

AGENDA

Board of Zoning Appeals / Planning Commission Meeting
Tuesday, August 13, 2024 - 6:00pm

Pre-agenda @ 5:00pm

✧ **Call to Order**

✧ **Roll Call**

✧ **Approval of Agenda – August 13, 2024**

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

- June 09, 2024

✧ **Chairman Comments**

✧ **Zoning Appeals**

- PC-8-24-1083: Joann Duff request to establish a use as D & J American Mobile Home Supply for sale of mobile home supplies for repair to be located at 5102C Ogeechee Road; PIN 60990C 03022.
- PC-8-24-1084: Jamie Graham request an appeal/variance Sec. 90-174(4) to raise the height of a outdoor advertising sign located at 1518 Old Dean Forest Road; PIN 60963 01001. This is for Parcel B.
- PC-8-24-1085: Kot S. Kim request to establish a use as an electrical construction contractor to be located at 2404 W US Hwy 80; PIN 60881 01012.
- PC-8-24-1086: Rusty Windsor request to establish a use to allow truck repair to be located at 3 Prosperity Drive; PIN 60988D 02006 and 60988D 02032.
- PC-8-24-1087: Otilio Rax-BA request to establish a use as a church to be located at 4A Harrell Drive; PIN 60015 02006.
- PC-8-24-1088: Brad Knyal request to establish a use as truck repair to be located at 6010 Commerce Blvd; PIN 60891 01048.

✧ **Adjournment**

✧ **Planning Commission**

- PC-8-24-1089: Chad Zittrouer requests a general development plan review for proposed development as an office warehouse at 1335 Lynah Avenue; PIN 60802 11028.
- PC-8-24-1090: Jack E. Hall Jr. request a general development plan for proposed development of a commercial, non-retail shop with associated parking and utilities at Bryce Industrial Drive; PIN 60989 01063.

✧ **Adjournment**

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

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

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

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

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

The Board of Zoning Appeals shall have the following powers:

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

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

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

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

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

III. Powers and Duties of the Planning Commission.

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

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

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

Procedures for Conducting Public Hearings on Proposed Zoning Decisions:

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

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

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

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

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

Board of Zoning Appeals/Planning Commission

June 09, 2024 - 6:00PM

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

Roll Call: Vice-Chair Jenecia Perry; Chair Michael Bruner; Parliamentarian, Jeff Ashley, Chad Flowers, Wayne Joyner, Charlie Orrell and Misty Selph were present.

Yuridia Maldonado was absent.

Staff: Denise Grabowski (Planning Manager -Consultant) and Jonathan Trego (Planning and Zoning Supervisor.)

Visitors: Enclosed

Chair Bruner called for a motion to approve the agenda. Commissioner Selph made a motion to approve the agenda with an amendment for a case number correction, with a second by Commissioner Orrell; the vote passes with no opposition.

Chair Bruner asked for a motion to approve the April 09, 2024 minutes. Vice-Chair Perry made a motion to approve with second by Commissioner Selph; the vote passes with no opposition.

Board of Zoning Appeals

PC-6-24-1086: Scott Allison, Coleman Company requests to establish a use for truck repair in an I-1 zoning district at 1580 Dean Forest Road; PIN 60988 02018

Denise Grabowski gave an overview and staff recs (approval.)

Scott Alison, petitioner came forward to speak on behalf of the application, gave overview of his application. Spoke about the Council Conditions for the property and spoke on the features of the site.

Commissioner Selph asked about fencing on rear of pond.

Scott Alison said yes there would be one.

Vice Chair Perry asked about side of property.

Scott Alison talked about trees in easement to the side of the pond.

Vice Chair Perry said vegetation is important to commission members.

Chair Bruner asked if there are any other speakers? There were none.

Vice Chair Perry made a motion to approve- Commissioner Selph seconded, vote passed with no opposition.

PC-6-24-1087: James Melvin Joyner requests a variance of section 90-14 (L) to build a 4800 sq.ft; 5580 sq. ft. impervious at 126 C Salt Creek Road; PIN 60990B 02007.

Denise Grabowski gave an overview and staff recommendations (approval.)

Chair Bruner asked petitioner to come forward.

Melvin Joyner came forward to speak on behalf of his application. He has tractors and antique cars that he wants to store indoors.

Commissioner Selph asked if anyone is running a business from that.

Melvin Joyner said no, he operates next door.

Vice-Chair Perry asked what kind of business.

Melvin Joyner said electrical contracting.

Commissioner Selph asked about the existing house?

Melvin Joyner said that nobody lives in it.

Chair Bruner asked if there any other questions?

Commissioner Orell spoke the amount of woods and how deep into the property it was.

Melvin Joyner spoke about the woods near his property.

Chair Bruner asked if the house is in good condition?

Melvin Joyner said that it needs some work and that there are no active utilities

Vice Chair Perry said she is concerned considering the growth of the area and what if the woods are not there in the future.

Melvin Joyner spoke about how secluded he is from any of the neighbors and spoke about history of living in the neighborhood.

Vice Chair Perry asked about utilities for the shed.

Melvin Joyner said probably electrical but no plumbing.

Chair Bruner asked not even a bathroom?

Melvin Joyner said no.

Chair Bruner asked if there any other speakers?

Christina Kimker approached, and spoke in favor of the application. She said it is important to be able to use properties for personal purposes.

Marsha Daniel spoke in favor of the application, she talked about the history of the family living there, and spoke that there was not likely to be major development in that area, and that the family is respected in the neighborhood.

Chair Bruner asked if there are any other speakers? There were none.

Chair Bruner asked for a motion. Commissioner Orrel motion to approve on condition that it will remain storage, Commissioner Ashley seconded.

PC-6-24-1088: Scott Allison; Coleman Company requests to establish a use for a veterinarian urgent care center at 1481 Dean Forest Road; PIN 60989A 02025.

Denise gave an overview and staff recommendations (approval.)

Scott Allison approached to speak on the petition. He spoke about the business model of the veterinarian and proposed use of the building. There would be no outdoor animals or kenneling of animals.

Commissioner Selph asked are you going to make site improvements?

Scott Allison said no, but there may be some minor interior improvements.

Vice Chair Perry said that she is so happy to bring her dog there.

Chair Bruner anyone who would like to speak? No speakers came forward.

Chair Bruner called for a motion- Commissioner Orrell motion to approve Vice Chair Perry seconded. Vote passes with no opposition.

Commissioner Selph made a motion to adjourn, Commissioner Ashley seconded. Vote passes with no opposition.

Planning Commission

PC-3-24-1089: Greg Stewart requests a general development plan review of 1260 Dean Forest Road for proposed development as GLIT Industries, LLC. PIN 60990 02009.

Vincent Porto arrived to speak on behalf of his brother, and the future tenant for the building came forward (American Motors Collision Center.)

Commissioner Selph asked about the site plans and fencing use on the property.

Vincent Porto said he did not know and asked if there was a need for fencing.

Commissioner Selph asked Denise Grabowski about the site plan for landscaping.

Denise Grabowski said they would confirm this during the civil engineering review.

Commissioner Selph asked about outdoor storage of vehicles.

Denise Grabowski read the ordinance.

Commissioner Selph told the applicant it would be nice if there was fencing or screening.

Denise Grabowski talked about the configurations of the lot.

Chair Bruner asked if the body shop will occupy 100% of the building?

The tenant said yes he will occupy the building.

Commissioner Ashley asked if the paint booth will be inside.

The tenant said yes.

Chair Bruner asked if there are any other speakers? There were none.

Being none called for motion- Vice Chair Perry motion to approve Commissioner Ashley seconded. Vote passed with no opposition.

PC-3-24-1082: Renfro Outdoor Advertising requests a general development plan for a billboard on 0 Salt Creek Road; PIN 60960 01046.

Denise gave overview and staff recommendations (approval.)

Jed Renfro came forward to speak on behalf of the application. Spoke about the face size.

Chair Bruner asked if the billboard was digital or static.

Jed Renfro Said static.

Commissioner Selph asked about difference between GDOT and GC Permit.

Jed Renfro clarified.

Denise Grabowski talked about the size.

Jed Renfro agreed with her statement.

Chair Bruner asked if there are any other speakers?

Commissioner Selph makes a motion to approve – Commissioner Ashley seconded. Vote passes with no opposition.

PC-5-24-1083: Renfro Outdoor Advertising requests a general development plan for a billboard on 0 Salt Creek Road; PIN 60960 01047.

Denise Grabowski gave an overview and staff recommendations (approval.)

The applicant said he did not feel the need to speak again. There were no questions for the applicant.

Vice Chair Perry made a motion to approve. Commissioner Selph seconded. Vote passes with no opposition.

Commissioner Selph makes a motion to adjourn, Commissioner Ashley seconded. Vote passes with no opposition.

Respectfully submitted,

JRT

City of Garden City Variance Application



Development Information

Development Name (If applicable)

N/A

Property Address

5102C Ogeechee Road
Garden City, GA 31405

Current Zoning

C2A

Current Use

Sale of mobile home supplies for repair.

Parcel ID

60990CD3022

Total Site Acreage

.51

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

N/A (use approval only)

Describe the variance request you are requesting.

use approval only.

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

Yes

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

Please provide any additional information that you deem relevant.

City of Garden City Variance Application



GARDEN CITY

Applicant Information

Owner	
Name	Address
Owner Joann Duff J&D American Mobile Home Supply	5102 Ogeechee Road Unit B & C Garden City, GA 31405
Phone	Email
912-547-4736	joann@oasolutionsllc.com - donna@oasolutionsllc.com
Nature of Ownership Interest	
Is the Owner an: <input type="checkbox"/> Individual <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Sole Proprietor <input type="checkbox"/> Firm <input 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)
N/A	
Phone	Email
Authorized Agent (Requires Authorized Agent Form) <input type="checkbox"/> Check here to receive staff review comments via email	
Company Name	Contact (Individual Name)
N/A	
Phone	Email
Campaign Contribution	
List below the names of local government officials, Garden City City Council, to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.	
Elected Official's Name	Amount or Description of Gift

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

Joann Duff
 Print Name

Joann C Duff
 Signature

05/31/14
 Date

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



MEMORANDUM

To: Garden City Planning Commission & Board of Appeals
From: Denise R. Grabowski, AICP, LEED AP, Planning Consultant
Date: August 5, 2024
Re: PC-8-24-1083 D&J American Mobile Home Supply

<i>Application Type</i>	<i>Use Request</i>
<i>Case Number</i>	PC-8-24-1083
<i>Applicant</i>	Joann Duff
<i>Name of Project</i>	D & J American Mobile Home Supply
<i>Property Address</i>	5102C Ogeechee Road
<i>Parcel IDs</i>	60990C 03022
<i>Area of Property</i>	0.51 acres
<i>Current Zoning</i>	C-2A, Heavy Commercial
<i>Land Use</i>	Retail

GENERAL INFORMATION

Project Description: The applicant is requesting approval for a business selling mobile home supplies.

Additional Background: This is an existing business located at the northwest corner of Ogeechee Road and Tower Drive. The adjacent property, across Tower Drive, is zoned C-2A and the properties across Ogeechee Road are zoned I-1.

Per the City of Garden City Zoning Ordinance, the requested use requires approval by the Board of Appeals. The requirements for the requested use are provided below.

(83). *Building, heating, plumbing, electrical and related supplies and materials:* C-2(B), C-2A(B), C-2A(B & W), I-1, I-2, M(B). Outside storage of goods and materials shall only be permitted within accessory storage yards, which storage yards shall comply with the requirements for storage yards as set forth in this section.

FINDINGS

Staff has determined this application is complete and contains all the required information.

ACTIONS

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

- i. *Approve the use request as presented;*

- ii. *Approve the use request with modifications or conditions*, in conformance with the intent of the Zoning Ordinance;
- iii. *Defer action* of the proposed use request 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 use request* as presented.

RECOMMENDATION

Approval of the use request for application PC-8-24-1083.

RECOMMENDED MOTION

I move to **approve** the use request for application PC-8-24-1083.

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.

Zoning/Permitted Use Verification



Submitted on	22 May 2024, 8:42AM
Receipt number	237
Related form version	0

Contact Information

Parcel Identification No. (PIN):	60990C03022
Address:	5102C Ogeechee Road Garden City, GA 31405
Describe fully all business activities or intended use of property:	Sale of mobile home supplies for repair.
Proposed Business or Project:	D & J American Mobile Home Supply limited Liability
Requestor:	Joann Duff
Phone:	9126598931
Requestor Email:	joann@oasolutionsllc.com

Point of Contact for Inspection If Different than Requestor:

Name:

Phone:

Address:

Disclaimer

Applicant Signature:

Joann Duff

[Link to signature](#)

Print Name:

Joann Duff

Date:

05/22/2024

****Office Use Only****

Current Zoning District

C-2A

Use No. & Title

83- Related supplies and materials

Use Permitted in Zoning District:

yes (Board of Appeals)

Verification Date:

5-28-24

Authorized Official/Title

Robert Wellmahr - Building Official

Permit Number:

Inspection Approval Date:



PARID: 60990C03022
 MATHIS LALIAH L/T*

5102 OGEECHEE RD

Tax Commissioner Summary

Status	ACTIVE
Alternate ID	3011896
Bill #	3011896
Tax District/Description	060-GARDEN CITY
Legal Description	S PT LTS 28 + 29 SILK HOPE
Appeal Status	

Parcel Status

Parcel Status	Deferral Exist	Years Support	Total Millage Rate
Active	No		15.4541

Parcel Information

Property Class	C3 - Commercial Lots
Mortgage Company	
Exemptions	

Most Current Owner

Current Owner	Co-Owner	Care Of	Mailing Address
MATHIS LALIAH L/T*			514 HERRIN CT POOLER GA 31322

Digest Owner (January 1)

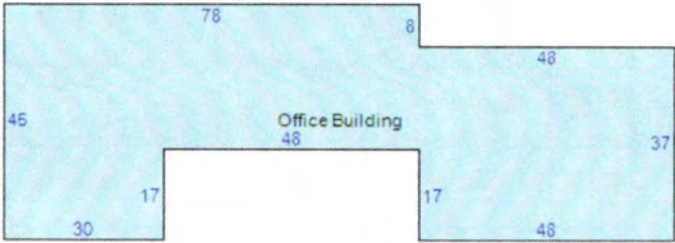
Owner	Co-Owner	Care Of	Mailing Address
MATHIS LALIAH L/T*			514 HERRIN CT POOLER GA 31322

Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2024	1	1,550.35	0.00	1,550.35
2023	1	3,100.88	-3,100.88	0.00
2022	1	2,289.31	-2,289.31	0.00
2021	1	2,304.17	-2,304.17	0.00
Total:		9,244.71	-7,694.36	1,550.35

Billings Detail

Authority Code	Code	Authority Name	Millage	Billed	Paid	Due
COUNTY - OPER	TAX	COUNTY M&O	5.2586	\$527.54	\$0.00	\$527.54
GARDEN - CITY	TAX	GARDEN CITY	1.3805	\$138.49	\$0.00	\$138.49
SCHOOL - OPER	TAX	COUNTY SCHOOL M&O	8.8150	\$884.32	\$0.00	\$884.32
Total:			15.4541	\$1,550.35	\$0.00	\$1,550.35



Item	Area
Office Building - 344:Office Building	4470
- 1011:CANOPY, WOOD FRAME	192
- 1011:CANOPY, WOOD FRAME	687
- 1011:CANOPY, WOOD FRAME	256
- 6201:PAVING, ASPHALT	4500



City of Garden City Variance Application



GARDEN CITY

Development Information

Development Name (If applicable)

1548 Old Dean Forest Rd.

Property Address

Current Zoning

~~6096301000~~ I-1

Current Use

Billboard

Parcel ID

6096301001

Total Site Acreage

4 acres

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

Describe the variance request you are requesting.

Requesting to raise billboard above wall

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

Yes

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?

yes / saw wall built

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

No

Please provide any additional information that you deem relevant.

Dot built saw wall in front of existing billboard.
State law put in place granting us to raise billboard

City of Garden City Variance Application



Applicant Information

Owner	
Name	Address
Graham Outdoor Advertising	730 West Church Street
Phone	Email
478-494-3965	grahamoutdooradvertising@msn.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 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)
Phone	Email
Authorized Agent (Requires Authorized Agent Form) <input type="checkbox"/> Check here to receive staff review comments via email	
Company Name	Contact (Individual Name)
Graham Outdoor	Jamie S. Graham
Phone	Email
478-494-3965	grahamoutdooradvertising@msn.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 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.

Jamie Graham _____
 Print Name

 Signature

6-24-24 _____
 Date

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

MEMORANDUM

To: Garden City Planning Commission & Board of Appeals
From: Denise R. Grabowski, AICP, LEED AP, Planning Manager Consultant
Date: August 6, 2024
Re: PC 5-24-1084 – Variance – 1518 Dean Forest Road (Parcel B)

Application Type	Variance
Case Number	PC 5-24-1084
Applicant	Jamie Graham
Name of Project	Billboard
Property Address	1518 Old Dean Forest Road
Parcel IDs	00963 01001 (Parcel B)
Area of Property	4 acres
Current Zoning	I-1
Proposed Land Use	Outdoor Advertising (Billboard)/Separate Use Sign

GENERAL INFORMATION

Project Description: The applicant is seeking a variance from Section 90-174(4), which limits the height of a billboard to fifty feet adjacent to state and federal highways. The applicant is requesting this variance to raise an existing billboard to an overall height of 95 feet due to the construction of the noise barrier on I-16.

Background / Additional Context: The billboard application was approved by the Planning Commission on September 13, 2022. A noise barrier has been constructed along I-16, adjacent to the subject property. The applicant has already raised the billboard and is retroactively seeking approval of the variance.

FINDINGS

Staff has determined this application is complete and contains 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;*

No, this property is not unique in its physical dimensions.

2. *The application of this chapter to this particular piece of property would create practical difficulty or unnecessary hardship;*

Yes, the presence of the sound barrier obscures the billboard at the previously approved height of fifty feet.

3. *Conditions are peculiar to the particular piece of property involved; and*

Yes, the presence of the noise barrier along I-16 is unique to this property.

4. *Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of this chapter.*

State law (GA Code § 32-3-3.1(e)) provides that the local government shall allow for the sign to be relocated, to grant a variance, or to pay just compensation, when an outdoor advertising sign is obstructed by the construction of a noise barrier. State law (GA Code § 32-3-3.1(b)) states "An outdoor advertising sign relocated as provided for in subsection (a) of this Code section, or the visibility of which is otherwise obstructed by the construction of a sound wall, noise barrier, or other transportation related improvement, may be adjusted in height or angle or both in order to restore the visibility of the sign ... provided that the height of such relocated sign shall not exceed the greater of the height of the existing sign or 75 feet, as measured from the base of the sign or the crown of the adjacent roadway to which the sign is permitted, whichever is greater."

RECOMMENDATION

Approval of the variance request, provided that the height does not exceed 75 feet as measured from the crown of I-16.

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 a building permit must be issued before vertical construction shall commence.

Type: PLAT
Recorded: 10/22/2023 1:30:00 PM
Rev Avail: 310.00 Page 1 of 1
Chadham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court
Participant ID: 740923292
BK 54 PG 61

APPROVED BY CARBON CITY CITY MANAGER

5/12/13

DATE

SCOTT RUBBER

ALL ENGINTEERS AND ANY SITE FOR PUBLIC USE AS NOTED
ON PLAT ARE HEREBY DEDICATED FOR THE USE INTENDED.

OWNER

5/21/13

DATE

LINE	BEARING	DISTANCE
L1	S 15.5156° W	20.01'

GRID NORTH - MAG. BS.

VICINITY MAP (NOT TO SCALE)

WITHOUT WRITTEN CONSENT OF SHIPLE SURVEYING COMPANY, P.A.
UNLESS THIS DOCUMENT BECOMES A MATTER OF PUBLIC RECORD
ALTERATIONS TO THIS DOCUMENT ARE NOT PERMITTED.

- CHRS 1/2 CAPPED IRON REBAR SEE (SSC PG. LSF 317)
- CHAF CONCRETE MONUMENT FOUND

FLOOD ZONE BOUNDARIES

SURVEYORS RECORDING CERTIFICATION

[illegible]

MINOR SUBDIVISION OF

PART OF THE
PARCELS A AND E

NEW ION I RACI

FORMER PIN #60963010

GARDEN CITY

HAM OOLDOOR ADVERTISING

POOLER, GA 31322

1000

10

DRAWING DATE 04/1

NAME ADAMS POSITION CREW CHIEF

100

scale	NOTED	revision	by
date	7/20		
drawn			
old			

City of Garden City Variance Application



Development Information

Development Name (If applicable)	
ALPHA GA	
Property Address	
2404 W US Highway 80	
Garden City, GA 31408	
Current Zoning	Current Use
C-2	Office Space
Parcel ID	Total Site Acreage
60881 01012	0.55
Section of the zoning code from which you are seeking a variance:	
n/a Use approval 83, 84 Electrical Contractors	
Describe the variance request you are requesting.	
Office space for electrical's contracts.	
Would denial of this request create practical difficulty or an unnecessary hardship?	
Yes, physical address is required to manage/organize work and workers.	
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?	
Minimal disruptions	
Please provide any additional information that you deem relevant.	
We initially launched in Alabama, where we have enjoyed five years of success and growth. We believe that expanding to Georgia will not only benefit our company but also create more job opportunities for Georgia residents.	

City of Garden City Variance Application



Applicant Information

Owner	
Name	Address
Daniel Seok	2404. W. U.S HWY 80. Garden City
Phone	Email
334-309-5510	alpha.sn100@gmail.com GA 3140
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 checked="" type="checkbox"/> Same as authorized agent <input type="checkbox"/> Check here to receive staff review comments via email	
Company Name	Contact (Individual Name)
Phone	Email
Authorized Agent (Requires Authorized Agent Form) <input type="checkbox"/> Check here to receive staff review comments via email	
Company Name	Contact (Individual Name)
Alpha Gb	Kot S. Kim (Susan Kim)
Phone	Email
251-288-8636	Susan. Kim @ alpha SN100. 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 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.

Daniel Seok
 Print Name

Signature

7/1/2024
 Date

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

City of Garden City Agent Authorization Form



Applicant Information

Owner	
Name	Address
Jeremiah Eun	11 Hidden Lagoon CT. SAV. GA 31411
Phone	Email
912 388 6717	j.eun.csi@gmail.com
Development Name (if applicable)	

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 Kot S. Kim (Susan) to act as Agent for the attached application in my/our behalf.

<u>Jeremiah Eun</u>	<u>[Signature]</u>	<u>7.2.2024</u>
Print Name	Signature	Date
Print Name	Signature	Date
Print Name	Signature	Date

Authorized Agent	
Company Name	Contact (Individual Name)
Alpha GA Inc.	Susan Kim (Kot S. Kim)
Phone	Email
251-288-8636	susan.kim@alphasn100.com

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

<u>Kot S. Kim</u>	<u>[Signature]</u>	<u>7/2/2024</u>
Print Name	Signature	Date

Zoning/Permitted Use Verification



Submitted on	12 June 2024, 9:47AM
Receipt number	247
Related form version	0

Contact Information

Parcel Identification No. (PIN):	60881 01012
Address:	2404 W US HIGHWAY 80 GARDEN CITY GA 31408
Describe fully all business activities or intended use of property:	We are using this location as our main office for electrical/construction contract.
Proposed Business or Project:	Electrical contract.
	Incorporated
Requestor:	Susan Kim
Phone:	2512888636
Requestor Email:	susan.kim@alphasn100.com

Point of Contact for Inspection If Different than Requestor:

Name:

Phone:

Address:

Disclaimer

Applicant Signature:

A handwritten signature in black ink, appearing to read "Susan Kim", is written over a horizontal line.

[Link to signature](#)

Print Name:

Kim

Date:

06/12/2024

****Office Use Only****

Current Zoning District

C-2

Use No. & Title

83 - Electrical and related supplies & materials
84 - Electrical contractors

Use Permitted in Zoning District:

yes (Board of Appeals)

Verification Date:

6-13-24

Authorized Official/Title

Robert Wellmahr, Building Official

Permit Number:

Inspection Approval Date:



MEMORANDUM

To: Garden City Planning Commission & Board of Appeals
From: Denise R. Grabowski, AICP, LEED AP, Planning Consultant
Date: August 5, 2024
Re: PC-8-24-1085 2404 US Highway 80

Application Type	Use Request
Case Number	PC-8-24-1085
Applicant	Kot S. Kim
Name of Project	Alpha GA
Property Address	2404 US Highway 80
Parcel IDs	60881 01012
Area of Property	0.55 acres
Current Zoning	C-2, Heavy Commercial
Land Use	Retail

GENERAL INFORMATION

Project Description: The applicant is requesting approval to establish an office for an electrical contractor business.

Additional Background: The property is surrounded by C-2 zoned properties on all sides and located adjacent to the Garden City Fire Station on U.S. Highway 80.

Per the City of Garden City Zoning Ordinance, the requested use requires approval by the Board of Appeals. The requirements for the requested use are provided below.

(84) *Building, heating, plumbing or electrical contractors and related construction contractors:* C-1(B), C-2(B), C-2A(B), C-2A(B & W), I-1, I-2. Within the C-1, C-2 and C-2A districts only, the following standards shall apply: Outdoor storage of materials and construction equipment shall not be permitted in these districts, and prefabricating of construction parts such as ventilating ducts and eaves shall not be permitted unless otherwise permitted in the district, except where such prefabrication work is conducted entirely within a building, requires no outdoor storage of materials, scrap or finished product, generates no noise, dust or odor beyond the confines of the building and is only incidental to the contracting activity.

FINDINGS

Staff has determined this application is complete and contains all the required information.

ACTIONS

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

- i. *Approve the use request* as presented;
- ii. *Approve the use request with modifications or conditions*, in conformance with the intent of the Zoning Ordinance;
- iii. *Defer action* of the proposed use request 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 use request* as presented.

RECOMMENDATION

Approval of the use request for application PC-8-24-1085.

RECOMMENDED MOTION

I move to **approve** the use request for application PC-8-24-1085.

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)	
Property Address	
Current Zoning	Current Use
Parcel ID	Total Site Acreage
Section of the zoning code from which you are seeking a variance:	
Describe the variance request you are requesting.	
Would denial of this request create practical difficulty or an unnecessary hardship?	
Does the property have extraordinary and exceptional conditions because of its size, shape or topography?	
Are the conditions of the property unique to this piece of property?	
Would approval of this variance request cause any detriment to adjoining properties or the community?	
Please provide any additional information that you deem relevant.	

City of Garden City Variance Application



Applicant Information

Owner	
Name	Address
Phone	Email
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 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)
Phone	Email
Authorized Agent (Requires Authorized Agent Form) <input type="checkbox"/> Check here to receive staff review comments via email	
Company Name	Contact (Individual Name)
Phone	Email
Campaign Contribution	
List below the names of local government officials, Garden City City Council, to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.	
Elected Official's Name	Amount or Description of Gift

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

Print Name

Signature

Date

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

MEMORANDUM

To: Garden City Planning Commission & Board of Appeals
From: Denise R. Grabowski, AICP, LEED AP, Planning Consultant
Date: August 5, 2024
Re: PC-8-24-1086 3 Prosperity Drive

<i>Application Type</i>	<i>Use Request</i>
<i>Case Number</i>	PC-8-24-1086
<i>Applicant</i>	Adelebsen Properties LLC
<i>Name of Project</i>	NA
<i>Property Address</i>	3 Prosperity Drive
<i>Parcel IDs</i>	60988D 02006, 60988D 02032
<i>Area of Property</i>	6.3 acres
<i>Current Zoning</i>	I-1, Industrial
<i>Land Use</i>	Industrial

GENERAL INFORMATION

Project Description: The applicant is requesting approval for a truck repair business.

Additional Background: This property is in an industrial park and was previously used by UPS. The surrounding land uses are all zoned I-1 and industrial in use.

Per the City of Garden City Zoning Ordinance, the requested use requires approval by the Board of Appeals. The requirements for the requested use are provided below.

(66A). *Repairing trucks, manufactured homes, and trailers: I-1(B), I-2.*

FINDINGS

Staff has determined this application is complete and contains all the required information.

ACTIONS

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

- i. *Approve the use request* as presented;
- ii. *Approve the use request with modifications or conditions*, in conformance with the intent of the Zoning Ordinance;
- iii. *Defer action* of the proposed use request 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 use request as presented.*

RECOMMENDATION

Approval of the use request for application PC-8-24-1086.

RECOMMENDED MOTION

I move to **approve** the use request for application PC-8-24-1086.

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.

Zoning/Permitted Use Verification



Submitted on	16 May 2024, 4:22PM
Receipt number	234
Related form version	0

Contact Information

Parcel Identification No. (PIN):	60988D2006; 60988D02032
Address:	3 Prosperity Drive, Garden City, GA
Describe fully all business activities or intended use of property:	Maintenance/repair of trucks and trailers; parking of trucks and trailers.
Proposed Business or Project:	Maintenance/repair of trucks and trailers; parking of trucks and trailers.
	limited Liability
Requestor:	Rusty Windsor
Phone:	9122442528
Requestor Email:	rusty.windsor@kimley-horn.com

Point of Contact for Inspection If Different than Requestor:

Name:	same as Requestor
Phone:	
Address:	

Disclaimer

Applicant Signature:

A handwritten signature in black ink that reads "Rusty Windsor".

[Link to signature](#)

Print Name:	Rusty Windsor
-------------	---------------

Date:

05/16/2024

****Office Use Only****

Current Zoning District

I-1

Use No. & Title

66-A. Repairing trucks & trailers

Use Permitted in Zoning District:

yes (Board of Appeals)

Verification Date:

6-3-24

Authorized Official/Title

Robert Wellman. Building Official

Permit Number:

Inspection Approval Date:

City of Garden City Variance Application



Development Information

Development Name (If applicable)

IGLESIA DE DIOS ALFA Y OMEGA

Property Address

4A HARRELL DRIVE

Current Zoning	Current Use
C-2A	VACANT
Parcel ID	Total Site Acreage
6001502006	(083 ACRE TOTAL) 0.1 ACRE INDIVIDUAL

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

12- CHURCHES

Describe the variance request you are requesting.

SMALL NON PROFIT CORPORATION -CHURCH

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

YES

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

YES

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

YES

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

NO

Please provide any additional information that you deem relevant.

City of Garden City Variance Application



Applicant Information

Owner	
Name	Address
KEVIN CREECH	1780 LAUREL RIDGE DRIVE RENO, NV 89523
Phone	Email
707-373-1809	PHASE1FIRE@COMCAST.NET

Nature of Ownership Interest

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

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

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

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

Company Name	Contact (Individual Name)
Phone	Email

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

Company Name	Contact (Individual Name)
IGLESIA DE DIOS ALFA Y OMEGA	OTILIO RAX-BA
Phone	Email
912-659-9975	OTILIO.17899@GMAIL.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 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.

OTILIO RAX-BA

Print Name

Signature

07-02-24

Date

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

MEMORANDUM

To: Garden City Planning Commission & Board of Appeals
From: Denise R. Grabowski, AICP, LEED AP, Planning Consultant
Date: August 5, 2024
Re: PC-8-24-1087 4A Harrell Drive

Application Type	Use Request
Case Number	PC-8-24-1087
Applicant	Otilio Rax-Ba
Name of Project	Iglesia de Dios Alfa Y Omega
Property Address	4A Harrell Drive
Parcel IDs	60015 02006
Area of Property	0.42 acres
Current Zoning	C-2, Heavy Commercial
Land Use	Commercial

GENERAL INFORMATION

Project Description: The applicant is requesting approval for a small church located in an existing office/retail center.

Additional Background: This property is in an existing building on Harrell Drive, located off of State Route 21.

Per the City of Garden City Zoning Ordinance, the requested use requires approval by the Board of Appeals. The requirements for the requested use are provided below.

(12) *Churches and other places of worship:* R-A, R-1, R-2, R-I-N, C-1(B), C-2(B), M. The following regulations shall apply to this use:

- a. The principal building and any accessory buildings shall be set back not less than 25 feet from any property line, except where a property line is the right-of-way line of a street, in which case the setback established for the particular class of street in the zoning district in which the building or structure is located shall apply. The board of appeals shall be authorized to reduce the setback requirements of this subsection in the case of a particular church or place of worship if on the basis of evidence presented it finds that a reduction in the setback would be in keeping with the purposes of this chapter and would not create conditions which would be detrimental to the adjoining properties or the neighborhood.

- b. Such uses shall only be permitted on a lot or plot of ground which abuts a collector street, major arterial or secondary arterial. The board of appeals shall be authorized to waive this requirement if on the basis of evidence presented it finds that the traffic to be generated by a particular church or place of worship can be accommodated on other streets without creating traffic congestion and traffic hazards on such streets which would be detrimental to the neighborhood served by such other streets.

The property does not meet the conditions outlined in a. or b. above; however, the board of appeals is authorized to waive these conditions if there are no concerns that the use would have a detrimental impact on the surrounding area. The immediate area is predominantly commercial. Other nearby land uses include Chatham City apartments to the south, a small residential neighborhood, and Everlasting Life Christian Church. The size the proposed church is small, so staff does not have concerns about traffic or other potential impacts.

FINDINGS

Staff has determined this application is complete and contains all the required information.

ACTIONS

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

- i. *Approve the use request as presented;*
- ii. *Approve the use request with modifications or conditions,* in conformance with the intent of the Zoning Ordinance;
- iii. *Defer action* of the proposed use request 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 use request as presented.*

RECOMMENDATION

Approval of the use request for application PC-8-24-1087.

RECOMMENDED MOTION

I move to **approve** the use request for application PC-8-24-1087.

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.



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

ZONING / PERMITTED USE VERIFICATION

Parcel Identification No. (PIN): 60015 02006 Address: 4 Harrell Drive Unit 4A

Describe fully all business activities or intended use of property:

- Small nonprofit Corporation - AB79@gmail.com
Church

Proposed Business or Project: church Limited Liability ☐ Incorporated ☐

Requestor: Otilio RAX BA Phone: (912) 659-9975

Requestor Email: otilio17899@gmail.com

Point of Contact for Inspection If Different than Requestor :

Name: Sandra Feitosa Phone: (912) 704-5446

Address: 116 Regency Circle City: Pooler State: GA Zip: 31322

Email: spgfeitosa@yahoo.com

DISCLAIMER

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

Applicant Signature: X Print Name: Otilio RAX BA Date: 4/29/24

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

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

Current Zoning District: C-2A Use No. & Title: 12- Churches

Use Permitted in Zoning District: YES ☒ NO ☐ OTHER: With Board of Appeals Approval

Verification Date: 4-25-24 Authorized Official/Title: Rabert Wellmahr. Building Official

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

4' 7"

STAGE
PULPIT

4A HARRELL DR.

GARDEN CITY GA. 31408

IGLESIA DE DIOS ALFA y OMEGA

Row of CHAIRS

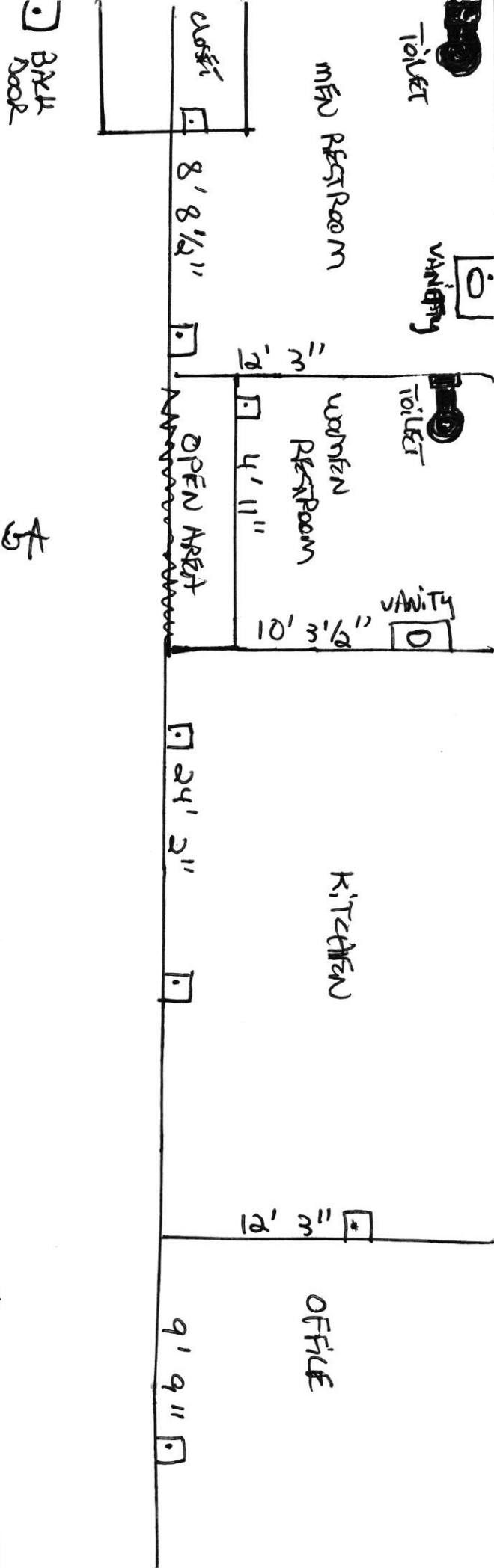
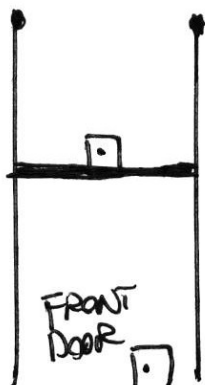
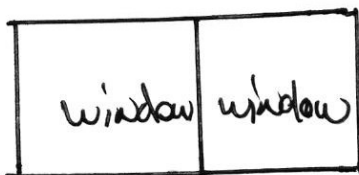
Row of CHAIRS

Row of CHAIRS

Row of CHAIRS

Row of CHAIRS

Row of CHAIRS





G A R D E N C I T Y

City of Garden City Variance Application

Development Information

Development Name (If applicable)

N/A

Property Address

6010 Commerce Boulevard

Current Zoning	Current Use
I-1	Heavy truck, and truck trailer dealership / repairing trucks
Parcel ID	Total Site Acreage
6089101048	2.98 acres

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

66a - Repairing Trucks - requires approval of Board of Appeals

Describe the variance request you are requesting.

Requesting approval to utilize the industrially zoned property for repairing trucks (collision shop - frame repair, windows, gate installation, etc.)

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

Site was previously utilized for similar use and adjacent properties are utilized for repairing of trucks.

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

Site has been developed in a manner appropriate for the use and was utilized for similar use.

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

Same. Site has been developed in a manner sufficient for the use and was previously utilized for similar use.

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

No. Adjacent properties are industrial or used in similar manner as the the request.

Please provide any additional information that you deem relevant.

N/A



G A R D E N C I T Y

City of Garden City Variance Application

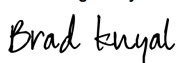
Applicant Information

Owner	
Name	Address
Team USA Collision Centers	398 Alma Real Drive Pacific Palisades CA 90272
Phone	Email
310-413-9376	bknyal@teamusacollisioncenters.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 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)
N/A	N/A
Phone	Email
N/A	N/A
Authorized Agent (Requires Authorized Agent Form) <input checked="" type="checkbox"/> Check here to receive staff review comments via email	
Company Name	Contact (Individual Name)
N/A	N/A
Phone	Email
N/A	N/A
Campaign Contribution	
List below the names of local government officials, Garden City City Council, to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.	
Elected Official's Name	Amount or Description of Gift
N/A	N/A

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

Brad Knyal

Print Name

DocuSigned by:

 FADCEE35305C4DE...

Signature

6/4/2024

Date

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



MEMORANDUM

To: Garden City Planning Commission & Board of Appeals
From: Denise R. Grabowski, AICP, LEED AP, Planning Consultant
Date: August 5, 2024
Re: PC-8-24-1088 6010 Commerce Blvd

<i>Application Type</i>	<i>Use Request</i>
<i>Case Number</i>	PC-8-24-1088
<i>Applicant</i>	Team USA Collision Centers
<i>Name of Project</i>	NA
<i>Property Address</i>	6010 Commerce Blvd.
<i>Parcel IDs</i>	60891 01048
<i>Area of Property</i>	2.98 acres
<i>Current Zoning</i>	I-1, Industrial
<i>Land Use</i>	Industrial

GENERAL INFORMATION

Project Description: The applicant is requesting approval for a truck repair business.

Additional Background: This property is in an industrial park and was previously used for a similar use. The nearby properties are predominantly I-1 and I-2. The properties to the immediate south are zoned C-2A.

Per the City of Garden City Zoning Ordinance, the requested use requires approval by the Board of Appeals. The requirements for the requested use are provided below.

(66A). *Repairing trucks, manufactured homes, and trailers: I-1(B), I-2.*

FINDINGS

Staff has determined this application is complete and contains all the required information.

ACTIONS

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

- i. *Approve the use request as presented;*
- ii. *Approve the use request with modifications or conditions, in conformance with the intent of the Zoning Ordinance;*

- iii. *Defer action* of the proposed use request 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 use request* as presented.

RECOMMENDATION

Approval of the use request for application PC-8-24-1088.

RECOMMENDED MOTION

I move to **approve** the use request for application PC-8-24-1088.

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 Site Plan Application



Development Information

Development Name		
Property Address		
Phased development?		If yes, indicate proposed number of phases:
<input type="checkbox"/> Yes <input type="checkbox"/> No		
Parcel ID	Total Site Acreage	Zoning
Project Description		
Water Supply		Sewage Disposal
<input type="checkbox"/> Public <input type="checkbox"/> Private		<input type="checkbox"/> Public <input type="checkbox"/> Private

Applicant Information

Owner	
Name	Address
Phone	Email
Engineer/Surveyor <input type="checkbox"/> Same as authorized agent <input type="checkbox"/> Check here to receive staff review comments via email	
Company Name	Contact (Individual Name)
Phone	Email
Authorized Agent (Requires Authorized Agent Form) <input type="checkbox"/> Check here to receive staff review comments via email	
Company Name	Contact (Individual Name)
Phone	Email

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

Print Name _____ Signature _____ Date _____

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



MEMORANDUM

To: Garden City Planning Commission & Board of Appeals
From: Denise R. Grabowski, AICP, LEED AP, Planning Manager Consultant
Date: August 6, 2024
Re: PC 8-24-1089 Lynah Square

Application Type	General Development Plan
Case Number	PC 8-24-1089
Applicant	Chad Zittrouer
Name of Project	Lynah Square
Property Address	1335 Lynah Avenue
Parcel IDs	60802 11028
Area of Property	2.79 acres
Current Zoning	I-1, Industrial
Proposed Land Use	Office Warehouse/Flex Space

GENERAL INFORMATION

Project Description: This is the second phase of the project, which will be accessed from Lynah Avenue, via the entrance driveways from phase one of the project. This phase will include approximately 26,462 square feet of warehouse and 460 square feet of office space.

Pursuant to Section 90-48, development plans are required for group development projects, property contiguous to property with a more restrictive zoning classification or property abutting or fronting onto arterial or collector streets.

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 uses are permitted by right in the I-1 zoning district.

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 building façade will be similar to the façade of the building constructed in phase one of the project. The lower portion of the façade is stucco, with metal siding above.

3. *Fences, landscaping, and buffers.*

The surrounding properties are zoned I-1, so no buffers are required. A chain link fence is proposed along a portion of the western and northern property lines.

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

The parking area will be accessed via the existing driveways from Lynah Avenue. A 40' access easement is in place to provide the legal access required. Parking areas are indicated on the plan, with the potential to add an additional 35 spaces in the future.

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.*

Any signage shall comply with the City of Garden City ordinances and will require a sign permit.

The applicant has provided the required information.

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 as presented.

RECOMMENDED MOTION

I move to recommend the **approval** of the general development plan for PC 8-24-1089.

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 Site 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		
2 Names of project planner and developer and contact information		
3 North arrow		
4 Date, including all revision dates		
5 General location map		
6 Total area and development area in acres		
7 Zoning District and any zoning variances or conditions		
8 Zoning of contiguous properties and existing uses on contiguous property		
9 Signed seal of the design professional		
EXISTING CONDITIONS		
10 Boundary survey of the site with dimensions and bearings referenced to a permanent marker		
11 Existing topography at one (1) foot contour intervals or spot elevations often enough to adequately determine the slope of the site		
12 Flood zone boundary lines and flood hazard area statement		
13 Existing easement locations and uses including the holder of the easement and any restrictions imposed by the easement		
14 Location of any existing underground storage tanks		
15 Required yards (building setbacks)		
16 Existing streets, buildings, water bodies, wetlands, and other natural features		
17 Existing water lines, sewer lines/septic fields, and fire hydrants		
18 Existing storm water drainage structures		
PROPOSED IMPROVEMENTS		
19 Proposed locations of storm water detention areas, if required		
20 Locations, dimensions, building area, and uses of all proposed buildings and structures.		
21 Location of any proposed underground storage tanks		
22 Proposed easement locations and uses including the holder of the easement and any restrictions imposed by the easement		
23 Curb cuts, vehicular access and circulation		

City of Garden City Site Plan Checklist



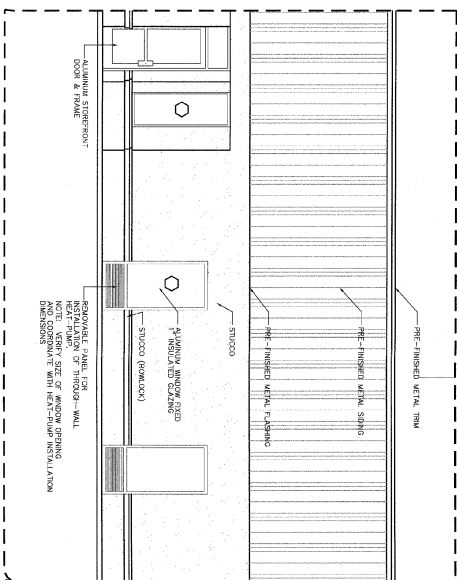
		Sheet	Note #
24	Pedestrian and other types of circulation		
25	Off street parking and loading areas and dimensions		
26	Recreation areas		
27	Buffer dimension and composition		
28	Refuse collections areas		
29	Proposed and existing sign locations		
30	Project phasing, if applicable		
31	Tree protection and replacement plan		
32	Specimen trees (see Sec. 90-259)		
33	Landscape plans		
34	Outdoor lighting arranged in a manner which will protect the highway and neighboring properties from direct glare of hazardous interference of any kind		

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

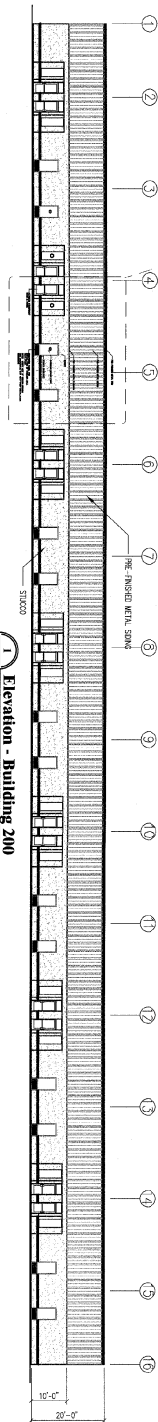
		Sheet	Note #
1	Tabulation of the project density in dwelling units per net acre, if applicable		
2	Tabulation of site coverage, allowed and proposed		
3	Tabulation of impervious surface coverage		
4	Tabulation of the number of required parking and loading spaces, required and proposed		
5	A statement describing the character and intended use of the development		
6	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.		
7	Description or drawing of the proposed water and sewer system		
8	Description or drawing of the proposed storm water drainage system		

EXTENSION FINISH LEGEND		WALL / CEILING	CASE / FINISH
WATERFALL	STUCCO	AS SPECIFIED	UPPER 1/4" / OFF WHITE
	PRE-FINISHED METAL SIDING	AS SPECIFIED	UPPER 1/4" / OFF WHITE
	EXTERIOR STAIN WITH GROUT	AS SPECIFIED	
PAVING	STONE/STONE DOORS & WINDOWS	AS SPECIFIED	MASSIVE MEDIAN BRONZE
	OPENED DOORS	SUBMITTAL	UPPER 1/4" / OFF WHITE
	METAL DOORS AND FRAMES	SHOWN MILLING	UPPER 1/4" / OFF WHITE
	PRE-FINISHED METAL SIDING WITH GROUTS & RAINWATER	AS SPECIFIED	UPPER 1/4" / OFF WHITE (MATCH SIDING)

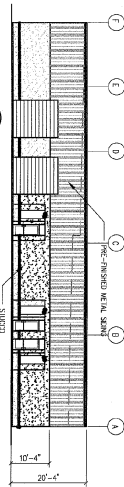
EXTERIOR FINISH LEGEND



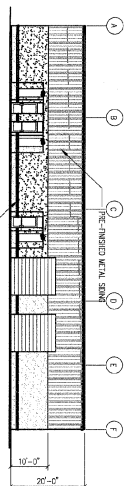
Partial Elevation - Building 200



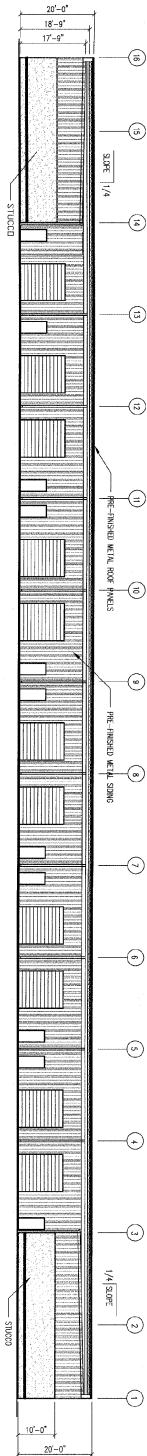
Elevation - Building 200
SCALE: 1/16" = 1'-0"



2
A2.0
Elevation - Building 200
SCALE: 1/16" = 1'-0"



Elevation - Building 200
SCALE: 1/16" = 1'-0"



Elevation - Building 200
SCALE: 1/16" = 1'-0"

FOR
BCH CONSTRUCTION
GARDEN CITY, GA

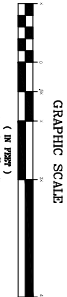
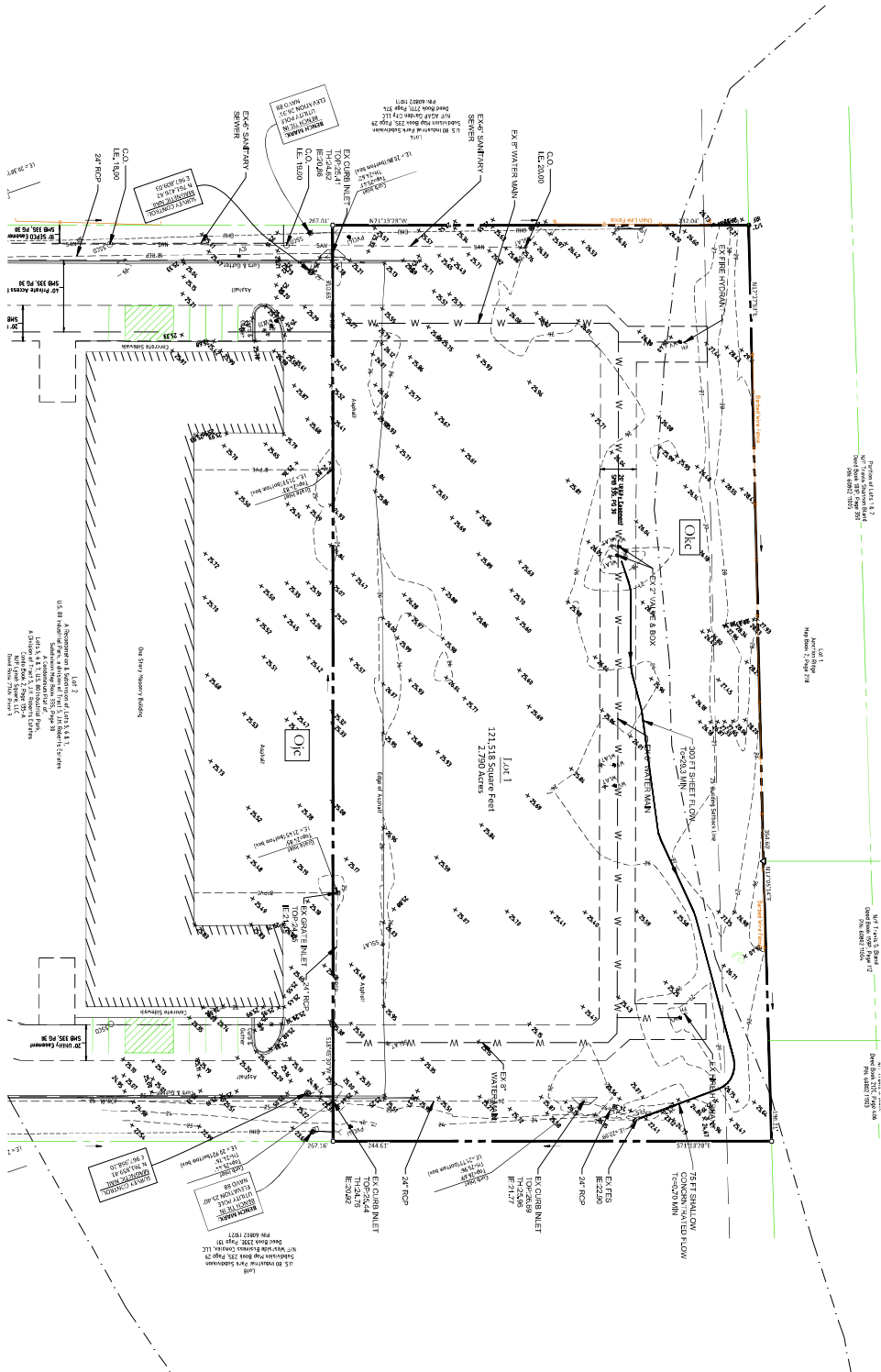
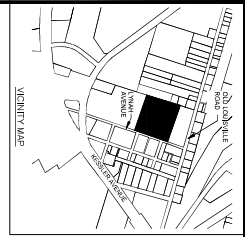
KC PROJECT #:200166.000

APRIL 2024

☐ NOT FOR CONSTRUCTION
☐ RELEASED FOR CONSTRUCTION
DATE: _____ BY: _____

[illegible]

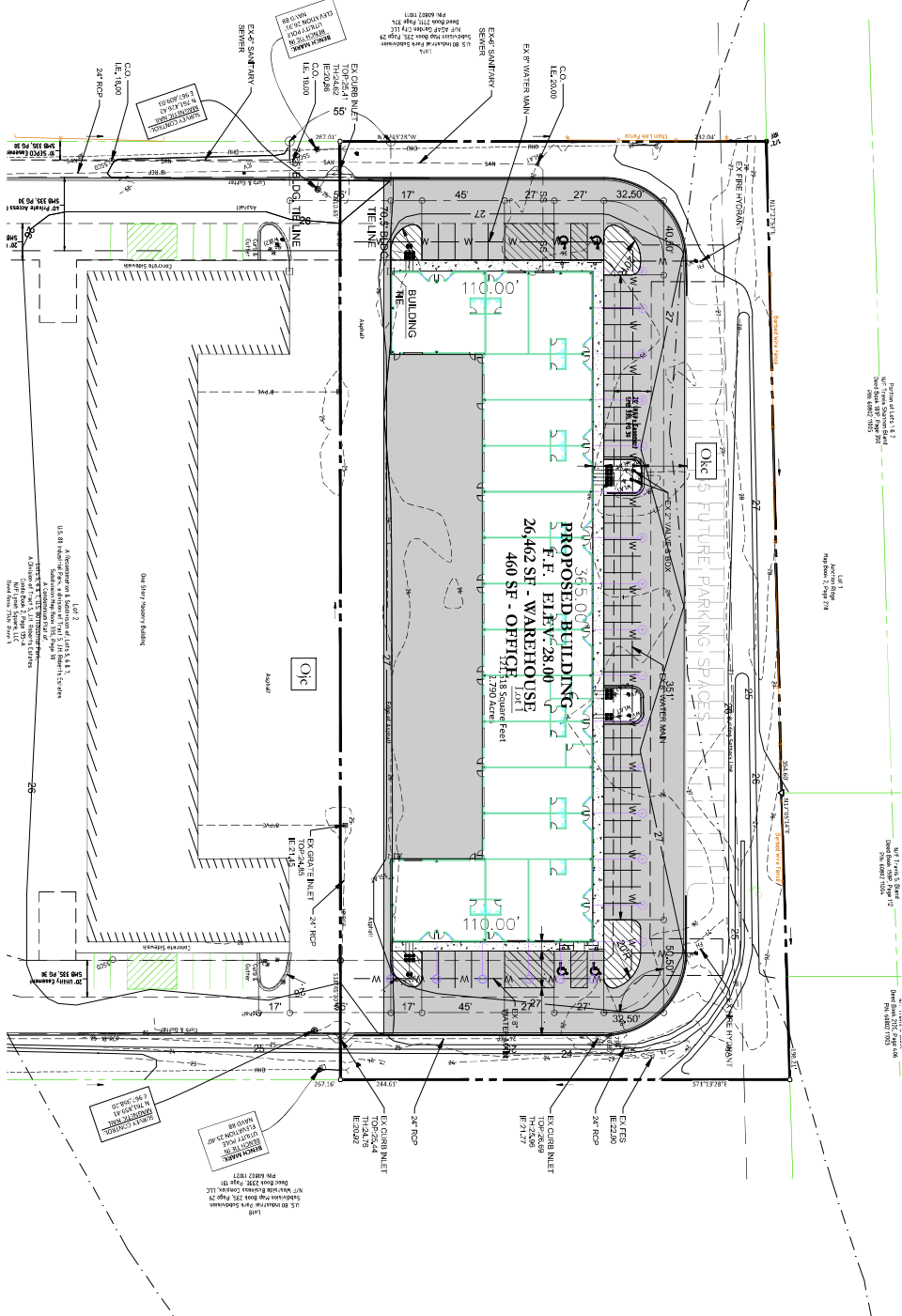
SITE DATA
PROJECT AREA: 2.9 AC
AREA OF DISTURBANCE: 2.5 AC
ZONING: F1
EIN: 080621028
PROJECT ADDRESS: 1251 LYNNA AVENUE
PROJECT CITY: GARDEN CITY, GA
DISTRICT NUMBER: 79
LOT NUMBER: 79
OWNER NAME: LYNNA SQUARE, LLC
CONTACT: JACK REBER, OWNER / BIL COOKINS, CONTRACTOR
OWNER ADDRESS: P.O. BOX 2588
OWNER CITY: SAVANNAH, GA 31403
TELEPHONE NO.: 843.231.0079
DATE OF SHEET: 5/24/23
GOVERNING AGENCY: GARDEN CITY



UTILITIES PROTECTION CENTER
KNOW WHAT'S BELOW:
CALL BEFORE YOU DIG:
WWW.CALLBEFOREYODIG.COM
CALL THREE WORKING
DAYS BEFORE YOU DIG.
NOT FOR CONSTRUCTION FOR
PERMITTING PURPOSES ONLY.



SITE DATA
PROJECT AREA: 2.9 AC
AREA OF DISTURBANCE: 2.5 AC
ZONING: F-1
PLN: 08062103
PROJECT ADDRESS: 155 LYNNA AVENUE
PROJECT CITY: GARDEN CITY, GA
DISTRICT NUMBER: 79
LOT NUMBER: 79
OWNER NAME: LYNNA SQUARE, LLC
CONTACT: JACK REBER, OWNER / BIL COOKINS, CONTRACTOR
OWNER ADDRESS: P.O. BOX 2588
OWNER CITY: SAVANNAH, GA 31403
TELEPHONE NO.: 912.225.0070
DATE OF SURVEY: 5/2/23
SURVEYING AGENCY: GARDEN CITY

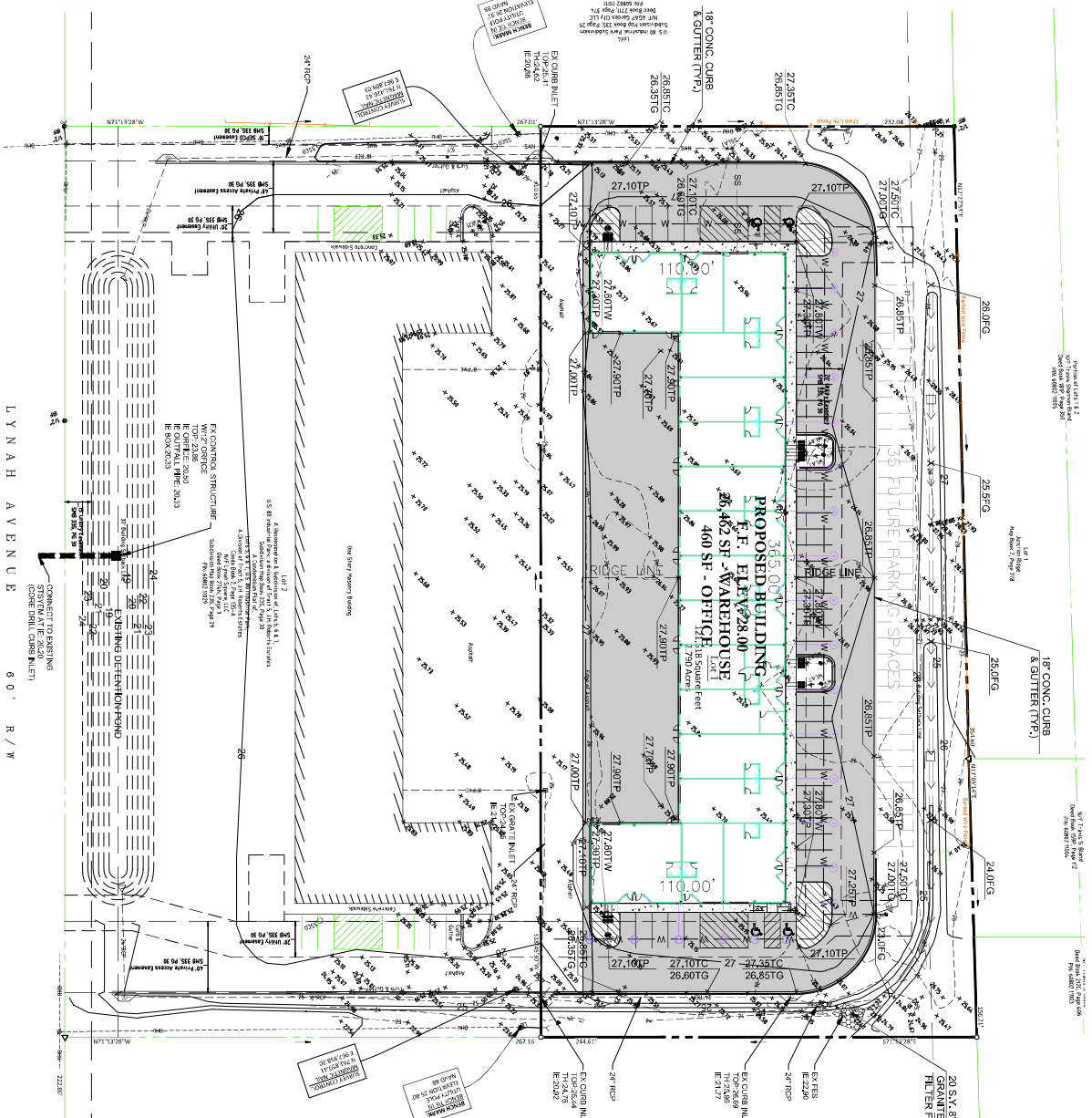
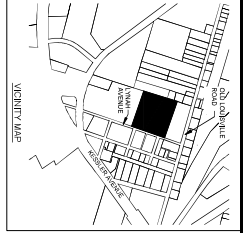


GRAPHIC SCALE
1" = 20' (1" = 20')

UTILITIES PROTECTION CENTER
811
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
WWW.CALL811.COM
NOT FOR CONSTRUCTION FOR
PERMITTING PURPOSES ONLY!

CHAD ZITTRER
GSWCC CERTIFICATION # 8150
NOT FOR CONSTRUCTION
DATE: 4/22/24
DRAWN BY: [Signature]

SITE DATA
PROJECT AREA: 2.79 AC
AREA OF DISTURBANCE: 2.53 AC
ZONING: E1
PLN: 080621103
PROJECT ADDRESS: 1251 LYNNA AVENUE
PROJECT CITY: GADSDEN CITY, GA
DISTRICT NUMBER: 79
LOT NUMBER: 79
OWNER NAME: LYNNA SQUARE, LLC
CONTACT: JACK REBER, OWNER / BIL COOKINS, CONTRACTOR
OWNER ADDRESS: P.O. BOX 2588
OWNER CITY: SAVANNAH, GA 31403
TELEPHONE NO.: 843.321.0070
DATE OF SHEET: 5/2/23
GOVERNING AGENCY: GADSDEN CITY



LYNNA AVENUE 60' R/W



GRAPHIC SCALE

CHAD ZITTRER
GSWCC CERTIFICATION # 8150

UTILITIES PROTECTION CENTER
NOT FOR CONSTRUCTION FOR
PERMITTING PURPOSES ONLY



KNOW WHAT'S BELOW
CALL BEFORE YOU DIG
GADSDEN CITY
811

CONSTRUCTION DOCUMENTS FOR
LYNNA SQUARE
PROFESSIONAL CONDOMINIUMS
LYNNA AVENUE, GADSDEN CITY, GA

NO.	DATE	REVISION
1	5/2/23	ISSUED FOR PERMITTING



Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientists
7 Mule Creek (5406) P.O. Box 13579 (31416) Norcross, Georgia (770) 354-4400
315 Walnut Street Suite A, Savannah, Georgia 31408 Phone: (912) 225-3371



U.S. 80 Industrial Park Subdivision
Subdivision Map Book 235, Page
N of A-Garden City, LLC
Deed Book 2711, Page 574
P/N 60502, 11071



DO NOT REMOVE TEMPORARY BMP'S UNTILL ALL
CONSTRUCTION/LAND DISTRIBING ACTIVITY IS
COMPLETE AND FINAL STABILIZATION IS ACHIEVED.

SON SHOULD BE PLACED AT OR NEAR THE CONSTRUCTION ENTRANCE.

(IN PLOT)
1 inch = 30 ft.

☐ NOT FOR CONSTRUCTION
☐ RELEASED FOR CONSTRUCTION
DATE: _____ BY: _____

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CHRONED BY: CIG
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TABLE 1

SCALE: 1"=30'

PROJECT NO: 201066-0

DRAWN BY:	WBL
CHECKED BY:	CR2

SESCS

City of Garden Site Plan Application



Development Information

Development Name

Bryce Industrial Warehouse Addition

Property Address

25 Bryce Industrial Dr, Savannah, Ga 31405

Phased development?

If yes, indicate proposed number of phases:

☐ Yes ☒ No

Parcel ID

60989 01063

Total Site Acreage

1.00

Zoning

P-I-1

Project Description

Construction of commercial, non-retail shop with associated parking and utilities.

Water Supply

☐ Public ☒ Private

Sewage Disposal

☐ Public ☒ Private

Applicant Information

Owner

Name

Hanack Properties II, LLC.

Address

PO Box 16935, Savannah, GA 31416

Phone

(912) 433-3645

Email

jhall@stonestreetre.com

Engineer/Surveyor

☒ Same as authorized agent

☐ Check here to receive staff review comments via email

Company Name

EMC Engineering Services, Inc.

Contact (Individual Name)

Alec Metzger

Phone

(912) 658-5178

Email

alec_metzger@emc-eng.com

Authorized Agent (Requires Authorized Agent Form)

☐ Check here to receive staff review comments via email

Company Name

Contact (Individual Name)

Phone

Email

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

Print Name

Signature

Date

OFFICE USE ONLY

Received By

Date Received

Case Number

Submittal Format

☐ Electronic ☐ Paper ☐ Both

Fee Amount Paid

Invoice Number

MEMORANDUM

To: Garden City Planning Commission & Board of Appeals
From: Denise R. Grabowski, AICP, LEED AP, Planning Manager Consultant
Date: August 6, 2024
Re: PC 8-24-1090 Bryce Industrial Warehouse Addition

Application Type	General Development Plan
Case Number	PC 8-24-1090
Applicant	Alec Metzger
Name of Project	Bryce Industrial Warehouse Addition
Property Address	25 Bryce Industrial Drive
Parcel IDs	60989 01063
Area of Property	1.00 acres
Current Zoning	P-I-1, Industrial
Proposed Land Use	Non-retail shop

GENERAL INFORMATION

Project Description: The proposed project site is located on Bryce Industrial Drive. The site is currently developed. There is 14,250 square foot building on the west side of the property and a concrete parking lot. The east side of the property is currently grassed, graded, and remains empty. The total size of the project site is 0.55 acres.

Pursuant to Section 90-43, Designation of P districts, a general development plan must be submitted for review and approval by the Planning Commission prior to development of the site. The general plan for a proposed P district shall include proposed uses and overall development standards and shall promote an environment of stable and desirable character in harmony with the established or proposed land use pattern in surrounding areas.

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 is permitted by right in the I-1 zoning district.

2. *Facade elevation plan indicating building orientation and scale; exterior construction materials, including texture and color; roof shape, window and door openings, porches, and balconies; architectural style or structure and the facade architectural treatment.*

Staff has requested additional information pertaining to the proposed facade.

3. *Fences, landscaping, and buffers.*

The surrounding properties are zoned I-1, except the property to the south, which is zoned R-1. The ordinance requires a buffer of 500 feet between residential and industrial. The planning commission is authorized to modify this buffer requirement when the required buffer area would occupy more than 30% of the developable area of the site, which applies to this application. The property is less than 200 feet in depth. There is also an existing drainage easement on the site which parallels the property line adjacent to the residentially-zoned property.

The plans indicate the required landscaping in the parking area and adjacent to the roadway, as well as a vegetated area along the property line adjacent to the R-1 zoned property. Staff recommends enhancing the proposed landscape along the southern property line (adjacent to the R-1 zoning) to 25 feet in compliance with the Type 1 buffer requirements. The site is currently fenced with a chain link security fence around the perimeter.

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

The existing parking area will be expanded to accommodate the new building.

5. *Scale, design, and location of exterior signs. Special sign restrictions may be required based on the location and character of the development and surrounding area.*

Any signage shall comply with the City of Garden City ordinances and will require a sign permit.

The applicant has provided the required information.

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 a 25' Type 1 buffer along the southern property line.

RECOMMENDED MOTION

I move to recommend the **approval** of the general development plan for PC 8-24-1090 with the addition of a 25' Type 1 buffer along the southern property line.

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.



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

LAND DISTURBANCE PERMIT APPLICATION

Description of proposed development:

- ☐ Single – Family Residential Home
☐ Home Addition
☐ Pool
☐ Warehouse
☒ Less than 1.0 Acre Total Disturbance
SF of Area 22582

- ☐ Single- Family Subdivision
☒ Commercial / Retail
☐ Office
☐ Multi –Family Development
☐ Other _____

Permit Number _____

Total Permit Fee

\$ _____

Name of the Project or Subdivision

Bryce Industrial Warehosue

(Note name of former subdivision, if any) _____

Lot Number 17

Owner of Record (Company / Individual)

Jack Hall - Hanack Properties II, LLC.

Property Address

25 Bryce Industrial Drive

Property ID

60989 01063

Total Acreage

1.00

Acreage and Square Footage to be Disturbed

0.55 AC / 22,582 SF

Total Impervious Coverage of Future Bldg. Site

0.45 AC / 19,314 SF

Applicant Name

Jack Hall

Company Name

Hanack Properties II

Mailing Address

PO Box 16935, Savannah, GA 31406

Phone

(912) 433-3645

Cell

Fax

Email address

jhall@stonestreetre.com

Contact Name (24-Hour Contact: Owner's Agent / Project Manager / Project Engineer)

Alec Metzger

Company

EMC Engineering Services, Inc.

Contact Mailing Address

alec_metzger@emc-eng.com

Phone

(912) 644-3223

Cell

(912) 658-5178

Fax

(912) 233-4580

Email address

alec_metzger@emc-eng.com

I hereby certify that all information provided herein is true and correct.

Applicant Signature: Property Owner or Owners

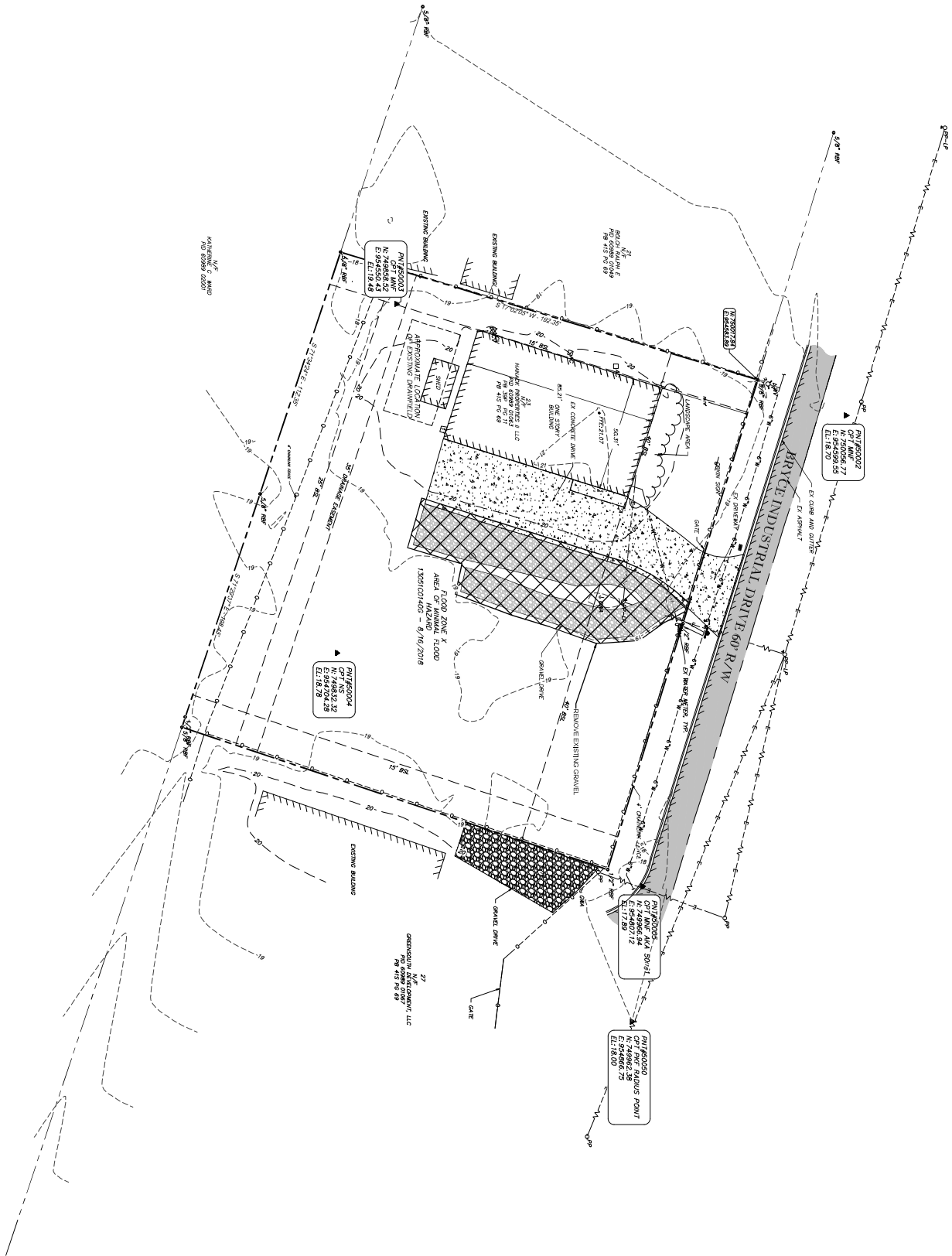
4/22/24

Date

City Official

Title

Date



GRID NORTH
GA SPC EAST ZONE NAD 83

PROJECT NO.	240016
DRAWN BY	AKG
CHECKED BY	AKG
DATE	03/21/2024
SCALE	1"=20'
DATE	03/21/2024

EXISTING CONDITIONS & DEMOLITION PLAN
BRYCE INDUSTRIAL WAREHOUSE ADDITION
23 25 BRYCE INDUSTRIAL DRIVE
GARDEN CITY, CHATHAM COUNTY, GEORGIA
Prepared for:
JACK HALL



EMC ENGINEERING SERVICES, INC.
27 Chatham Center South, Suite A
Savannah, GA 31405
Ph: (912) 233-4533
Fax: (912) 233-4580
savannah@emc-engineering.com
www.emc-engineering.com

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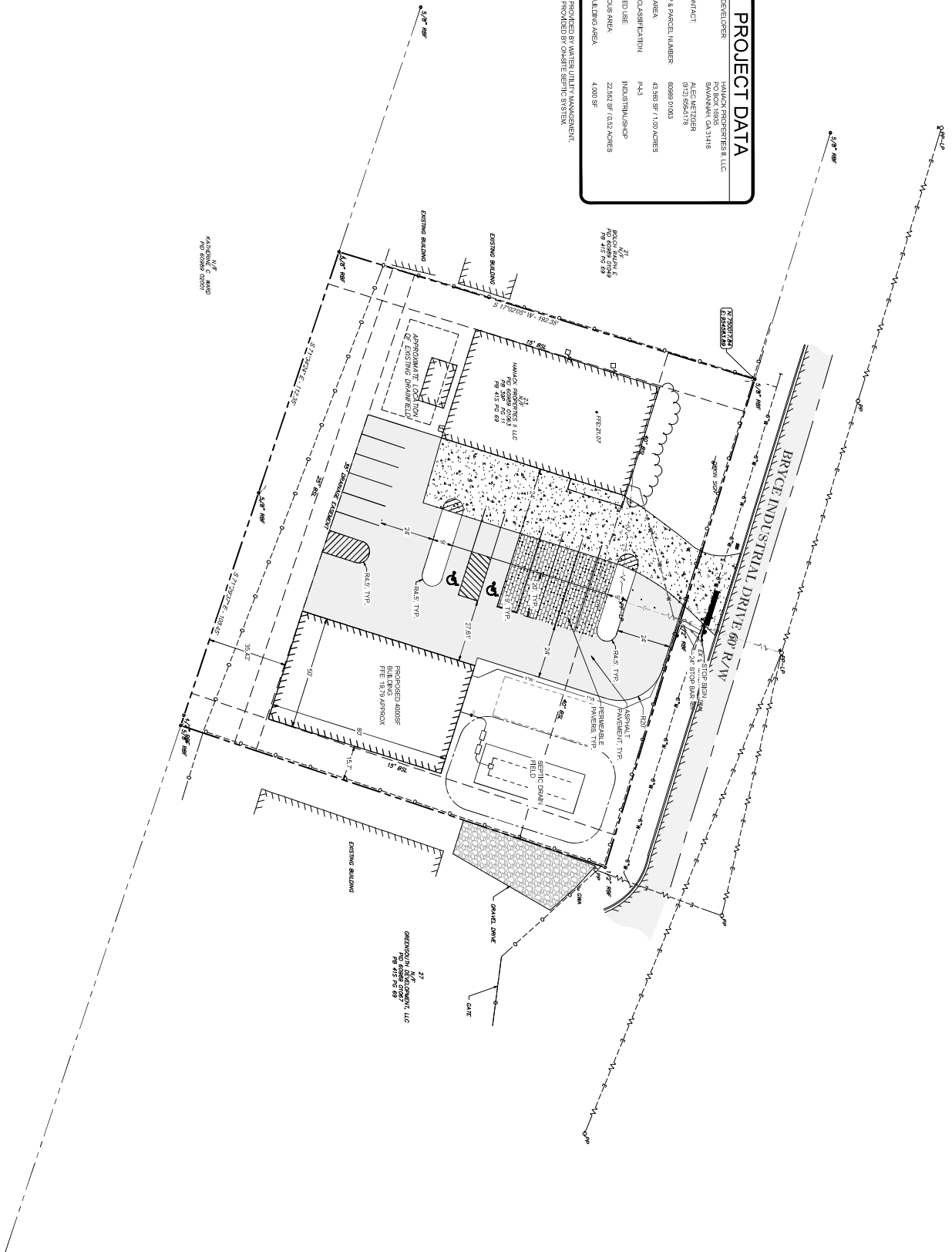
NO.	REVISION DESCRIPTION	DATE
1		
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NO.	REVISION DESCRIPTION	DATE
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PROJECT DATA	
OWNER/DEVELOPER	HANACK PROPERTIES II, LLC PO BOX 16033 SAVANNAH, GA 31416
OWNER CONTACT	ALEC WETZLER (912) 233-4580
PARCEL & PARCEL NUMBER	65968 01063
PARCEL AREA	43,595 SF / 1.00 ACRES
ZONING CLASSIFICATION	P4.3
PROPOSED USE	INDUSTRIAL/SHIP
IMPERVIOUS AREA	22,362 SF / 0.52 ACRES
TOTAL BUILDING AREA	4,000 SF

NOTES PROVIDED BY OWNER/DEVELOPER:
OWNER PROVIDED SIGNAGE TO BE LOCATED
ON THE EXISTING BUILDING.



GRID NORTH
GA SPC EAST ZONE NAD 83

SIGNAGE, STAKING, AND MARKING PLAN
BRYCE INDUSTRIAL WAREHOUSE ADDITION
23 25 BRYCE INDUSTRIAL DRIVE
GARDEN CITY, CHATHAM COUNTY, GEORGIA
Prepared for:
JACK HALL



EMC ENGINEERING SERVICES, INC.
27 Chatham Center South, Suite A
Savannah, GA 31405
Ph: (912) 233-4583
Fax: (912) 233-4580
savannah@emc-engineering.com
www.emc-engineering.com

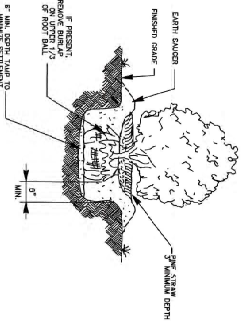
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GREENVILLE • SAVANNAH • STATESBORO • THOMASTON • VALDOSTA



NO.	REVISION DESCRIPTION	DATE
1	ISSUED FOR PERMIT	6/19/2024
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

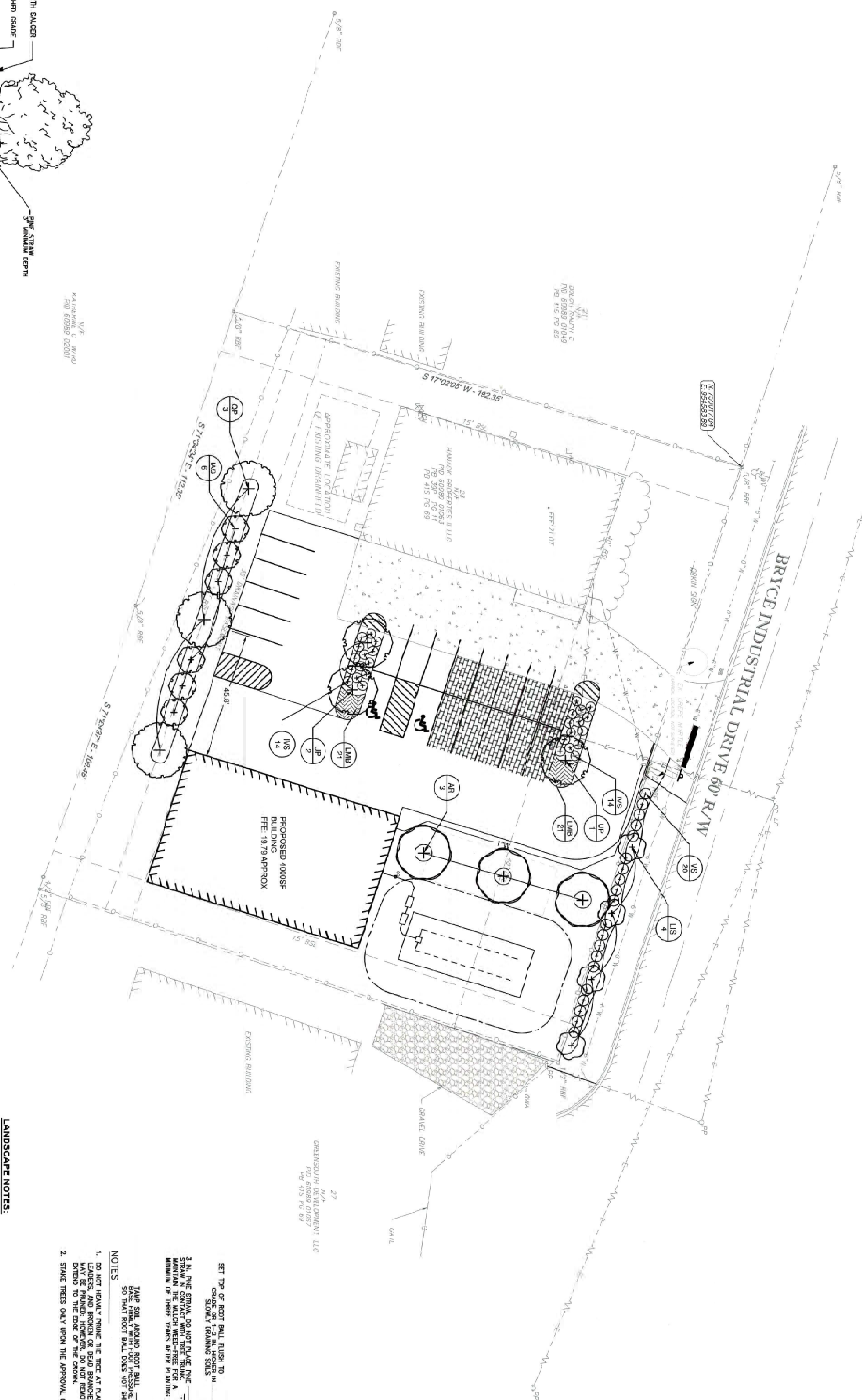
PROJECT NO.	1240016
DRAWN BY	AKG
CHECKED BY	AKG
SUPERVISED BY	EMC
SURVEY DATE	MARCH 2024
SCALE	1" = 20'
DATE	JUNE 2024



NOTES

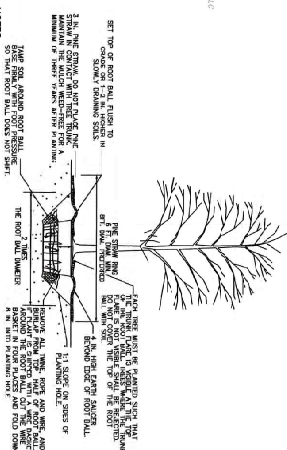
1. CLEVELY PRUNE ONLY DAMAGED, DISEASED AND OR WEAK BRANCHED IF NECESSARY.
2. FINISHED GRADE ARJUNO PLANT TO BE THE SAME AS ORIGINAL GRADE OR PLANT WHEN GROWN

SHRUB PLANTING
NOT TO SCALE

[illegible]

LANDSCAPE NOTES

- [illegible]



TREE PLANTING

LANDSCAPE PLAN

BRYCE INDUSTRIAL WAREHOUSE ADDITION

23 25 BRYCE INDUSTRIAL DRIVE
GARDEN CITY, CHATHAM COUNTY, GEORGIA

Prepared for
JACK HALL



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SERVICES, INC.

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Ph: (912) 232-6533
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savannah@emc-eng.com



NO.	REVISION DESCRIPTION	DATE
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