## **AGENDA**

Board of Zoning Appeals / Planning Commission Meeting Monday, September 10, 2024 - 6:00pm

#### Pre-agenda @ 5:00 pm

- **¤** Call to Order
- □ Roll Call
- Approval of Agenda September 10, 2024
- □ Approval of Board of Zoning Appeals/Planning Commission Minutes

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  □ Approval of Board Of Board
  - August 10, 2024
- **Zoning Appeals** 
  - PC-9-24-1095: TLC Properties LLC (Lamar Advertising) requests an appeal/variance of 90-174(14)i to reduce the spacing requirements between billboards for 4926 Ogeechee Rd; PIN 60957 01005.
- **≍** Adjournment
- □ Planning Commission
  - PC-9-24-1092: Konter Development Co. requests a general development plan for proposed development of a multifamily residential development on HWY 80; PINS 60926 05019 and 60926 05020.
  - PC-9-24-1097: TLC Properties LLC (Lamar Advertising) requests a general development plan for a billboard on 4926 Ogeechee Rd; PIN 60957 01005.
  - **Adjournment**

Board of Zoning Appeals/Planning Commission

August 13, 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, Yurida Maldonado, Charlie Orrel, and Chad Flowers. Wayne Joyner were present. Misty Selph was absent.

Staff: Denise Grabowski (Planning Manager -Consultant), Laureen Boles (Planning and Economic Director), and Jonathan Trego (Planning and Zoning Supervisor.)

Chair Bruner called for a motion to approve the agenda. Commissioner Orrel made a motion to approve the agenda, with a second by Commissioner Flowers; the vote passes with no opposition.

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

#### **Board of 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.

Denise Grabowski gave an overview and staff recs, approval.

Joann Duff approached to speak on behalf of the application, she was in favor of approving her application.

Dr. Perry asked if the business would remain the same, the applicant affirmed.

Chair Bruner asked for other speakers.

Commissioner Orrel asked if she would keep the business the same, the applicant affirmed.

Chair Bruner asked for a motion to approve. Commissioner Perry made a motion to approve, Commissioner Ashley seconded. Vote passes 7-0.

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.

Denise Grabowski gave an overview and staff recommendations. Recommendation is approval provided that the height does not exceed 75 feet based on the crown of the adjacent roadway.

Jamie Graham approached and spoke on behalf of his application.

Commissioner Orrel asked Jamie Graham if any corrections were needed to adhere to the sign ordinance.

Chair Bruner asked about the mechanical faces.

The applicant Jamie Graham said he applied with Robert Wellmaker and gave a history of the process.

Chair Bruner said just because you have GDOT does not override the local ordinance.

Mr. Graham said he was approved for MMS by Garden City.

Denise Grabowski talked about the sign ordinance.

Mr. Graham said he does not consider it a changeable copy.

Chair Bruner said yes, it is.

Mr. Graham said he needs 2 months to change it out.

Chair Bruner asked if 90 days would be fair.

Chair Bruner asked for other speakers.

Commissioner Perry asked Mr. Grahah, what his understanding of a triface board was.

Mr. Graham said he considers it MMS.

Denise Grabowski spoke about the differences between GDOT requirements and Garden City requirements.

Commissioner Perry asked if Robert Wellmaker approved him.

Mr. Graham said yes.

Chair Bruner said he would have to come into compliance.

Commissioner Perry asked about compliance in 90 days.

Mr. Graham talked about his contracts.

Commissioner Orrel asked if they could offer more time.

Mr. Graham talked about his contracts and what was required.

Chair Bruner asked about who rents it now.

Mr. Graham talked about who rents it and their contract.

Commissioner Ashley asked if this was the sign where there was an issue with accessibility.

Mr. Graham said yes.

Commissioner Perry asked if they were to approve it would it be for an extension.

Chair Bruner said to approve with an agreement to get into compliance.

Commissioner Orrel made a motion to approve with a provision that he would update the billboard to get within code within 6 months, and there would be a height limit of 75'. Commissioner Perry seconded. Vote passes 7-0.

## 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.

Denise Grabowski gave an overview and staff recommendation, approval.

Application Jerimiah Kim spoke in favor of his application. He spoke about his business model and use proposal.

Chair Bruner asked for other speakers.

Joseph Kimker came forward to speak in favor of the application.

Chair Bruner asked for other speakers.

Commissioner Orrel asked if the applicant would operating service trucks at the location.

The applicant said mainly from the outside.

Commissioner Orrel asked about equipment storage.

The applicant not much storage, maybe some wires.

Commissioner Perry made a motion to approve, Commissioner Ashley seconded, vote passes 7-0.

## 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.

Denise Grabowski gave overview and staff recommendation, approval.

Applicant Rusty Windsor approaches to speak in favor of his application, he said this is for repair of company vehicles, not for external customers.

Chair Bruner asked for speakers.

Commissioner Orrel asked if UPS serviced trucks there.

The applicant said his understanding was that they did.

Commissioner Orrel made a motion to approve, Commissioner Ashley seconded, vote passes 7-0.

## 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.

Denise Grabowski gave overview and staff recommendation, approval.

No applicant was present.

Perry motion to table, Ashley seconded, vote passes 7-0.

## PC-8-24-1088: Brad Knyal request to establish a use as truck repair to be located at 6010 Commerce Blvd; PIN 60891 01048.

Denise Grabowski gave overview and staff recommendations, approval.

Applicant Brad Knyal approached to speak in favor of his application.

Bruner called for other speakers.

Zach Travis approached to speak in favor of the application, and spoke about the need for more truck services.

Bruner asked for other speakers.

Commissioner Orrel motion to approve, Pery seconded. Vote passes 7-0.

Commissioner Perry made a motion to adjourn the Board of Appeals, Commissioner Ashley seconded, vote passes with no opposition.

#### **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.

Denise Grabowski gave overview and staff recommendations, approval.

Applicant, Westin Martin approached to speak on behalf of his client, he spoke about the project.

Chair Bruner asked for other speakers.

Jack Reese approached to speak as the developer, and said that he is in favor and would be happy to answer any questions.

Bruner asked for other speakers.

Pery motion to approve, Ashley seconded. Vote passes 7-0.

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.

Denise Grabowski gave overview and staff recommendation, approval.

Alec Metzer, engineer, came forward to speak on behalf of the project.

Chair Bruner asked for other speakers.

Chair Bruner asked about vegetation.

Denise Grabowski spoke about the buffer requirements regarding the size of the property and easements.

Commissioner Perry asked Mr. Metzer about his statement that everyone else is not doing the right thing.

Denise Grabowski asked if staff can work with the applicant to enhance vegetation.

Denise Grabowski advised amending the staff recommendation for the approval.

Commissioner Perry said the word practical gives her pause, because who determines practicality.

Commissioner Orrel motion to approve with consideration of additional veg as allowed, Commissioner Ashley seconded, vote passes 7-0.

Commissioner Perry motion to adjourn planning commission meeting. Commissioner Ashley 2nd. Vote passes 7-0.

Bruner reopens zoning appeals meeting.

The applicant from an earlier item arrived late.

#### Perry motion to remove PC-8-24-1087 from the table, Judy 2nded. 7-0.

Denise Grabowski gave overview and staff recommendation. She stated what she stated earlier for the item.

The applicant and a translator approached. His name is Otillio Rax, he spoke through a translator to talk about his church and what he wanted to accomplish.

Chair Bruner asked for other speakers.

Joseph Kimker approached to speak in favor of the applicant.

Monalisa Monroe approached to speak in favor of the application.

Tammy Graham approached to speak in favor of the application.

Chair Bruner asked for more speakers.

Commissioner Maldonado said that she knows him and thinks that he is a very good person.

Commissioner Orrel said he thinks it will be a good fit.

Commissioner Ashley motion to approve, Commissioner Pery 2nd, 7-0

Commissioner Perry motion to adjourn, Commissioner Ashley 2nd, 7-0.

Respectfully submitted,

JRT



## **MEMORANDUM**

To: Garden City Planning Commission & Board of Appeals

From: Denise R. Grabowski, AICP, LEED AP, Planning Manager Consultant

Date: September 4, 2024

**Re:** PC 09-24-1097 – Billboard – 4926 Ogeechee Road

Application Type	Variance
Case Number	PC 09-24-1096
Applicant	TLC Properties/Lamar Advertising
Name of Project	Billboard
Property Address	4926 Ogeechee Road
Parcel IDs	60957 01005
Area of Property	3.2 acres
Current Zoning	C-2A

#### **GENERAL INFORMATION**

Project Description: The applicant applied for a permit to replace a double-sided static billboard, adjacent to US Highway 17, with an LED Multi-Message Sign (MMS). Each sign face (display area) is approximately 300 square feet. The Planning Commission approved a MMS sign within the required distance of 2,500 feet on August 2, 2023. Pursuant to Section 90-158, the Planning Commission is authorized to determine code compliance for outdoor advertising and separate use signs. The MMS application has not been approved by GDOT.

Background / Additional Context: Section 90-174 (14) i, requires a separation of 2,500 feet of another LED billboard sign on either side of the road. The applicant is requesting a variance in the required distance between MMS signs from 2,500 feet to 1,500 feet.

#### **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;

No, this application is not unique to this particular piece of property.

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

No, conditions are not 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.

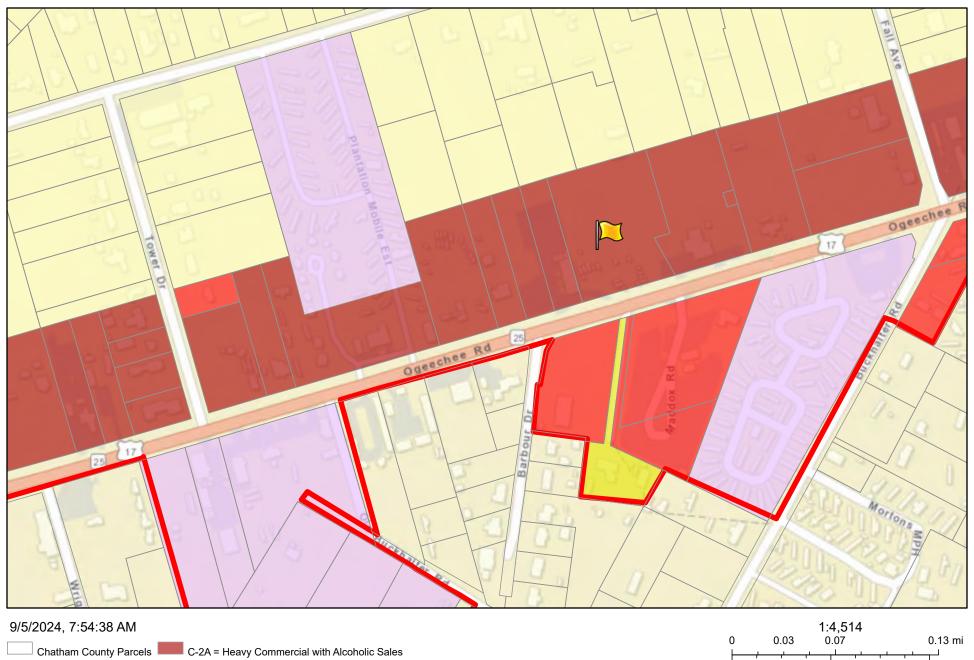
No, a billboard is viable as a static sign.

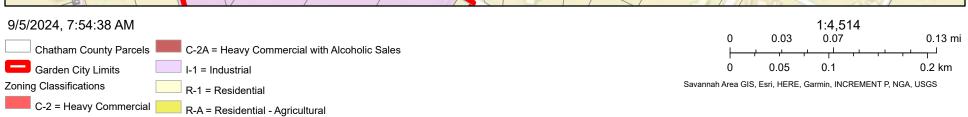
#### **RECOMMENDATION**

**Denial** of the variance request.

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.

## 4926 Ogeechee Road





## City of Garden City Variance Application



Development Information	PC-9-24-1095
Development Name (If applicable)	
4926 Ogechee Rd - Lamar Billboard	
Property Address	
4926 Ogechee Rd	
Savannah, GA 31405	
Current Zoning	Current Use
C-2A	Billboard
Parcel ID	Total Site Acreage
60957 01005	3.2
Section of the zoning code from which	you are seeking a variance:
Sec. 90-174 (14) i.	
Describe the variance request you are i	requesting.
Yes. Based on the building official approval of the in question. Furthermore, since the approval of	he permit on Monday, September 25, 2023 Lamar purchase a digital billboard face and installed it on the location the permit Lamar purchase on interest in the subject property to secure the real estate position of the digital face. and exceptional conditions because of its size, shape or topography?
Are the conditions of the property unic	que to this piece of property?
No	
Would approval of this variance reques	st cause any detriment to adjoining properties or the community?
no	
Please provide any additional informat	tion that you deem relevant.
As indicated in the July 24, 2024 letter	er to the City Attorney Lamar expressly reserves all rights and is not waiving any right by
agreeing to make this submissions	to the City.

## City of Garden City Variance Application



### Applicant Information

TLC Properties, LLC	
Owner	
Name	Address
Alex Voss	45 Telfair PI, Savannah, GA 31415
Phone	Email
(912) 232-4103	avoss@lamar.com
Nature of Ownership Interest	
Is the Owner an:  Individual  Partnership  Sol Note: If a corporation, submit a list of officers, director If a partnership: Submit list of all partners with name,	s & major stockholders with name, address and title. address and title.
Engineer/Surveyor    Same as aut	
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)
Phone	Email
Campaign Contribution	
List below the names of local government officials, Gar	den City City Council, to whom campaign contributions were made, within two ( on, which campaign contributions total \$250.00 or more or to whom gifts were
Elected Official's Name	Amount or Description of Gift
Appeals and that my application cannot be approv	Abyala EC. Va 7/25/24
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: September 4, 2024

**Re:** PC 9-24-1092

Application Type	General Development Plan	
• • • • • • • • • • • • • • • • • • • •	·	
Case Number	PC 9-24-1092	
Applicant	Konter De <mark>velopme</mark> nt Company	
Name of Project	The Preserve at Tranquil Pond	
Property Address	North side of U.S. Highway 80, west of Griffin Ave.	
Parcel IDs	60926 05019, 60926 05020, 60926 05016, 60926 05018	
Area of Property	11.59 acres	
Current Zoning	R-1 Existing, R-2 Proposed	
Proposed Land Use	M <mark>ulti-family</mark>	

#### **GENERAL INFORMATION**

*Project Description*: The property was previously owned by the City of Garden City. The City issued a Request for Proposals (RFP) to develop the property for residential development. Konter Development Company was the successful bidder for the project. City Council approved the first reading of the rezoning request from R-1 to R-2 at the August 19, 2024, council meeting. The second reading will be presented to City Council on September 16, 2024.

The proposed development will include 23 apartment buildings with associated parking, clubhouse, pond and infrastructure. There will be 28 one-bedroom units, 88 two-bedroom units, and 30 three-bedroom units for a total of 146 multi-family units. The development plan and building elevations are consistent with the information submitted in the RFP response and the subsequent development agreement with Garden City.

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 use is permitted by right in the R-2 zoning district. The proposed density is approximately 13 units/acre, which is within the allowable density.

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 a brick veneer base with horizontal vinyl siding and vinyl shake accents.

3. Fences, landscaping, and buffers.

The properties to the east and south are zoned R-1. The required ten-foot buffer is located along the eastern and southern property line. The property to the north is zoned I-1. A ten-foot buffer is located along the northern property line. The planning commission is authorized to modify the buffer requirements adjacent to the existing industrial zoned property.

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

The development will be accessed via U.S. Highway 80. Parking is provided around the perimeter of the interior roadway in front of the multi-family buildings.

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:

- 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, pending the rezoning of the property to R-2.

#### RECOMMENDED MOTION

I move to recommend the **approval** of the general development plan for PC 9-24-1092, pending the approval of the zoning of the property to R-2.

#### 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.

## U.S. Highway 80 - Konter



## City of Garden General Development Plan Application



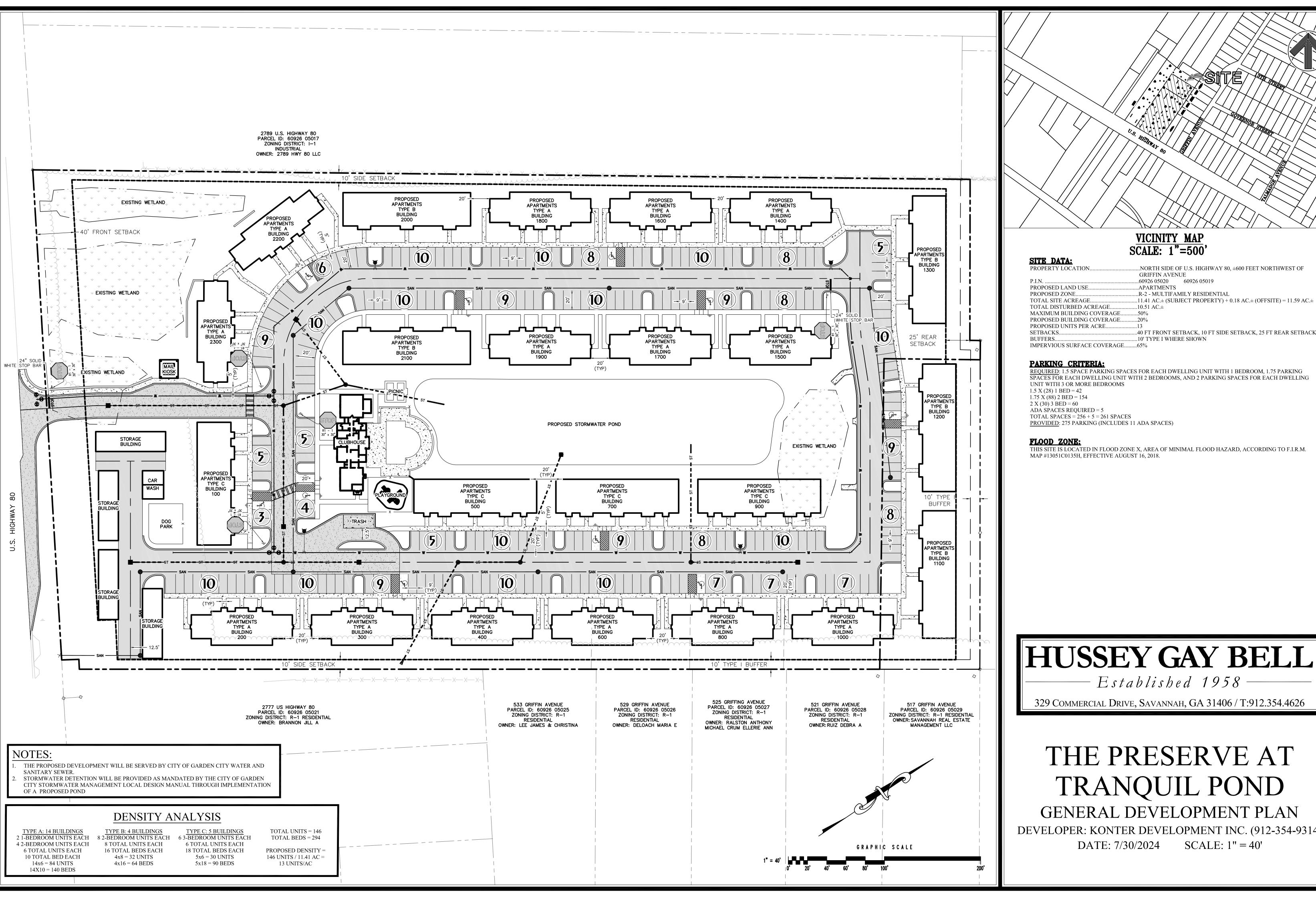
<b>Development Information</b>			GARDENCIA
Development Name			
The Preserve at Tranquil Po	ond		
Property Address			
North side of U.S. Hwy. 80,	±600' northwes	st of Griffin Ave	).
Phased development?		If yes, indicate prop	posed number of phases:
□ Yes ■ No			
Parcel ID	Total Site Acreage		Zoning
60926 05019, 60926 05020	11.59		R-1 Existing, R-2 Requested
Project Description			
23 apartment buildings with	associated par	rking, clubhous	se, pond, and infrastructure
Water County			
Water Supply		Sewage Disposal	
■ Public □ Private		■ Public □ Priva	te
Applicant Information			
Owner		Address	
Konter Development Co.	Jorny Kontor		ial Place, Savannah, GA 31406
Phone Phone	Jerry Konter	Email	lai Flace, Savailliali, GA 31400
(912) 354-9314			ter@konterhomes.com
	Same as authorized age		to receive staff review comments via email
Company Name		Contact (Individual I	
Hussey Gay Bell			Evan Bennett
Phone		Email	
(912) 354-4626		ebenn	ett@husseygaybell.com
Authorized Agent (Requires Authorized Ag	gent Form)	■ Check here to receive staff review comments via email	
Company Name		Contact (Individual I	Name)
Phone		Email	
			-//,
I understand that I will need to attend of Commission and that my application ca	innot be approved un	Jess I am represented	
	OFFICE	USE ONLY	
Received By	Date Received	JOSE O'NE	Case Number
Submittal Format	Fee Amount Paid		Invoice Number

## City of Garden City Agent Authorization Form



## Applicant Information

Name	Address	
Konter Development Company - Jerry K	Conter 22 Commercia	al Place, Savannah, GA 31406
Phone	Email	
(912) 354-9314	jkon	ter@konterhomes.com
Development Name (if applicable)		
	The Preserve at Tranquil Pond	
the undersigned, do hereby certify that I am to Garden City Planning Commission. I/We, the couthorize Hussey Gay Bell - Evan Bennett  Print Name	the owner of the property affected by the undersigned owner(s) of property involved to act as Agent for the attached of Signature	ed in this application, do hereby
Print Name	Signature	Date
Authorized Agent		
Company Name	Contact (Individual Name)	
		Evan Bennett
Hussey Gay Bell		Lvan bennett
Hussey Gay Bell Phone	Email	Lyan bennet



..NORTH SIDE OF U.S. HIGHWAY 80, ±600 FEET NORTHWEST OF

..60926 05020 60926 05019

...R-2 - MULTIFAMILY RESIDENTIAL

..40 FT FRONT SETBACK, 10 FT SIDE SETBACK, 25 FT REAR SETBACK

REQUIRED: 1.5 SPACE PARKING SPACES FOR EACH DWELLING UNIT WITH 1 BEDROOM, 1.75 PARKING SPACES FOR EACH DWELLING UNIT WITH 2 BEDROOMS, AND 2 PARKING SPACES FOR EACH DWELLING

THIS SITE IS LOCATED IN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO F.I.R.M.

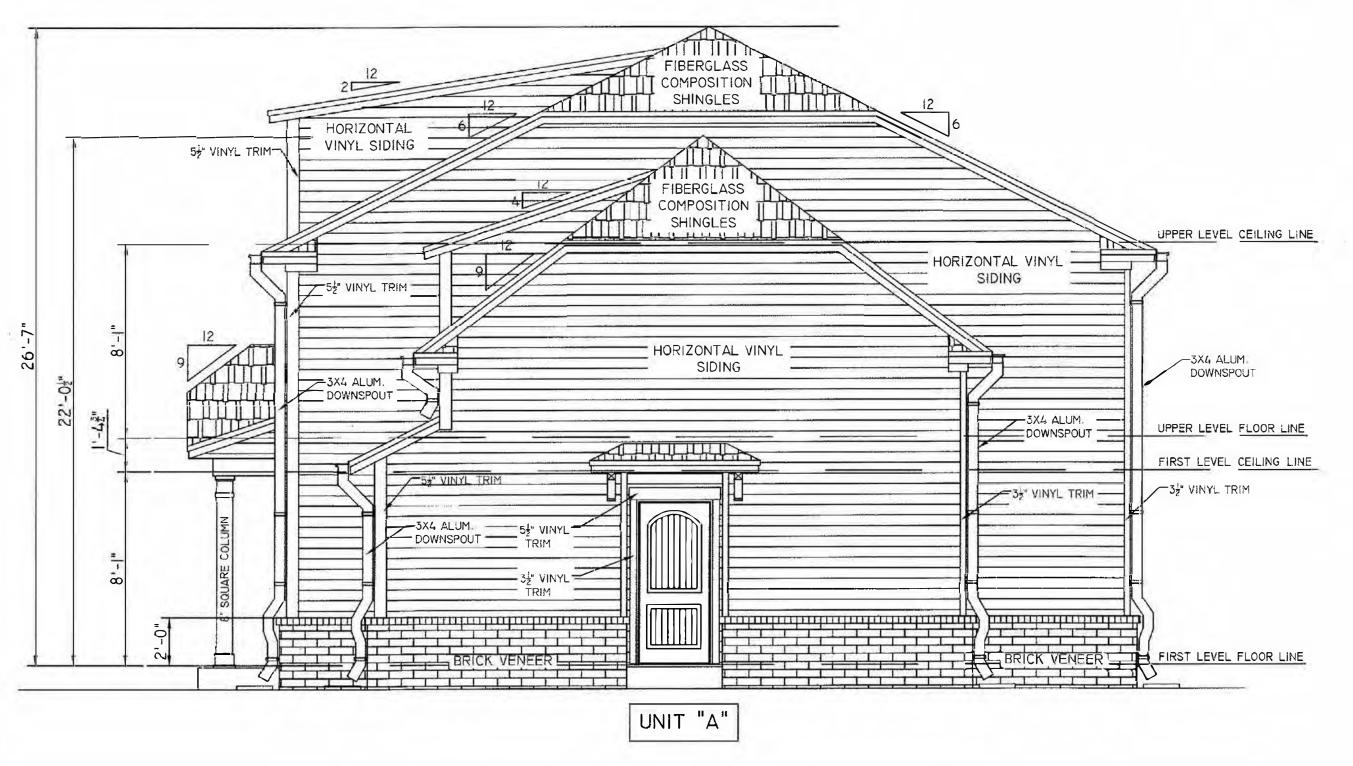
## HUSSEY GAY BELL

329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626

## THE PRESERVE AT TRANQUIL POND

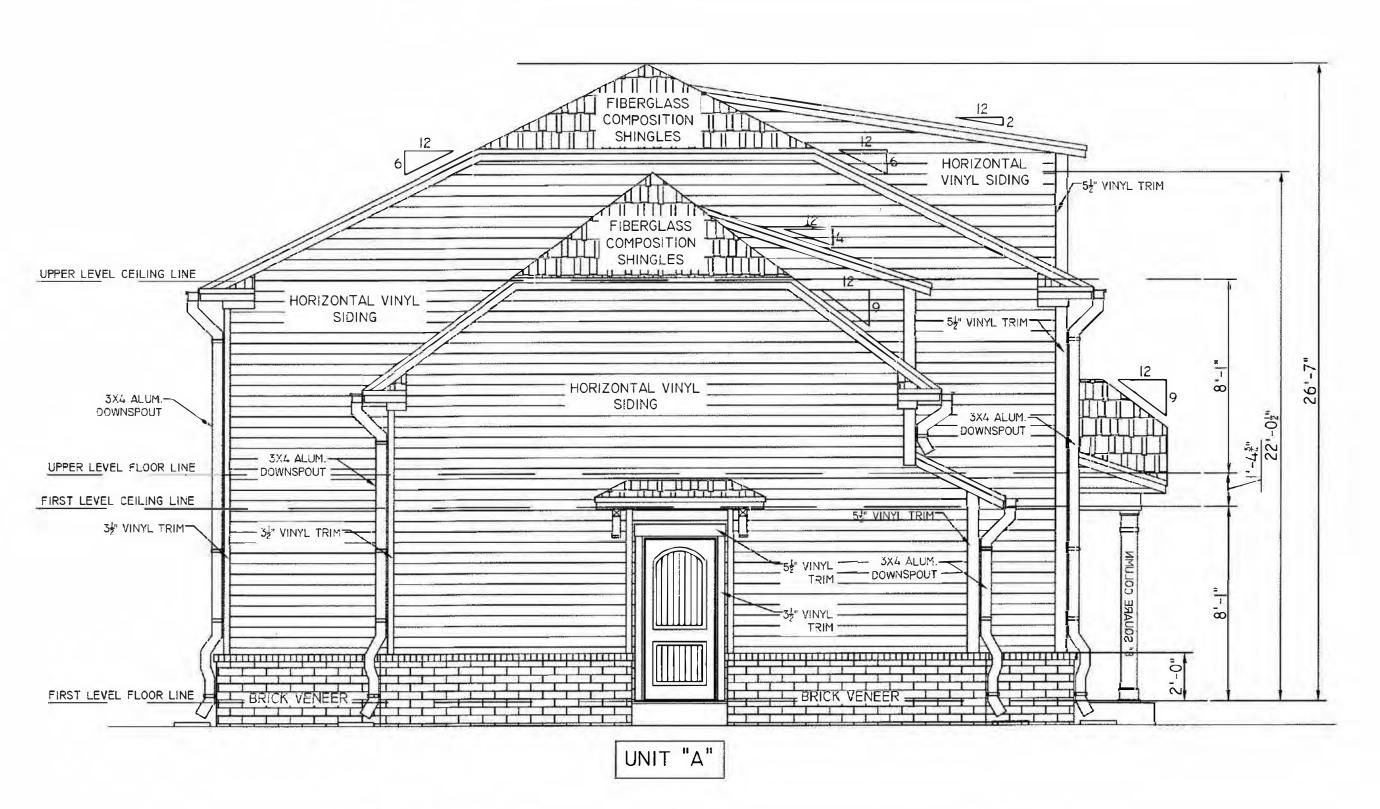
DEVELOPER: KONTER DEVELOPMENT INC. (912-354-9314) SCALE: 1'' = 40'





One Bedroom and Two Bedroom Unit Building Right Side Elevation

| One Bedroom Unit Building | Scale: 1/4" = 1'-0"



One Bedroom and Two Bedroom Unit Building
Left Side Elevation

| SCALE: 1/4" = 1'-0"

PROPOSED FACILITIES

The Preserve at Tranquil

Pond

LEFT AND
RIGHT

DATE: 08/18/2020
DESIGN BY: TDO
DRAWN BY: DLH
CHECKED BY: TDO

NOT FOR CONSTRUCTION

RELEASED FOR CONSTRUCTION

DATE: 08/18/2020 BY: TDO

(1)A2.1



PROPOSED FACILITIES FOR The Preserve at Tranquil Pond

FRONT AND
REAR
ELEVATION

PROJECT NO: 200053.000

DATE: 08/18/2020

DESIGN BY: TDO

DRAWN BY: DLH

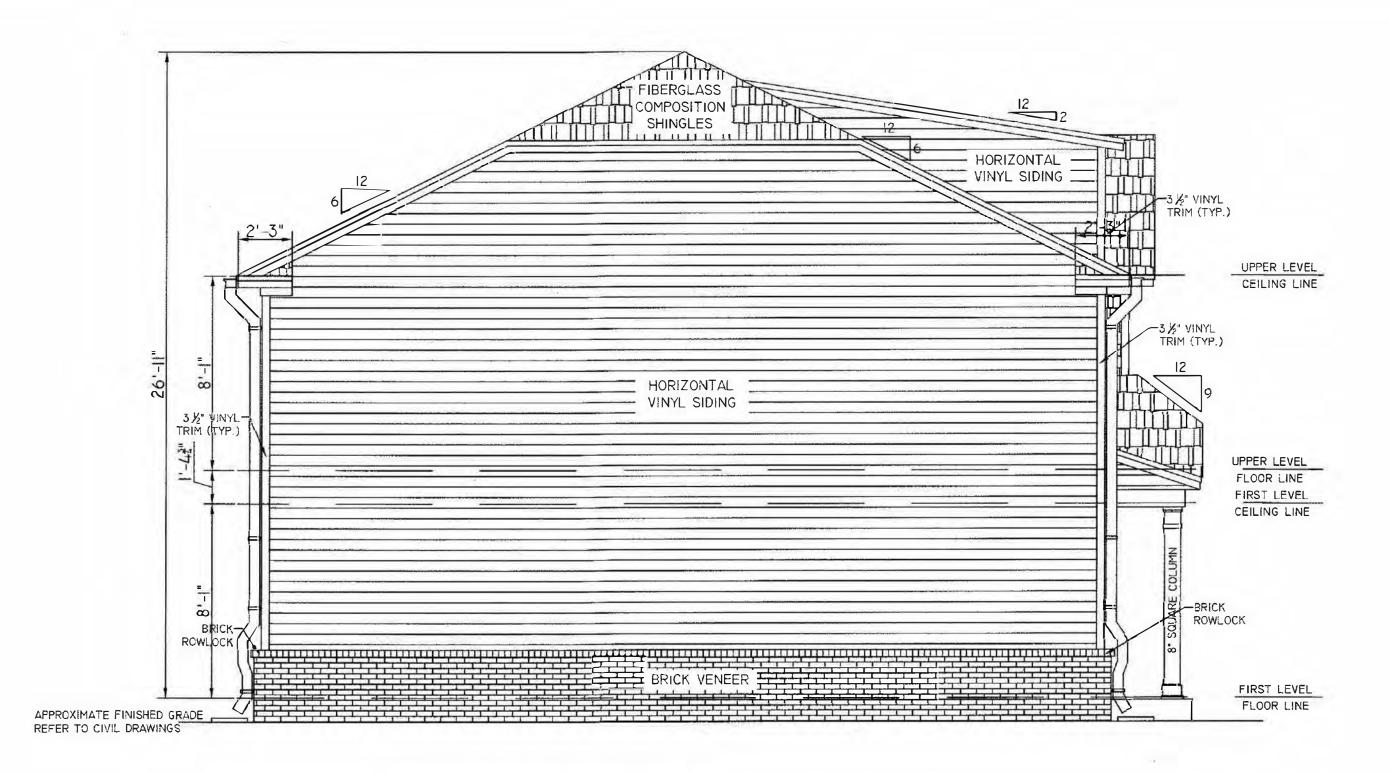
CHECKED BY: TDO

NOT FOR CONSTRUCTION

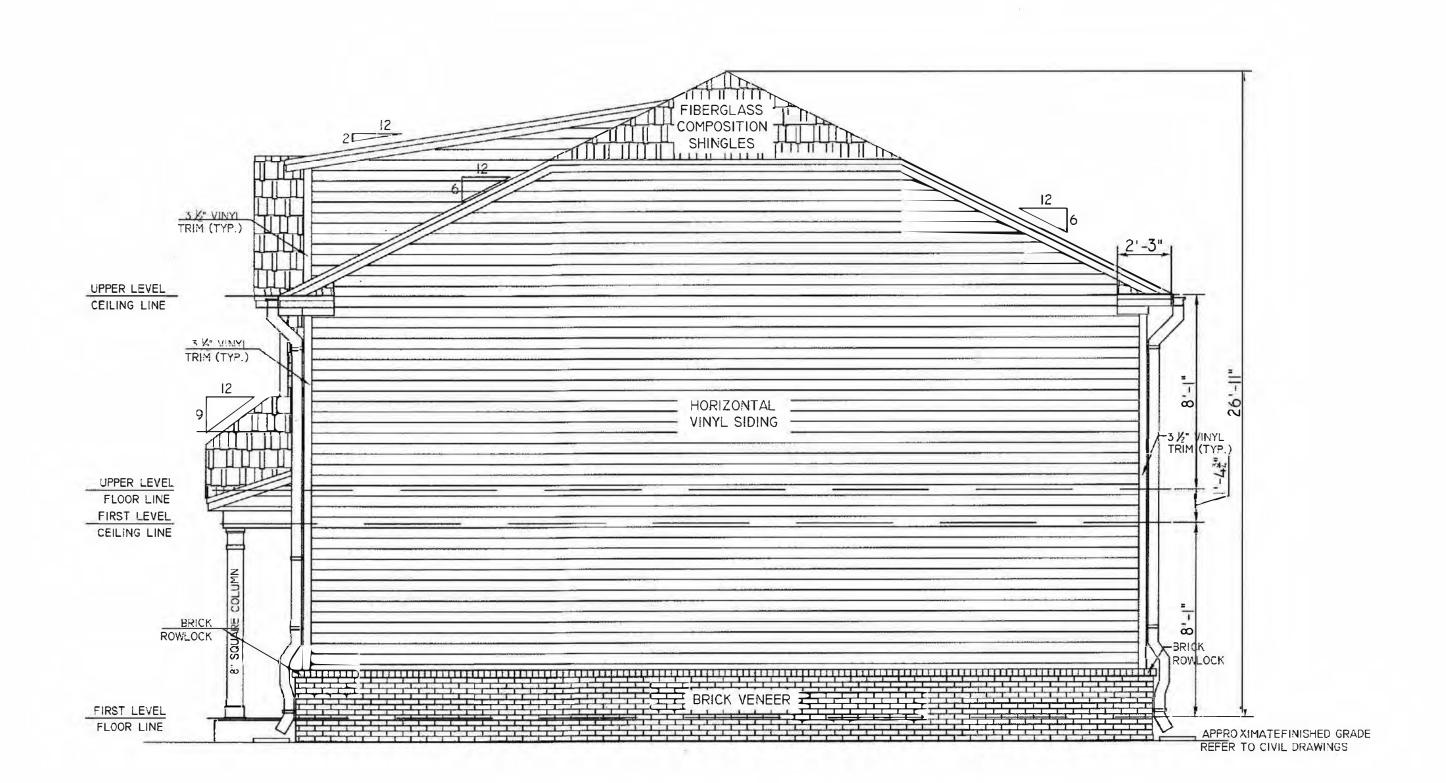
RELEASED FOR CONSTRUCTION

DATE: 08/1 8/2020 BY: TDO

(2)A2.0



# Two Bedroom Unit Building Right Side Elevation | SCALE: 1/4" = 1'-0"



Two Bedroom Unit Building Left Side Elevation SCALE: 1/4" = 1'-0" PROPOSED FACILITIES
The Preserve at Tranquil

FOR

T AND GLITTE SUMMED

PROJECT NO: 200053.000

DATE: 08/18/2020

DESIGN BY: TDO

DRAWN BY: DLH
CHECKED BY: TDO

NOT FOR CONSTRUCTION

RELEASED FOR CONSTRUCTION

DATE: 08/18/2020 BY: TDO

(2)A2.2



DESIGN BY: TDO DRAWN BY: DLH CHECKED BY: TDO NOT FOR CONSTRUCTION SHEET NO: (3)A2.0

Tranquil Pond

The

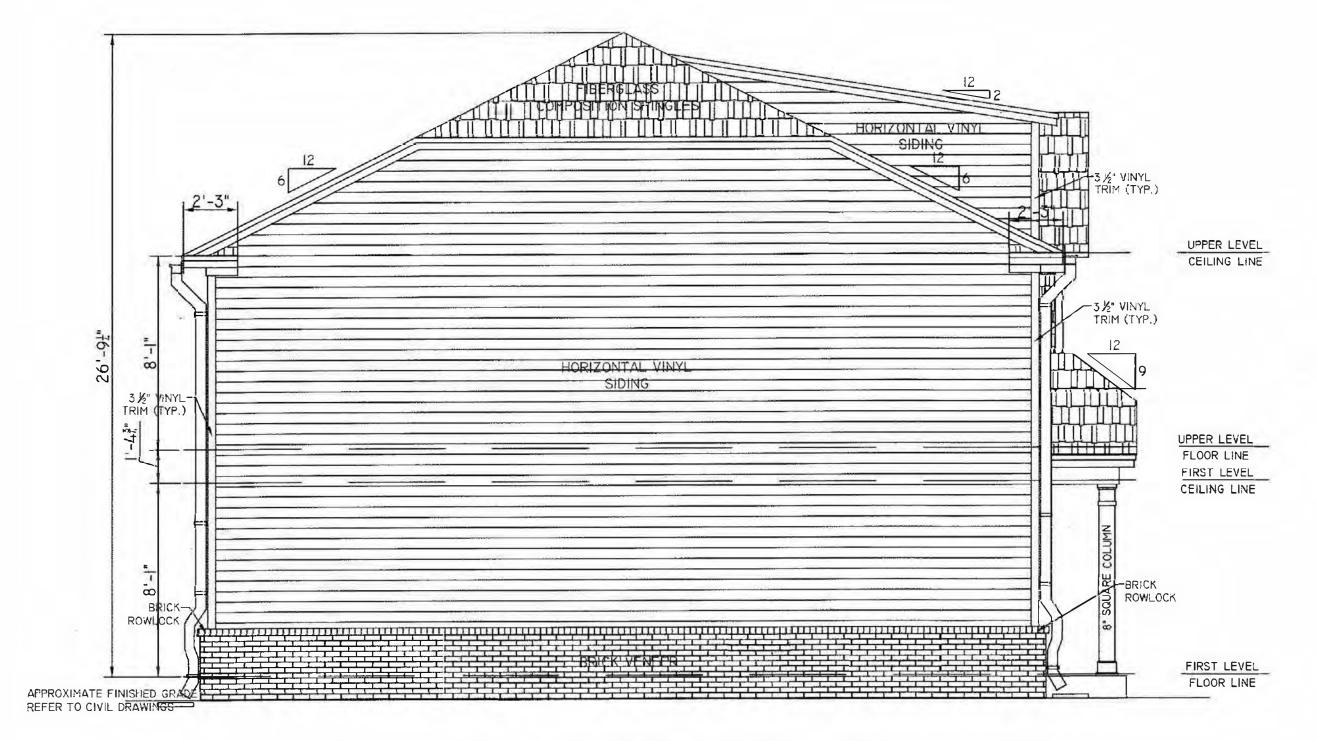
PROJECT NO: 200053.000

08/18/2020

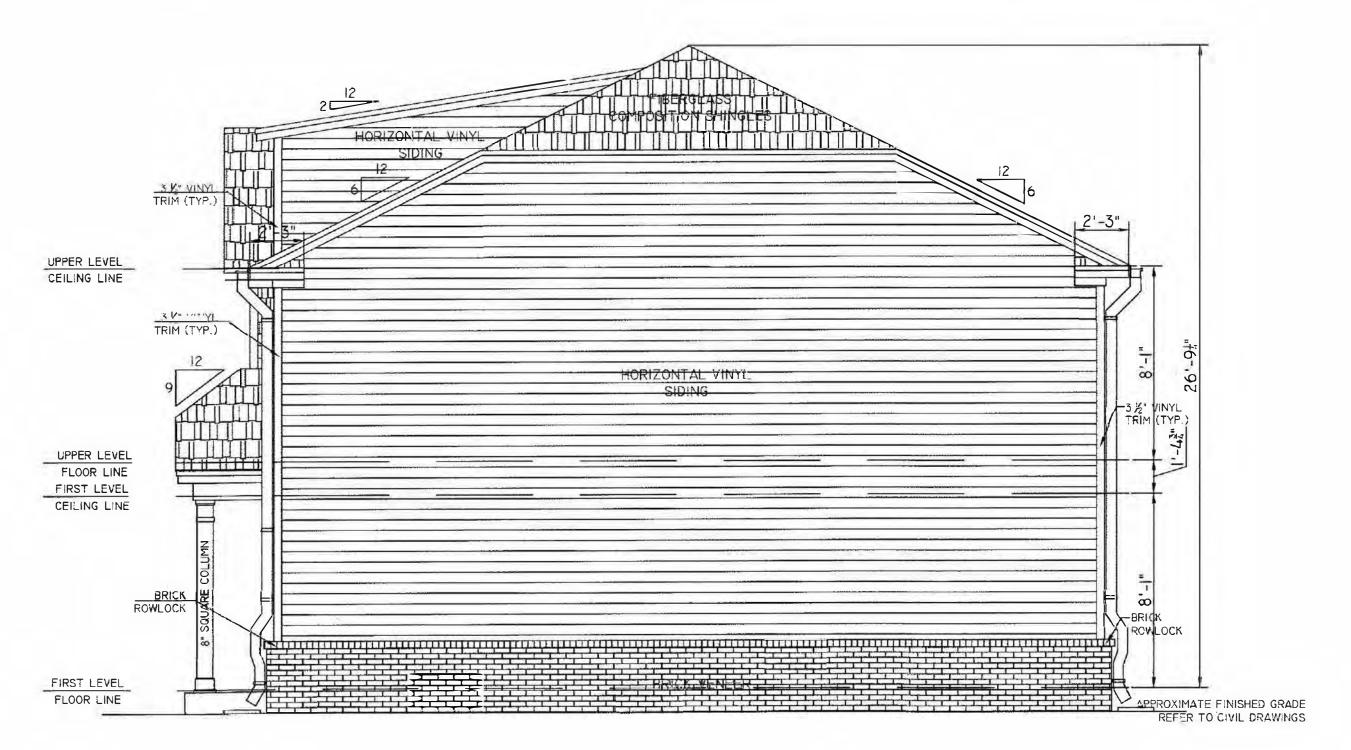
FACILITIES FOR

PROPOSED

RELEASED FOR CONSTRUCTION DATE: \_\_08/1 8/2020 BY: TDO







Three Bedroom Unit Building
Right Side Elevation

SCALE: 1/4" = 1'-0"

Tranquil Pond The Preserve PROPOSED

FOR

DESIGN BY: TDO DRAWN BY: DLH CHECKED BY: TOO

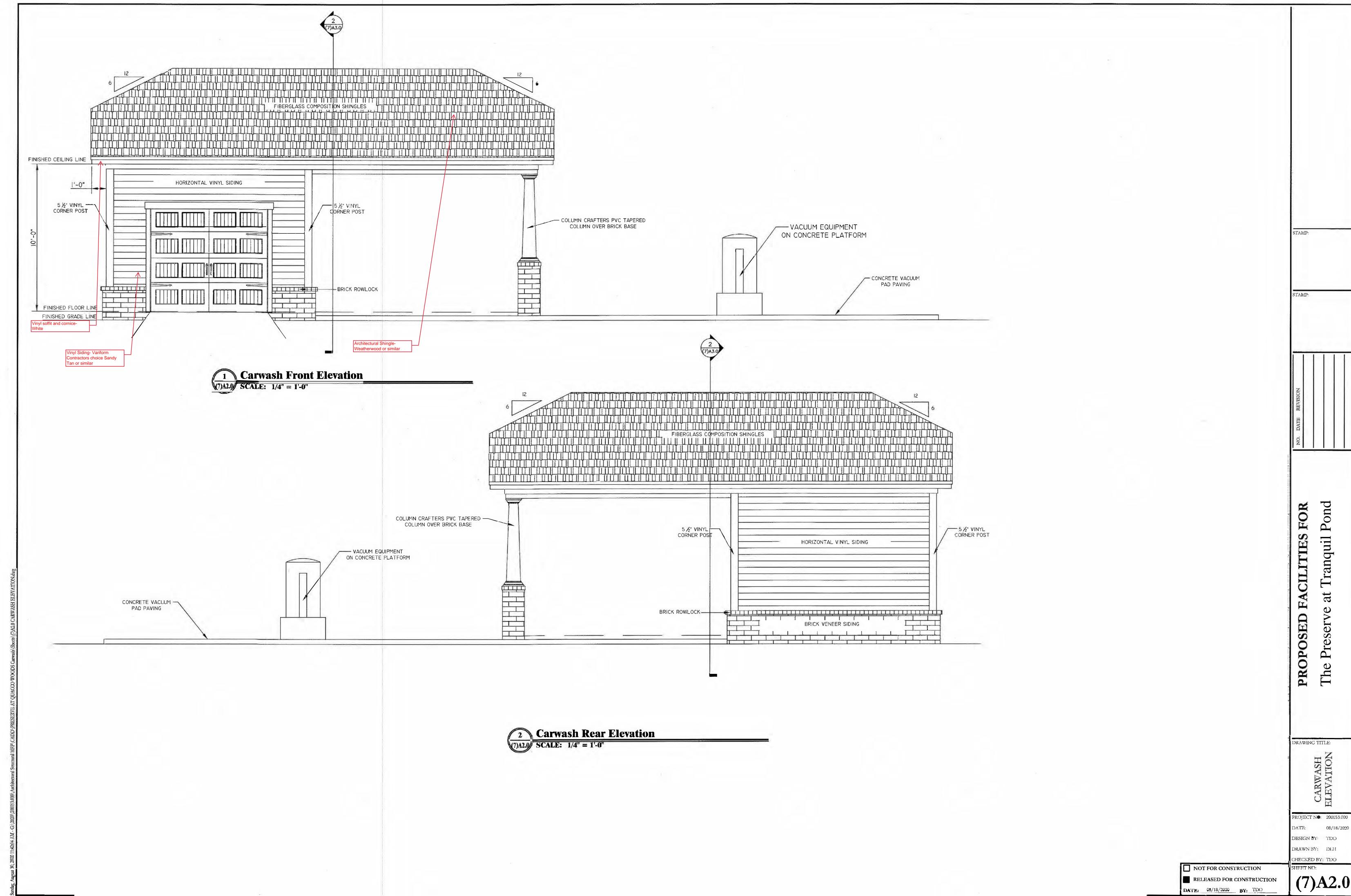
■ NOT FOR CONSTRUCTION RELEASED FOR CONSTRUCTION

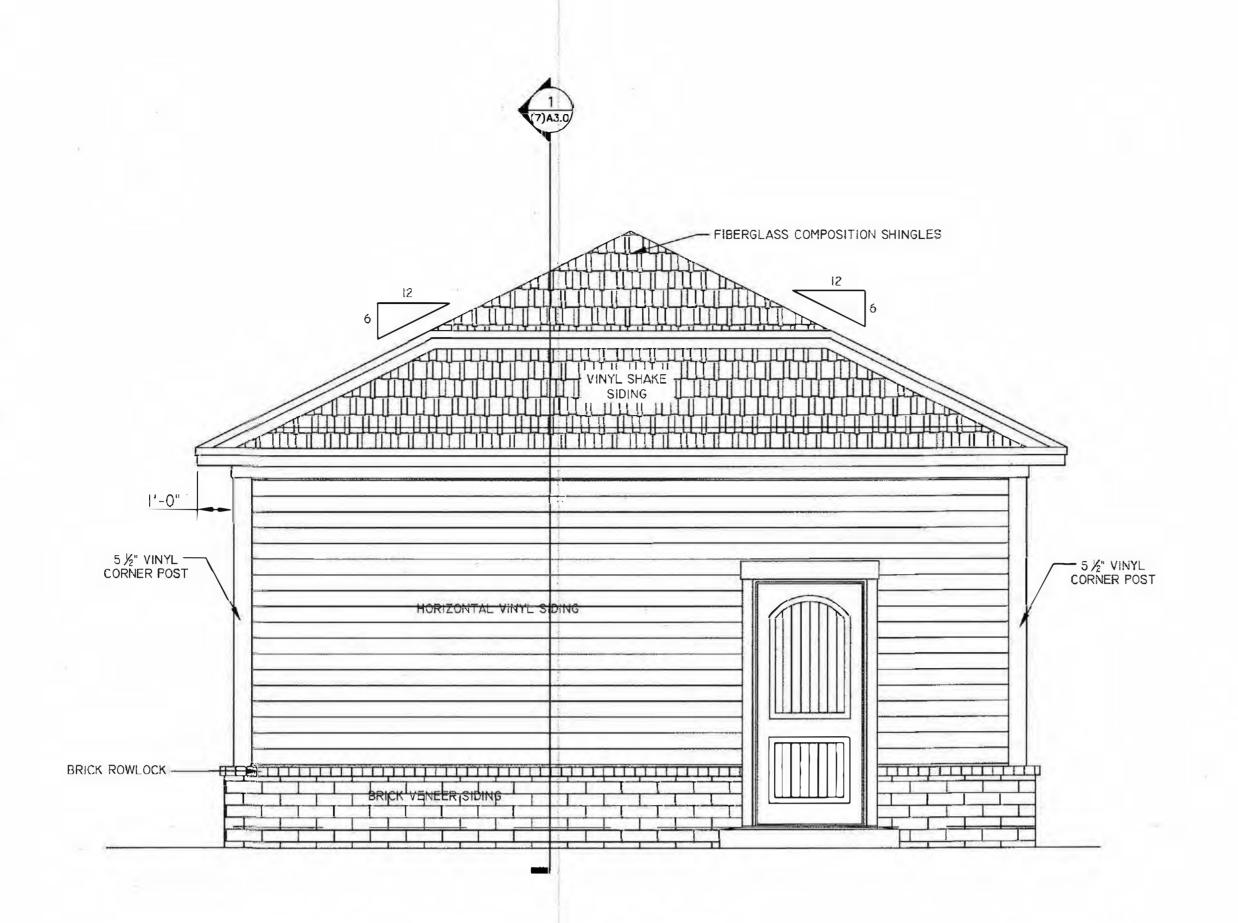


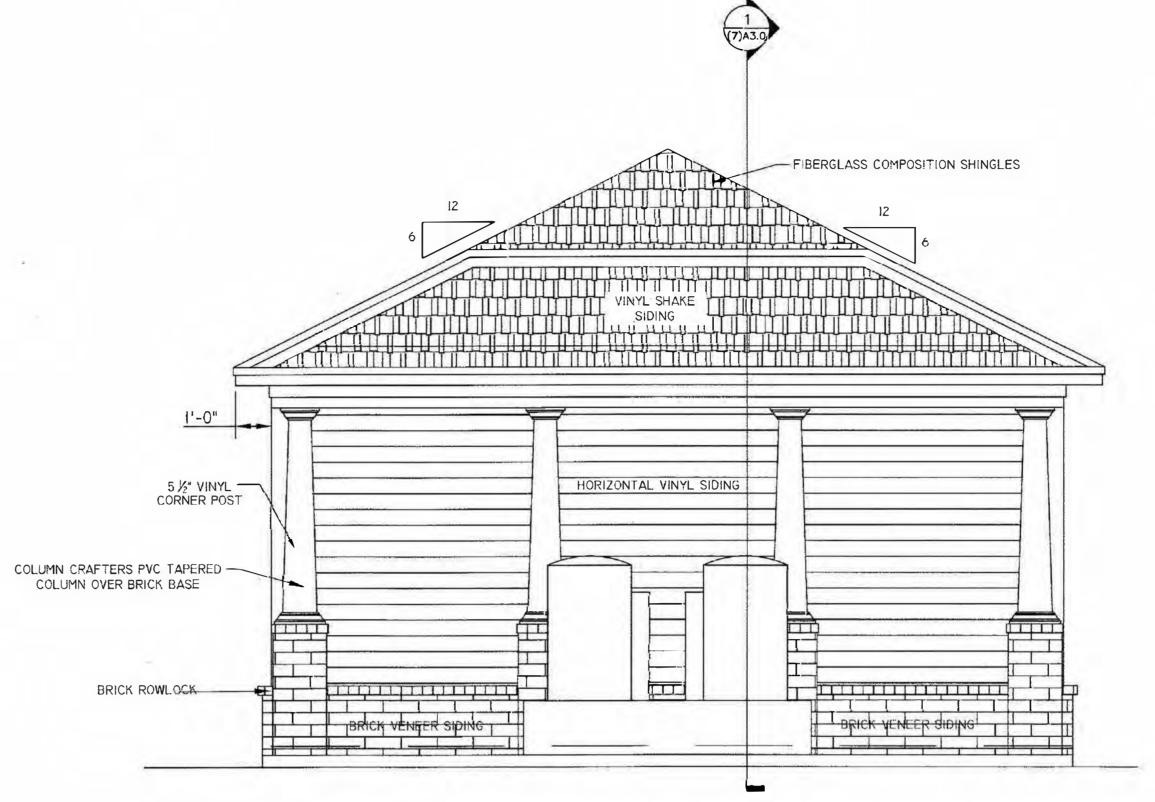
08/18/2020

ESIGN BY: TDO DRAWN BY: DLH HECKED BY: TDO

(4)A2.0RELEASED FOR CONSTRUCTION DATE: 08/18/2020 BY: TDO







Carwash Left Side Elevation

OA2.1 SCALE: 1/4" = T'-0"

Carwash Left Side Elevation

| Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwash Left Side Elevation | Carwa

PROPOSED FACILITIES FOR
The Preserve at Tranquil Pond

CARWASH ELEVATIONS

PROJECT NO: 200053.0

DATE: 08/18/2

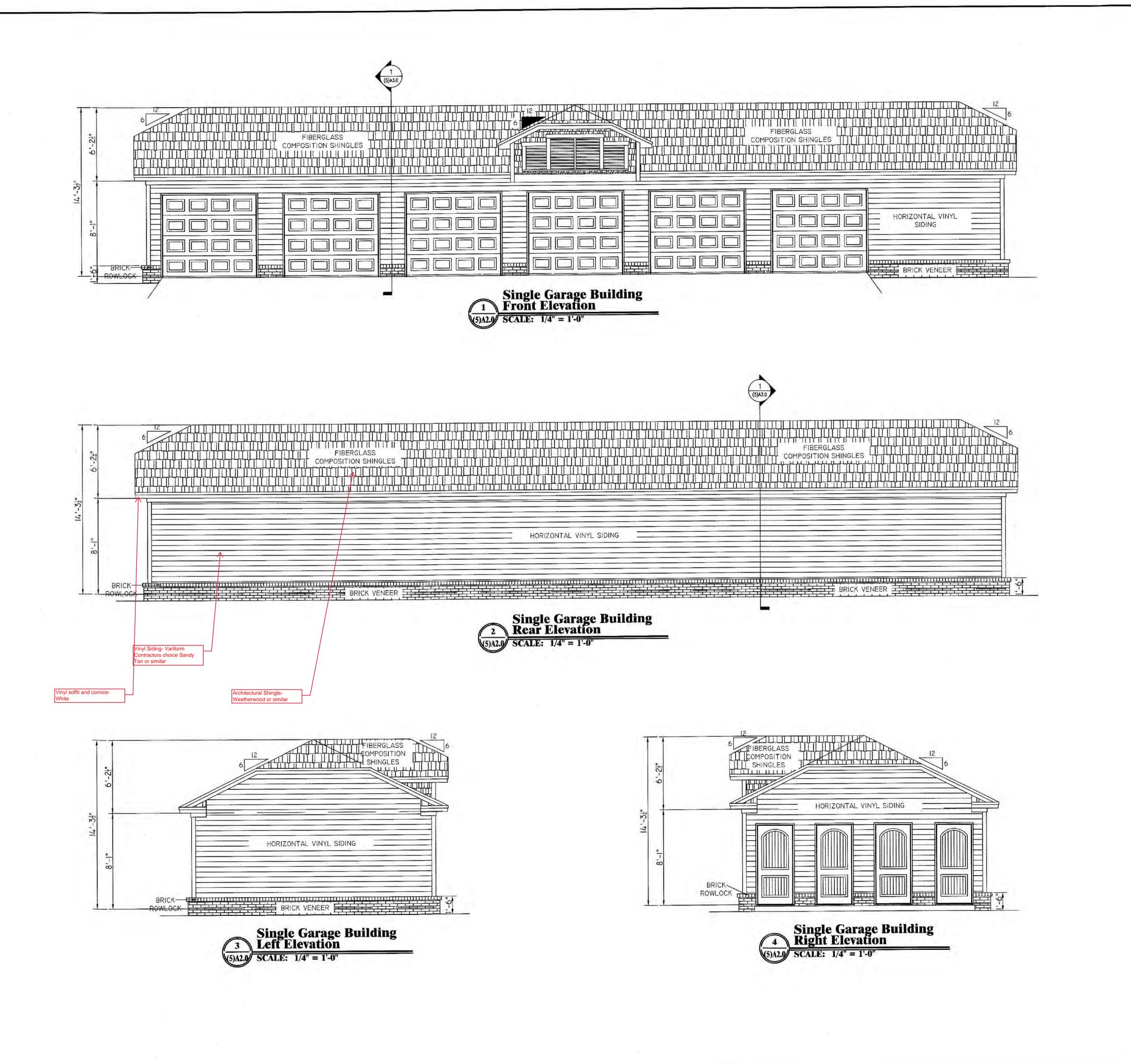
DESIGN BY: TDO

DRAWN BY: DLH

CHECKED BY: TDO
SHEET NO:

DATE: 08/18/2020 BY: TDO

(7)A2.1



PROPOSED FACILITIES FOR
The Preserve at Tranquil Pond

SINGLE SINGLE GARAGE HELEVATIONS

PROJECT NO: 200053.000

DATE: 08/18/2020

DESIGN BY: TDO

DRAWN BY: DLH

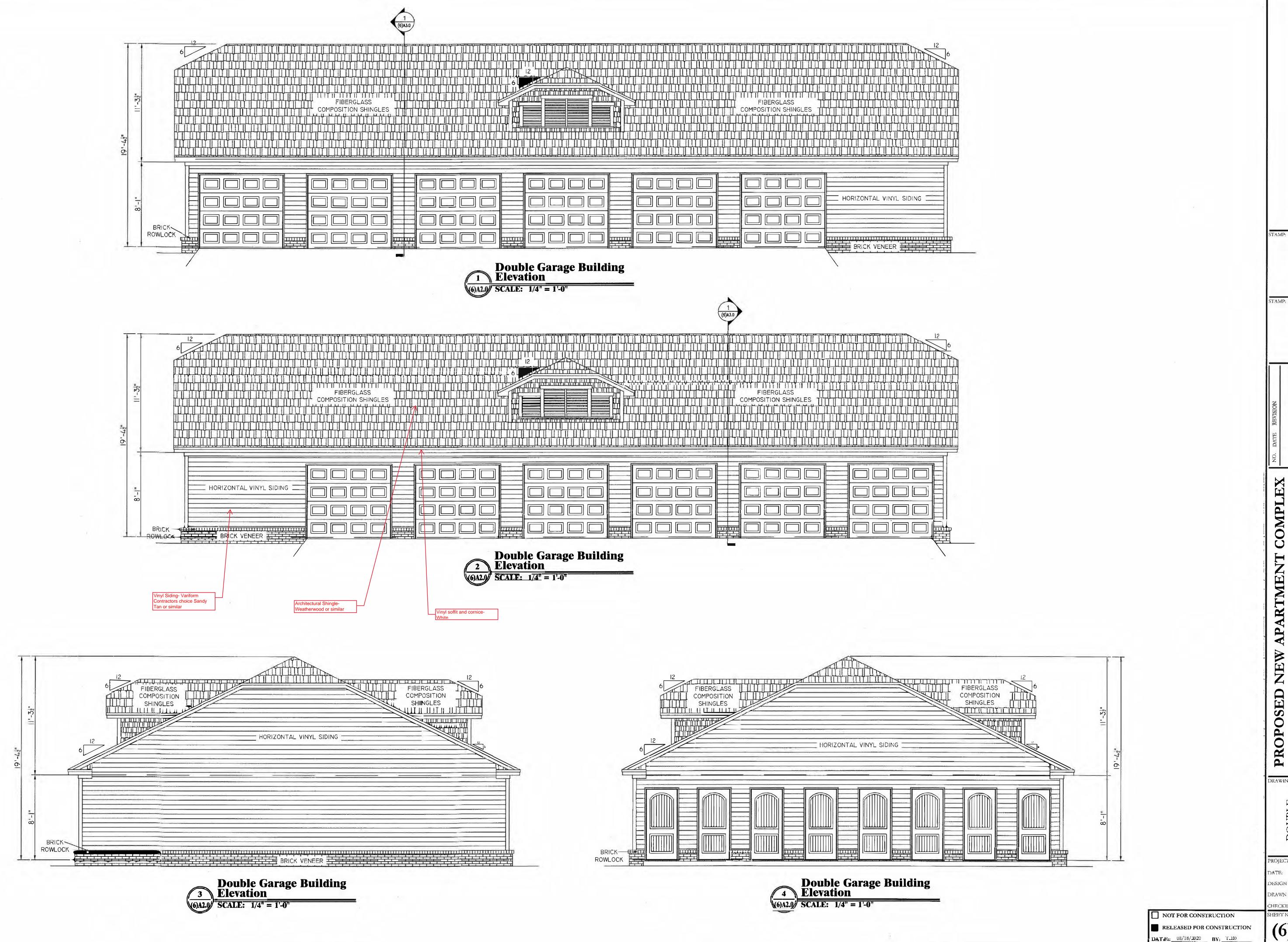
CHECKED BY: TDO

SHEET NO:

NOT FOR CONSTRUCTION
RELEASED FOR CONSTRUCTION

DATE: 08/18/2020 BY: TDO

(5)A2.0



DRAWING TITLE: PROJECT NO: 200053.000 08/18/2020

Tranquil

at

Preserve

The

DESIGN BY: TDO DRAWN BY: DLH CHECKED BY: TDO

(6)A2.0



## **MEMORANDUM**

**To:** Garden City Planning Commission & Board of Appeals

From: Denise R. Grabowski, AICP, LEED AP, Planning Manager Consultant

Date: September 4, 2024

**Re:** PC 09-24-1097 – Billboard – 4926 Ogeechee Road

Application Type	Sign Downit/Site Dien
Application Type	Sign Permit/Site Plan
Case Number	PC 09-24-1096
Applicant	TLC Prope <mark>rties/Lamar Advertising</mark>
Name of Project	Billboard
Property Address	4926 Ogeechee Road
Parcel IDs	60957 01005
Area of Property	3.2 acres
Current Zoning	C-2A
Proposed Land Use	Outdoor Advertising (Billboard)/Separate Use Sign

#### **GENERAL INFORMATION**

Project Description: The applicant applied for a permit to replace a double-sided static billboard, adjacent to US Highway 17, with an LED Multi-Message Sign (MMS). Each sign face (display area) is approximately 300 square feet. The Planning Commission approved a MMS sign within the required distance of 2,500 feet on August 2, 2023. Pursuant to Section 90-158, the Planning Commission is authorized to determine code compliance for outdoor advertising and separate use signs. The MMS application has not been approved by GDOT.

#### **FINDINGS**

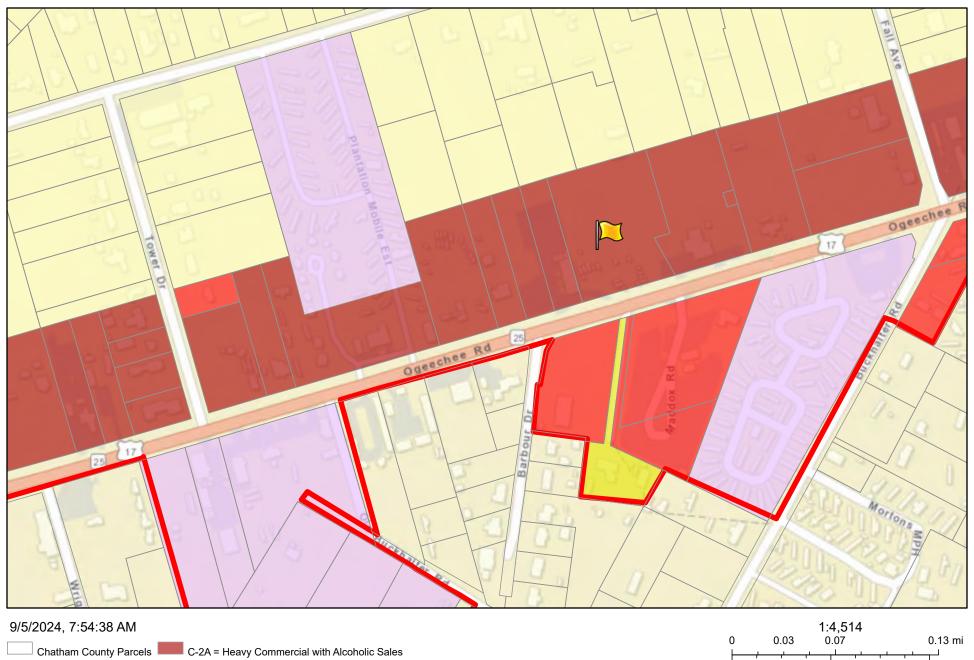
The MMS sign does not meet the requirements of Section 90-174 (14) i, which requires a separation of 2,500 feet of another LED billboard sign on either side of the road.

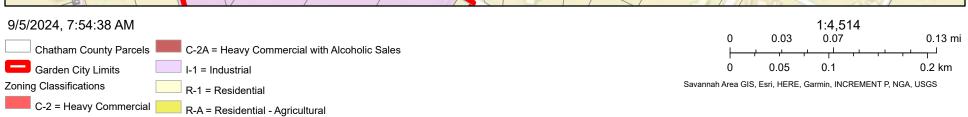
#### **RECOMMENDATION**

**Denial** of the Outdoor Advertising/Separate Use sign permit for the MMS billboard.

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.

## 4926 Ogeechee Road





10-9-24-1097

## City of Garden General Development Plan Application



Development Information	on		Co-ben's a co-	
4926 Ogechee Rd	- Lamar Billboard			
Property Address				
4926 Ogechee Rd	, Savannah, GA 3	1405		
Phased development?		If yes indicate are	pposed number of phases:	
□ Yes ■ No		ii yesy iii areate pi e	posed named of present	
Parcel ID	Total Site Acreag	re	Zoning	
60957 01005	3.2		C-2A	
Project Description				
Billboard Revision	- static to digital			
Water Supply		Sewage Disposal		
□ Public □ Private		□ Public □ Priv	ate	
Owner Name	nortino II.O	Address	r DI Covenneh CA 21415	
TLC Properties, LLC		45 Telfai	r Pl, Savannah, GA 31415	
Phone		Email		
912-232-4103		avoss@lamar.com		
Engineer/Surveyor Company Name	☐ Same as authorized a	agent   Check here Contact (Individual	to receive staff review comments via email Name)	
Phone		Email		
Authorized Agent (Requires Aut Company Name	horized Agent Form)	□ Check here Contact (Individual	to receive staff review comments via email Name)	
Phone		Email		
Commission and that my appl Alex Voss Print Name	Signat		7/25/24 Date	
Received By	Date Received	ial .	Case Number	

□ Both

□ Electronic

□ Paper



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

#### SIGN PERMIT APPLICATION

The undersigned, herein named, requests permission to erect a sign:

Digital Billboard - V - Type 4926 OGEECHEE RD

Type of Sign:

Property Address:

Property Owner:	MINTU PROPERTIES LLC		
Proposed use of Building:	Outdoor Advertising		
Materials to be used:	Steel		
Height of Sign:	43		
Square Footage	Sec.		
of Proposed Sign:	300 60957 01005		
Pin Listing:	C-2A = Heavy Commercial		
Zoning Classification:	G-2A - Heavy Commercial		
I am familiar with and understand to by all of same.	he sign ordinance regarding the	character of construction, electrical work, etc., and agree to abide	
2 0	nt and the Plans and Specification	e do hereby agree that I/we, in all respects, construct the work in ns herewith submitted, and filed in the Inspections Department, and en City, Georgía.	
Alex Voss		Lamar Advertising	
Name (Print)		Company Name	
45 Telfair PI, Savannah, GA 31415		256-338-6442	
Address		Phone Number  Alufala EC. Un  Signature	
************		**************************************	
Plan Submitted:		Permit Fee: \$	
The Sign Permit is approved subjectec.	t to all Ordinances of the City of	f Garden City referring to building construction, electrical work,	
		Political Programme Office	
		Building Inspector / Code Enforcement Officer	



#### Permit Invoice

City of Garden City 100 Central Avenue Garden City, GA 31405-

Phone: (912)966-7777 Fax: (912)966-7792

Contractor:

LAMAR ADVERTISING 45 TELFAIR Place SAVANNAH, GA 31415Invoice Number: COM-9-23-7727

Invoice Date: September 25, 2023

Permit Number: COM-9-23-6957

Project Name:

4926 Ogeechee Rd Billboard 00816-47010

Owner:

Mintu Properties 4928 Ogeechee Road B Garden City, GA 31405-15 River Rock Road Return To:

City of Garden City 100 Central Avenue Garden City, GA 31405-

Savannah, GA 31419.

## Permit Type: Commercial Permit / Work Classification: Billboard Revision

Date	Fee Name	Fee Type	Fee Amount
09/25/2023	Building Inspector Plan Review Fee	Fixed	\$850.00
09/25/2023	Adminstrative Fee	Fixed	\$25.00
09/25/2023	Billboard Permit Fee	Calculated	\$2,250.00
		Total Fees	Due: \$3,125.00

aymen					
	Date	Pay Type	Check Number	Amount Paid	Change
	09/25/2023	Credit Card		\$3,125.00	\$0.00
				Total Paid: \$	3,125.00

Total Due: \$0.00

## **Permit Card**



ON SITE

INSPECTION REQUESTS: 912-963-2749

# Permit NO. COM-9-23-6957

Permit Type: Commercial Permit

Work Classification: Billboard Revision

Issue Date: 9/25/2023

Expires: 03/23/2024

Commerc	ial Permit			Parcel #: 6-	0957 -01-0
Owner's Name:	Mintu Properties			Owner's Phone:	(912)695-5511
Job Address:	OGEECHEE RD	OGEECHEE RD 004926			
	Garden City, GA 31405-			Total Square Feet:	300
LAMAR ADVE	RTISING	(912)303-861	0 Yes		
	In	spection Scheduling Cod	le		
	Inspection				

# GARDEN CITY INSPECTION FORM

Inspection Line:

(912) 963-2756

DATE: 12-20-23	FLOOD ZONE; YESNO
PERMIT #: Com 9-23-6957	CERT. OF ELE: YESNO
RESIDENTIAL: COMMERCIAL:	BUSINESS LICENSE:
	PHONE NUMBER:
	PHONE NUMBER: 256- 338- 6442
ADDRESS: 4921 Ogeether Ri	LOT/SUB.:
TYPE OF INSPECTION: Perm Prover / Fixal	REINSPECTION:
INSPECTOR: EMellinaki	PHONE NUMBER: 912 - 412 - 1174
7	
COMMENTS: .	~
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OK to Release to Power Co	
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# GARDEN CITY INSPECTION FORM

Inspection Line:

(912) 963-2756

DATE: /2-/5-23	FLOOD ZONE: YESNO
PERMIT#: Com 9-23-6927	CERT. OF ELE: YESNO
RESIDENTIAL:COMMERCIAL:_	BUSINESS LICENSE:
OWNER'S NAME:	PHONE NUMBER:
CONTRACTOR'S NAME: Alex Voss	PHONE NUMBER: 256 - 338-
ADDRESS: 4926 Ogeechee Rd	LOT/SUB.:
TYPE OF INSPECTION: Fuoter	REINSPECTION:
INSPECTOR: EWallmake	PHONE NUMBER: 9/2-4/2-1/74
COMMENTS:	
PAS	sel
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## .926 OGEECHEE RD - Parcel # 60957 01005 - Sign Permit

lex Voss <avoss@lamar.com>
o: Permits cpermits@gardencity-ga.gov>

Tue, Sep 19, 2023 at 1:46 F

Good Afternoon,

Please see attached.

- Alex

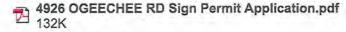


Alex Voss / VP, General Manager

M: 256.338.6442

Lamar Advertising Company of Savannah
O: 912.303.8610 / F: 912.233.6674
45 Telfair Place, Savannah, GA 31415
Lamar Advertising Company of Brunswick
150 Newman Drive, Brunswick, GA 31520
lamar.com/savannah / lamar.com/brunswick

#### 4 attachments



Permit #D0499.pdf 342K

68-9072A Stamp.pdf 3737K

HWY 17 GDOT approval.pdf



### .926 OGEECHEE RD - Parcel # 60957 01005 - Sign Permit

vanielle Smith <dsmith@gardencity-ga.gov>

ic: Alex Voss <avoss@lamar.com>, Permits <Permits@gardencity-ga.gov>, Tonya Roper <troper@gardencity-ga.gov>, Jonathan Trego jtrego@gardencity-ga.gov>
ic: Ryan Bergman <rbergman@lamar.com>

Hello,

Please see the attached permit invoice and payment form for your convenience.

Thank you,

Danielle Smith

[Quoted text hidden]

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

#### 2 attachments



4926 Ogeechee Billboard Invoice.pdf



Credit Card Pmt Auth Form\_.pdf 632K

Type: EASE
Kind: EASEMENT
Recorded: 6/7/2024 11:48:00 AM
Fee Amt: \$25.00 Page 1 of 8
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

Participant ID(s): 6244704200, 7067927936

BK 3397 PG 439 - 446

Please return to:

Harold B. Yellin, Esq. Hunter, Maclean, Exley, & Dunn, P.C. P.O. Box 9848 Savannah, GA 31412-0048

STATE OF GEORGIA
COUNTY OF CHATHAM

#### GRANT OF BILLBOARD EASEMENT

This Grant of Billboard Easement (this "Agreement") is made this 3<sup>rd</sup> day of June, 2024, by and between AVIYA 11 INC, Georgia corporation with an address at 149 Carlisle Way, Savannah, GA 31419 ("Grantor"), and TLC PROPERTIES, LLC, a Louisiana limited liability company with an address at 5321 Corporate Boulevard, Baton Rouge, LA 70808 (TIN: 72-0640751) ("Grantee").

Grantor, its successors and assigns, do hereby grant, sell and convey unto Grantee, its successors and assigns, a perpetual easement for an outdoor advertising structure and all necessary or desirable appurtenances on, over and upon Grantor's real property described herein. The easement granted herein shall consist of solely of an easement for the location, construction, maintenance and operation of an outdoor advertising structure located within the area described in Exhibit "A" attached hereto and incorporated herein (the "Sign Location Easement"), which Sign Location Easement shall include rights of access, maintenance, visibility and utility services on, over and upon Grantor's real property located at 4926 Ogeechee Road, Savannah, GA 31405 and more particularly described in Exhibit "B" attached hereto and incorporated herein by reference (the Sign Location Easement, together with the rights of access, maintenance, visibility and, utility services associated with the outdoor advertising structure situated thereto and thereon, the "Easement") (the "Property").

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, Grantor herein grants the perpetual Easement subject to the following terms and conditions:

The Easement shall consist of perpetual easements of use that run with the land and shall include the right to construct, repair, service, maintain, improve and modify the outdoor advertising structure to have as many advertising faces as are allowed by local and state law, including changeable copy faces and/or electronic faces and to replace or rebuild any outdoor advertising structure within the Sign Location Easement. The Easement shall include but not be limited to a right of ingress and egress, a right to install, repair, replace and maintain underground and/or above ground electrical service to the outdoor advertising structure, a right to maintain telecommunication devices as it relates to the outdoor advertising structure only and a right of unobstructed view and line of sight, prohibiting vegetation or improvements on the Property described herein that would obstruct the view of the outdoor advertising structure from the adjoining roadway. Grantor agrees that Grantee may trim or remove any or all trees and vegetation in, on or about the Property as often as Grantee deems necessary to prevent obstruction or to improve the appearance of the outdoor advertising structure, but in no event upon less than twenty-four (24) hours prior notice to Grantor and further provided that any such Grantee work does not interfere with the conduct of Grantor's business on the Property. Grantee, its successors and assigns hereby specifically hold Grantor, its successors and assigns, free and harmless from any damages or injuries to any person or property caused by Grantee's construction or maintenance activities on the Property. Grantee hereby agrees that it shall not trim or remove more trees or vegetation than are necessary to maintain the unobstructed view and line of sight to the outdoor advertising structure from the adjoining roadway.

Grantor warrants that it is the sole record owner of the immovable Property over which these Easements are created, that such Property is not subject to any liens or the rights of any mortgagee(s) which have not expressly agreed to subordinate their interest(s) to this Agreement, that such Property is not encumbered by any restrictions, easements, covenants, leases or other rights, except as noted on Grantee's title commitment issued by First American Title, Commitment No.: 77-4213/6894-28, that are in any way conflicting with or inconsistent with the Easement hereby conveyed, and that Grantor has the right and authority to execute these Easements and to grant, sell and convey the real rights set forth herein to Grantee. Grantor further warrants that they have good legal title to the Sign Location Easement area and the underlying Property. Grantor agrees to indemnify, defend (with counsel acceptable to Grantee), and hold harmless Grantee from and against any and all claims, damages, losses, and expenses arising from any breach of the above warranty or any other title issues, including without limitation the obligation to defend and hold Grantee harmless against any individuals claiming by or through Grantor or any other prior owners of the Property.

In the event of condemnation of the Property, or any part thereof, by proper authorities or relocation of the highway that adversely impacts the Easements herein granted, Grantee shall have the right to relocate the outdoor advertising structure and related Easement onto Grantor's remaining Property in a location agreeable to both Grantor and Grantee, but in any event in a location that will not adversely impact the

conduct of Grantor's business on the Property. Any condemnation award for Grantee's property shall accrue to Grantee. For the purpose of clarification and not limitation, nothing herein shall be construed as restricting, prohibiting or otherwise limiting Grantor's ability to seek and obtain Grantor's own condemnation award for Grantor's loss of Property.

The terms and provisions of this Agreement shall be binding upon and shall inure to the benefit of the heirs, successors, assigns, and legal representatives of Grantor and Grantee.

This Agreement may be executed in any number of counterparts, each of which shall be deemed an original as against any party whose signature appears thereon, and all of which shall together constitute one and the same instrument. If executed in multiple counterparts, this Agreement shall become binding when two or more counterparts hereto, individually or taken together, bear the signatures of all of the parties reflected hereon as the signatories.

[Signatures on following page]

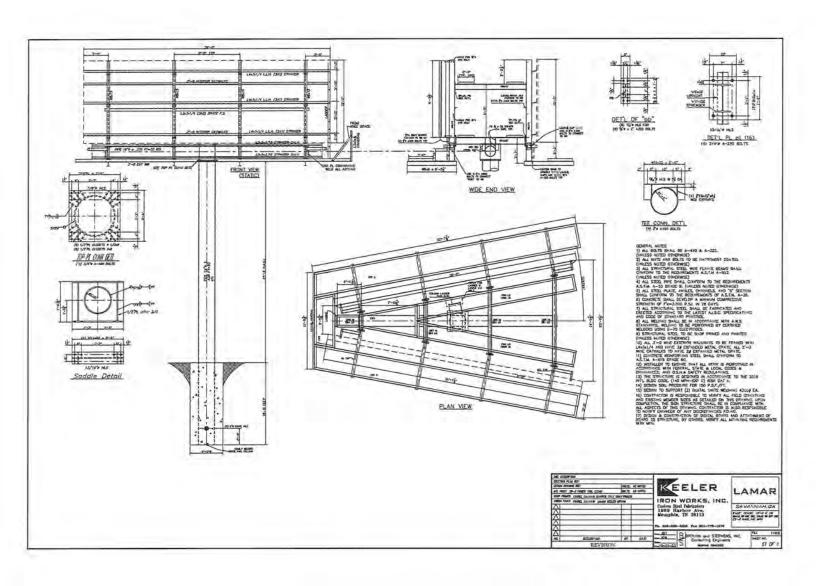
### [ Signature Page - Grant of Billboard Easement ]

THIS AGREEMENT is executed by the undersigned parties as of the dates set forth below but effective as of the date first set forth above.

	GRANTOR:	
Signed, sealed and delivered in the presence of:  Unofficial Witness  OPHER A	AVIYA 11 INC, a Georgia corporation  By: Name: Ankit Amin Title: President	
Notary Public My Commission Expires  (AFFIX NOTARIAL SPAL)  AM COUNTY  AM COU	GRANTEE:	
Signed, sealed and delivered in the presence of:	TLC PROPERTIES, LLC, a Louisiana limited liability company	
Unofficial Witness	By: Name: Title:	
Notary Public My Commission Expires:  (AFFIX NOTARIAL SEAL)	(SEAL)	

THIS AGREEMENT is executed by the undersigned parties as of the dates set forth below but effective as of the date first set forth above.

	GRANTOR:
Signed, sealed and delivered in the presence of:	AVIYA 11 INC, a Georgia corporation
Unofficial Witness	By: Ankit Amin President
Notary Public My Commission Expires:	
(AFFIX NOTARIAL SEAL)	
	GRANTEE:
Signed, sealed and delivered in the presence of:  Republication Unofficial Witness	TLC PROPERTIES, LLC, a Louisiana limited liability company  By:  Name: Alexander E. C. Voss
Carolonachhaon  Notary Public  My Commission Expires: 4/11	Title: Vice President (SEAL)
(AFFIX NOTARIAL SEAL)  Comm. Exp 04/17/28	



## 4926 Ogeechee Road

