

# AGENDA

Board of Zoning Appeals / Planning Commission Meeting  
Tuesday, September 09, 2025 - 6:00pm

---

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

---

- ✧ **Call to Order**
- ✧ **Roll Call**
- ✧ **Approval of Agenda – August 12, 2025**
- ✧ **Approval of Board of Zoning Appeals/Planning Commission Minutes**
  - (5) August 09<sup>th</sup>, 2025
- ✧ **Board of Zoning Appeals**
  - No cases
- ✧ **Adjournment**
- ✧ **Planning Commission**
  - (7) PC-9-25-1134: Ranger Legacy LLC requests a general development plan approval for 2301 HWY 80, PIN: 60881 04001 for a commercial rental flex space.
- ✧ **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  
August 12<sup>th</sup>, 2025 - 6:00 PM

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

Roll Call: Chad Flowers, Jenecia Perry, Michael Bruner, Yuridia Maldonado, Wayne Joyner

Staff: Jonathan Trego: Zoning Administrator  
Carlos Nevarez: Planning and Zoning

Visitors: Enclosed

Chairman Bruner opens the first item of the agenda to approve the August 12<sup>th</sup>, 2025, agenda. 1<sup>st</sup> Motion: Jenecia Perry motions to approve the agenda, followed by a second motion by Chad Flowers. All in favor of the motion. Chairman Bruner requests a motion for the June 10<sup>th</sup>, 2025, meeting minutes. Jenecia Perry 1<sup>st</sup> Motion to approve the minutes, followed by a second motion from Chad Flowers. All in favor of the motion.

### **Board of Zoning Appeals**

PC-7-25-1133: Chairman Michael Bruner opens the Board of Zoning Appeals meeting. He introduces item: PC-07-25-1133, where Kimley-Horn & Associates, Inc. requests a variance to allow a 50' tall pylon sign and a 100' tall pylon sign at US-80 & Alfred Street, PIN: 60733 03001. Jonathan Trego provides an overview of the case. Chairman Bruner asks if the petition is present and invites the petitioner to come forward and speak to the Board. Mr. Ryan Shubert introduces himself and states that the application outlines the request. Chairman Bruner asked if there were any comments from the board. Jenecia Perry's question concerns the target view from which the sign needs to be seen. The representative responds to the questions to meet specific requirements. Chairman Bruner comments on the concerns. He then opens the floor for anyone wishing to speak for or against the request. No public comments are made. Chairman Bruner requests a motion on the agenda item. Jenecia Perry motions to deny the variance PC item 7-25-1133, with a second from Wayne Jinter. The roll call vote is 5-0, with all in favor to den the variance.

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

### **Planning Commission**

PC-7-25-1130: Chairman Michael Bruner opens the Planning Commission Meeting. He introduced PC-07-25-1130, in which Ashlok Lakhani requested a general development plan for a commercial strip center at 409 Highway 80. Jonathan Trego provides an overview of the case tabled from the previous month. Chairman Bruner asks if the petition is present and invites the petitioner to come forward and speak to the Board. Ashlok Lakhani states the revised plan meets all city requirements. Chairman Bruner comments on the concerns. He then opens the floor for anyone wishing to speak for or against the request. No public comments are made. Chairman Bruner requests a motion on the agenda item. Jenecia Perry motions to approve the case PC item 7-25-1130, with a second from Wayne Jinter. The roll call vote is 5-0, with all in favor.

PC-7-25-1132: Jon Sidoti requests a General Development Plan for a rental flex space at 5128, 5130, and 5132 Augusta Rd, PINs: 60007 02008, 60007 02007, and 60007 02006. Jonathan Trego provides an overview of the property, and the initial General Development Plan was denied. Chairman Bruner asks if the petition is present and invites the petitioner to come forward and speak to the Board. Jefferey Hodgkinson introduces himself and provides an overview of the project and the changes being implemented. Chairman Bruner then opens the floor for any individuals wishing to speak for or against the request. No public comments are submitted. Chairman Bruner invites comments from the commission. Jenecia Perry requests clarification regarding parking and roll-up doors. Mr. Hodgkinson offers detailed clarifications. Chairman Bruner and Jenecia Perry continue to seek clarification regarding the building, the business, and the overall project. Jefferey Hodgkinson provides detailed responses to the concerns raised. Chairman Bruner requests a motion on the agenda item. Jenecia Perry motions to approve the case PC item 7-25-1132 with the following detail: a facade, awning over the door, glass door, restroom doors to be moved to the side, and elevations to be approved by city staff, with a second from Wayne Jointer. The roll call vote is 5-0, with all in favor.

Chairman Michael Bruner motioned to adjourn the meeting.

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

Respectfully submitted  
Carlos Nevarez

# MEMORANDUM

**To:** Garden City Planning Commission & Board of Appeals  
**From:** Jonathan Trego, Zoning Administrator  
**Date:** September 9<sup>th</sup>, 2025  
**Re:** PC-9-25-1134

<b>Application Type</b>	<b>General Development Plan</b>
<b>Case Number</b>	PC9-25-1134
<b>Applicant</b>	Michael Blatt
<b>Name of Project</b>	Palmetto Business Park
<b>Property Address</b>	2301 HWY 80
<b>Parcel IDs</b>	60881 04001
<b>Area of Property</b>	7.83
<b>Current Zoning</b>	C-2
<b>Proposed Land Use</b>	Commercial (Flex Space for Commercial Tenants)

## GENERAL INFORMATION

**Project Description:** The applicant wishes to develop four new multi-tenant building and parking areas. The new buildings will be projected to be 168,000 sf and feature up to 38 units.

**Project Background:** This is a new application. Each unit will have an in-unit restroom.

## FINDINGS

Staff has determined this application is complete and contains all required information. In conformance with the City of Garden City Zoning Ordinance Section 90-48, the following factors are to be considered for a General Development Plan review:

1. *Proposed uses and overall development plan*  
-No concerns, commercial causeway, compatible with region and locality.
2. *Façade elevation plan indicating building orientation and scale; exterior construction materials, including texture and color; roof shape, window and door openings, porches, and balconies; architectural style or structure and the facade architectural treatment.*  
-Elevations are provided with this submittal for Planning Commission comments.

3. *Fences, landscaping, and buffers.*

-This submittal features an appropriate buffer, parking islands, and landscaping information.

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

-Parking space requirements based on max employees per shift (1 parking space per 2 employee slots per shift.) Parking space count and tree islands meet or exceed required standards.

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.*

-There will be a freestanding sign on the frontage of the property. Sign permit process will be followed when sign design gets finalized.

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

### ACTIONS

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

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

### RECOMMENDATION

**Approve** the General Development Plan.

### RECOMMENDED MOTION

I move to **approve** the general development plan for PC-9-25-1134.

*Note:*

*Approval, if granted, by the Planning Commission only constitutes the initial step in the overall process and additional requirements still must be met prior to commencement of any construction activities. The Petitioner should note that final approval of the site plan will require City staff approval of the detailed engineering plans for the project through the City's standard process and a Land Disturbance Activity (LDA) Permit must be issued prior to construction. The Petitioner should also note that final approval of the site architectural plans will require City staff approval via its standard process and a building permit must be issued before vertical construction shall commence.*

# City of Garden City General Development Plan Application



## Development Information

### Development Name

Palmetto Business Park

### Property Address

2301 US HWY 80 , Garden City GA 31408

Parcel ID	Total Site Acreage	Zoning
60881 04001	7.83	C-2

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

The proposed project is to build commercial flex space that will tailor to the needs of small business owners such as construction contractors, trade/service shops, creative studios, and equipment storage. Each tenant will have a space that ranges from 3,000 to 6,000 sq ft. Each space will have a dedicated work/storage area, windowed front office, bathroom, and full roll up door. The purpose of the roll up doors are to allow tenants to load/unload tools and materials. Outdoor storage is strictly prohibited, and roll up doors shall remain closed except during active loading/unloading to prevent noise or dust emitting. Semi-truck parking is also

strictly prohibited. The use also typically does not attract large crowds like restaurants or event spaces. Most tenants have limited staff thus foot traffic is low. In summary, the intended use complies with the existing zoning ordinance, promotes local trades and services, creates more jobs and supports Garden City's rapidly growing economy.

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

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

Building Area (Square Feet)   168,000 sq ft

Will the development be phased?   ☐ Yes   ☒ No   If yes, how many phases?

Are buffers required? (see [Sec. 90-262](#))   ☐ Yes   ☒ No

Will fencing be provided?   ☐ Yes   ☒ No   If yes, what material?

A façade elevation plan is required.   Building Material(s):   metal / glass

Building Color(s):

### Any additional details relevant to the application:

See Wetlands AJD attached confirming wetlands are excluded from Clean Water Act jurisdiction

Agent Authorization form attached

# City of Garden City General Development Plan Application



G A R D E N C I T Y

## Applicant Information

<b>Owner</b>	
<b>Name</b>	<b>Address</b>
Michael Blatt	309 Wickersham Drive Savannah GA 31411
<b>Phone</b>	<b>Email</b>
(415)-331-8000	michaelblatt@att.net
<b>Engineer/Surveyor</b> <input checked="" type="checkbox"/> Same as authorized agent <input type="checkbox"/> Check here to receive staff review comments via email	
<b>Company Name</b>	<b>Contact (Individual Name)</b>
<b>Phone</b>	<b>Email</b>
<b>Authorized Agent (Requires Authorized Agent Form)</b> <input checked="" type="checkbox"/> Check here to receive staff review comments via email	
<b>Company Name</b>	<b>Contact (Individual Name)</b>
Ranger Legacy LLC	Michael Blatt
<b>Phone</b>	<b>Email</b>
(415)-331-8000	michaelblatt@att.net

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

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

Michael Blatt

Owner/Authorized Agent (Print Name)

*Michael Blatt*

Signature

7/22/2025

Date

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

OFFICE USE ONLY		
<b>Received By</b>	<b>Date Received</b>	<b>Case Number</b>

# City of Garden City General Development Plan Checklist



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

	Sheet	Note #
<b>GENERAL INFORMATION</b>		
1 Name of project and name of owner of the property	C1	
2 Names of project planner and developer and contact information	C1	
3 North arrow and graphic scale	C1	
4 Date, including all revision dates	C1	
5 General location map	C1	
6 Total area and development area in acres	C1	
7 Zoning District and any zoning variances or conditions	C1	
8 Zoning of contiguous properties and existing uses on contiguous property	C1	
<b>EXISTING CONDITIONS</b>		
9 Flood zone boundary lines	C4	
Existing easement locations and uses including the holder of the easement and any restrictions imposed by the easement	None	
10 Location of any existing underground storage tanks	None	
11 Required yards (building setbacks)	C1	
12 Existing streets, buildings, water bodies, wetlands, and other natural features	C1 / C3	
13 Existing water lines, sewer lines/septic fields, and fire hydrants	C1	
14 Existing storm water drainage structures	C1	
<b>PROPOSED IMPROVEMENTS</b>		
15 Proposed stormwater management facilities	C1	
16 Locations, dimensions, building area, and uses of all proposed buildings and structures.	C1	
17 Location of any proposed underground storage tanks	None	
18 Proposed easement locations and uses including the holder of the easement and any restrictions imposed by the easement	None	
19 Curb cuts, vehicular access and circulation	C1	
20 Pedestrian and other types of circulation	C1	
21 Off street parking and loading areas	C1	
22 Recreation areas	None	
23 Buffer dimension and composition, including fencing and landscape	C1	
24 Refuse collections areas	C1	

# City of Garden City General Development Plan Checklist



		Sheet	Note #
25	Project phasing, if applicable	None	
26	Tree protection and replacement plan, including identification of specimen trees	N/A	
27	Scale, design, and location of exterior signs	C1 / C4	

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

		Sheet	Note #
1	Tabulation of the project density in dwelling units per net acre, if applicable	C1	
2	Tabulation of the number of required parking and loading spaces, required and proposed	C1	
3	A statement describing the character and intended use of the development	App	
4	If common facilities, such as recreation areas, private streets, and common open spaces are to be provided, statements as to how they will be provided and maintained shall be submitted.	None	
5	Facade elevation plan, indicating building orientation and scale; exterior construction materials, including texture and color; roof shape, window and door openings, porches and balconies; the architectural style or structure and the facade architectural treatment.	C2/C3	

## Existing Conditions:

### 9. Flood zone boundary lines: Flood zone X

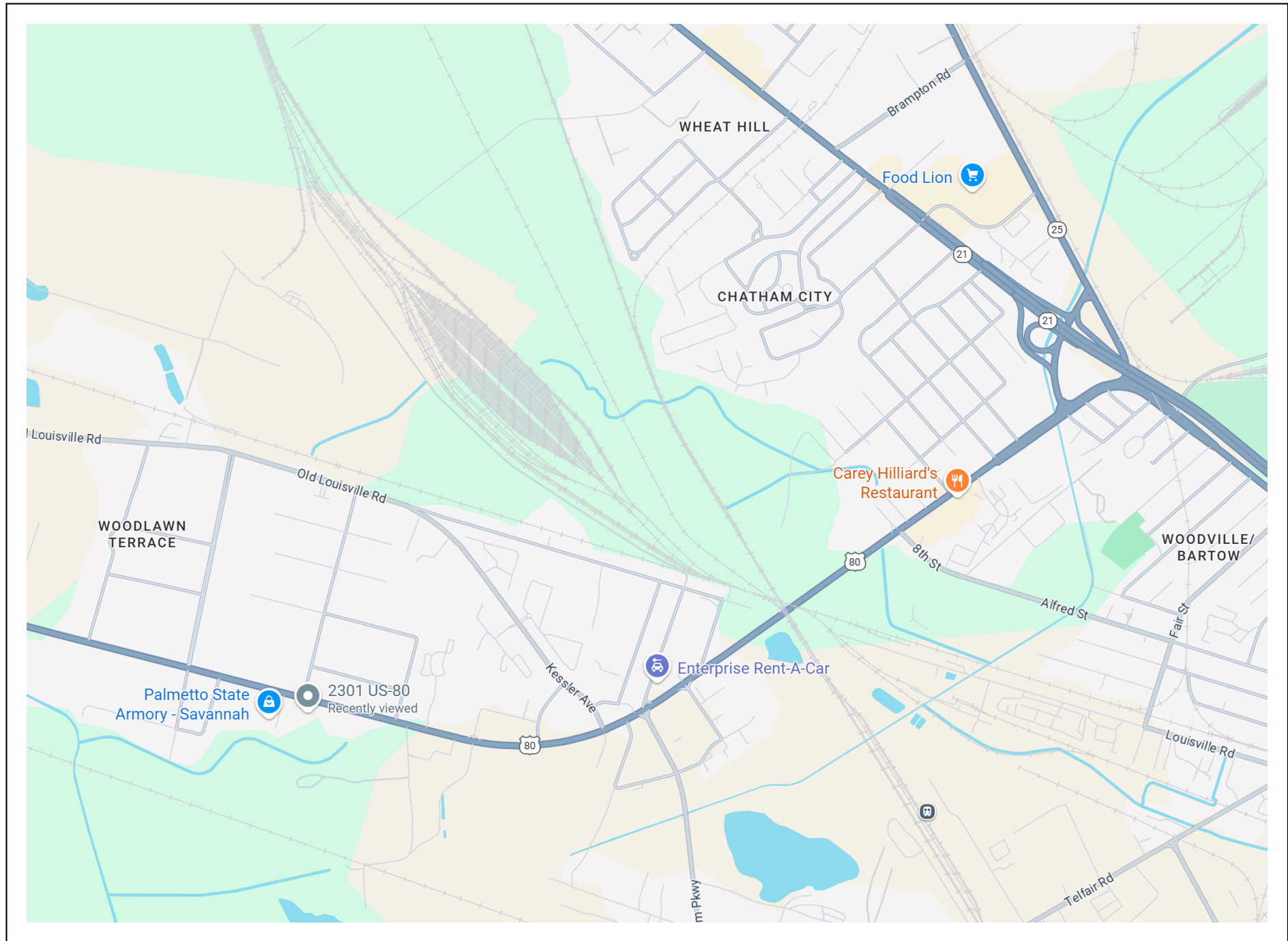


### 12. Wetlands (See AJD for details)



### 27. Exterior Signs:

Monument sign to be a maximum of 350 sq ft per Garden City Municipal Code. Location on page C1.



LOCATION MAP

PALMETTO STATEARMORY  
ZONE C-2

ROMINE ENTERPRISES  
ZONE C-2

COUNTY OF CHATHAM  
ZONE RESIDENTIAL

PROJECT DATA SUMMARY				
PIN#	60881-04001			
Zoning	C-2			
Construction type	METAL BUILDING			
Number of stories	1			
TOTAL LOT AREA:	341088	s.f.	7.83	Ac
BUILDING AREA	168000	s.f.		
FLOOR AREA RATIOS:	49.3%			
IMPERVIOUS SURFACE:				
BUILDINGS	168000			
HARDSCAPE	104820			
	TOTAL	<div>272820</div>		
IMPERVIOUS SURFACE RATIO	80%			
SETBACKS				
	FRONT (FROM CL HWY 80)			
	PAVING	93'		
	BUILDINGS	145'		
	REAR	28'		
	LEFT SIDE	12'		
	RIGHT SIDE	12'		
PARKING				
	STANDARD	128		
	ADA COMPLIANT	12		
	TOTAL	140		

PLANT LIST

- MAGNOLIA - 15 GAL 25
- CRAPE MYRTLE - 15 GAL 66
- BOXWOOD - 1 GAL 68
- GROUND COVER - NATIVE GRASS

1  
C-01

SITE PLAN

SCALE: 1" = 40'

PALMETTO BUSINESS PARK

2301 US HIGHWAY 80 WEST  
GARDEN CITY, GEORGIA 31408

PIN: 60881-04001

ISSUES		DESCRIPTION
REV	DATE	
	7/31/2025	General Development Plan

PRINT DATE: 8/25/2025

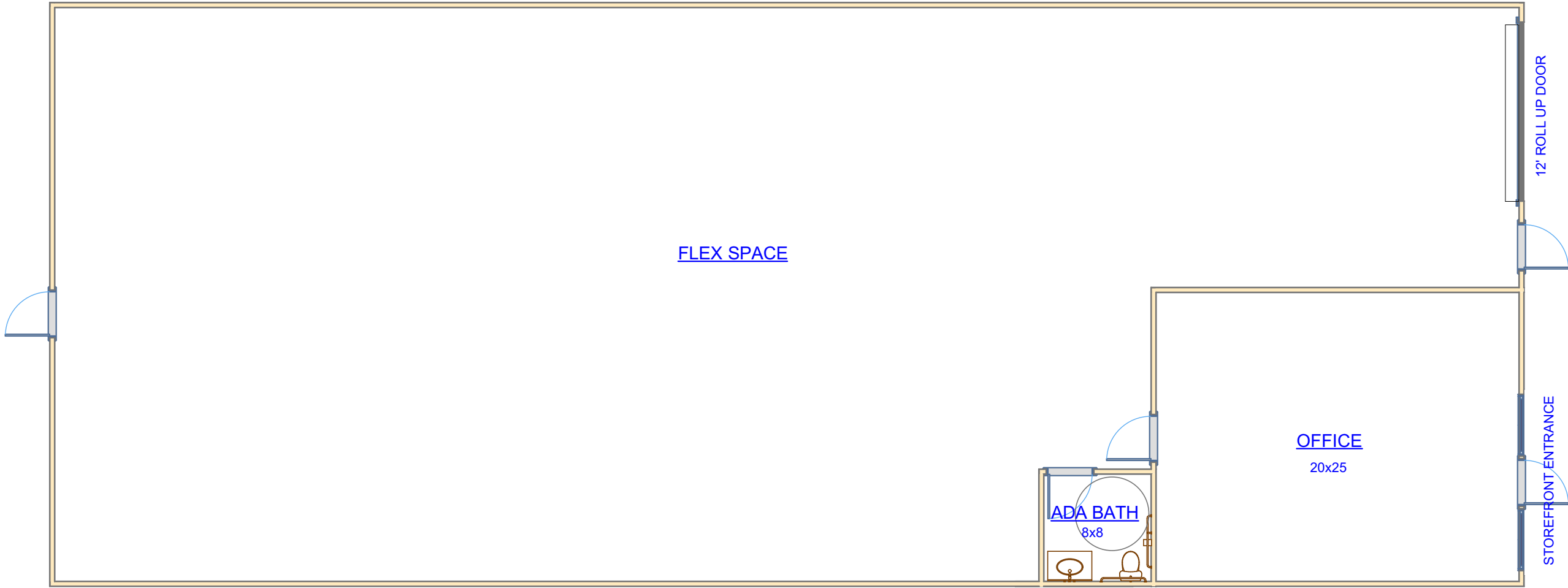
SITE PLAN

SHEET  
C-01

OF 2



2  
C-02  
ELEVATION FROM HIGHWAY  
SCALE: 1" = 20'



1  
C-02  
TYPICAL FLOOR PLAN  
SCALE: 1/8" = 1'-0"



OWNER

RANGER LEGACY, LLC  
309 WICKERSHAM DRIVE  
SAVANNAH, GA 31411  
michaelblatt@att.net

PALMETTO BUSINESS PARK

2301 US HIGHWAY 80 WEST  
GARDEN CITY, GEORGIA 31408

PIN: 60881-04001

ISSUES						
REV	DATE	DESCRIPTION				
	7/31/2025	General Development Plan				

PRINT DATE: 8/25/2025

TYPICAL PLAN AND  
ELEVATION

SHEET  
C-02

OF 2



OWNER

RANGER LEGACY, LLC  
309 WICKERSHAM DRIVE  
SAVANNAH, GA 31411  
michaelblatt@att.net

PALMETTO BUSINESS PARK

2301 US HIGHWAY 80 WEST  
GARDEN CITY, GEORGIA 31408

PIN: 60881-04001

ISSUES						
REV	DATE	DESCRIPTION				
	7/31/2025	General Development Plan				

PRINT DATE: 8/23/2025

EXHIBIT

SHEET  
C-03

OF 2