

# AGENDA

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

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## *Pre-agenda @ 5:30pm*

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### ✧ **Call to Order**

### ✧ **Roll Call**

### ✧ **Approval of Agenda – August 12, 2025**

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

- (5) July 08<sup>th</sup>, 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 8<sup>th</sup>, 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 8<sup>th</sup>, 2025, agenda. 1<sup>st</sup> 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 10<sup>th</sup>, 2025, meeting minutes. Charlie Orrell 1<sup>st</sup> 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 petition 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 petition 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. Jenecia 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 21<sup>st</sup>, with consideration made on August 18<sup>th</sup>. Jenecia 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

# MEMORANDUM

**To:** Garden City Planning Commission & Board of Appeals  
**From:** Jonathan Trego, Zoning Administrator  
**Date:** August 12th, 2025  
**Re:** PC-7-25-1131

<b>Application Type</b>	<b>Variance</b>
<b>Applicant</b>	Kimley-Horn & Associates, Inc
<b>Name of Project</b>	Circle K - US 80 & Alfred Street
<b>Property Address</b>	702 HWY 80
<b>Parcel IDs</b>	60733 03001
<b>Area of Property</b>	4.31
<b>Current Zoning</b>	C-2A
<b>Current Land Use</b>	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

<b>Development Name (If applicable)</b>	
Circle K - US 80 & Alfred Street	
<b>Property Address</b>	
US-80 & Alfred Street	
Savannah, GA 31408	
<b>Current Zoning</b>	<b>Current Use</b>
C-2A (Heavy Commercial w/Alcohol Sales)	Convenience/Grocery Store
<b>Parcel ID</b>	<b>Total Site Acreage</b>
60733 03001	4.31 AC
<b>Section of the zoning code from which you are seeking a variance:</b>	
Sec. 90-166	
<b>Describe the variance request you are requesting.</b>	
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.	
<b>Would denial of this request create practical difficulty or an unnecessary hardship?</b>	
Denial of this request would create practical difficulty, as this would be a major deviation from the Circle K development standards.	
<b>Does the property have extraordinary and exceptional conditions because of its size, shape or topography?</b>	
No.	
<b>Are the conditions of the property unique to this piece of property?</b>	
No.	
<b>Would approval of this variance request cause any detriment to adjoining properties or the community?</b>	
No. These signs would be pole-mounted, so there would be no visual obstruction of the neighboring properties in any direction	
<b>Please provide any additional information that you deem relevant.</b>	

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)	<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
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

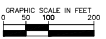
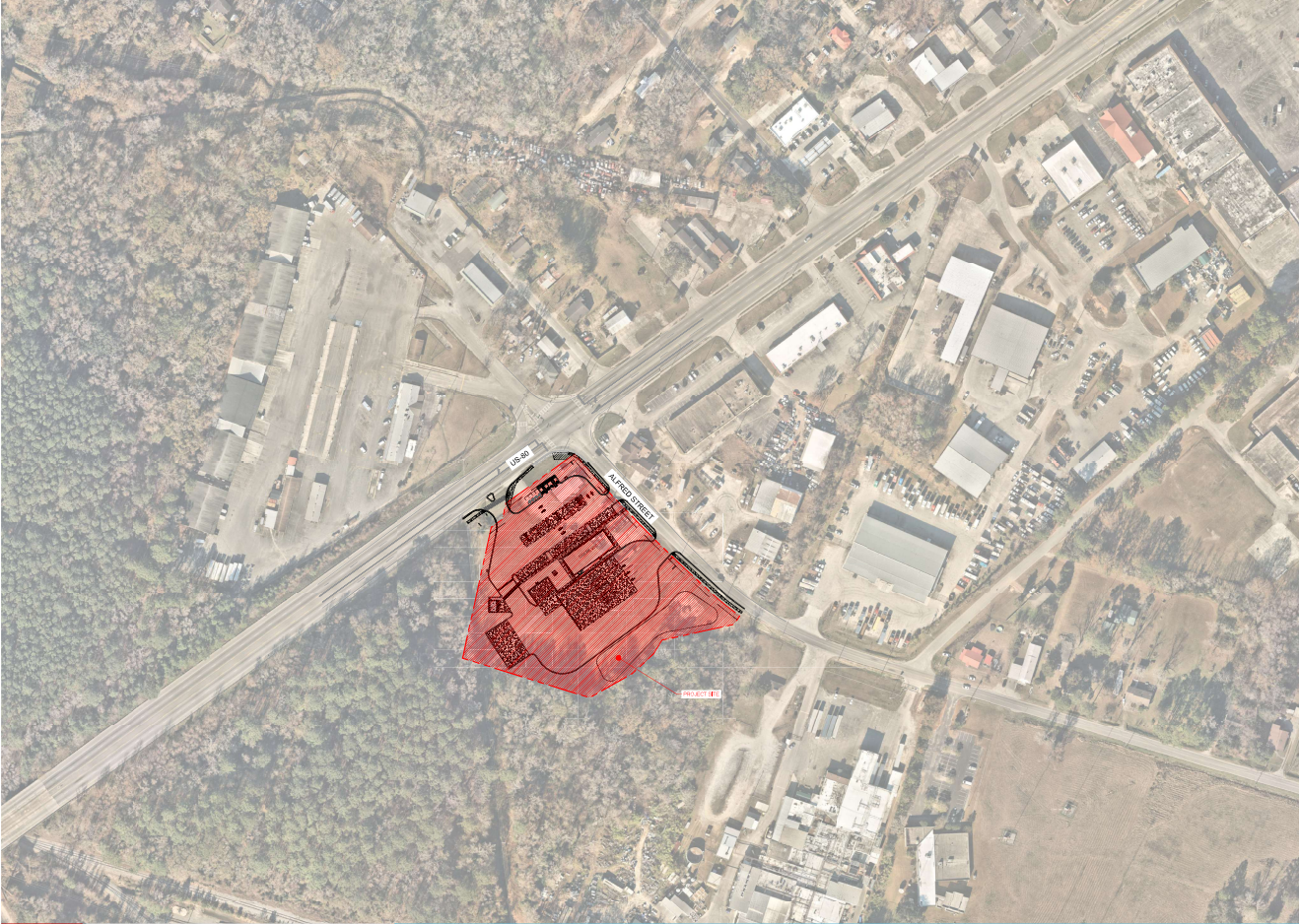












**KEY DATA**  
PROJECT NAME: 1421 ALFRED STREET  
JURISDICTION: GARDEN CITY, GA  
EXISTING ZONING: GCM (HEAVY COMMERCIAL WITH ALCOHOL SALES)

**PROPOSED PARKING**  
PROPOSED PARKING SPACES: 30 SPACES  
PROPOSED CARPools: 3 SPACES  
PROPOSED BICYCLE: 3 SPACES  
PROPOSED TRUCK PARKING: 3 SPACES

**REQUIRED PARKING**  
MINIMUM REQUIRED TOTAL FLOOR AREA: 30 SPACES  
15,000 SF TO 15,999 SF: 20 SPACES  
TOTAL REQUIRED PARKING: 30 SPACES

CIRCLE K - US 80 AND ALFRED STREET

CONCEPTUAL SKETCH

SP-10

GARDEN CITY, GA

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

Kimley»Horn





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 &\_amp;\_ALFRED\_ST\_GARDEN\_CITY\_GA\_E

## 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

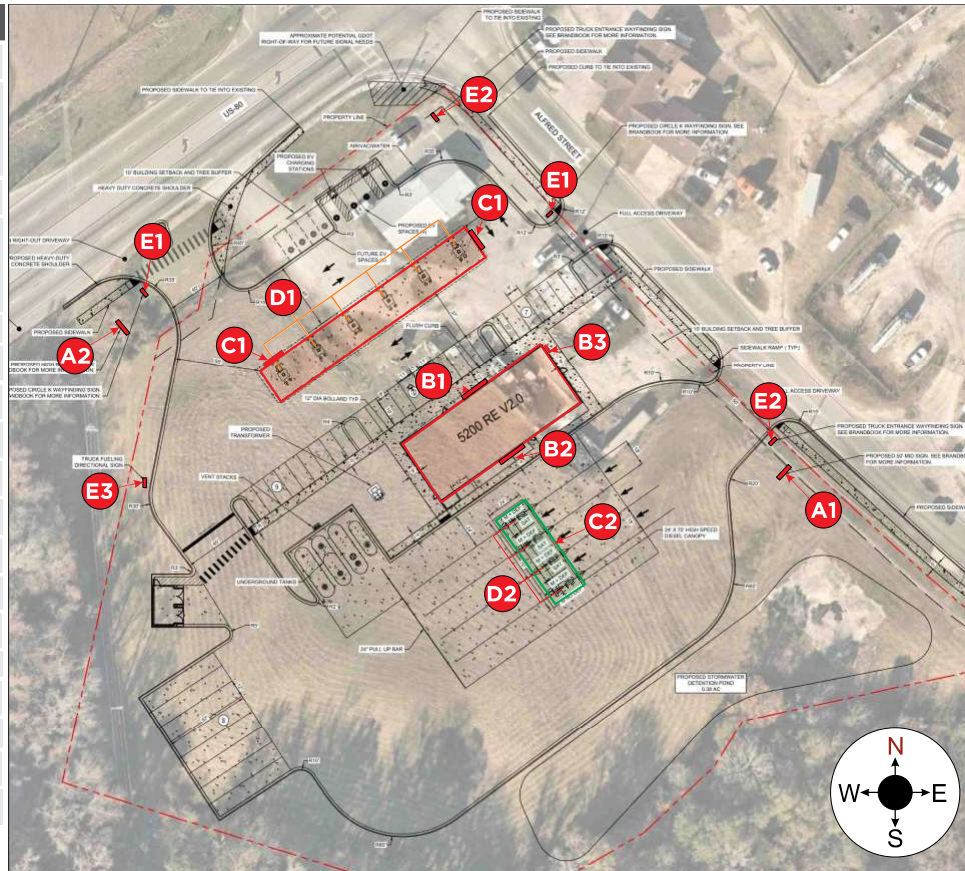
- INSTALL NEW CKSPUMP12 DISPENSERS AND FLAGS

### D2 DISPENSERS & FORECOURT

- INSTALL NEW CKSPUMPTD16 DISPENSERS AND FLAGS

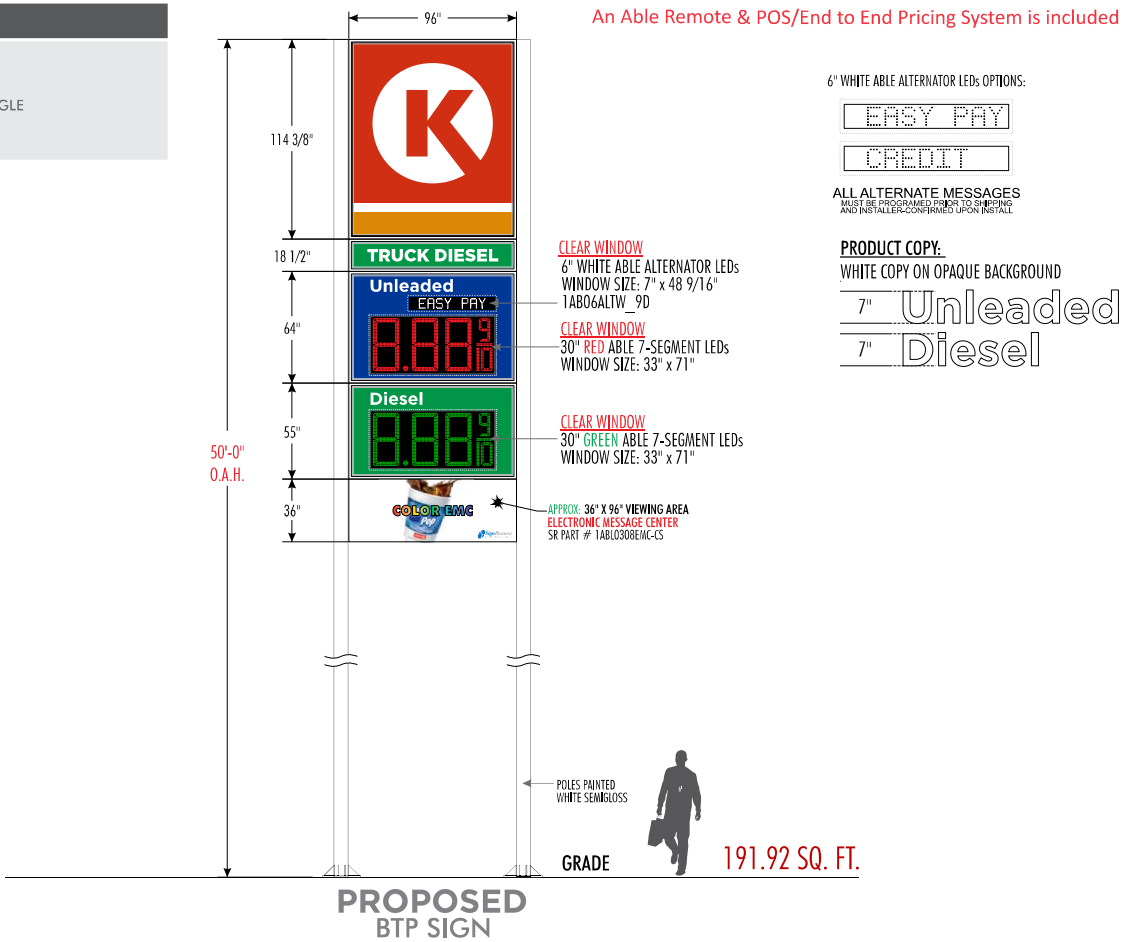
### E WAYFINDING SIGNS

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



## Site Overview

SCOPE OF WORK	
A1	50' PYLON SIGN (8' SYSTEM)
MID-1	• CIRCLE K LOGO
	• TRUCK DIESEL
	• UNLEADED WITH 30" LEDS AND TOGGLE
	• DIESEL
	• 36" EMC



DIMENSIONS TO BE VERIFIED PRIOR TO MANUFACTURING

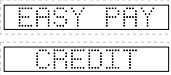
Main I.D.

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	<div>MID-2 HI-RISE</div> <div>100' HI-RISE SIGN</div> <ul style="list-style-type: none"> <li>CIRCLE K LOGO/TRUCK DIESEL</li> <li>UNLEADED WITH 60" RED ABLE LEDS AND 8" TOGGLE</li> <li>DIESEL 60" GREEN ABLE LEDS</li> </ul>

8" WHITE ABLE ALTERNATOR LEDS OPTIONS:

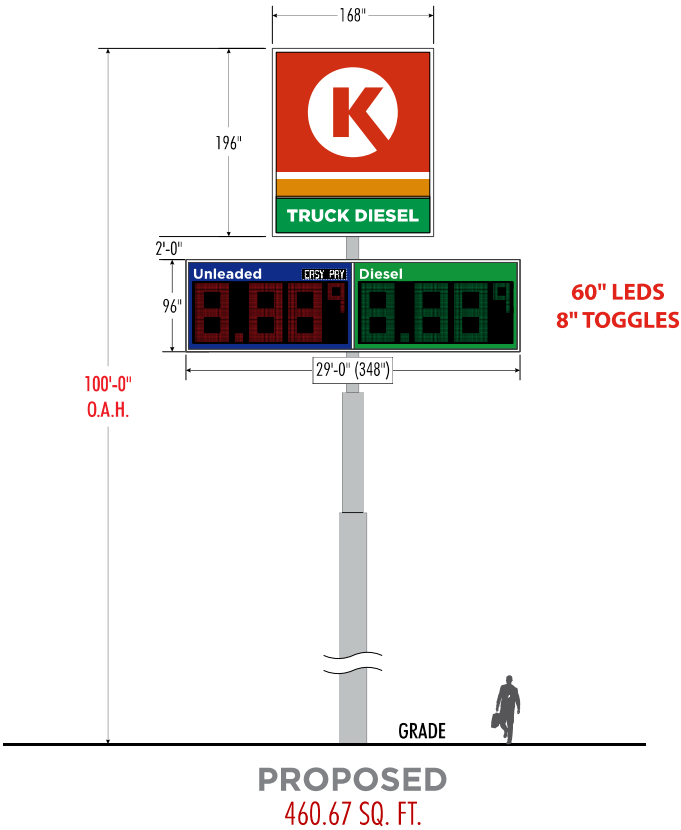


ALL ALTERNATE MESSAGES  
MUST BE PROGRAMMED PRIOR TO SHIPPING  
AND INSTALLER-CONFIRMED UPON INSTALL

PRODUCT COPY:  
WHITE COPY ON OPAQUE BACKGROUND



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



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

<b>Application Type</b>	<b>General Development Plan</b>
<b>Case Number</b>	PC-7-25-1130
<b>Applicant</b>	Ashok Lakhani
<b>Name of Project</b>	Commercial Office Complex
<b>Property Address</b>	409 HWY 80 and 0 3 <sup>rd</sup> St
<b>Parcel IDs</b>	60019 13009 and 60019 13010
<b>Area of Property</b>	0.59 Acres
<b>Current Zoning</b>	C-2A
<b>Current Land Use</b>	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 3<sup>rd</sup> 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:

- 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 3<sup>rd</sup> 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 3<sup>rd</sup> 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 3<sup>rd</sup> 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 3<sup>rd</sup> Street, which would require maneuvering of the garbage truck within the public right-of-way. The dumpster should be relocated to eliminate access from 3<sup>rd</sup> 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 3<sup>rd</sup> 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 3<sup>rd</sup> 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

60019 13009, 60019 13010

Total Site Acreage

0.45 + 0.15

Zoning

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



## 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	Contact (Individual Name)
Company Name	Mark Bosswell
Boswell Design Service inc	
Phone	Email
912-897-6932	lahbas@bellsouth.net
<input type="checkbox"/> Check here to receive staff review comments via email	
Authorized Agent (Requires Authorized Agent Form)	Contact (Individual Name)
Company 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.

<u>Ashok lakhani</u>	<u>[Signature]</u>	<u>5/27/25</u>
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 General Development Plan Checklist



GARDEN CITY

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 #
<b>GENERAL INFORMATION</b>		
1 Name of project and name of owner of the property	CI	
2 Names of project planner and developer and contact information	CI	
3 North arrow and graphic scale	CI	
4 Date, including all revision dates	CI	
5 General location map	CI	
6 Total area and development area in acres	CI	
7 Zoning District and any zoning variances or conditions	CI	
8 Zoning of contiguous properties and existing uses on contiguous property	CI	
<b>EXISTING CONDITIONS</b>		
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)	CI	
12 Existing streets, buildings, water bodies, wetlands, and other natural features	CI	
13 Existing water lines, sewer lines/septic fields, and fire hydrants	CI	
14 Existing storm water drainage structures	CI	
<b>PROPOSED IMPROVEMENTS</b>		
15 Proposed stormwater management facilities	CI	
16 Locations, dimensions, building area, and uses of all proposed buildings and structures.	CI	
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	CI	
20 Pedestrian and other types of circulation	CI	
21 Off street parking and loading areas	CI	
22 Recreation areas	NA	
23 Buffer dimension and composition, including fencing and landscape	CI	
24 Refuse collections areas	CI	

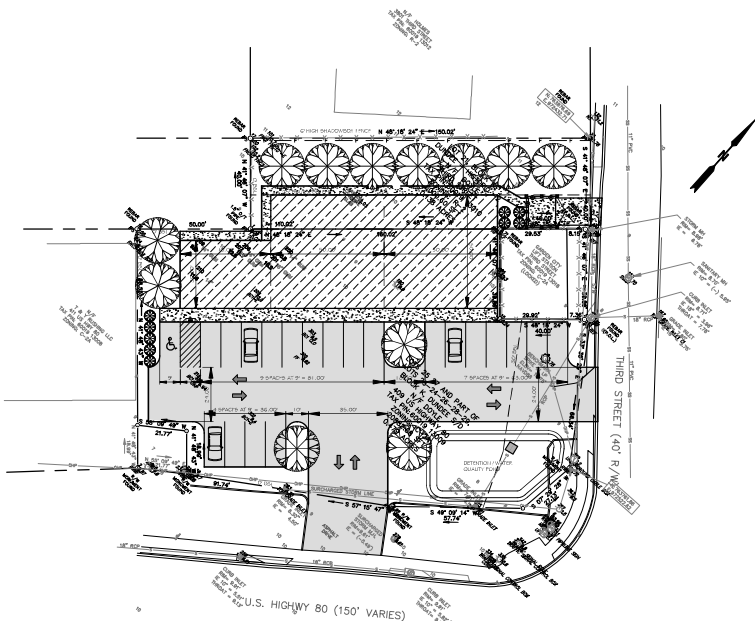
# City of Garden City General Development Plan Checklist



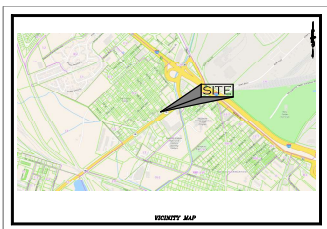
		Sheet	Note #
25	Project phasing, if applicable	NA	
26	Tree protection and replacement plan, including identification of specimen trees	NA	
27	Scale, design, and location of exterior signs	NA	

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	Facade 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	



GENERAL DEVELOPMENT PLAN  
1" = 50'



#### PROJECT USE NOTES:

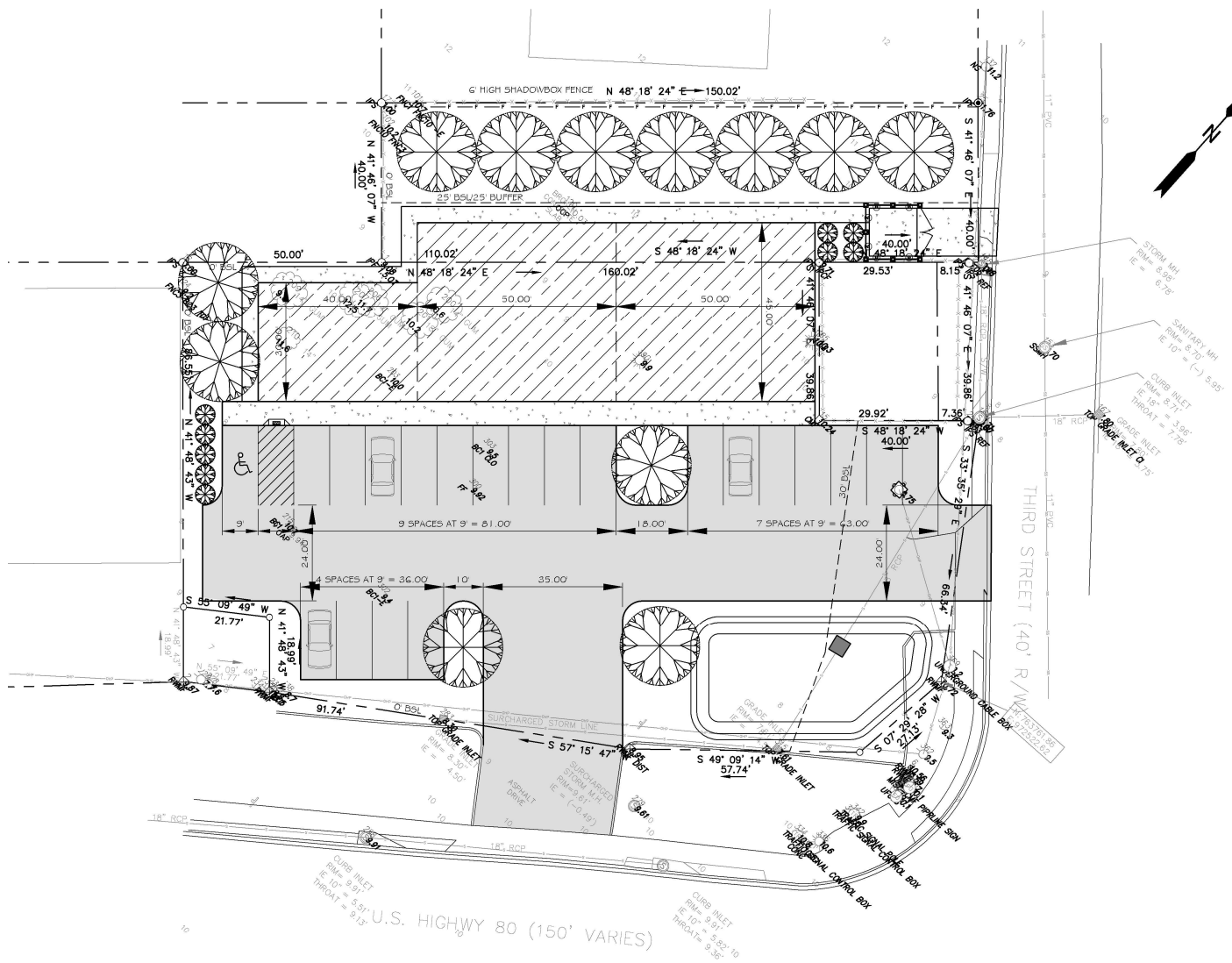
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PARCELS 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 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1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 21

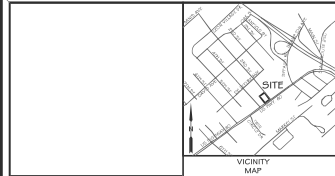


ELEVATION  
NOT TO SCALE

REVISIONS	
NO.	DESCRIPTION
BOSWELL DESIGN SERVICES, INC.	
OFFICE - 400 LAKE HURONWAY #30	
MARIETTA, GA 30067	
SAVANNAH OFFICE	
301 S. GASTON ST. #100	
SAVANNAH, GA 31401	
TEL: 912-387-4012	
FAX: 912-387-4013	
WWW.BOSWELLSERVICES.COM	
DATE	PROJECT
2017-06-06	400 BUSINESS CENTER
2017-06-06	GADSDEN COUNTY, GA
2017-06-06	ASHOK PATEL
ELEVATION	
PROJECT LOCATION	
400 BUSINESS CENTER	
GADSDEN COUNTY, GA	
ASHOK PATEL	
ELEVATION	
C-2	
2 OF 2 SHEETS	







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 PLAN ARE HEREBY DEDICATED FOR THE USE INTENDED.

CHAIRMAN

DATE:

- GENERAL NOTES:
1. IN MY OPINION IN ACCORDANCE WITH F.I.R.M. MAP NO. 1305/CD3325, REVISED AUGUST 16, 2006, THIS PROJECT AREA DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA (ZONE V-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 PLAN 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.
  4. 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.
  5. NO WETLAND OR ENVIRONMENTAL ISSUES HAVE BEEN ADDRESSED ON THIS PLAN.
  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 PLAN 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 10, ARTICLE II 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 100-6-.09(2) AND (3) AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-210 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 IMPLIED.

NF HOLMES  
3001 THIRD STREET  
TAX PIN: 6009 13048  
ZONING: R-2

LOT 21, BLOCK K,  
DUNDEE - HISTORIC - 2  
NF DOYLE  
THIRD STREET  
TAX PIN: 60019 13000  
ZONING: R-2  
DB: 149K-141  
6000.60 SPT  
0.136 ACRES

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

NF  
TAYLOR BUSINESS LLC  
401 101 HWY 80  
TAX PIN: 60019 13008  
ZONING: C-2A  
PFB: SP-180A

0 20 40 60  
SCALE: 1" = 20'

**MITR**  
GIS/GPS/SURVEY  
374 EASTRIDGE DRIVE,  
SAVANNAH, GEORGIA  
PHONE: 916-657-8081  
EMAIL: MITR374@COMCAST.NET



**SURVEYOR CERTIFICATION**  
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAN 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 APPROVAL OR AFFIRMATIONS SHOULD BE CONSIDERED WITH THE APPROPRIATE GOVERNMENTAL RECORDS BY ANY PURCHASER OR USER OF THIS PLAN AS TO INTENDED USE OF ANY PARCELS.** FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR, CERTIFIED THAT THIS PLAN 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  
R/S 42507  
DATE: 04/11/2025

**FIELD EQUIPMENT USED**  
CARLSON BROT DUAL FREQUENCY  
CONTROL POINTS ONLY  
GPS PRECISION: +/- 150,000  
SCORIA DI ROBOTIC TOTAL STATION  
ANGULAR ERROR: LESS THAN 1" PER POINT  
BRICK OF CLOSURE: FIELD: 1/80, 172'  
ADJUSTMENT METHOD: NO ADJUSTMENT

**REFERENCES:**  
1. DB: UNRECORDED COPY OF DOT RW DEED PROVIDED BY CLIENT  
2. PFB: SP-180A  
3. PFB: 149K-141

LEGEND	
BENCHMARK	PLANTED TREE
SURFACE LIGHT	PVAC
LIGHT STANDARD	CLEAN OUT
GAS METER	ELECTRIC
SANITARY SINKER MH	SALE POLE
GRATE INLET	MAIL BOX
STORM WATER MH	TREE
WATER METER	PALM
WATER VALVE	CHP
OVERHEAD POWER LINE	
BUILDING	
STORM WATER LINE	
SANITARY SINKER LINE	
SHULUS ROW	
WOODEN LINE	
FENCE	
BRICK WALL	
CONCRETE	

**PROJECT CORRELATION LEGEND**  
CONCRETE MONUMENT FOUND  
IRON PIN FOUND  
IRON PIN DET

## RECOMBINATION PLAN

0.136 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,  
CHATTAHAM COUNTY, GEORGIA

**PREPARED  
FOR**  
ASHOCK LAKHANI  
174 ENCLAVE BLVD  
POOLER, GEORGIA

PLAN: 04/11/2025 FIELD: 04/03/2025

# MEMORANDUM

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

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

<b>Owner</b>	
Name	Address
Jon Sirotti / GCIC.02	100 HANCOCK ST, 7 <sup>TH</sup> FLOOR, QUINCY MA 02171
Phone	Email
(617) 410-7762	Jon.Sirotti@gmail.com
Engineer/Surveyor	<input type="checkbox"/> Same as authorized agent <input checked="" type="checkbox"/> Check here to receive staff review comments via email
Company Name	Contact (Individual Name)
CHA COMPANIES, INC.	JEFFREY HODGKINSON, P.E.
Phone	Email
(678) 775-5810	JHODGKINSON@CHACOMPANIES.COM
Authorized Agent (Requires Authorized Agent Form)	<input checked="" type="checkbox"/> Check here to receive staff review comments via email
Company Name	Contact (Individual Name)
Phone	Email

I hereby certify that I am the owner or authorized agent for the property included in this development application. The information provided in this application is accurate and complete. I understand that any permit issued based on false or misleading information provided in this or subsequent applications will be null and void and subject to penalty as provided by law and ordinance.

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

Jon Sirotti  
Owner/Authorized Agent (Print Name)

Signature

Date

4/18/25

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

OFFICE USE ONLY		
Received By	Date Received	Case Number



# City of Garden City General Development Plan Application



## Development Information

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

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.**

<b>Water Supply</b> <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private		<b>Sewage Disposal</b> <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	
<b>Existing Conditions</b> 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"> <li>Existing buildings, streets, or other developed areas</li> <li>Easements or rights-of-way</li> <li>Underground storage tanks</li> <li>Water bodies, wetlands, or similar natural features</li> <li>Specimen trees (see <a href="#">Sec. 90-259</a>)</li> </ul>		<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	
<b>Proposed Improvements (See "General Development Plan Checklist" for full requirements)</b> Building Area (Square Feet) <b>EXISTING 14,300 S.F.    PROPOSED 35,000 S.F.</b>			
Will the development be phased? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		If yes, how many phases?	
Are buffers required? (see <a href="#">Sec. 90-262</a> ) <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? <b>WOODEN &amp; LANDSCAPING</b>	
A façade elevation plan is required.		Building Material(s): <b>METAL &amp; BRICK FACADE</b>	
		Building Color(s): <b>EARTH TONE</b>	
<b>Any additional details relevant to the application:</b>			

# 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 #
<b>GENERAL INFORMATION</b>		
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	
<b>EXISTING CONDITIONS</b>		
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	
<b>PROPOSED IMPROVEMENTS</b>		
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	
Name	Address
JON SIDOIT / GCIC Ø2	100 HANCOCK STREET 3 <sup>RD</sup> FLOOR QUINCY MA 02171
Phone	Email
(617) 910-7762	JON.SIDOIT@GMAIL.COM
Development Name (if applicable)	
GCIC Ø2 MULTI-TENANT COMMERCIAL FLEX	

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

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

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

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

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







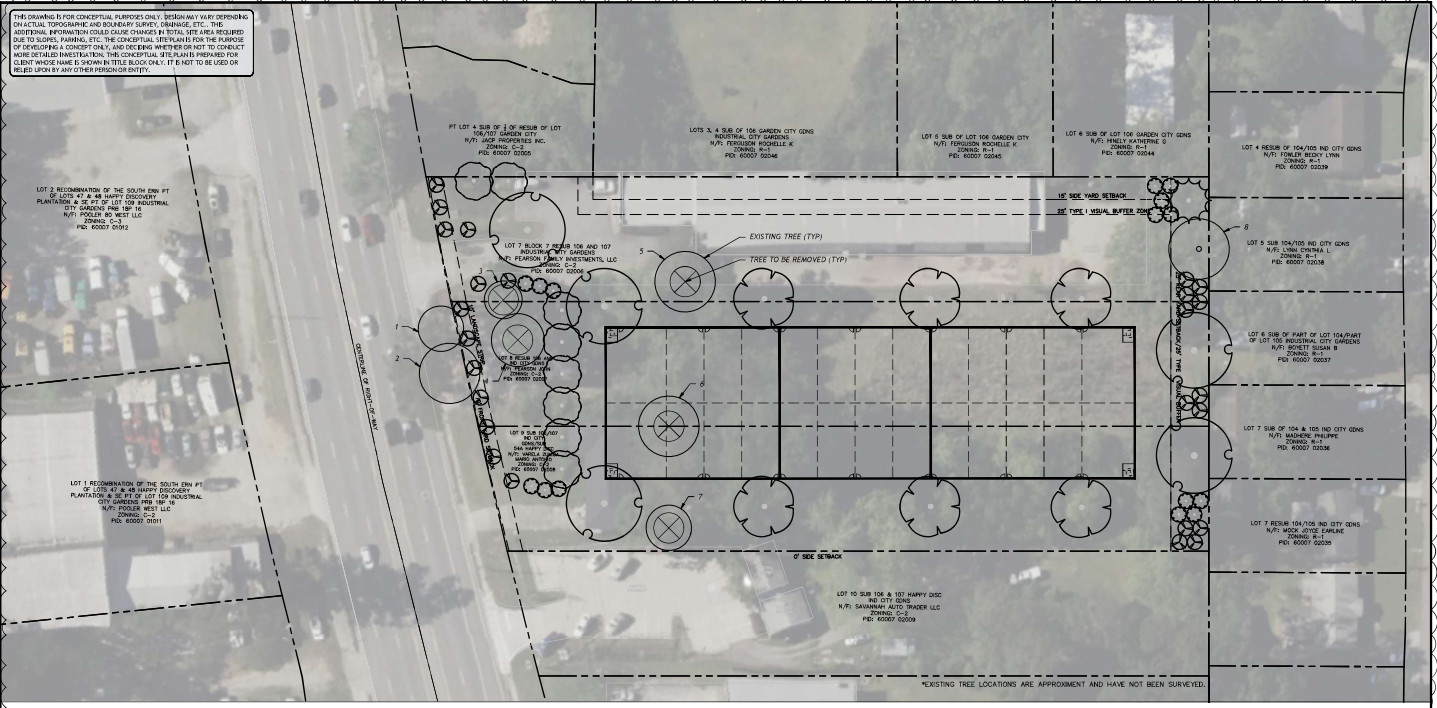
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Project No.	FM20001120
Drawn By	EMF
Checked By	GG

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SITE ANALYSIS TABLE	
SITE AREA (LOTS 7, 8 & 9)	2.79 +/- ACRES (121,682 +/- SF)
DISTURBED AREA	3.00 +/- ACRES

EXISTING TREE #	SPECIES GENUS	DIB (IN)	SPECIMEN	TO BE PROTECTED
1*	PINUS	28	NO	YES
2*	PINUS	33	YES	YES
3	QUERCUS	23	NO	NO
4	QUERCUS	40	YES	NO
5	PINUS	30	YES	NO
6	LIQUIDAMBAR	26	NO	NO
7	QUERCUS (NIGRA)	29	YES	NO
8	QUERCUS	39	YES	YES

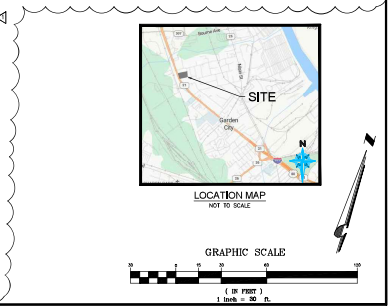
> - EXISTING TO REMAIN BUT NOT INCLUDED IN TDU CALCULATIONS

## NOTES

2. ALL TREE REMOVAL DEPARTMENT SHALL BE CONTINUED TO PROVIDE A PRE-CONSTRUCTION CONFERENCE WITH THE CITY PRIOR TO ANY LAND DISTURBANCE.
3. ALL TREE PROTECTION MEASURES SHALL BE INSTALLED AND INSPECTED PRIOR TO THE START OF ANY LAND DISTURBANCE AND MAINTAINED UNTIL LANDSCAPING IS INSTALLED. CALL THE PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT FOR AN INSPECTION BY THE CITY.
4. NO PARKING, STORAGE, OR ANY OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
5. A MAINTENANCE INSPECTION MUST BE PERFORMED AFTER TWO FULL-GROWING SEASONS FROM THE DATE OF THE FINAL CONSTRUCTION INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.
6. ALL LANDSCAPE MATERIAL INSTALLATION SHALL CONFORM TO THE CURRENT STANDARDS OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) AND ARE SUBJECT TO APPROVAL BY THE CITY.

TREE DENSITY UNITS		
	QTY	TOTAL TDU
EXISTING	1 TREE ( $40 \times 39'$ DBH = 8.1 TDU)	8.1
PROPOSED	60	30.9
CODE	REQUIRED	PROVIDED
16 TDU PER ACRE	38.9 (16x2.43 ACRES)	39

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



No.	Submission / Revision	App'd	By	Date
1	REVISION 1	JUH	QAT	07/16/25

TREE  
PROTECTION  
PLAN

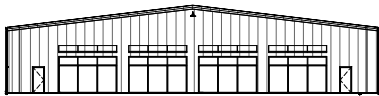
<b>Designed By:</b> AEB	<b>Drawn By:</b> DAT	<b>Checked By:</b> NJS
<b>Issue Date:</b> 05/28/2025	<b>Project No:</b> 100048	<b>Scale:</b> 1"= 30'

Drawing No.: 1-1-0

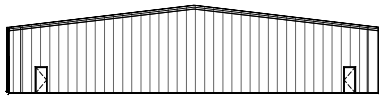
L1.0







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



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



② PROPOSED - SOUTH ELEVATION  
SCALE: 3/32" = 1'-0"



① PROPOSED - NORTH ELEVATION  
SCALE: 3/32" = 1'-0"



#	Date	Revised/Description

Project No.	1000000000
Sheet No.	001
Scale	AS SHOWN

EXTERIOR ELEVATIONS

A200