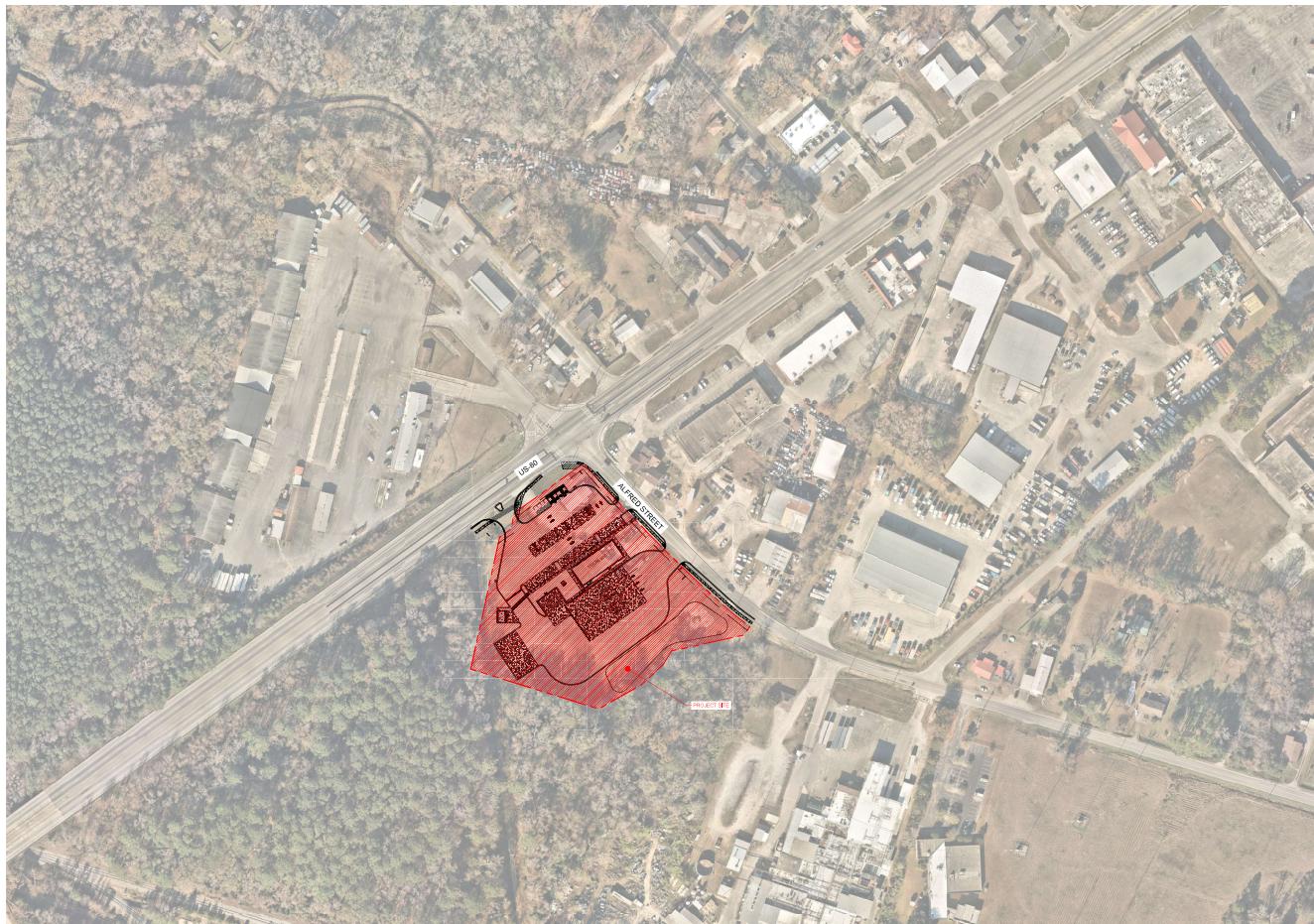
CIRCLE K - US 80 AND ALFRED STREET

GARDEN CITY, GA

CONCEPTUAL SKETCH

3/7/2025 - CONTACT HARRISON AIKEN (404) 998-8669

Kimley-Horn



GRAPHIC SCALE IN FEET
0 50 100 200
NORTH

SITE DATA:
 CIRCLE K SITE AREA: 142.1 AC (57.1 Hectare)
 JURISDICTION: GARDEN CITY, GA
 CIRCUIT COURT: GARDEN CITY COMMERCIAL PROPERTY TAXES PAID

PROPOSED PARKING:
 PROPOSED DRIVE-IN SPACES: 16 SPACES
 PROPOSED SPACES: 16 SPACES
 PROPOSED ROCK-PARKING: 0 SPACES
 REQUIRED PARKING:
 REQUIRED DRIVE-IN SPACES: 16 SPACES
 TOTAL SPACES REQUIRED: 28 SPACES
 TOTAL SPACES PROVIDED: 28 SPACES

CIRCLE K - US 80 AND ALFRED STREET

SP-10

GARDEN CITY, GA

CONCEPTUAL SKETCH

3/7/2025 - CONTACT HARRISON AIKEN (404) 998-5669

Kimley Horn

14



US 80 & Alfred St
Garden City GA

CK NTI - US 80 & Alfred St Garden City, GA

03/14/2025 (VB/JM)

[CK_NTI_US_80_&_ALFRED_ST_GARDEN_CITY_GA_E](#)

SR SignResource
A Royston Group Company

Los Angeles • Knoxville
800-423-4283
www.SignResource.com

SCOPE OF WORK

A1 50' PYLON SIGN (8' SYSTEM)

- CIRCLE K LOGO
- TRUCK DIESEL
- UNLEADED WITH 30" LEDS AND TOGGLE
- DIESEL
- 36" EMC

A2 100' H-RISE SIGN

- CIRCLE K LOGO
- CIRCLE K LOGO/TRUCK DIESEL
- UNLEADED WITH 60" RED ABLE LEDs AND 8" TOGGLE
- DIESEL 60" GREEN ABLE LEDs

B1 5'x12' CIRCLE K BUILDING SIGN (2 REQ.)

- INSTALL NEW 5' x 12' CIRCLE K BUILDING SIGN CENTERED ON FRONT AND REAR ELEVATIONS

B3 4'x5' CIRCLE K BUILDING TOTEM SIGN

- INSTALL NEW 4' x 5' CIRCLE K BUILDING TOTEM SIGN ON SIDE ELEVATION

C1 CANOPY (36" FASCIA)

- INSTALL NEW TRI STRIPE FASCIA WITH TWO WORDMARKS CKS316SP24LA WITH EYEBROW DOWNLIGHTING ON FRONT AND SIDE ELEVATION

C2 DIESEL CANOPY (36" FASCIA)

- INSTALL NEW HSD CANOPY WITH K ON WITH DO NOT ENTER AND ENTER HERE
- INSTALL NEW EYEBROW DOWNLIGHTING ON ALL SIDES.

D1 DISPENSERS & FORECOURT

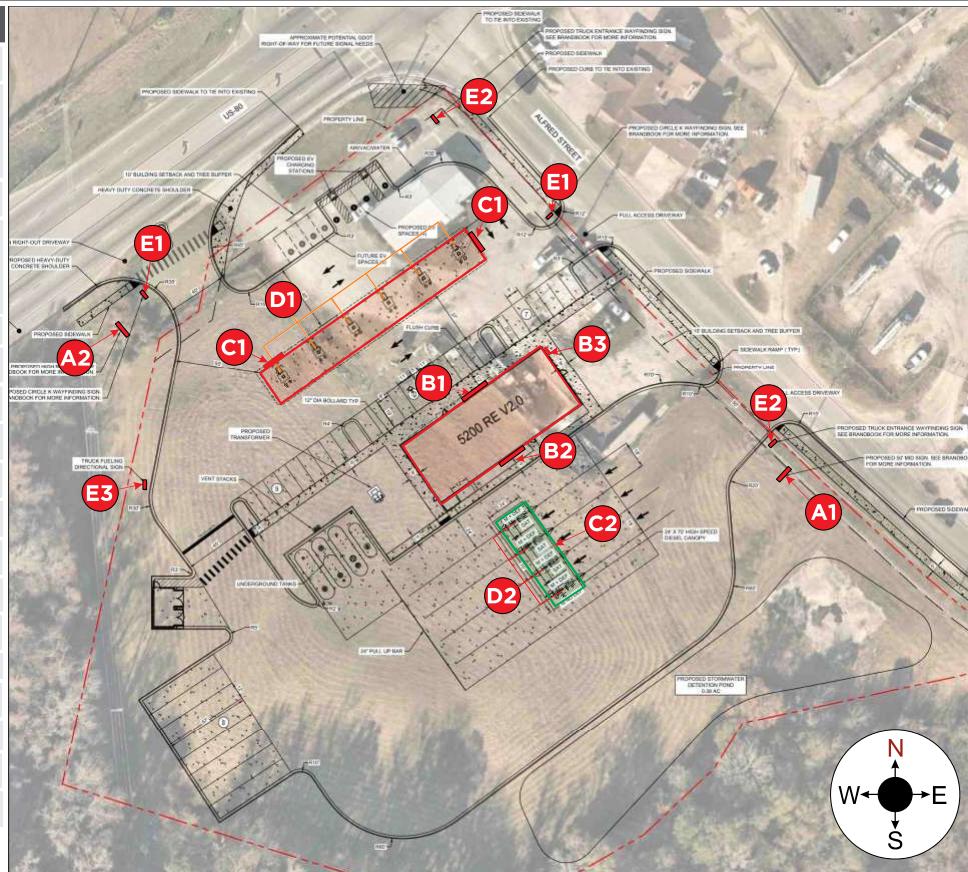
- INSTALL NEW CKSPUMP12 DISPENSERS AND FLAGS

D2 DISPENSERS & FORECOURT

- INSTALL NEW CKSPUMPTD16 DISPENSERS AND FLAGS

E WAYFINDING SIGNS

- INSTALL NEW CIRCLE K DIRECTIONAL SIGN AT DRIVEWAY ENTRIES
- INSTALL NEW TRUCK STOP DIRECTIONAL SIGN AT DRIVEWAY ENTRIES

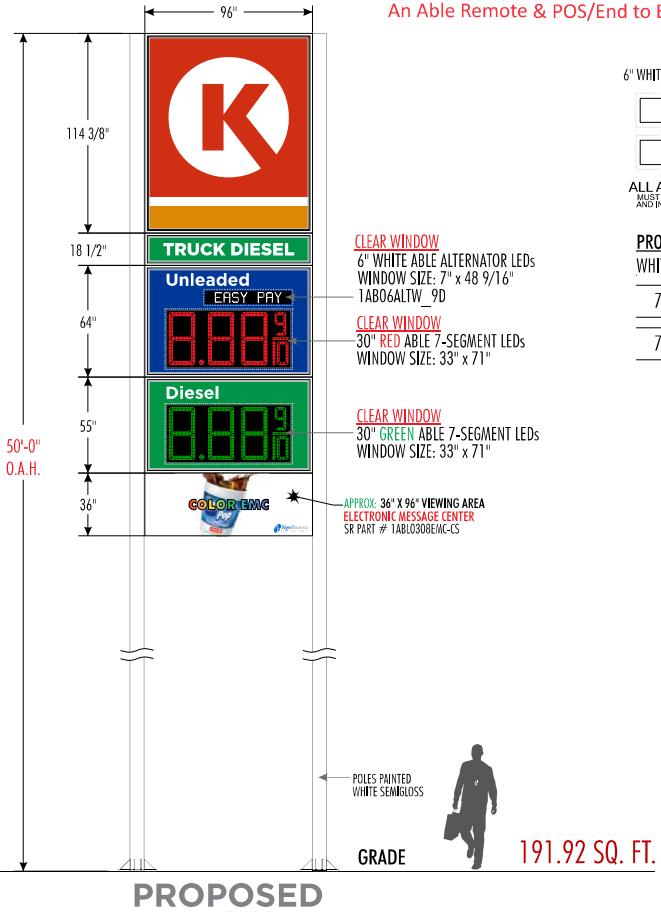


Site Overview

SCOPE OF WORK

A1
MID-1

50' PYLON SIGN (8' SYSTEM)
 • CIRCLE K LOGO
 • TRUCK DIESEL
 • UNLEADED WITH 30" LEDs AND TOGGLE
 • DIESEL
 • 36" EMC



An Able Remote & POS/End to End Pricing System is included

6" WHITE ABLE ALTERNATOR LEDS OPTIONS:

EASY PAY

CREDIT

ALL ALTERNATE MESSAGES
MUST BE PROGRAMMED PRIOR TO SHIPPING
AND INSTALLER-CONFIRMED UPON INSTALL

PRODUCT COPY:
WHITE COPY ON OPAQUE BACKGROUND
 7" Unleaded
 7" Diesel

DIMENSIONS TO BE VERIFIED PRIOR TO MANUFACTURING

Main I.D.

PROPOSED
BTP SIGN

THIS RENDERING IS FOR REFERENCE AND PERMITTING PURPOSES ONLY
ANY SEPARATE OR OPTIONAL COMPONENTS MUST BE ORDERED SEPARATELY
ALL ELECTRICAL SIGNS WILL COMPLY WITH UL 48 – UL FILE #E46729

SCALE : 1:55

SCOPE OF WORK

A2

MID-2 HI-RISE

100' HI-RISE SIGN
 • CIRCLE K LOGO/TRUCK DIESEL
 • UNLEADED WITH 60" RED ABLE LEDs AND 8" TOGGLE
 • DIESEL 60" GREEN ABLE LEDs

8" WHITE ABLE ALTERNATOR LEDs OPTIONS:

EASY PAY

CREDIT

ALL ALTERNATE MESSAGES
 MUST BE PROGRAMMED PRIOR TO SHIPPING
 AND INSTALLER-CONFIRMED UPON INSTALL

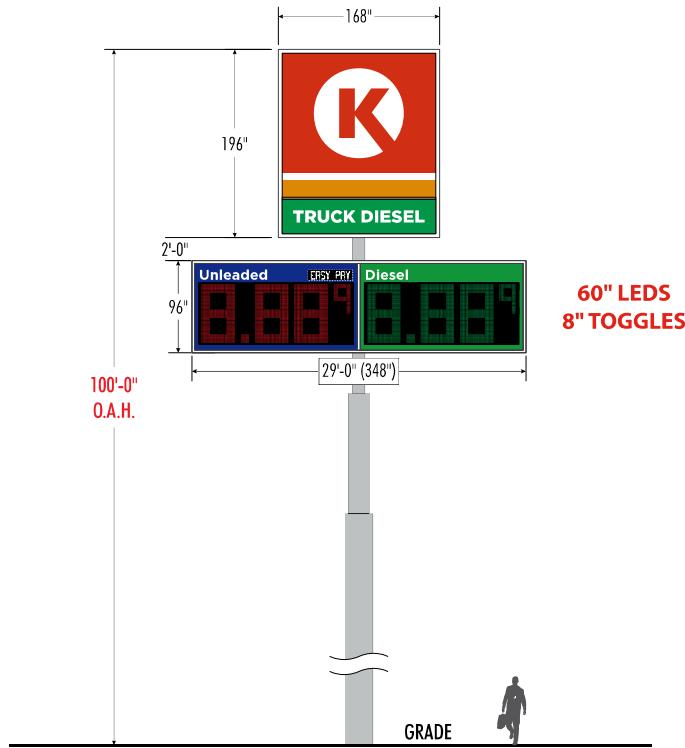
PRODUCT COPY:

WHITE COPY ON OPAQUE BACKGROUND

10" Unleaded

10" Diesel

An Able Remote & POS/End to End Pricing System is included



PROPOSED

460.67 SQ. FT.

DIMENSIONS TO BE VERIFIED PRIOR TO MANUFACTURING

High Rise Sign

THIS RENDERING IS FOR REFERENCE AND PERMITTING PURPOSES ONLY
 ANY SEPARATE OR OPTIONAL COMPONENTS MUST BE ORDERED SEPARATELY

ALL ELECTRICAL SIGNS WILL COMPLY WITH UL 48 – UL FILE #E46729

SCALE: 1:100



MEMORANDUM

To: Garden City Planning Commission & Board of Appeals
From: Jonathan Trego, Zoning Administrator
Date: August 12th, 2025
Re: PC-7-25-1130

Application Type	General Development Plan
Case Number	PC-7-25-1130
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 Acres
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.

Background: This application was heard in the July 2025 Planning Commission meeting. At this time the same applicant also applied for a variance as part of their development. The variance was not granted and the applicant was given the advice of returning the following month to present an updated GDP that would not require any BOA variances.

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 2025-05-05 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 has an updated proposed plan that will be compliant with base buffer requirements under section 90-262 of the zoning ordinance. 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 (21 parking spaces, plus one handicap space per section 20-129 of the zoning ordinance) 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 or switched out with garbage carts.
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. Potential signs will be developed based on the future tenancy of the building and agreements made during the leasing process. The applicant can answer questions.

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

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

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-7-25-1130, with the addition of the required landscaping plan during site plan review, 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



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 lots spaces.

Water Supply	Sewage Disposal
<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	<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:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Existing buildings, streets, or other developed areas	<input type="checkbox"/> Yes <input checked="" 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 checked="" type="checkbox"/> No

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

Building Area (Square Feet)	6200 sq.
-----------------------------	----------

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?
---------------------------	---	------------------------

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



Applicant Information

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

I 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

Owner/Authorized Agent (Print Name)

Am Lakhani

Signature

5/27/25

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 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	C1	
2	Names of project planner and developer and contact information	C1	
3	North arrow and graphic scale	C1	
4	Date, including all revision dates	C1	
5	General location map	C1	
6	Total area and development area in acres	C1	
7	Zoning District and any zoning variances or conditions	C1	
8	Zoning of contiguous properties and existing uses on contiguous property	C1	
EXISTING CONDITIONS			
9	Flood zone boundary lines	NA	
	Existing easement locations and uses including the holder of the easement and any restrictions imposed by the easement	NA	
10	Location of any existing underground storage tanks	NA	
11	Required yards (building setbacks)	C1	
12	Existing streets, buildings, water bodies, wetlands, and other natural features	C1	
13	Existing water lines, sewer lines/septic fields, and fire hydrants	C1	
14	Existing storm water drainage structures	C1	
PROPOSED IMPROVEMENTS			
15	Proposed stormwater management facilities	C1	
16	Locations, dimensions, building area, and uses of all proposed buildings and structures.	C1	
17	Location of any proposed underground storage tanks	NA	
18	Proposed easement locations and uses including the holder of the easement and any restrictions imposed by the easement	NA	
19	Curb cuts, vehicular access and circulation	C1	
20	Pedestrian and other types of circulation	C1	
21	Off street parking and loading areas	C1	
22	Recreation areas	NA	
23	Buffer dimension and composition, including fencing and landscape	C1	
24	Refuse collections areas	C1	

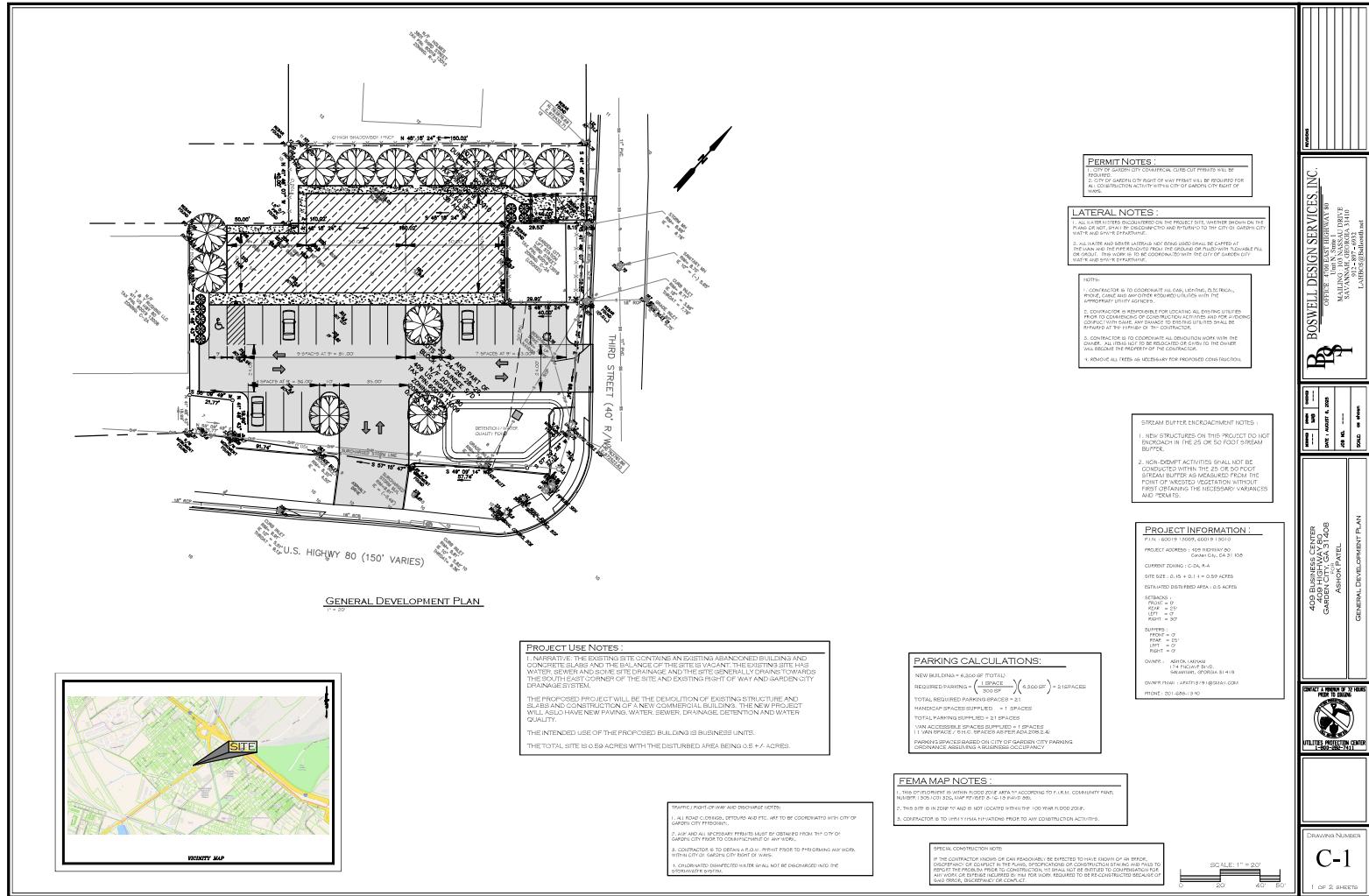
City of Garden City General Development Plan Checklist



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

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	NA	
2	Tabulation of the number of required parking and loading spaces, required and proposed	C1	
3	A statement describing the character and intended use of the development	C1	
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.	NA	
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.	C2	





ELEVATION
NOT TO SCALE

BOSWELL DESIGN SERVICES, INC.
BDS

400 Business Center
400 Highway 82
Gardendale, AL 35061
401-291-4700

ELEVATION

400 Business Center
400 Highway 82
Gardendale, AL 35061
401-291-4700

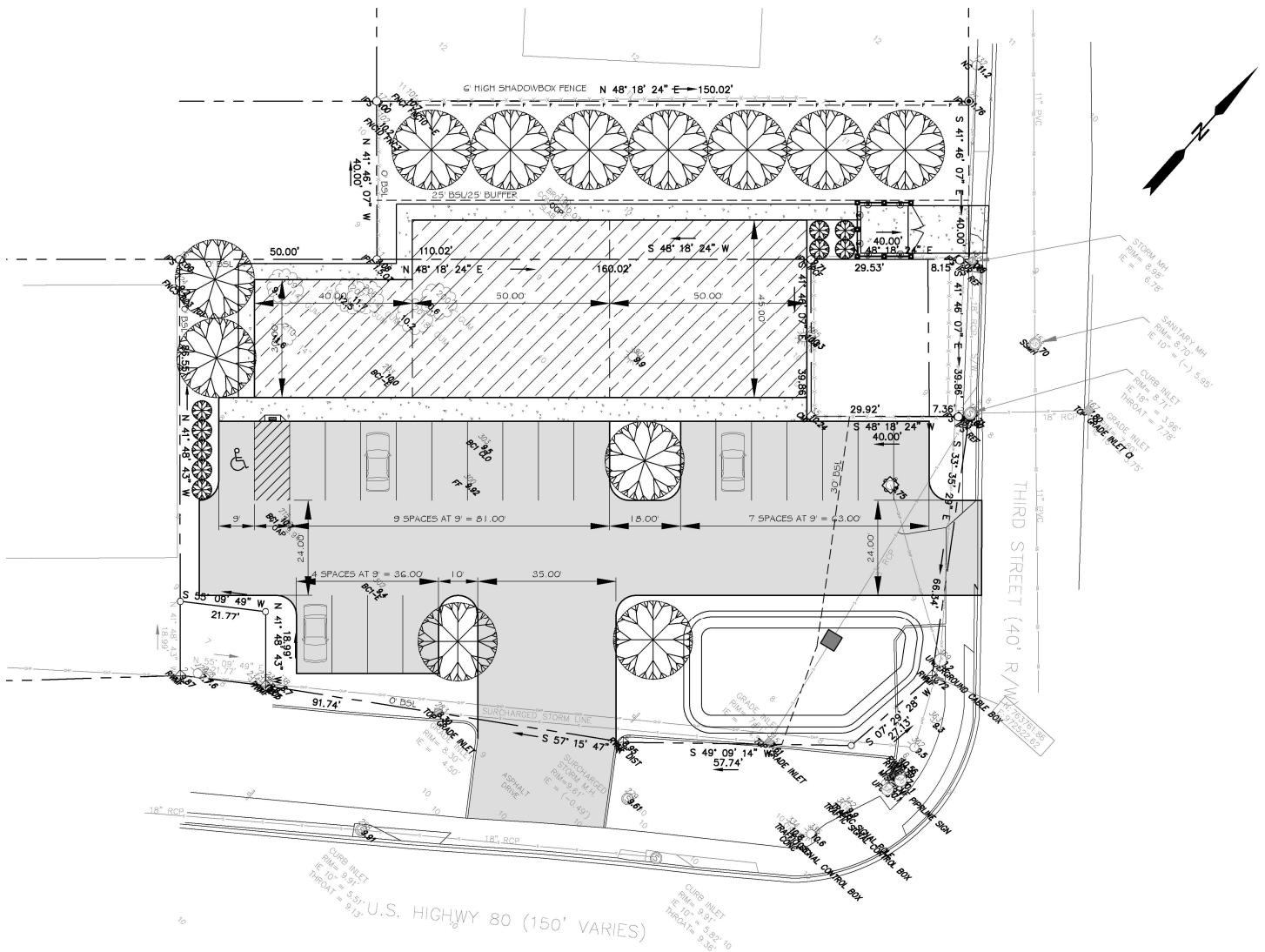
ELEVATION

400 Business Center
400 Highway 82
Gardendale, AL 35061
401-291-4700

ELEVATION

DRAWING NUMBER

C-2





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:

GENERAL NOTES:

1. IN MY OPINION IN ACCORDANCE WITH F.I.R.M. MAP NO.1805103123, REVISED AUGUST 16, 2005, THIS PROJECT AREA DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA (ZONE X-500).
2. NOTwithstanding, EITHER STATE OR IMPLIES THAT THIS PROPERTY IS NOT SUBJECT TO FLOOD HAZARD, THIS SURVEY IS NOT A FLOOD INSURANCE EXAMINATION, AND IS NOT A SURVEY OF ANY OTHER MATTERS OF TITLE THAT ARE NOT VISIBLE, NOT DISCLOSED, NOR CONSIDERED DURING THIS SURVEY OR BY THIS EXAMINATION, THIS SURVEY WAS NOT CONDUCTED, PREPARED AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE PURPOSE STATED HEREIN.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES OR ENTITIES NAMED THEREON AND IS NOT TO BE USED BY ANY OTHERS WITHOUT THE WRITTEN CONSENT AND RE-CERTIFICATION BY THE UNDERSIGNED.
4. THIS SURVEY IS NOT VALID WITHOUT ORIGINAL SIGNATURE, DECALIGATION IS MADE TO THE SURVEYOR, AND THE SURVEYOR IS TO SIGN THE SURVEY IN ADDITION TO THE SIGNATURES OF ADDITIONAL PERSONS, ENTITIES, INSTITUTIONS OR SUBSEQUENT OWNERS.
5. NOTWITHSTANDING THE INFORMATION CONTAINED HEREIN, ADDITIONAL FEATURES ON THIS PLAT UNDETERMINED OR LOCATED IN THE FIELD ARE POSSIBLE BUT NO GUARANTEE CAN BE MADE AS TO LOCATION OR THAT ALL UNDERGROUND FEATURES ARE SHOWN. PLAT INFORMATION IS NOT GUARANTEED TO BE ACCURATE AND IS NOT PLAT AND PLATS AND INDEXES OF RECORD AND HAVE NOT BEEN VERIFIED BY FIELD SURVEY.
6. SURVEY DATA: HORIZONTAL - GEORGIA STATE PLANE (EAST ZONE RADII); VERTICAL - NAD 1983 HORIZONTAL.
7. ANY VERTICAL INFORMATION SHOWN/INDICATED ON THIS PLAT IS NOT INTENDED FOR CONSTRUCTION PURPOSES WITHOUT SEPARATE AND INDIVIDUAL VERIFICATION BY ANY USER.
8. BUILDING SETBACK INFORMATION HAS NOT BEEN PROVIDED BY THE GOVERNING AUTHORITY EXCEPT AS PROVIDED IN THE PLAT. THE PLAT IS NOT A BUILDING SETBACK SURVEY. ACCORDING TO PARAGRAPH C, ARTICLE II OF THE GARDEN CITY MUNICIPAL CODE OR OTHER EXISTING PUBLIC RECORDS AND ARE NOT VERIFIED, CERTIFIED, WARRANTED OR GUARANTEED BY EITHER THE SURVEYOR OR THE REGISTRANT. THE PLAT IS NOT A BUILDING SETBACK SURVEY. THEREFORE ANY SETBACK INFORMATION SHOWN IS NOT TO BE USED FOR PLANNING, DEVELOPMENT, CONSTRUCTION OR ANY OTHER PURPOSE WITHOUT INDIVIDUAL VERIFICATION BY THE USER.
9. THE TERM "CERTIFICATION" AS USED IN RULE 1005-005-0203 AND "13" AND "FILING" AS PROVIDED IN THE PLAT ARE NOT TO BE CONSTRUED AS REFERRING TO THE PLAT AS OF 43-15-26 (2) AND (3), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER STATED OR

MITR
GIS/GPS/SURVEY
374 EASTRIDGE DRIVE,
SAVANNAH, GEORGIA
PHONE: 912-657-3091
EMAIL: MITR874@COMCAST.NET

卷之三

SURVEYORS CERTIFICATION
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A.
SECTION 15-6-67. THIS CERTIFICATION IS PREPARED
BY AND SIGNED, AND APPROVED, BY ALL
THE APPROPRIATE LOCAL JURISDICTIONS
FOR THE PLAT, AND FOR THE APPROPRIATE
CERTIFICATES, SIGNATURES, STAMPS, OR
STATEMENTS HEREON. **SUCH APPRAISALS OR
CERTIFICATIONS, SIGNATURES, STAMPS, OR STATEMENTS
ARE APPROPRIATE GOVERNMENTAL BODIES BY ANY
PURCHASER OR USER OF THIS PLAT AS TO
THE PLAT, AND AS TO THE APPROPRIATE
UNDESIGNED LAND SURVEYOR CERTIFIES THAT
THIS PLAT COMPLIES WITH THE MINIMUM
STANDARDS FOR THE PREPARATION OF PLATS AND SURVEYS
IN GEORGIA AS SET FORTH IN THE GEORGIA BOARD OF
LAND SURVEYORS AND APPRAISERS' STANDARDS FOR
LAND SURVEYORS AND AS SET FORTH IN
O.C.G.A. SECTION 15-6-67.**

FIELD EQUIPMENT USED
 CARLSON BXR7 DUAL FREQUENCY
CONTROL POINTS ONLY
 PRECISION: +/- 10,000
 SOKKIA IN HOKCIC TOTAL STATION
ANGULAR ERROR: LESS THAN 1" PER POINT
ERROR OF CLOSURE: FIELD: 169.172'
ERROR OF CLOSURE: PLAT: 169.841'
ADJUSTMENT METHOD: NO ADJUSTMENT

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

29



MEMORANDUM

To: Garden City Planning Commission & Board of Appeals
From: Jonathan Trego, Zoning Administrator
Date: August 12th, 2025
Re: PC-7-25-1132

Application Type	General Development Plan
Case Number	PC-7-25-1132
Applicant	CHA Companies Inc
Name of Project	GCIC 02 Multi-Tenant Commercial Flex
Property Address	5128, 5130, and 5132 Augusta Rd
Parcel IDs	60007 02008, 60007 02007, and 60007 02006
Area of Property	2.79
Current Zoning	C-2
Proposed Land Use	Commercial (Flex Space for Commercial Tenants)

GENERAL INFORMATION

Project Description: The applicant wishes to develop a new multi-tenant building and parking area. The new building will be projected to be 35,000 sf and 4 commercial tenant units.

Project Background: This applicant applied for a GDP in June of 2025. That application was not approved. This is a new submittal with a formulated site plan.

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*
-No concerns, commercial causeway, compatible with region and locality.
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.*
-Elevations are provided with this submittal for Planning Commission comments.

3. *Fences, landscaping, and buffers.*
-This submittal features an appropriate buffer, parking islands, and landscaping information.
4. *Driveway and parking orientation, in keeping with the established character in the area.*
-Parking space requirements based on max employees per shift (1 parking space per 2 employee slots per shift.)
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 information on signs, the Planning Commission can hear statements from the applicant if desired.

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 after agreement on desired façade requirements.

RECOMMENDED MOTION

I move to **approve** the general development plan for PC-7-25-1132 with *façade stipulations*.

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



Applicant Information

Owner	
Name	Address
Jon Sposit / GIC02	100 Hancock St, 3 RD FLOOR, QUINCY MA 02171
Phone	Email
(617) 910-7762	Jon.Sposit@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)	
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 Sposit

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	Total Site Acreage	Zoning
60007 02008 / 60007 02009 & 60007 02006	2.79	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	Sewage Disposal	
<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	<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:		
<ul style="list-style-type: none"> 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) 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" 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 35,000 S.F.

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 & LANDSCAPING

A façade elevation plan is required. Building Material(s): METAL & BRICK FAÇADE

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	L1.0 L1.1	
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		Address	
Name	Jon Sidoit / GCIC 02	Address	100 HANCOCK STREET 3RD FLOOR QUINCY MA 02171
Phone	(617) 910-7762	Email	Jon.Sidoit@gmail.com
Development Name (if applicable)			
GCIC 02 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.

Print Name	Signature	Date
Print Name	Signature	Date
Print Name	Signature	Date

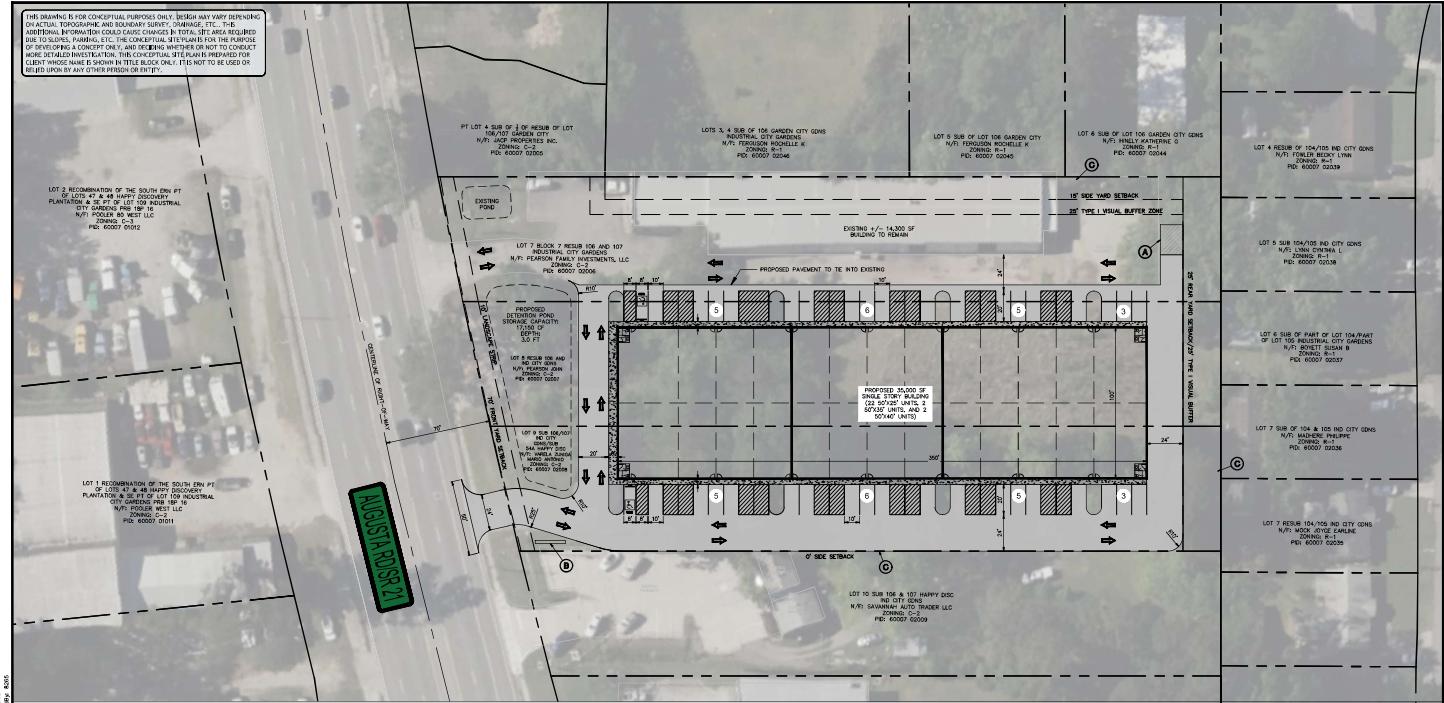
Print Name: Jon Sidoit Signature: JS Date: 1/9/25

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).

Print Name	Signature	Date
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Print Name: Jeffrey Hodgkinson Signature: JH Date: 4/9/2025



ZONING ANALYSIS	
5128-5132 AUGUSTA RD, PIN #60007 02006	5128-5132 AUGUSTA RD, PIN #60007 02007, AND #60007 02006
AUTHORITY HAVING JURISDICTION	GARDEN CITY
CURRENT ZONING	C-2
IS ZONING SUITABLE FOR USE?	Y
LAND USE AMENDMENT REQUIRED	N/A
BULK REGULATIONS	
FRONT SETBACK/LANDSCAPE STRIP	15' (YES) & 10' (NO)
SIDE SETBACK/LANDSCAPE STRIP	FOR R-1: 15' YES, 25' NO FOR C-2: 0' NO
REAR SETBACK/LANDSCAPE STRIP	25' (YES, 25'
LANDSCAPE BUFFER ADJACENT TO RESIDENTIAL	YES, 25'
PARKING REQUIREMENTS	
MINIMUM SPACES REQUIRED	1 PARKING SPACE/EMPLOYEE WITH 2 EMPLOYEES/UNIT = 24 UNITS = 24 SPACES REQUIRED
MAXIMUM SPACES ALLOWED	TBD
NO DESIGNATED TURNAROUNDS	—
DEGREE STALL DIMENSIONS	8'x12'
ONE-WAY DRIVE AISLE DIMENSION	12'-16'
TWO-WAY DRIVE AISLE DIMENSION	20'-24'
INTERIOR LANDSCAPING REQUIREMENTS	
LANDSCAPE ISLAND SPACING	NO MORE THAN 10 PARKING SPACES BETWEEN L/S ISLANDS
LANDSCAPING IN PARKING LOT	ONE FREE TREE REQUIRED FOR EACH FIVE PARKING SPACES PARKING SPACES SHOULD BE WITHIN 60' OF A TREE
OTHER LANDSCAPING REQUIREMENTS	MINIMUM TREE SITE DENSITY OF 16 UNITS PER ACRES; 1 UNIT = 100 SF OF LANDSCAPE AREA. A MAXIMUM OF 100 SF PER 25 LF, AND 4 LF. OF BUILDING WIDTH, RESPECTIVELY

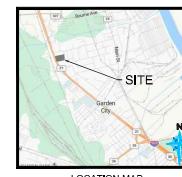
SITE ANALYSIS TABLE	
SITE AREA (LOTS 7, 8 & 9)	2.79 +/- ACRES (121,682 +/- SF)
DISTURBED AREA	3.00 +/- ACRES
PARKING ANALYSIS TABLE	
EXISTING PARKING	
STANDARD SPACES	11 SPACES
ADA SPACES	1 SPACE
PROPOSED PARKING	
10'x20' SPACES	36 SPACES
8'x20' ADA SPACES	2 SPACES
TOTAL PARKING	50 SPACES

GENERAL INFORMATION

PROJECT NAME: MULTI-TENANT GC1C02 COMMERCIAL FLEX
ELOOD ZONE: C-2
PROJECT IS LOCATED IN ZONE "C-2" AN AREA OF MINIMAL FLOOD HAZARD WITH A PORTION OF THE SITE LOCATED IN ZONE "A", AN AREA WITH 0.25 ANNUAL CHANCE FLOOD HAZARD PER FEMA MAP APPROVED ON 08/16/16, 2016
PROJECT DESCRIPTION: DEVELOPMENT PLANS INCLUDE THE CONSTRUCTION OF A SINGLE-STORY MULTI-TENANT BUILDING
ROADWAY DESCRIPTION: A TWO-WAY, 24' ACCESS DRIVE WILL PROVIDE INTERNAL CIRCULATION AROUND THE PROPOSED BUILDING. THE DRIVE WILL BE MAINTAINED BY THE PROPERTY OWNER.

SITE LEGEND

- Ⓐ PROPOSED 15' x 20' DUMPLER PAD
- Ⓑ PROPOSED FREESTANDING ID SIGNAGE
- Ⓒ PROPOSED WOODEN PRIVACY FENCE
- PROPOSED BUILDING
- PROPOSED PARKING SPACES
- TRAFFIC DIRECTIONAL ARROW
- STANDARD DUTY ASPHALTIC PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE PAVEMENT



GRAPHIC SCALE
(IN FEET)
1 inch = 100 feet

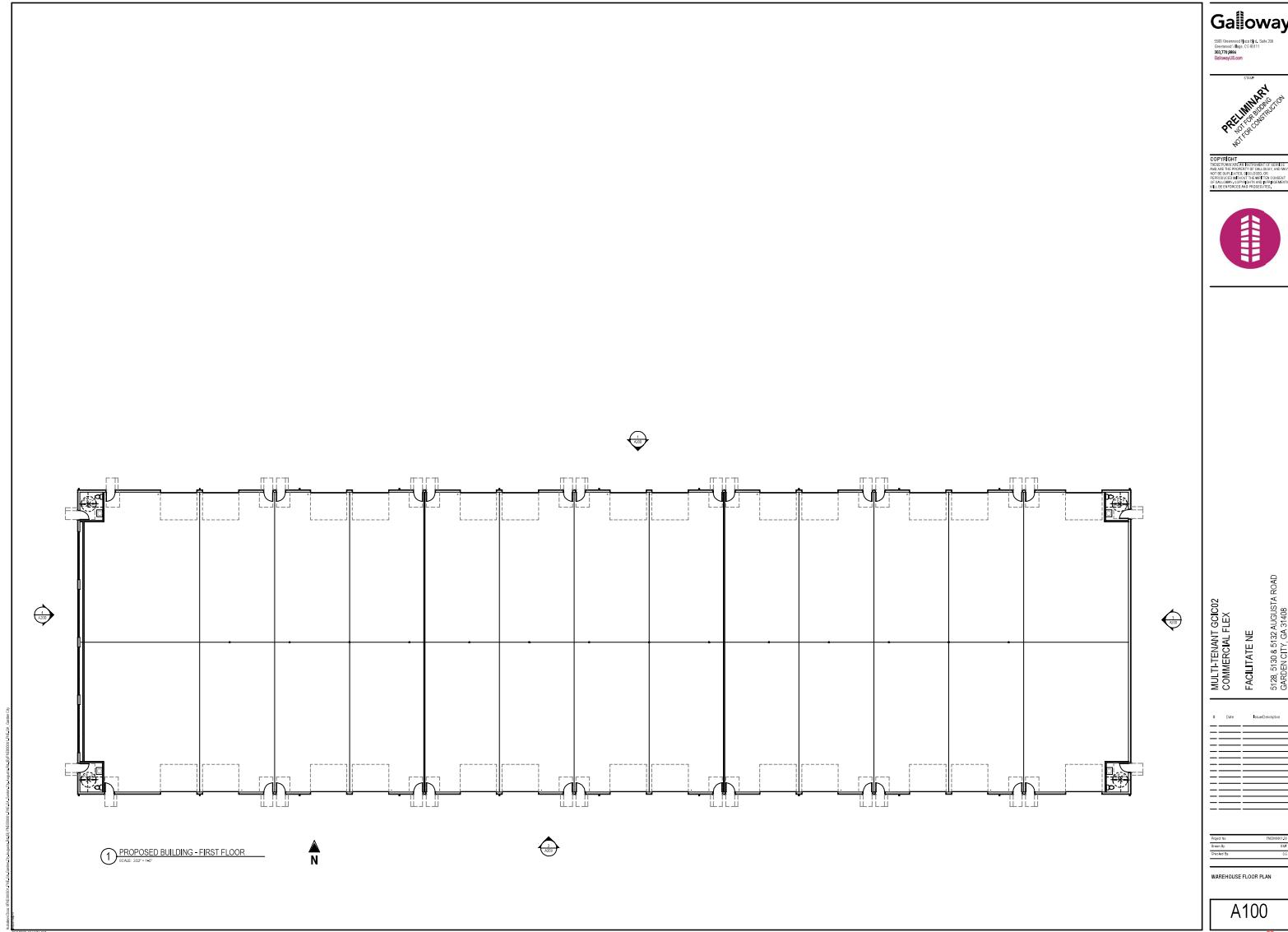
Multi-Tenant GC1C02
Commercial Flex
5128-5132 Augusta Rd, Georgia 31408

CHA
CHAMBERS ARCHITECTURE INC.
Savannah, GA 31406
706.651.2000 | www.chambersinc.com

Facilitate NE
100 Hancock Street 3rd Floor
Quincy, Massachusetts 02260

CONCEPTUAL SITE PLAN

Designed By	Drawn By	Checked By
JLH	AA	JLH
1/27/2025	1/27/2025	1/27/2025
1000000	1000000	1000000
1.0	1.0	1.0

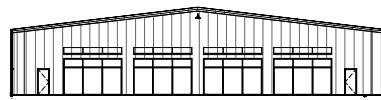


Galloway

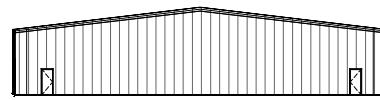
500 Galloway Road, Suite 200
Savannah, GA 31406
(912) 355-0011
(800) 355-0011

PRELIMINARY
NOT FOR BUILDING
NOT FOR CONSTRUCTION

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④ PROPOSED - WEST ELEVATION
SCALE: 30'-0" x 40'-0"



③ PROPOSED - EAST ELEVATION
SCALE: 30'-0" x 140'-0"



② PROPOSED - SOUTH ELEVATION
SCALE: 30'-0" x 40'-0"



① PROPOSED - NORTH ELEVATION
SCALE: 30'-0" x 40'-0"

MULTI-TENANT GOLF
COMMERCIAL TEE
FACILITATE ME

5128 5130 5132 AUGUSTA ROAD
GARDEN CITY, GA 31046

#	Date	Review Description
1		
2		
3		
4		

Sheet No. Number of
Drawn by EXP
Checked by CO
Revised by

EXTERIOR ELEVATIONS

A200