

# AGENDA

Board of Zoning Appeals / Planning Commission Meeting  
Tuesday, October 14, 2025 - 6:00pm

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

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- ☒ **Call to Order**
- ☒ **Roll Call**
- ☒ **Approval of Agenda – October 14, 2025**
- ☒ **Approval of Board of Zoning Appeals/Planning Commission Minutes**
  - (5) September 09<sup>th</sup>, 2025
- ☒ **Board of Zoning Appeals**
  - (6) PC-10-25-1137: Joshua Yellin, requests a variance for 305 HWY 80, PIN: 60020 04002A for landscape buffer reduction under 90-261.
  - (13) PC-10-25-1141: Ranger Legacy LLC requests a variance (90-262) as part of their ongoing general development plan approval for 2301 HWY 80, PIN: 60881 04001 for a reduction in required setbacks along the rear property line.
- ☒ **Adjournment**
- ☒ **Planning Commission**
  - (18) 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.
  - (28) PC-10-25-1135: Dynamic Engineering Consultants, PC, requests a general development plan approval for 28 Telfair PI, PIN: 60736 01004 for an industrial storage facility.
  - (54) PC-10-25-1136: Joshua Yellin, requests a general development plan approval for 305 HWY 80, PIN: 60020 04002A for an automobile service station.
  - (74) PC-10-25-1139: Circle K Stores Inc requests general development plan approval for 702 HWY 80, PIN: 60733 03001 for an automobile service station.
- ☒ **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  
September 9<sup>th</sup>, 2025 - 6:00 PM

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

Roll Call: Chad Flowers, Michael Bruner, Yuridia Maldonado, Wayne Joyner, Charlie Orell, Mack Roberts.

Staff: Jonathan Trego: Zoning Administrator  
Carlos Nevarez: Planning and Zoning  
Denise Grabowski, Symbioscity

Visitors: Enclosed

Chairman Bruner opens the first item of the agenda to approve the September 9<sup>th</sup>, 2025, agenda. 1<sup>st</sup> Motion: Charlie Orell motions to approve the agenda, followed by a second motion by Wayne Joyner. All in favor of the motion. Chairman Bruner requests a motion for the August 12<sup>th</sup>, 2025, meeting minutes. Charlie Orell 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**

No Cases: Chairman Michael Bruner opens the Board of Zoning Appeals meeting.

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

**Planning Commission**

PC-9-25-1134: Chairman Michael Bruner opens the Planning Commission meeting. He introduces PC-09-25-1134 Ranger Legacy LLC, which requests general development plan approval for a commercial rental flex space for 2301 HWY 80, PIN: 60881 04001. Jonathan Trego provides an overview of the case, advises that a buffer is required at the rear of the property abutting the landfill, and notes challenges with stormwater retention ponds on the property. Chairman Bruner asks if the petitioner is present and invites the petitioner to come forward and speak to the board. Michael Blatt states that he will do whatever is required. Chairman Bruner comments on the concerns and then opens the floor for anyone wishing to speak for or against the request. No public comments are made. Chairman Bruner requests that the commissioners ask any questions or comments. Charlie Orrell questions the applicant about the property and the clarification of the buildings and landscaping. Michael Blatt addressed the matter without any further concerns from the commissioners. Chairman Bruner advised the applicant about the required buffer, and the applicant responded with a different way to correct the plans. Denise informed the applicant about options that would work with his timeline. Chairman Bruner explains the process and shares his thoughts on applying for a variance for the buffer. Chairman Bruner then asks for a motion on the agenda item. Charlie Orrell motions to table the case PC-09-25-1134 until the following meeting, with a second from Chad Flowers. The roll call vote is 6-0, with all in favor.

Chairman Michael Bruner motioned to adjourn the meeting.

Charlie Orrell 1st motioned to approve, followed by a second motion from Chad Flowers. 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:** October 9, 2025

**Re:** PC-10-25-1137

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| <b>Application Type</b> | <b>Variance</b>                               |
|-------------------------|---|
| <b>Applicant</b>        | Hunter Maclean- Joshua Yellin                 |
| <b>Name of Project</b>  | Racetrac                                      |
| <b>Property Address</b> | 305 US-80 HWY                                 |
| <b>Parcel IDs</b>       | 60020 04002A                                  |
| <b>Area of Property</b> | 2.46  |
| <b>Current Zoning</b>   | C-2A  |
| <b>Current Land Use</b> | Convenience Store and Truck/Trailer Tire Shop |

## GENERAL INFORMATION

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

*Additional Context:* The applicant submitted a site plan and GPD, aiming to first get a buffer variance. Sec. 90-261 of the Garden City Zoning Ordinance requires a landscape strip of at least ten feet along street frontages or as specified by zoning conditions.

## FINDINGS

Staff has determined this application is complete and contains all the required information. In conformance with the City of Garden City Zoning Ordinance Section 90-213(3), the Board of Appeals may authorize upon appeal in specific cases such variance from the terms of the zoning ordinance as will not be contrary to the public interest where owing to special conditions a literal enforcement of the provisions of this chapter will, in an individual case, result in practical difficulty or unnecessary hardship. Such variance may be granted in such individual cases of practical difficulty or unnecessary hardship upon a finding by the board of appeals that:

1. *There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;*  
-The parcel is a corner lot with an unusual shape, due to highway improvement and an existing drainage canal on the west side.

2. *The application of this chapter to this particular piece of property would create practical difficulty or unnecessary hardship;*  
-Yes, the site operates as an existing automobile service station, and denial of requests would prohibit renovation.
3. *Conditions are peculiar to the particular piece of property involved;*  
-Yes, existing impervious areas, the location of current gas and diesel dispensers and canopy, existing building location, and utilities serving the property are unique conditions of the site.
4. *Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of this chapter.*  
- The site would benefit from redevelopment due to its condition and current requirements.

## ACTIONS

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

- i. *Approve the variance as presented;*
- ii. *Approve the variance with modifications or conditions*, in conformance with the intent of the Zoning Ordinance;
- iii. *Defer action* of the variance upon motion of the Planning Commission or at the request of the applicant. The applicant may revise the proposal based on the comments at the meeting and resubmit it for formal action at a future meeting; or
- iv. *Deny the variance* as presented.

### *Note:*

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



# City of Garden City Variance Application

## Development Information

|  |                            |
|--|----------------------------|
| <b>Development Name (If applicable)</b>  |                            |
| RaceTrac   |                            |
| <b>Property Address</b>  |                            |
| 305 US HWY 80  |                            |
| <b>Current Zoning</b>  | <b>Current Use</b>         |
| C-2A   | automobile service station |
| <b>Parcel ID</b>   | <b>Total Site Acreage</b>  |
| 60020 04002A   | 2.46 AC                    |
| <b>Section of the zoning code from which you are seeking a variance:</b>   |                            |
| Article VI-90.261  |                            |
| <b>Describe the variance request you are requesting.</b>   |                            |
| Landscape Buffer Reduction from 15' to 0' due to existing conditions   |                            |
| <b>Would denial of this request create practical difficulty or an unnecessary hardship?</b>  |                            |
| Yes, site is operated as an existing automobile service station and denial or request would prohibit renovation of the site.   |                            |
| <b>Does the property have extraordinary and exceptional conditions because of its size, shape or topography?</b>   |                            |
| Property is irregularly shaped, with frontage on two roads. The site currently is an automobile service station and the new development is proposing to stay within the existing impervious limits. These limits currently encroach the required landscape buffer. The existing impervious limits also limit sign placement opportunities. |                            |
| <b>Are the conditions of the property unique to this piece of property?</b>  |                            |
| Existing impervious areas, location of existing gas and diesel dispensers and canopy, existing building location, and existing utilities that serve the property are unique conditions of the property.  |                            |
| <b>Would approval of this variance request cause any detriment to adjoining properties or the community?</b>   |                            |
| No, approval of the variance would permit renovation of the site, which will not cause detriment to adjoining properties or community.   |                            |
| <b>Please provide any additional information that you deem relevant.</b>   |                            |
| The proposed use of the property matches the existing use. The goal of the new development is to retain current locations of the building, canopies, existing utilities, and to not increase the existing impervious limits.   |                            |
| Extensive ROW buffer exists between property line and right-of-way on both Highway 80 and the connector.   |                            |
| A sketch or site plan of the property, including the details variance request, is required. A hand-drawn sketch is permitted provided it is legible. Attach additional information as necessary.   |                            |
| <b>Is a sketch or site plan attached? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</b>  |                            |

# City of Garden City Variance Application



## Applicant Information

### Owner

|                           |   |
|---------------------------|---|
| Name                      | Address   |
| SHREE SAI PROPERTIES, LLC | 146 ARBOR VILLAGE DRIVE<br>PO-BOX-784, POOLER, GA 31322 |
| Phone                     | Email   |
|                           |   |

### 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 | <input type="checkbox"/> Same as authorized agent <input checked="" type="checkbox"/> Check here to receive staff review comments via email |
| Company Name      | Contact (Individual Name)   |
| RaceTrac, Inc.    | Taylor Pounds   |
| Phone             | Email   |
|                   | lpounds@racetrac.com  |

|   |   |
|---|---|
| Authorized Agent (Requires Authorized Agent Form) | <input checked="" type="checkbox"/> Check here to receive staff review comments via email |
| Company Name                                      | Contact (Individual Name)   |
| HunterMaclean                                     | Joshua Yellin   |
| Phone   | Email   |
| 912-236-0261                                      | jyellin@huntermaclean.com   |

### Campaign Contribution

List below the names of local government officials, Garden City City Council, to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.

| Elected Official's Name | Amount or Description of Gift |
|-------------------------|-------------------------------|
|                         |                               |

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

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

Gita C Patel gcpatel.. 08-25-2025

Print Name

Signature

Date

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

### OFFICE USE ONLY

|             |               |             |
|-------------|---------------|-------------|
| Received By | Date Received | Case Number |
|             |               |             |

# City of Garden City Agent Authorization Form



## Applicant Information

| Owner                            |         |
|----------------------------------|---------|
| Name                             | Address |
| Shree Sai Properties, LLC        |         |
| Phone                            | Email   |
| 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 Josh Yellin to act as Agent for the attached application in my/our behalf.

|               |           |            |
|---------------|-----------|------------|
| Gita C. Patel |           | 08/26/2025 |
| Print Name    | Signature | Date       |
| Print Name    | Signature | Date       |
| Print Name    | Signature | Date       |

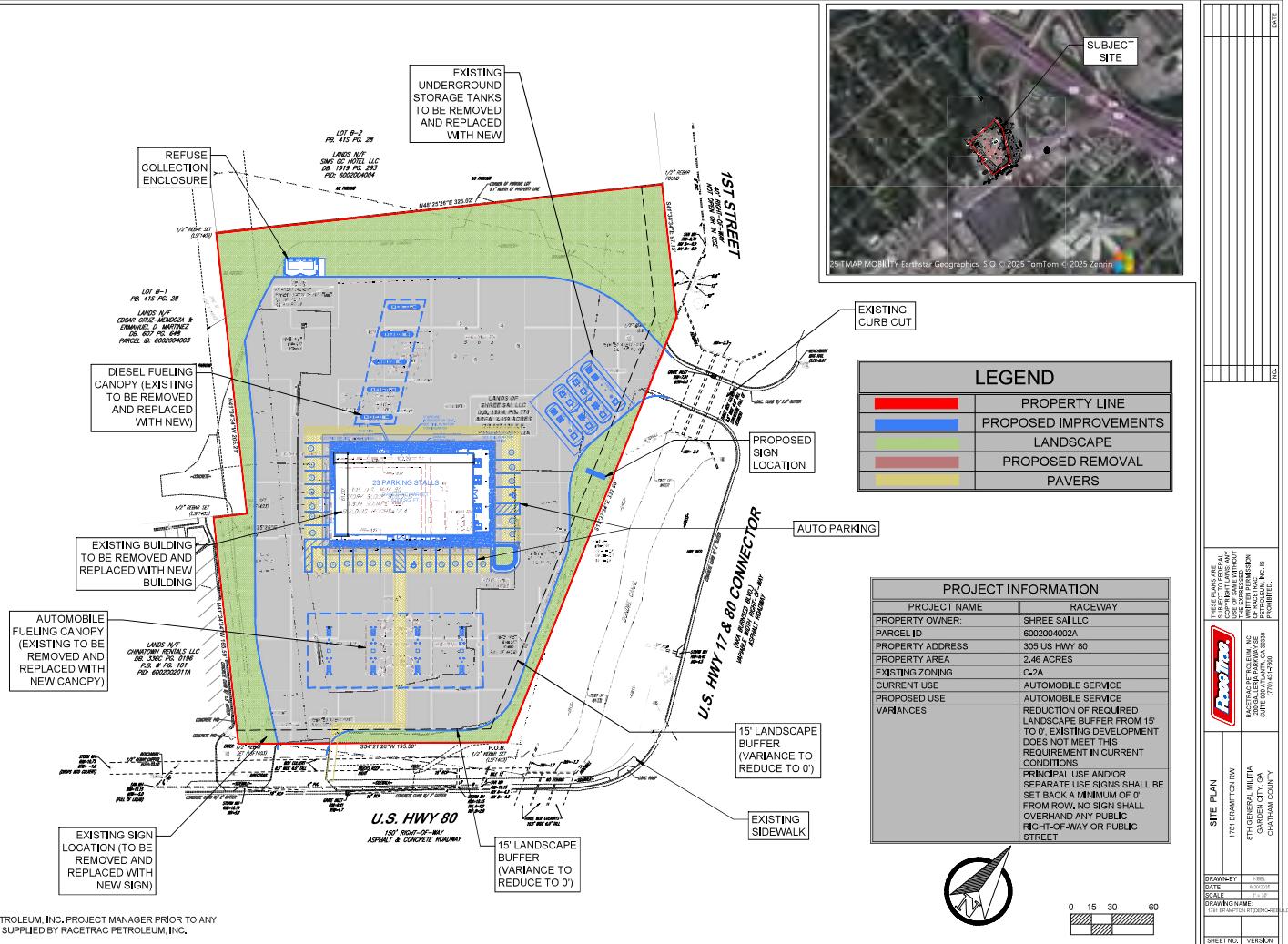
| Authorized Agent |                           |
|------------------|---------------------------|
| Company Name     | Contact (Individual Name) |
| Hunter Maclean   | Joshua Yellin             |
| Phone            | Email                     |
| 912-236-0261     | jyellin@huntermaclean.com |

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

|             |           |           |
|-------------|-----------|-----------|
| Josh Yellin |           | 8/26/2025 |
| Print Name  | Signature | Date      |



Know what's below.  
Call before you dig.



CONTACT RACETRAC PETROLEUM, INC. PROJECT MANAGER PRIOR TO ANY REVISIONS TO THE PLAN SUPPLIED BY RACETRAC PETROLEUM, INC.

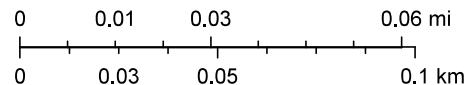


9/9/2025, 11:57:30 AM

1.2.257

## Owner, PIN and Address Labels

## Property Boundaries (Parcels)



SAGIS

# MEMORANDUM

**To:** Garden City Planning Commission & Board of Appeals  
**From:** Jonathan Trego, Zoning Administrator  
**Date:** October 14<sup>th</sup>, 2025  
**Re:** PC-10-25-1141

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|                          |  |
|--------------------------|--|
| <b>Application Type</b>  | Variance Application                           |
| <b>Case Number</b>       | PC-10-25-1141                                  |
| <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. As part of their application it was determined they would need a variance for the rear buffer along residential zoned property abutting the rear property line.

**Project Background:** This is a new application for a variance.

## FINDINGS

Staff has determined this application is complete and contains all the required information. In conformance with the City of Garden City Zoning Ordinance Section 90-213(3), the Board of Appeals may authorize upon appeal in specific cases such variance from the terms of the zoning ordinance as will not be contrary to the public interest where owing to special conditions a literal enforcement of the provisions of this chapter will, in an individual case, result in practical difficulty or unnecessary hardship. Such variance may be granted in such individual cases of practical difficulty or unnecessary hardship upon a finding by the board of appeals that:

1. *There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;*

-Yes, the rear of the property has an existing pond for stormwater making the traditional buffer not possible to install. Also, the abutting residentially zoned property in question is a Chatham County owned landfill that there are no plans to develop into residential property in the foreseeable future.

2. *The application of this chapter to this particular piece of property would create practical difficulty or unnecessary hardship;*  
-Yes, not granting the variance would cause a limitation to site development.
3. *Conditions are peculiar to the particular piece of property involved;*  
-Yes, there is an existing stormwater pond from prior development where a buffer would be required.
4. *Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of this chapter.*  
-This is correct. The abutting property that requires a buffer on the joining line is a Chatham County owned landfill that there are no plans to sell or develop. The landfill will continue to operate for the foreseeable future, and the probability of this land to be used for residential use in the next 50 years is virtually to zero.

## ACTIONS

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

- i. *Approve the variance as presented;*
- ii. *Approve the variance with modifications or conditions*, in conformance with the intent of the Zoning Ordinance;
- iii. *Defer action* of the variance upon motion of the Planning Commission or at the request of the applicant. The applicant may revise the proposal based on the comments at the meeting and resubmit it for formal action at a future meeting; or
- iv. *Deny the variance as presented.*

### *Note:*

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



# City of Garden City Variance Application

## Development Information

|  |                           |
|--|---------------------------|
| <b>Development Name (If applicable)</b>  |                           |
| Palmetto Business Park   |                           |
| <b>Property Address</b>  |                           |
| 2301 US HWY 80 , Garden City GA 31411  |                           |
| <b>Current Zoning</b>  | <b>Current Use</b>        |
| C-2  | Vacant Land               |
| <b>Parcel ID</b>   | <b>Total Site Acreage</b> |
| 60881 04001  | 7.83                      |
| <b>Section of the zoning code from which you are seeking a variance:</b>   |                           |
| 90-262   |                           |
| <b>Describe the variance request you are requesting.</b>   |                           |
| We are proposing to use the 25ft buffer on our south property line that abuts Chatham County Dump from landscaped area to waterscaped area. The dump is currently zoned residential. The waterscape area will be used as our drainage pond and have 3 fountains along with picnic tables for tenant use. |                           |
| <b>Would denial of this request create practical difficulty or an unnecessary hardship?</b>  |                           |
| Yes. We would have to re-engineer the site and modify construction. Further delay/change will affect the viability of the project.   |                           |
| <b>Does the property have extraordinary and exceptional conditions because of its size, shape or topography?</b>   |                           |
| No   |                           |
| <b>Are the conditions of the property unique to this piece of property?</b>  |                           |
| No   |                           |
| <b>Would approval of this variance request cause any detriment to adjoining properties or the community?</b>   |                           |
| No   |                           |
| <b>Please provide any additional information that you deem relevant.</b>   |                           |
| Although the County dump is zoned residential, it is extremely unlikely that any development would ever occur on that site due to environmental hazards.   |                           |

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

**Is a sketch or site plan attached?  Yes  No**

# City of Garden City Variance Application



## Applicant Information

| Owner   |   |
|---|---|
| Name  | Address   |
| Michael Blatt   | 309 Wickersham Drive Savannah GA 31411  |
| Phone   | Email   |
| (415)-331-8000  | michaelblatt@att.net  |
| 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 <input checked="" type="checkbox"/> LLC  |   |
| 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)   |
| Ranger Legacy LLC   | Michael Blatt   |
| Phone   | Email   |
| (415)-331-8000  | michaelblatt@att.net  |
| 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   |
| Michael Blatt   |   |

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

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

Michael Blatt

Print Name

*Michael Blatt*

Signature

9/9/25

Date

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

| OFFICE USE ONLY |               |             |
|-----------------|---------------|-------------|
| Received By     | Date Received | Case Number |
|                 |               |             |



LOCATION MAP

PALMETTO STATEARMORY  
ZONE C-2

| 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                | 111888              |
| TOTAL                    | 279888              |
| IMPERVIOUS SURFACE RATIO | 82%                 |
| SETBACKS                 |                     |
| FRONT (FROM CL HWY 80)   |                     |
| PAVING                   | 92'                 |
| BUILDINGS                | 125'                |
| RIGHT                    | 28'                 |
| LEFT SIDE                | 12'                 |
| RIGHT SIDE               | 12'                 |
| PARKING                  |                     |
| STANDARD ADA COMPLIANT   | 156                 |
| TOTAL                    | 156                 |



SITE PLAN  
SCALE: 1" = 40'



OWNER  
RANGER LEGACY, LLC  
509 WICKERSTAM DRIVE  
SAVANNAH, GA 31411  
michaelbharti@gmail.com

PALMETTO BUSINESS PARK  
2301 US HIGHWAY 80 WEST  
GARDEN CITY, GEORGIA 31408  
PIN: 60881-04001

| ISSUES |           |
|--------|-----------|
| REV    | DATE      |
| 1      | 9/10/2015 |

| PRINT DATE: 9/10/2015 |  |
|-----------------------|--|
| SITE PLAN             |  |
| SHEET<br>C-01         |  |

# 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 |

|   |   |  |
|---|---|--|
| <b>Existing Conditions</b>                                |   |  |
| Is the property located in a flood zone?                  | <input type="checkbox"/> Yes  | <input checked="" type="checkbox"/> No |
| Does the property currently contain any of the following: | <ul style="list-style-type: none"> <li>• Existing buildings, streets, or other developed areas <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</li> <li>• Easements or rights-of-way <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</li> <li>• Underground storage tanks <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</li> <li>• Water bodies, wetlands, or similar natural features <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</li> <li>• Specimen trees (see <a href="#">Sec. 90-259</a>) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</li> </ul> |  |

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

|  |                                     |  |                          |
|--|-------------------------------------|--|--------------------------|
| Building Area (Square Feet)                              | 168,000 sq ft                       |  |                          |
| Will the development be phased?                          | <input type="checkbox"/> Yes        | <input checked="" type="checkbox"/> No | If yes, how many phases? |
| Are buffers required? (see <a href="#">Sec. 90-262</a> ) | <input type="checkbox"/> Yes        | <input checked="" type="checkbox"/> No |                          |
| Will fencing be provided?                                | <input type="checkbox"/> Yes        | <input checked="" type="checkbox"/> 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



## Applicant Information

| Owner   |   |
|---|---|
| Name  | Address   |
| Michael Blatt   | 309 Wickersham Drive Savannah GA 31411  |
| Phone   | Email   |
| (415)-331-8000  | michaelblatt@att.net  |
| 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 checked="" type="checkbox"/> Check here to receive staff review comments via email |   |
| Company Name  | Contact (Individual Name)   |
| Ranger Legacy LLC   | Michael Blatt   |
| Phone   | Email   |
| (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 |               |             |
|-----------------|---------------|-------------|
| Received By     | Date Received | Case Number |

# City of Garden City General Development Plan Checklist



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

|   | Sheet   | Note # |
|---|---------|--------|
| <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 | Façade elevation plan, indicating building orientation and scale; exterior construction materials, including texture and color; roof shape, window and door openings, porches and balconies; the architectural style or structure and the facade architectural treatment. | C2/C3 |        |



LOCATION MAP

PALMETTO STATEARMORY  
ZONE C-2

| 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                | 111888              |
| TOTAL                    | 279888              |
| IMPERVIOUS SURFACE RATIO | 82%                 |
| SETBACKS                 |                     |
| FRONT (FROM CL HWY 80)   |                     |
| PAVING                   | 92'                 |
| BUILDINGS                | 125'                |
| RIGHT                    | 28'                 |
| LEFT SIDE                | 12'                 |
| RIGHT SIDE               | 12'                 |
| PARKING                  |                     |
| STANDARD ADA COMPLIANT   | 156                 |
| TOTAL                    | 156                 |



SITE PLAN  
SCALE: 1" = 40'



OWNER

RANGER LEGACY, LLC  
509 WICKERSTAM DRIVE  
SAVANNAH, GA 31411  
michelebhart@att.net

PALMETTO BUSINESS PARK  
ZONE C-2

2301 US HIGHWAY 80 WEST  
GARDEN CITY, GEORGIA 31408

PIN: 60881-04001

ISSUES

| REV | DATE      | DESCRIPTION              |
|-----|-----------|--------------------------|
| 1   | 9/10/2015 | General Development Plan |
| 1   | 9/10/2015 | General Development Plan |

PRINT DATE: 9/10/2015  
SITE PLAN

SHEET  
C-01  
or 2



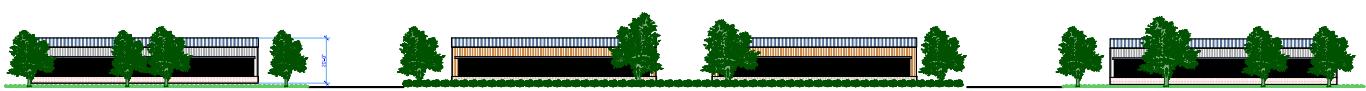
OWNER  
RANGER LEGACY, LLC  
509 WICKERSTAM DRIVE  
SAVANNAH, GA 31411  
michelebhart@st.net

PALMETTO BUSINESS PARK  
2301 US HIGHWAY 80 WEST  
GARDEN CITY, GEORGIA 31408  
PIN: 6088-04001

| ISSUES |                          |
|--------|--------------------------|
| REV    | DATE                     |
| 1      | 9/12/2013                |
|        | General Development Plan |
|        | General Development Plan |
|        |                          |
|        |                          |
|        |                          |
|        |                          |
|        |                          |

PRINT DATE: 9/10/2013  
TYPICAL PLAN AND ELEVATION

SHEET  
C-02  
or 2



1  
C-02  
ELEVATION FROM HIGHWAY  
SCALE: 1'-0" = 22'



2  
C-02  
TYPICAL FLOOR PLAN  
SCALE: 1'-0" = 120'



 TYPICAL ELEVATION  
C-02  
SOLAR 100W



OWNER  
RANGER LEGACY, LLC  
509 WICKERSTAM DRIVE  
SAVANNAH, GA 31411  
micheleblair@st.net

PALMETTO BUSINESS PARK  
2301 US HIGHWAY 80 WEST  
GARDEN CITY, GEORGIA 31408  
PIN: 6088-040001

| ISSUES |          |                          |
|--------|----------|--------------------------|
| REV    | DATE     | DESCRIPTION              |
| 1      | 7/1/2013 | General Development Plan |
|        |          |                          |
|        |          |                          |
|        |          |                          |
|        |          |                          |
|        |          |                          |
|        |          |                          |

PRINT DATE: 8/22/2015  
EXHIBIT

SHEET  
C-03  
2

**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.

# MEMORANDUM

**To:** Garden City Planning Commission & Board of Appeals  
**From:** Jonathan Trego, Zoning Administrator  
**Date:** October 9, 2025  
**Re:** PC-10-25-1135

---

| <b>Application Type</b>  | <b>General Development Plan</b> |
|--------------------------|---------------------------------|
| <b>Case Number</b>       | PC-10-25-1135                   |
| <b>Applicant</b>         | Angel Pinero                    |
| <b>Name of Project</b>   | 28 Telfair PI                   |
| <b>Property Address</b>  | 307 Chatham Parkway             |
| <b>Parcel IDs</b>        | 60736 01004                     |
| <b>Area of Property</b>  | 81.42                           |
| <b>Current Zoning</b>    | P-1_2                           |
| <b>Proposed Land Use</b> | Industrial Storage Yard         |

## GENERAL INFORMATION

*Project Description:* The applicant wishes to add two new structures of 7,800 sq ft each, with desired improvements in lighting and utility infrastructure.

*Project Background:* This is a pre-existing development that was approved by the Planning Commission in 2022 for outside storage. The new application seeks to add a structure as an extension to the existing development. The property was approved by Garden City's third-party engineer and has already addressed concerns such as stormwater, tree density, and all local and state regulations.

## 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.*  
-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-10-25-1135.

#### *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 | 28 Telfair Place                          |  |
| Property Address | 28 TELFAIR PLACE, SAVANNAH, GEORGIA 31415 |  |

| Parcel ID   | Total Site Acreage | Zoning |
|-------------|--------------------|--------|
| 60736 01004 | 81.42              | P-I-2  |

|   |  |
|---|--|
| <b>Detailed project description including the character and intended use of the development. Attach additional pages as needed.</b>   |  |
| <p>The subject property is presently a vacant parcel. The applicant intends to develop the property into an industrial outdoor storage facility with two 7,800 SF buildings. Additional desired site improvements consist of lighting, grading, storm water drainage, utility infrastructure, parking and associated items.</p> |  |

| Water Supply  | Sewage Disposal   |
|---|---|
| <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private | <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private   |
| <b>Existing Conditions</b>  |   |
| Is the property located in a flood zone?                                    | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   |
| Does the property currently contain any of the following:                   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| • Existing buildings, streets, or other developed areas                     | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   |
| • Easements or rights-of-way  | <input checked="" type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No   |

|   |   |   |
|---|---|---|
| <b>Proposed Improvements (See "General Development Plan Checklist" for full requirements)</b> |   |   |
| Building Area (Square Feet)   | +/- 15,600 SF                           |   |
| Will the development be phased?   | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No        |
|   |   | If yes, how many phases?                      |
| Are buffers required? (see <a href="#">Sec. 90-262</a> )                                      | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No                   |
| Will fencing be provided?   | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No        |
| A façade elevation plan is required.  |   | Building Material(s): Smooth corrugated metal |
| Building Color(s): See renderings on Preliminary Architectural Plans                          |   |   |
| <b>Any additional details relevant to the application:</b>                                    |   |   |
| <hr/> <hr/> <hr/>   |   |   |

# City of Garden City General Development Plan Application



## Applicant Information

| Owner  |   |
|--|---|
| Name   | Address   |
| 307 CHATHAM PARKWAY LLC  | 3201 New Mexico Ave NW, Suite 305, Washington, DC, 20016  |
| Phone  | Email   |
| 240-762-3174   | rmcintyre@jadianios.com   |
| 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)   |
| Dynamic Engineering Consultants, PC  | Ángel Piñero, PE  |
| Phone  | Email   |
| 561-921-8570   | apinero@dynamicec.com   |
| Authorized Agent (Requires Authorized Agent Form)                              |   |
| <input type="checkbox"/> Check here to receive staff review comments via email |   |
| Company Name   | Contact (Individual Name)   |
| Dynamic Engineering Consultants, PC  | Ángel Piñero, PE  |
| Phone  | Email   |
| 561-921-8570   | apinero@dynamicec.com   |

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.

Ángel Piñero, PE

Owner/Authorized Agent (Print Name)

Signature

Date

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

| OFFICE USE ONLY |               |             |
|-----------------|---------------|-------------|
| Received By     | Date Received | Case Number |



Dynamic Engineering Consultants, PC [www.dynamicec.com](http://www.dynamicec.com)

100 NE 5<sup>th</sup> Avenue, Suite B2

Delray Beach, FL 33483

T. 561-921-8570

Garden City  
Planning and Development Department  
100 Central Avenue  
Garden City, GA 31405

**August 21, 2025**

**RE: General Development Plan  
28 Telfair Place  
Savannah, GA 314115  
Parcel ID: 6073601004,  
6079901005A 6073601005**

#### **Description of Project**

On behalf of our client, Jadian IOS ("Applicant"), we respectfully submit this General Development Plan Application for the proposed development at the above-referenced property.

The proposed development at 28 Telfair Place in Garden City involves the transformation of an existing container storage and logistics site into an industrial outdoor storage facility. The subject property spans approximately 81.42 acres, with 65.03 acres designated for redevelopment. Currently, the site includes a 21-acre borrow pit and drains to an adjacent wetland system to the north.

The redevelopment plan includes the construction of two 7,800-square-foot industrial buildings, along with comprehensive site improvements such as landscaping, grading, stormwater drainage infrastructure, utility installations, driveways, and parking areas. The project is located within the P-I-2 (Industrial) zoning district and is surrounded by similarly zoned industrial properties, ensuring compatibility with adjacent land uses.

The intended use of the site is to support industrial outdoor storage operations, enhancing the site's functionality and appearance while complying with applicable zoning and environmental regulations. The development will also incorporate flood zone considerations and will be designed to meet all required setbacks and drainage standards.

Please do not hesitate to contact us at (561) 921-8570 if you require additional information.

Sincerely,

**Dynamic Engineering Consultants, PC**  
Ángel Piñero, P.E.  
Principal

1904 Main Street, Lake Como, NJ 07719 T. 732-974-0198

245 Main Street, Suite 110, Chester, NJ 07930 T. 908-879-9229

8 Robbins Street, Suite 102, Toms River, NJ 08753 T. 732-974-0198

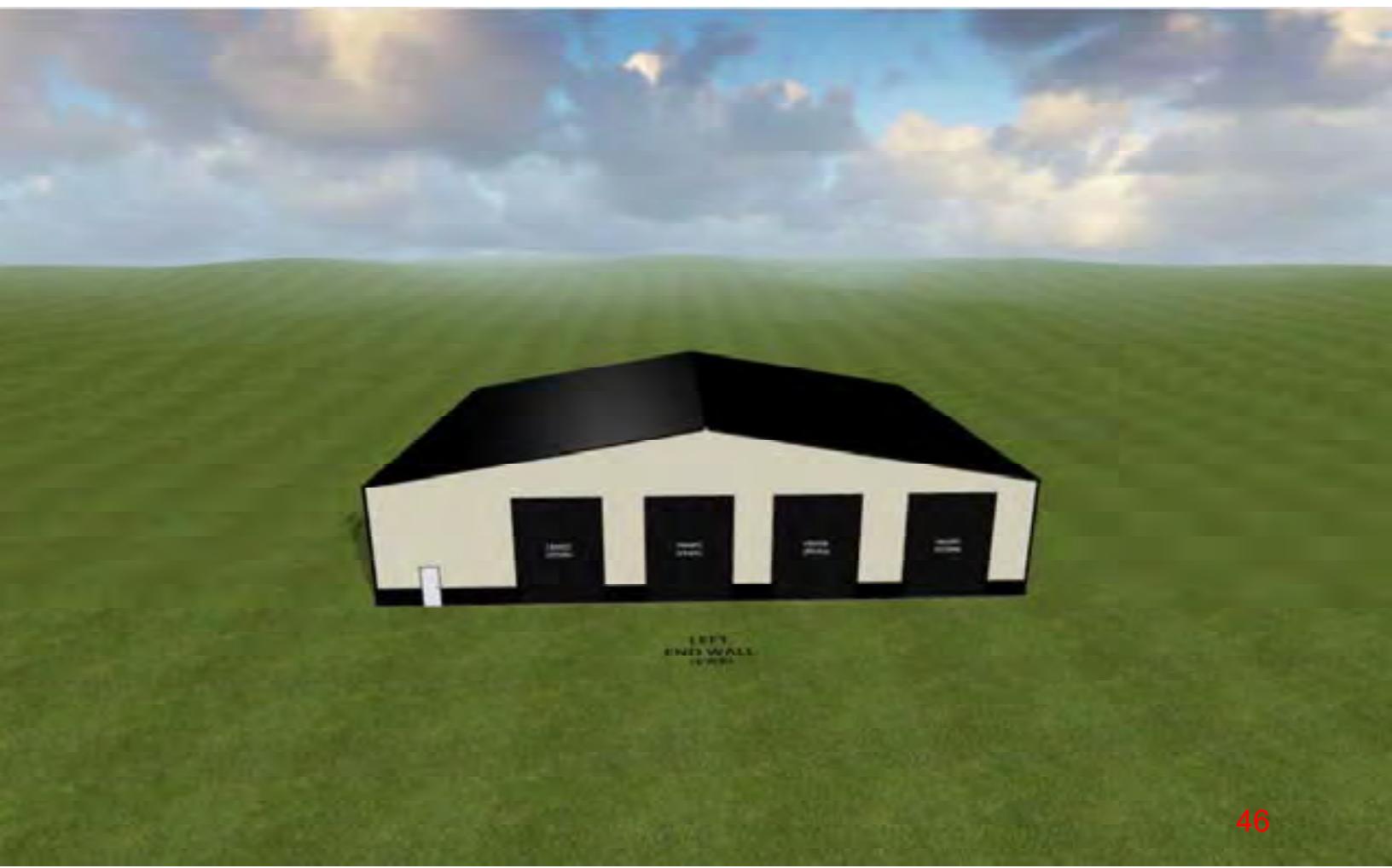
826 Newtown Yardley Rd., Suite 201, Newtown, PA 18940 T. 267-685-0276

100 NE 5<sup>th</sup> Avenue, Suite B2, Delray Beach, FL 33483 T. 561-921-8570

14521 Old Katy Road, Suite 270, Houston, TX 77079 T. 281-789-6400

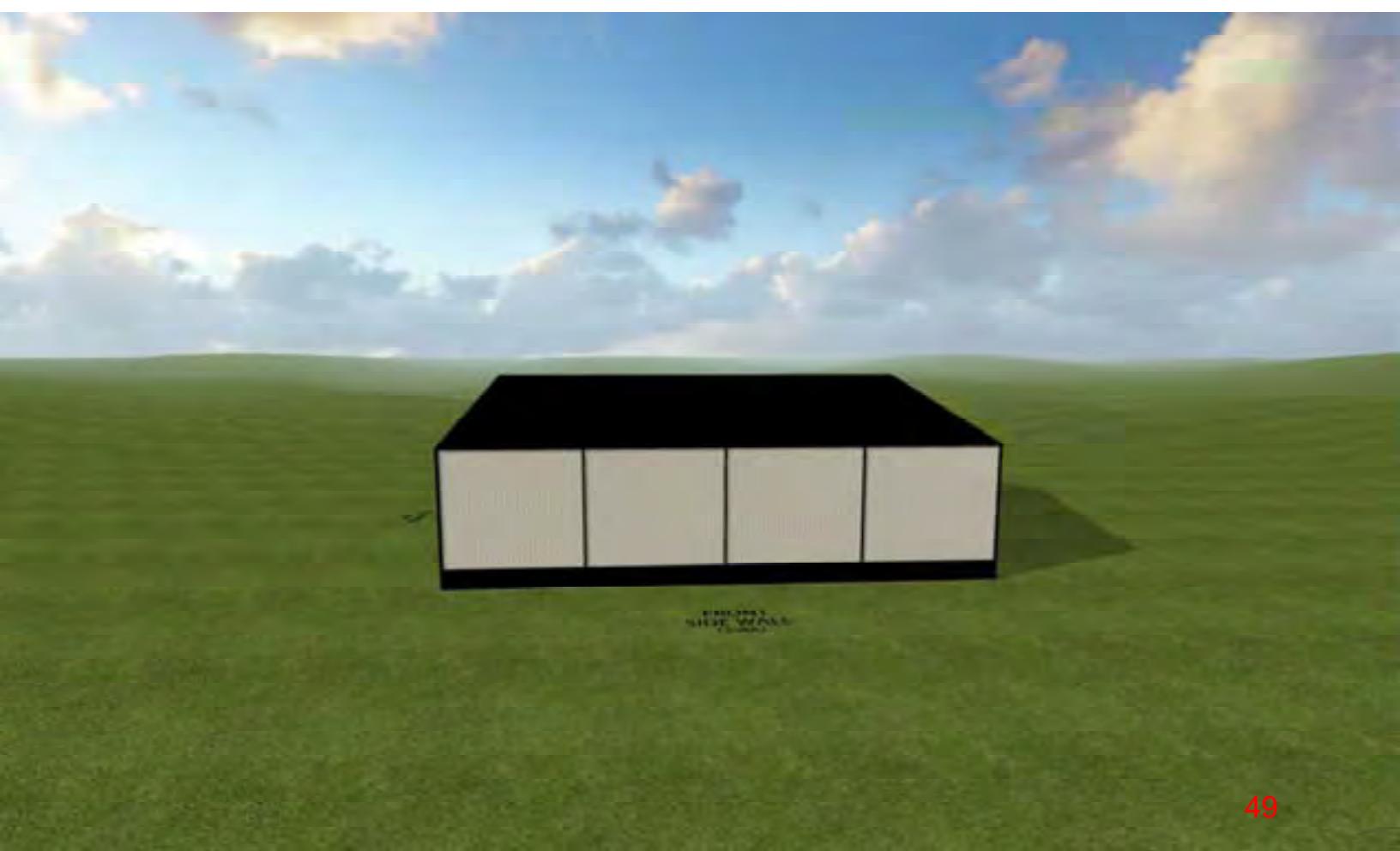
714 S. Greenville Avenue, Suite 100, Allen, TX 75002 T. 972-534-2100

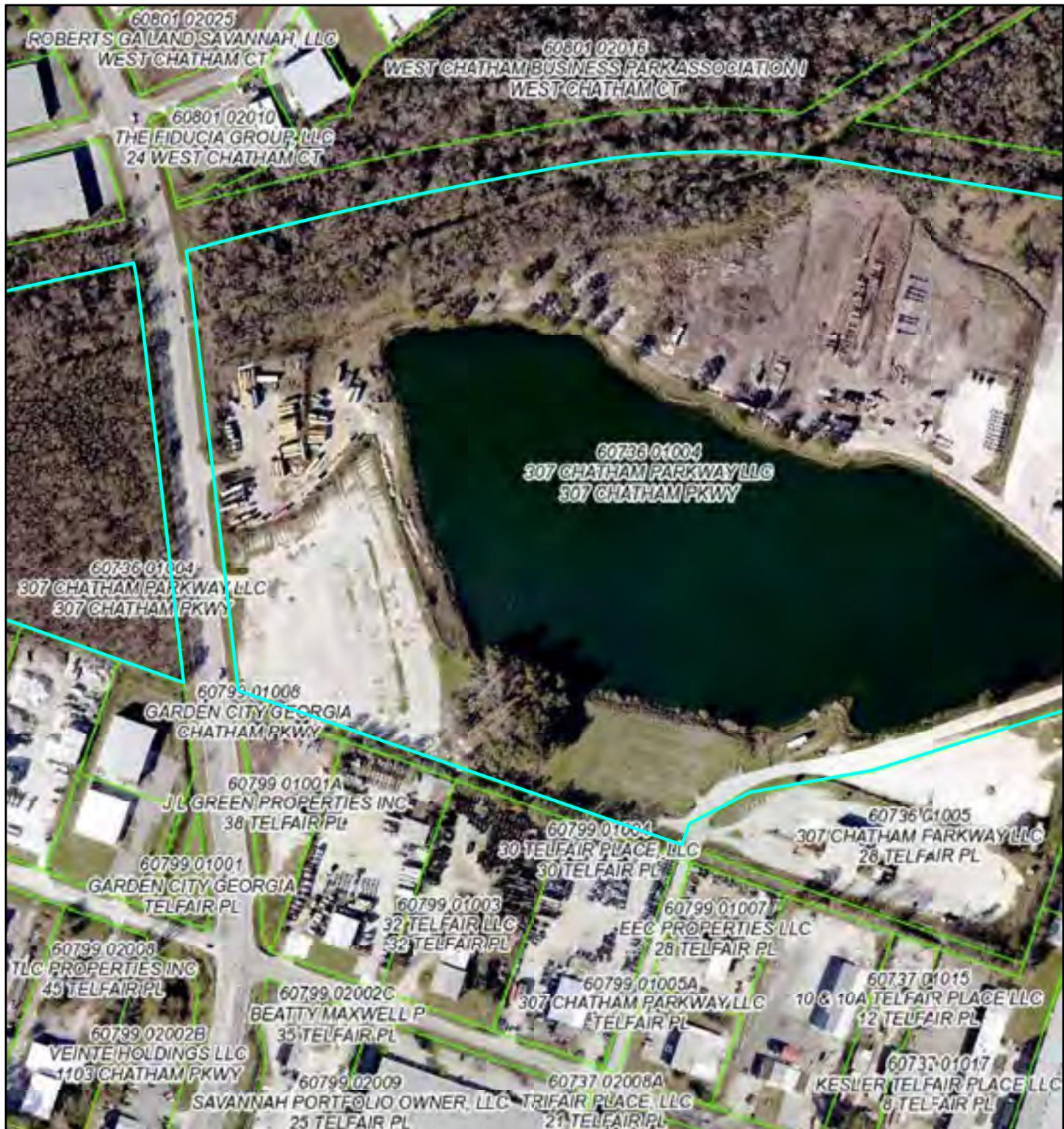












9/9/2025, 11:55:03 AM

1:4,514

0 0.03 0.07 0.13 mi  
0 0.05 0.1 0.2 km

Owner, PIN and Address Labels

Property Boundaries (Parcels)

SAGIS

# MEMORANDUM

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

**From:** Jonathan Trego, Zoning Administrator

**Date:** October 9, 2025

**Re:** PC-10-25-1036

---

| <b>Application Type</b>  | <b>General Development Plan</b>   |
|--------------------------|---|
| <b>Case Number</b>       | PC-10-25-1136   |
| <b>Applicant</b>         | Joshua Yellin   |
| <b>Name of Project</b>   | Palmetto Business Park  |
| <b>Property Address</b>  | 305 HWY 80  |
| <b>Parcel IDs</b>        | 60020 04002A  |
| <b>Area of Property</b>  | 2.46  |
| <b>Current Zoning</b>    | C-2A  |
| <b>Proposed Land Use</b> | <i>Automobile service station, including automobile washeteria: R-I-N(B), C-1, C-2, C-2A, C-2A(B &amp; W), I-1.</i> |

## GENERAL INFORMATION

**Project Description:** The proposed use (Automobile and Truck Service/Fueling Station) aligns with the current use, offering the same services under a new company and brand. The applicant plans to rebuild all existing structures, including replacing underground fuel tanks. There are some restrictions on setbacks and buffer requirements due to existing conditions and the drainage canal on the west side of the property.

**Project Background:** *This project involves redeveloping an existing automobile service station with a building, canopies over fuel and diesel dispensers, underground tanks, and impervious surfaces for cars and trucks.*

## 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 1 space for each gasoline pump, grease rack or similar service area or service facility. 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-10-25-1136.

*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

|                         |
|-------------------------|
| <b>Development Name</b> |
| RaceTrac                |
| <b>Property Address</b> |
| 305 US HWY 80           |

| Parcel ID    | Total Site Acreage | Zoning |
|--------------|--------------------|--------|
| 60020 04002A | 2.46 AC            | C-2A   |

|   |
|---|
| <b>Detailed project description including the character and intended use of the development. Attach additional pages as needed.</b> |
|---|

The existing site consists of an automobile service station that includes an existing building, a canopy at the automobile fueling dispensers, a canopy at the diesel dispensers, underground storage tanks, and impervious service for circulation of both automobiles and trucks. The proposed use (Automobile and Truck Service/Fueling Station) matches the existing use and will offer the same services under a new development company and brand.

See attached flier for overview of Racetrac and its umbrella of companies.

|   |   |
|---|---|
| <b>Water Supply</b>   | <b>Sewage Disposal</b>  |
| <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private | <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private   |
| <b>Existing Conditions</b>  |   |
| Is the property located in a flood zone?                                    | <input type="checkbox"/> Yes <input type="checkbox"/> No  |
| Does the property currently contain any of the following:                   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

|   |
|---|
| <b>Proposed Improvements (See "General Development Plan Checklist" for full requirements)</b> |
|---|

|  |   |                          |
|--|---|--------------------------|
| Building Area (Square Feet)                              |   |                          |
| Will the development be phased?                          | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | If yes, how many phases? |
| Are buffers required? (see <a href="#">Sec. 90-262</a> ) | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |                          |
| Will fencing be provided?                                | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | If yes, what material?   |
| A façade elevation plan is required.                     | Building Material(s):   |                          |
|  | Building Color(s):  |                          |

|  |
|--|
| <b>Any additional details relevant to the application:</b> |
|  |
|  |
|  |

# City of Garden City General Development Plan Application



## Applicant Information

|  |  |   |
|--|--|---|
| <b>Owner</b>   |  |   |
| Name   | Address  |   |
| SHREE SAI PROPERTIES, LLC                                | 146 ARBOR VILLAGE DRIVE<br>PO BOX 731, POOLER, GA 31322      |   |
| Phone  | Email  |   |
|  |  |   |
| <b>Engineer/Surveyor</b>                                 | <input checked="" type="checkbox"/> Same as authorized agent | <input checked="" type="checkbox"/> Check here to receive staff review comments via email |
| Company Name   | Contact (Individual Name)                                    |   |
| Bohler Engineering                                       | Nate Fuss, PE  |   |
| Phone  | Email  |   |
| 678-695-6800   | nfuss@bohlereng.com  |   |
| <b>Authorized Agent (Requires Authorized Agent Form)</b> |  | <input checked="" type="checkbox"/> Check here to receive staff review comments via email |
| Company Name   | Contact (Individual Name)                                    |   |
| HunterMaclean  | Joshua Yellin  |   |
| Phone  | Email  |   |
| 912-236-0261   | jyellin@huntermaclean.com                                    |   |

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.

Gita Patel  
Owner/Authorized Agent (Print Name)

G Patel  
Signature

8-25-2025  
Date

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

| OFFICE USE ONLY |               |             |
|-----------------|---------------|-------------|
| Received By     | Date Received | Case Number |

# City of Garden City Agent Authorization Form



## Applicant Information

| Owner   |         |
|---|---------|
| Name  | Address |
| Shree Sai Properties, LLC 146 Arbor Village Drive, Pooler, GA 31322 |         |
| Phone   | Email   |
| 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 Josh Yellin to act as Agent for the attached application in my/our behalf.

|               |   |            |
|---------------|---|------------|
| Gita C. Patel |  | 08/26/2025 |
| Print Name    | Signature   | Date       |
| Print Name    | Signature   | Date       |
| Print Name    | Signature   | Date       |

| Authorized Agent |                           |
|------------------|---------------------------|
| Company Name     | Contact (Individual Name) |
| Hunter Maclean   | Joshua Yellin             |
| Phone            | Email                     |
| 912-236-0261     | jyellin@huntermaclean.com |

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

|             |  |           |
|-------------|--|-----------|
| Josh Yellin |  | 8/26/2025 |
| Print Name  | Signature  | Date      |

# 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  | APP/SITE | <input type="checkbox"/> 1  |
| 2                            | Names of project planner and developer and contact information   | APP/SITE | <input type="checkbox"/> 2  |
| 3                            | North arrow and graphic scale  | SITE     | <input type="checkbox"/> 3  |
| 4                            | Date, including all revision dates   | SITE     | <input type="checkbox"/> 4  |
| 5                            | General location map   | SITE     | <input type="checkbox"/> 5  |
| 6                            | Total area and development area in acres   | SITE     | <input type="checkbox"/> 6  |
| 7                            | Zoning District and any zoning variances or conditions   | SITE     | <input type="checkbox"/> 7  |
| 8                            | Zoning of contiguous properties and existing uses on contiguous property   | SITE     | <input type="checkbox"/> 8  |
| <b>EXISTING CONDITIONS</b>   |  |          |                             |
| 9                            | Flood zone boundary lines  | N/A      |                             |
|                              | Existing easement locations and uses including the holder of the easement and any restrictions imposed by the easement | SITE     | <input type="checkbox"/> 9  |
| 10                           | Location of any existing underground storage tanks   | SITE     | <input type="checkbox"/> 10 |
| 11                           | Required yards (building setbacks)   | SITE     | <input type="checkbox"/> 11 |
| 12                           | Existing streets, buildings, water bodies, wetlands, and other natural features  | SITE     | <input type="checkbox"/> 12 |
| 13                           | Existing water lines, sewer lines/septic fields, and fire hydrants   | SITE     | <input type="checkbox"/> 13 |
| 14                           | Existing storm water drainage structures   | SITE     | <input type="checkbox"/> 14 |
| <b>PROPOSED IMPROVEMENTS</b> |  |          |                             |
| 15                           | Proposed stormwater management facilities  | N/A      |                             |
| 16                           | Locations, dimensions, building area, and uses of all proposed buildings and structures.                               | SITE     | <input type="checkbox"/> 15 |
| 17                           | Location of any proposed underground storage tanks   | SITE     | <input type="checkbox"/> 16 |
| 18                           | Proposed easement locations and uses including the holder of the easement and any restrictions imposed by the easement | N/A      |                             |
| 19                           | Curb cuts, vehicular access and circulation  | SITE     | <input type="checkbox"/> 17 |
| 20                           | Pedestrian and other types of circulation  | N/A      |                             |
| 21                           | Off street parking and loading areas   | SITE     | <input type="checkbox"/> 18 |
| 22                           | Recreation areas   | N/A      |                             |
| 23                           | Buffer dimension and composition, including fencing and landscape  | SITE     | <input type="checkbox"/> 19 |
| 24                           | Refuse collections areas   | SITE     | <input type="checkbox"/> 20 |

# City of Garden City General Development Plan Checklist



|    |  | Sheet | Note # |
|----|--|-------|--------|
| 25 | Project phasing, if applicable   | N/A   |        |
| 26 | Tree protection and replacement plan, including identification of specimen trees | N/A   |        |
| 27 | Scale, design, and location of exterior signs                                    | SIGN  | 21     |

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

|   |   | Sheet    | Note # |
|---|---|----------|--------|
| 1 | Tabulation of the project density in dwelling units per net acre, if applicable   | N/A      |        |
| 2 | Tabulation of the number of required parking and loading spaces, required and proposed  |          |        |
| 3 | A statement describing the character and intended use of the development  | APP      | 22     |
| 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.   | N/A      |        |
| 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. | ARCH-300 | 23     |



## 'TRAC FACTS'

- Headquartered in Atlanta, Georgia, family-owned RaceTrac has been **serving guests since 1934**.
- RaceTrac is the **third largest** privately held company in Georgia and the **24th largest** private company in the United States.
- In total, RaceTrac **employs more than 10,600 team members** across our two divisions (RaceTrac and RaceWay) and affiliated companies (Metroplex Energy, Gulf Oil, and Energy Dispatch).
- RaceTrac Store Count: 590+** (Alabama, Florida, Georgia, Indiana, Kentucky, Louisiana, Mississippi, North Carolina ('25), Ohio, South Carolina, Tennessee, Texas)
- Total RaceWay Stores: 241** (Alabama, Arkansas, Florida, Georgia, Louisiana, Mississippi, North Carolina, South Carolina, Tennessee, Texas, Virginia)
- To date, we have invested **\$91.1M** to support alternative fuels infrastructure at our stores, so that we can offer a variety of renewable fuel blends (e.g., E85, E15, electricity, etc.) to our guests.
- All RaceTrac stores** participate in the Supplemental Nutrition Assistance Program (SNAP), providing important access to food for hungry Americans.
- In 2024, RaceTrac handled **over 277M card transactions**—nearly 9 times the entire population of Texas (30M)—and paid **approximately \$120M in swipe fees**.
- In 2025, RaceTrac is planning on investing **approximately \$390M** across our operating states.
- Metroplex Energy sells approximately **5.9B gallons of fuel annually**.
- Energy Dispatch **employs more than 220 drivers and operates 95 tractor-trailers out of 6 states**. Energy Dispatch also **delivers about 1.2B gallons of fuel** each year.



## RACETRAC GIVES BACK



Since 2011, RaceTrac has raised over \$9M for the Michael J. Fox Foundation.



Since 2010, RaceTrac has raised \$1.4M for Camp Sunshine.



Since 2021, RaceTrac has donated over 400K lbs of food items to Feeding America.



In 2024, RaceTrac donated \$230K to support Boys & Girls Clubs of America.



## 2024 IN NUMBERS

All of our RaceTrac locations offer guests an affordable one-stop shop featuring a wide selection of food, beverage, and competitively priced fuel. In 2024, we sold:



- **31.3M** roller grill items (lined up, these egg rolls, hot dogs, and taquitos would be over 2.7K miles long – nearly the distance from Miami, FL, to Seattle, WA)
- **30.3M cups** of Crazy Good Coffee (approximately enough coffee to give one cup to each resident of Georgia, North Carolina, and Tennessee)
- **29M slices** of pizza (enough pizza to cover nearly 88 football fields)



- **13M** fresh food items (approximately enough sandwiches, salads, and parfaits to share with each resident of Tennessee and Louisiana)
- **2M** whole fruit items (i.e., we sell over 38K pieces of fresh fruits a week)
- **1.2M gallons** of milk (enough milk to fill over 21K average-sized bathtubs)

## EFFICIENCY & SUSTAINABILITY

In 2012, RaceTrac created a special team to further efficiency consciousness and sustainability. Since then, we've saved a lot of energy and water:



**LED Lighting** – 598M kWh saved across our footprint (enough to power Truist Park for 20 Braves' seasons)



**Smart Irrigation** – \$4M and 594M gallons of water saved (enough water to fill 900 Olympic-sized swimming pools)



**Energy Efficiency Projects** – 45M kWh saved (enough to power eight Falcons games at Mercedes-Benz Stadium)



**Water Usage & Leak Detection** – \$3.5M and 560M gallons of water saved (enough water to fill 89 Ocean Voyager tanks at the Georgia Aquarium)

## RACETRAC'S OPERATING DIVISIONS & SUBSIDIARIES



RaceWay is RaceTrac's solely franchised brand.



**Metroplex Energy, Inc.** is a wholly owned subsidiary of RaceTrac, which purchases and secures its own supply of bulk fuel to supply RaceTrac and RaceWay stores. Metroplex transports all of its fuel products by rail, pipeline, truck, and barge across 15 states (Alabama, Arkansas, Florida, Georgia, Indiana, Kentucky, Louisiana, Maryland, Mississippi, North Carolina, Pennsylvania, South Carolina, Tennessee, Texas, Virginia).



**Gulf Oil, LLC.** is a wholly owned subsidiary of Metroplex Energy, Inc. Gulf Oil is the proud owner of the iconic Gulf trademark and is primarily a wholesaler of refined petroleum products, under the GULF brand, to various distributors and dealers throughout the United States. In addition, Gulf supplies bulk product and manages retail fuel sales at eleven fuel sites on the Massachusetts Turnpike pursuant to a long-term lease with the Massachusetts Department of Transportation.



**Energy Dispatch** is a RaceTrac-affiliated fuel transportation company that provides fuel transportation services for RaceTrac and RaceWay stores across 6 states in the southern U.S. (Alabama, Florida, Georgia, Louisiana, Tennessee, Texas).



## Color Schedule

Page 2

| Color | Supplier(s)                | Part Number(s)         |  |
|-------|----------------------------|------------------------|--|
| C1    | LOGO RED                   | AKZO NOBEL MATTHEWS    | Akzo SIGN91780 Red*<br>MP81489 R137186 LVS Semi-Gloss V1.1 RaceTrac Red  |
| C2    | WHITE                      | AKZO NOBEL MATTHEWS    | Akzo SIGN10553 White*<br>MP83729 R14356 LVS Semi-Gloss V1.1 White  |
| C3    | DARK BRONZE                | AKZO NOBEL MATTHEWS    | Dark Bronze 313E<br>MP21286 R170760 Dark Bronze 313E   |
| C5    | BLUE                       | AKZO NOBEL MATTHEWS 3M | Akzo Code SIGN3243 Blue*<br>MP02136 R143265 LVS Semi-Gloss V1.1 Sultan Blue<br>7725/17 Vivid Blue Opaque Vinyl |
| C6    | PRICER BLACK               | 3M                     | 3630-22 Black Translucent Vinyl  |
| C7    | PRICER GREEN               | 3M                     | 3630-156 Vivid Green Translucent Vinyl   |
| C8    | PRICER RED                 | 3M                     | 3630-143 Poppy Red Translucent Vinyl   |
| C9    | PRICER BLUE                | 3M                     | 3630-127 Intense Blue Translucent Vinyl (Ethanol Free DEF)   |
| C11   | FORT MYERS, FL AWNING ONLY | AKZO NOBEL MATTHEWS    | PMS 1807C Color Match (see provided sample)<br>PMS 1807C Color Match (see provided sample)                     |
| C15   | NAPLES, FL AWNING ONLY     | AKZO NOBEL MATTHEWS    | SW 6444 Color Match (see provided sample)<br>SW 6444 Color Match (see provided sample)                         |
| C18   | ADDRESS WHITE              | 3M                     | 7725-10 White Opaque Vinyl   |
| C19   | STANDARD AWNING RED        | AKZO NOBEL MATTHEWS    | CUSTOM COLOR MATCH SAMPLE PROVIDED<br>MP15024 Red Dragon LVS Semi-Gloss V1.1                                   |
| C20   | STANDARD AWNING BLUE       | AKZO NOBEL MATTHEWS    | CUSTOM COLOR MATCH SAMPLE PROVIDED<br>MP10259 LVS Semi-Gloss V1.1  |

9.29.22 Remove Billboard signage;  
Revs to sign legend & tagging.  
Added EXIT ONLY page.  
Chicken banners need to be replaced w/ FFS red bubble

21

PT ONLY



GENERAL NOTE: ALL WORK SHALL BE IN COMPLIANCE WITH RECOGNIZED INDUSTRY STANDARDS. MANUFACTURER'S RECOMMENDATIONS AND ALL APPLICABLE STATE AND LOCAL CODES, NO SUBSTITUTIONS ALLOWED.

## Building Elevations -Travel Center - Left Hand - Brick

Page 4



ONLY



Color Schedule on Page 2

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GENERAL NOTE: ALL WORK SHALL BE IN COMPLIANCE WITH RECOGNIZED INDUSTRY STANDARDS, MANUFACTURER'S RECOMMENDATIONS AND ALL APPLICABLE STATE AND LOCAL CODES. NO SUBSTITUTIONS ALLOWED.

## 40 SqFt Main Identification Sign - A1, A2, A3

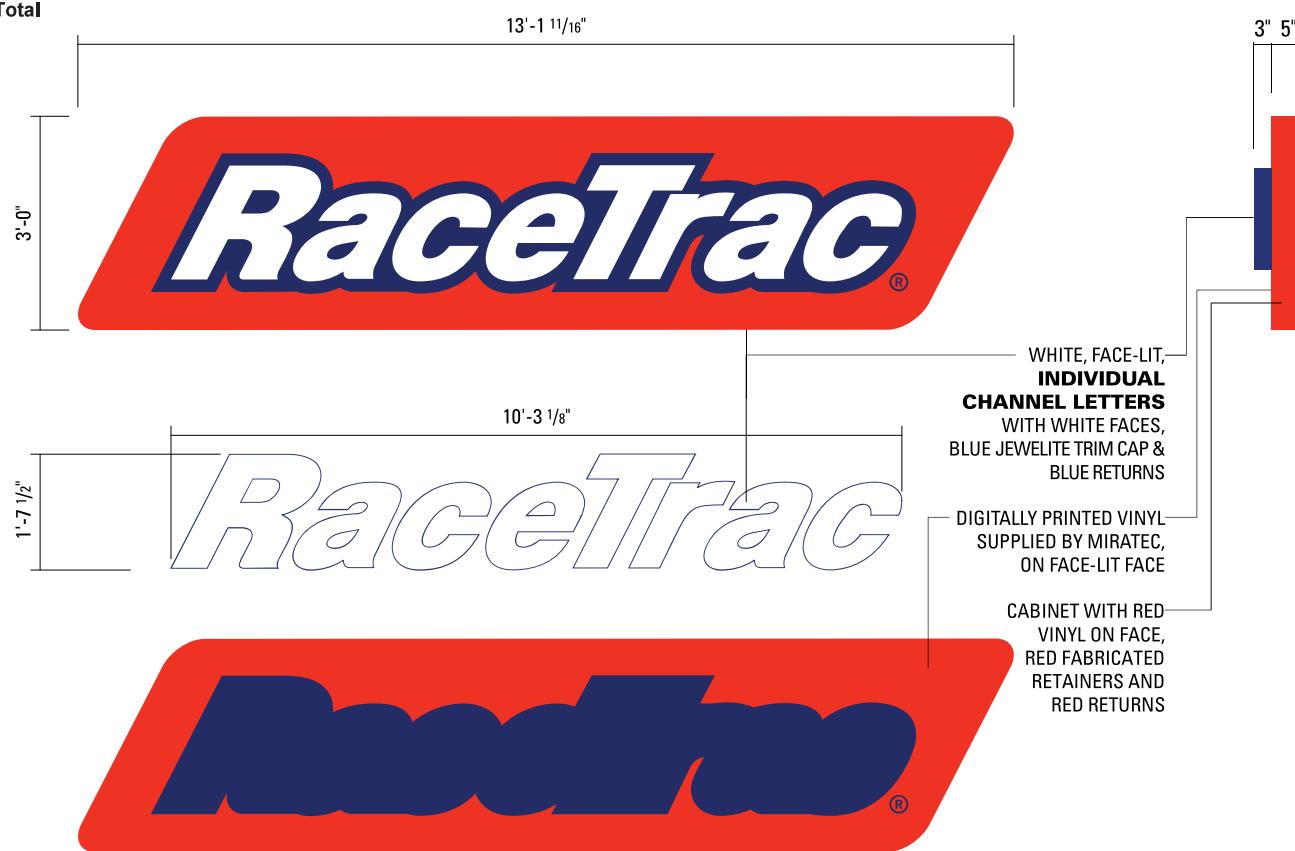
Page 5

SINGLE FACED

QUANTITY 3

40 SqFt Each

120 SqFt Total



PT ONLY



See Color Schedule on Page 2

66

GENERAL NOTE: ALL WORK SHALL BE IN COMPLIANCE WITH RECOGNIZED INDUSTRY STANDARDS. MANUFACTURER'S RECOMMENDATIONS AND ALL APPLICABLE STATE AND LOCAL CODES. NO SUBSTITUTIONS ALLOWED.

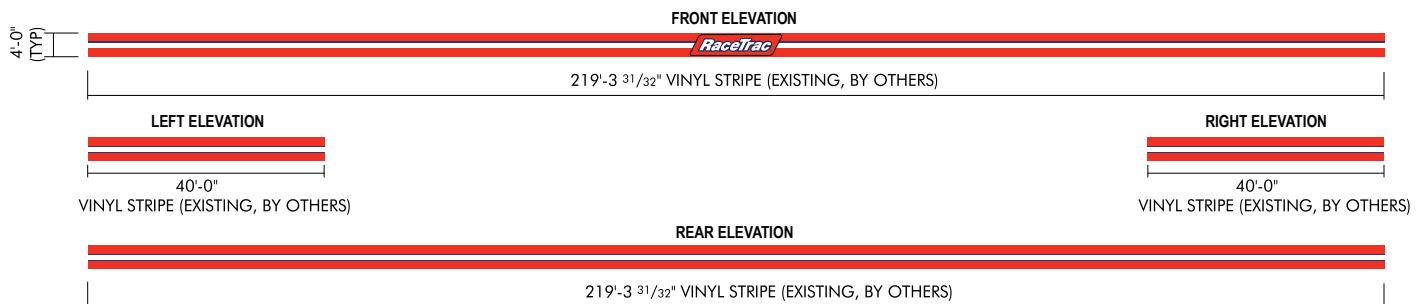
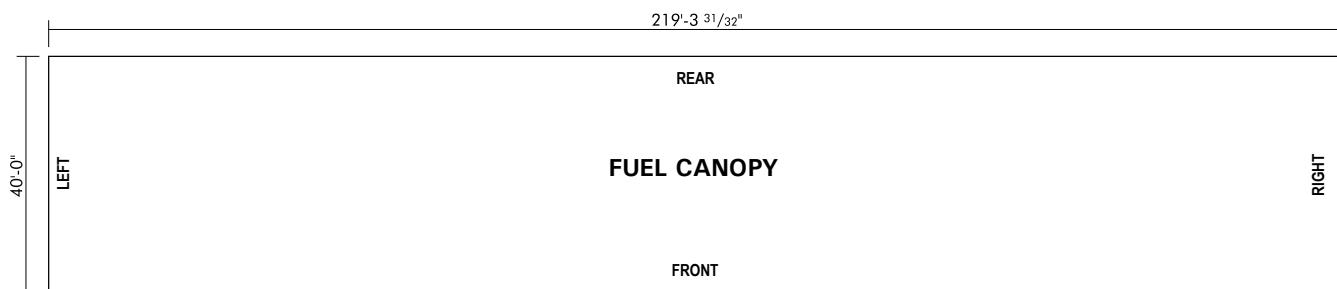
## Vehicular Fuel Canopy - A

Page 21

| CANOPY FRONT       | ITEM       | SQ. FT.   | LIN. FT.    |
|--------------------|------------|-----------|-------------|
|                    | CLOUD SIGN | 55        | 15.5        |
| <b>TOTAL FRONT</b> |            | <b>55</b> | <b>15.5</b> |

| ENTIRE CANOPY | SQ. FT.   | LIN. FT.    |
|---------------|-----------|-------------|
|               | <b>55</b> | <b>15.5</b> |

ACM COLORS:  
Program Red  
Larson Program Red



PT ONLY



See Color Schedule on Page 2

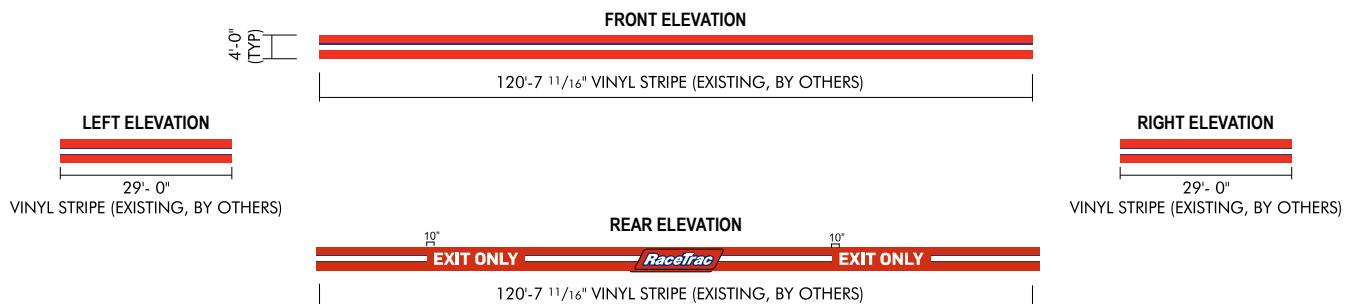
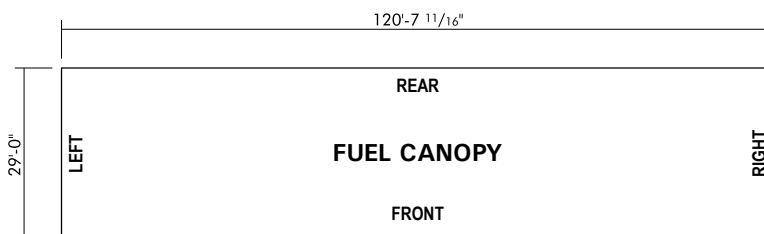
67

GENERAL NOTE: ALL WORK SHALL BE IN COMPLIANCE WITH RECOGNIZED INDUSTRY STANDARDS. MANUFACTURER'S RECOMMENDATIONS AND ALL APPLICABLE STATE AND LOCAL CODES. NO SUBSTITUTIONS ALLOWED.

| CANOPY FRONT      | ITEM       | SQ. FT.   | LIN. FT.    |
|-------------------|------------|-----------|-------------|
|                   | CLOUD SIGN | 55        | 15.5        |
| <b>TOTAL REAR</b> |            | <b>55</b> | <b>15.5</b> |

| ENTIRE CANOPY | SQ. FT.   | LIN. FT.    |
|---------------|-----------|-------------|
|               | <b>55</b> | <b>15.5</b> |

ACM COLORS:  
Program Red  
Larson Program Red



PT ONLY



See Color Schedule on Page 2

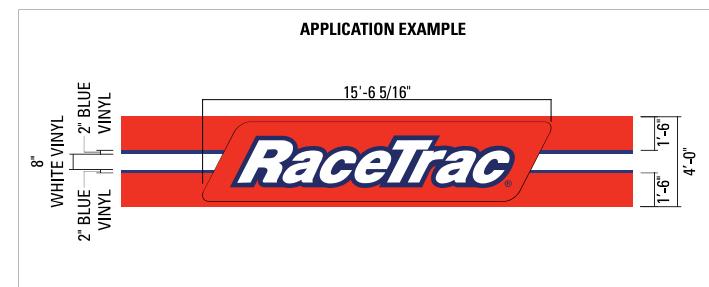
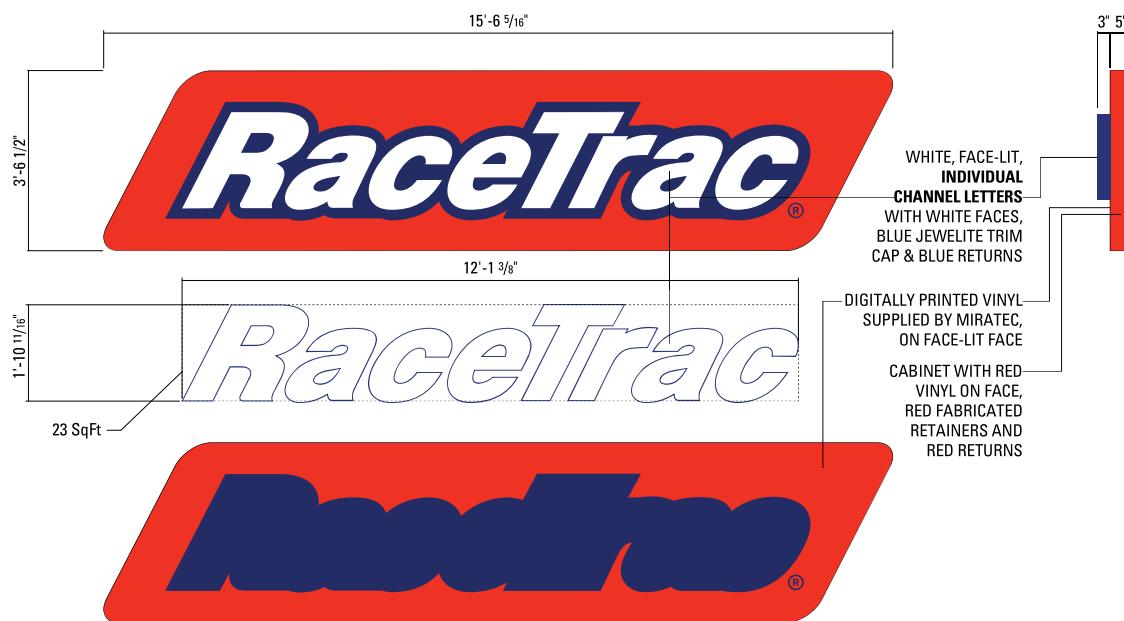
68

GENERAL NOTE: ALL WORK SHALL BE IN COMPLIANCE WITH RECOGNIZED INDUSTRY STANDARDS. MANUFACTURER'S RECOMMENDATIONS AND ALL APPLICABLE STATE AND LOCAL CODES. NO SUBSTITUTIONS ALLOWED.

## 55 SqFt Canopy LED Logo Sign - I1, I2

Page 23

SINGLE FACED  
QUANTITY 2  
55 SqFt Each  
110 SqFt Total



PT ONLY



See Color Schedule on Page 2

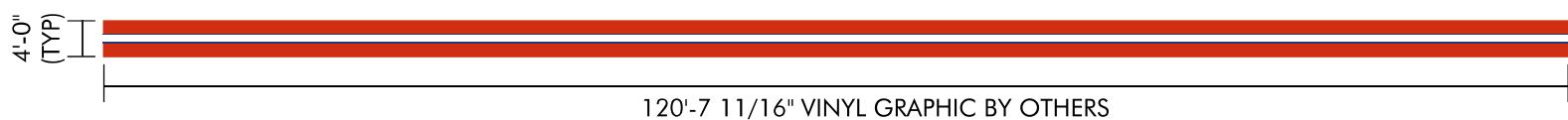
69

GENERAL NOTE: ALL WORK SHALL BE IN COMPLIANCE WITH RECOGNIZED INDUSTRY STANDARDS, MANUFACTURER'S RECOMMENDATIONS AND ALL APPLICABLE STATE AND LOCAL CODES, NO SUBSTITUTIONS ALLOWED.

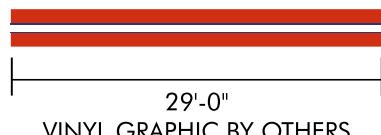
## Exit Only Vinyl Letters - IA/IB

QUANTITY: 1  
20.7 SqFt Each  
20.5 Linear Feet Total

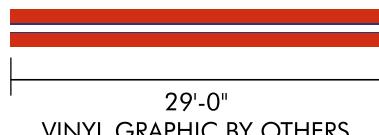
### FRONT ELEVATION



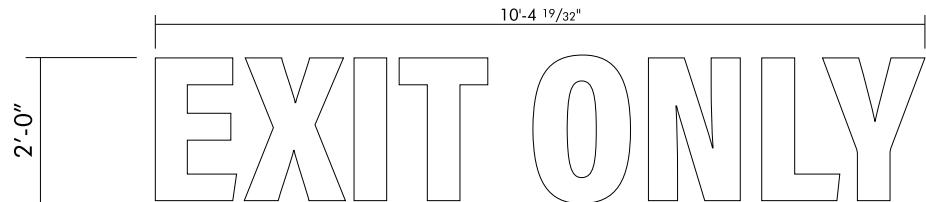
### LEFT ELEVATION



### RIGHT ELEVATION



### REAR ELEVATION



3M WHITE  
REFLECTIVE VINYL  
QTY 2

FOR CONCEPT ONLY



See Color Schedule on Page 2

70

GENERAL NOTE: ALL WORK SHALL BE IN COMPLIANCE WITH RECOGNIZED INDUSTRY STANDARDS, MANUFACTURER'S RECOMMENDATIONS AND ALL APPLICABLE STATE AND LOCAL CODES. NO SUBSTITUTIONS ALLOWED.

## 100 SqFt Price Sign- 28" LED - N1/N2

Page 30

\*All sign components to be UL listed. All wiring to conform to UL specifications. Installations to be per NEC requirements. All signs to bear UL labels.

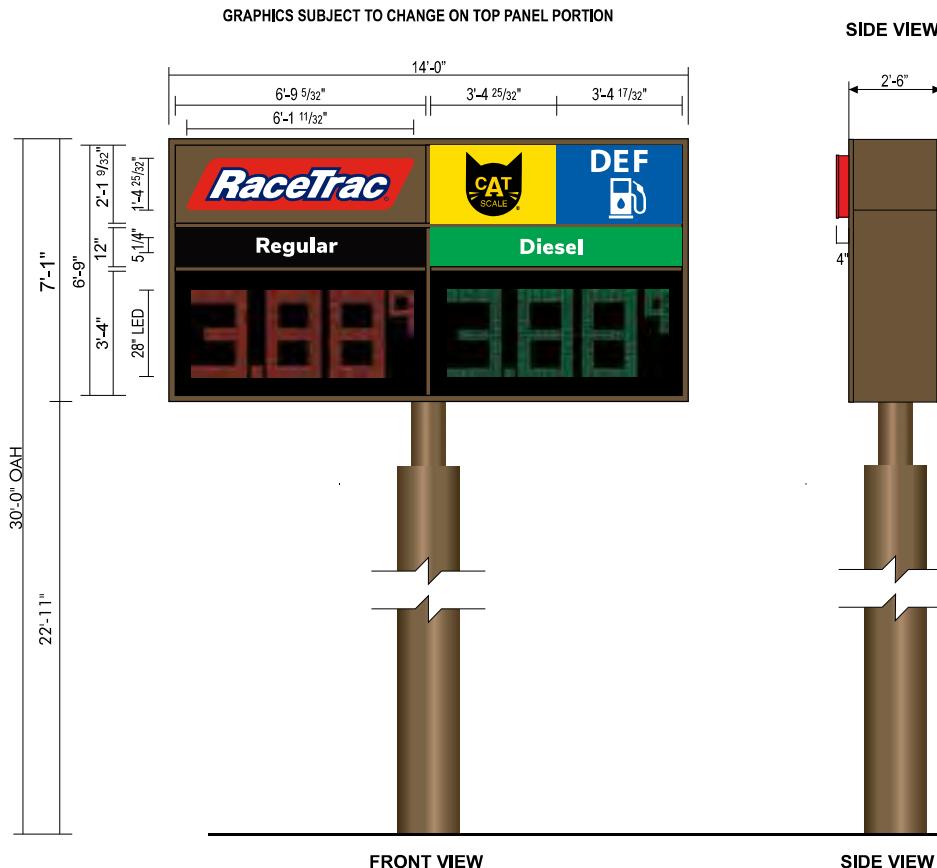
### STAMPED, SEALED ENGINEERING REQUIRED

FOUNDATION INFORMATION PROVIDED BY RACETRAC. MANUFACTURER RESPONSIBLE FOR HAVING A LICENSED ENGINEER VALIDATE FOUNDATION DESIGN PRIOR TO INSTALL.

DOUBLE FACED

QUANTITY 2 (IF RACETRAC PROCEEDS WITH N2-OPTION 1)

ALL FUEL GRADE PANELS TO BE ACCESSIBLE FROM TOP OF SIGN



PT ONLY



**Sloan Sign Box 3**  
LED Interior Illumination

### Specifications: Sign Faces:

- Logo panel: Aluminum panel painted Bronze C3 with parallelogram mounted to the surface. Parallelogram to be channel letter-type construction with .177" thick Polycarbonate face panels with 2nd surface applied translucent vinyl graphics. Parallelogram copy to be digital print provided by Miratec. Systems with red background and with blue area of logo graphic also printed. Cabinet and trim cap to be painted Red C1.
- Regular Unleaded Product Panel: Solar Grade Polycarbonate; Background to be 1st surface applied opaque vinyl Black C6; "Regular" to be show-through white.
- Diesel Product Panel: Solar Grade Polycarbonate; Background to be 1st surface applied translucent vinyl Green C7; "Diesel" to be show-through white.
- Unleaded 88 Product Panel: Solar Grade Polycarbonate; Background to be 1st surface applied opaque vinyl Black C6; "Unleaded 88" to be show-through white.

**Interior Illumination:** Sloan Sign Box 3 LED Interior Illumination powered by low voltage power supplies. This is behind fuel grade panels only.  
**Sign Frame:** 2" x 2" x .25" steel tube with .063" aluminum cladding painted Bronze C3. Extruded aluminum 1-1/2" wide Divider Bars installed to retain sign panels. Face dividers and retainer to be painted Bronze C3.  
**Sign Support:** Internal steel pipe support to be welded to steel saddle bracket at top and bottom of sign frame. External steel sign support to meet building and local sign codes. Size of steel and footing as required per site requirements.

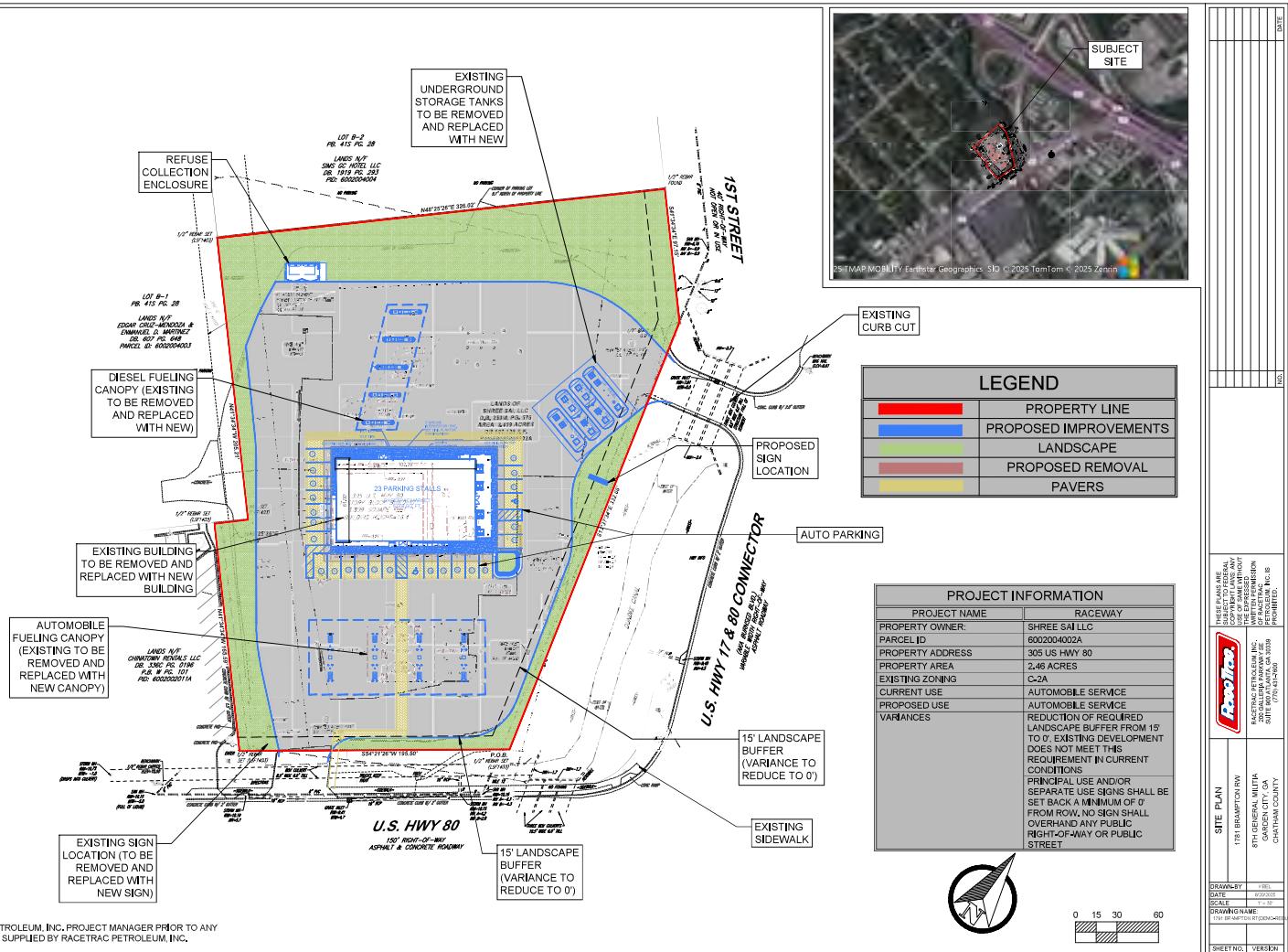
See Color Schedule on Page 2

GENERAL NOTE: ALL WORK SHALL BE IN COMPLIANCE WITH RECOGNIZED INDUSTRY STANDARDS. MANUFACTURER'S RECOMMENDATIONS AND ALL APPLICABLE STATE AND LOCAL CODES, NO SUBSTITUTIONS ALLOWED.

71



Know what's below.  
Call before you dig.



CONTACT RACETRAC PETROLEUM, INC. PROJECT MANAGER PRIOR TO ANY REVISIONS TO THE PLAN SUPPLIED BY RACETRAC PETROLEUM, INC.

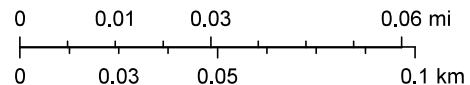


9/9/2025, 11:57:30 AM

1.2.257

## Owner, PIN and Address Labels

## Property Boundaries (Parcels)



SAGIS



# MEMORANDUM

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

**From:** Jonathan Trego, Zoning Administrator

**Date:** October 9, 2025

**Re:** PC-10-25-1139

---

| <b>Application Type</b>  | <b>General Development Plan</b>   |
|--------------------------|---|
| <b>Case Number</b>       | PC-10-25-1139   |
| <b>Applicant</b>         | Harrison Aiken  |
| <b>Name of Project</b>   | Circle K- US80 & Alfred Street  |
| <b>Property Address</b>  | 702 US-80 Hwy   |
| <b>Parcel IDs</b>        | 60733 03001   |
| <b>Area of Property</b>  | 4.32  |
| <b>Current Zoning</b>    | C-2A  |
| <b>Proposed Land Use</b> | <i>Automobile service station, including automobile washeteria: R-I-N(B), C-1, C-2, C-2A, C-2A(B &amp; W), I-1.</i> |

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## GENERAL INFORMATION

**Project Description:** The applicant proposes a commercial development with a 5200 sf convenience store, 12-pump fueling canopy, 4-pump fuelingstation, surface parking, stormwater management, detention, and utilities.

**Project Background:** This new application proposes replacing a retail store and tire shop with an automobile service station.

## 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 1 space for each gasoline pump, grease rack or similar service area or service facility. 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-10-25-1139.

#### 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

|   |                           |   |
|---|---------------------------|---|
| <b>Development Name</b>   |                           |   |
| CIRCLE K - US80 & ALFRED ST   |                           |   |
| <b>Property Address</b>   |                           |   |
| 702 US-80, GARDEN CITY, GA 31408  |                           |   |
| <b>Parcel ID</b>  | <b>Total Site Acreage</b> | <b>Zoning</b>   |
| 60733 03001   | 4.32 AC                   | C-2A  |
| <b>Detailed project description including the character and intended use of the development. Attach additional pages as needed.</b>   |                           |   |
| CIRCLE K - US-80 & ALFRED STREET IS A COMMERCIAL DEVELOPMENT CONSISTING OF A 5200 SF CONVENIENCE STORE BUILDING, A 12-PUMP FUELING CANOPY, AND A 4-PUMP HSD FUELING STATION. THE PROJECT ALSO INCLUDES SURFACE PARKING, STORMWATER CONVEYANCE AND DETENTION, AND ALL ASSOCIATED UTILITIES.                      |                           |   |
| <b>Water Supply</b>   |                           | <b>Sewage Disposal</b>  |
| <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private   |                           | <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private   |
| <b>Existing Conditions</b>  |                           |   |
| Is the property located in a flood zone?  |                           | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |
| Does the property currently contain any of the following:   |                           |   |
| <ul style="list-style-type: none"> <li>• Existing buildings, streets, or other developed areas</li> <li>• Easements or rights-of-way</li> <li>• Underground storage tanks</li> <li>• Water bodies, wetlands, or similar natural features</li> <li>• Specimen trees (see <a href="#">Sec. 90-259</a>)</li> </ul> |                           | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| <b>Proposed Improvements (See "General Development Plan Checklist" for full requirements)</b>   |                           |   |
| Building Area (Square Feet)   |                           | 5200  |
| Will the development be phased?   |                           | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If yes, how many phases?   |
| Are buffers required? (see <a href="#">Sec. 90-262</a> )  |                           | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   |
| Will fencing be provided?   |                           | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If yes, what material?   |
| A façade elevation plan is required.  |                           | Building Material(s): Brick, Concrete Block   |
|   |                           | Building Color(s): Gray, Brown  |
| <b>Any additional details relevant to the application:</b>  |                           |   |
| A signage height variance application is in progress for the proposed pylon sign on US-80.  |                           |   |
| <hr/> <hr/>   |                           |   |

# City of Garden City General Development Plan Application



## Applicant Information

| Owner  |   |
|--|---|
| Name   | Address   |
| Circle K Stores, Inc   | 1101 Gulf Breeze Pkwy, Bldg 1, Ste 200, Gulf Breeze, FL 32561   |
| Phone  | Email   |
| 407-962-8546   | ashley.sumners@circlek.com  |
| 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)   |
| Kimley-Horn & Associates   | Ben Gundersen   |
| Phone  | Email   |
| 404.998.8684   | ben.gundersen@kimley-horn.com   |
| Authorized Agent (Requires Authorized Agent Form)                              |   |
| <input type="checkbox"/> Check here to receive staff review comments via email |   |
| Company Name   | Contact (Individual Name)   |
|  |   |
| Phone  | Email   |
|  |   |

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

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

Harrison Aiken

Owner/Authorized Agent (Print Name)

8/26/2025

Date

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

| OFFICE USE ONLY |               |             |
|-----------------|---------------|-------------|
| Received By     | Date Received | Case Number |

# 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   | C0.00 |        |
| 2 Names of project planner and developer and contact information  | C0.00 |        |
| 3 North arrow and graphic scale   | C2.00 |        |
| 4 Date, including all revision dates  | C2.00 |        |
| 5 General location map  | C0.00 |        |
| 6 Total area and development area in acres  | C2.00 |        |
| 7 Zoning District and any zoning variances or conditions  | C0.00 |        |
| 8 Zoning of contiguous properties and existing uses on contiguous property  | C2.00 |        |
| <b>EXISTING CONDITIONS</b>  |       |        |
| 9 Flood zone boundary lines   | C0.00 |        |
| Existing easement locations and uses including the holder of the easement and any restrictions imposed by the easement    | C0.80 |        |
| 10 Location of any existing underground storage tanks   | N/A   |        |
| 11 Required yards (building setbacks)   | C2.00 |        |
| 12 Existing streets, buildings, water bodies, wetlands, and other natural features  | C0.80 |        |
| 13 Existing water lines, sewer lines/septic fields, and fire hydrants   | C0.80 |        |
| 14 Existing storm water drainage structures   | C0.80 |        |
| <b>PROPOSED IMPROVEMENTS</b>  |       |        |
| 15 Proposed stormwater management facilities  | C3.00 |        |
| 16 Locations, dimensions, building area, and uses of all proposed buildings and structures.                               | C2.00 |        |
| 17 Location of any proposed underground storage tanks   | C2.00 |        |
| 18 Proposed easement locations and uses including the holder of the easement and any restrictions imposed by the easement | C2.00 |        |
| 19 Curb cuts, vehicular access and circulation  | C2.00 |        |
| 20 Pedestrian and other types of circulation  | C2.00 |        |
| 21 Off street parking and loading areas   | C2.00 |        |
| 22 Recreation areas   | C2.00 |        |
| 23 Buffer dimension and composition, including fencing and landscape  | C2.00 |        |
| 24 Refuse collections areas   | C2.00 |        |

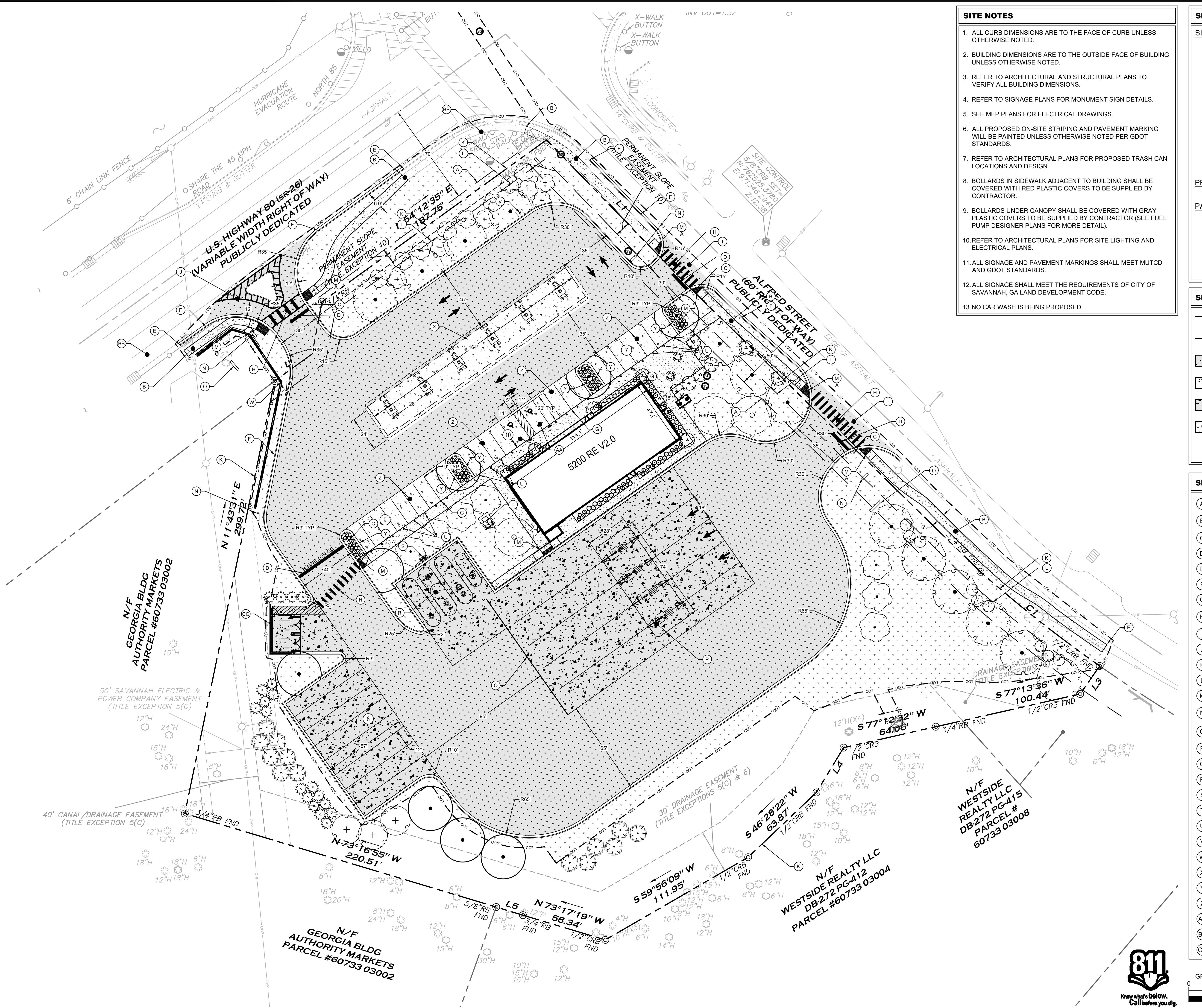
# City of Garden City General Development Plan Checklist



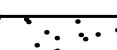
|    |  | Sheet | Note # |
|----|--|-------|--------|
| 25 | Project phasing, if applicable   | N/A   |        |
| 26 | Tree protection and replacement plan, including identification of specimen trees | L0.50 |        |
| 27 | Scale, design, and location of exterior signs                                    | C2.00 |        |

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

|   |   | Sheet    | Note # |
|---|---|----------|--------|
| 1 | Tabulation of the project density in dwelling units per net acre, if applicable   | N/A      |        |
| 2 | Tabulation of the number of required parking and loading spaces, required and proposed  | C2.00    |        |
| 3 | A statement describing the character and intended use of the development  | C0.00    |        |
| 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.   | N/A      |        |
| 5 | Façade elevation plan, indicating building orientation and scale; exterior construction materials, including texture and color; roof shape, window and door openings, porches and balconies; the architectural style or structure and the facade architectural treatment. | Attached |        |



| <b>SITE DEVELOPMENT SUMMARY</b>           |                           |               |  |  |
|---|---------------------------|---------------|--|--|
| <b>SITE SUMMARY</b>                       |                           |               |  |  |
| CURRENT ZONING:                           | C-2A                      |               |  |  |
| PROPOSED ZONING:                          | C-2A                      |               |  |  |
| SITE AREA:                                | 4.32                      | ACRES         |  |  |
| IMPERVIOUS AREA:                          | 2.88                      | ACRES (66.7%) |  |  |
| PERVIOUS AREA:                            | 1.44                      | ACRES (33.3%) |  |  |
| TOTAL DISTURBED AREA:                     | ±4.00                     | ACRES         |  |  |
| <b>BUILDING YARD SETBACK:</b>             |                           |               |  |  |
| US-80:                                    | 70 FT FROM R/W CENTER     |               |  |  |
| ALFRED ST:                                | 50 FT FROM R/W CENTER     |               |  |  |
| <b>LANDSCAPE BUFFER/STRIP:</b>            |                           |               |  |  |
| US-80:                                    | 10 FT                     |               |  |  |
| ALFRED ST:                                | 10 FT                     |               |  |  |
| <b>PROPOSED LAND USES &amp; DENSITIES</b> |                           |               |  |  |
| COMMERCIAL (C-STORE)                      | 5,200 SF                  |               |  |  |
| <b>PARKING SUMMARY</b>                    |                           |               |  |  |
| <b>REQUIRED PARKING:</b>                  |                           |               |  |  |
| SERVICE STATION:                          | 20 SPACES (1.0/FUEL PUMP) |               |  |  |
| <b>PROPOSED PARKING:</b>                  |                           |               |  |  |
| STANDARD                                  | 24 SPACES                 |               |  |  |
| ACCESSIBLE                                | 2 SPACES                  |               |  |  |
| TRAILER                                   | 8 SPACES                  |               |  |  |
|   | <b>34 SPACES (TOTAL)</b>  |               |  |  |

| SITE NOTES  |                                 |
|---|---------------------------------|
| — — — — —   | PROPERTY LINE                   |
| — — — — —   | BUILDING SETBACK LINE           |
|  | HEAVY DUTY ASPHALT PAVEMENT     |
|  | STANDARD DUTY CONCRETE PAVEMENT |
|  | HEAVY DUTY CONCRETE PAVEMENT    |
|  | CONCRETE SIDEWALK               |
| (10)  | PARKING COUNT                   |

**ITE KEYNOTE LEGEND**

- A PROPOSED BUILDING YARD SETBACK LINE.
- B PROPOSED CONCRETE SIDEWALK TO CONNECT TO EXISITING CONCRETE SIDEWALK
- C STOP SIGN
- D 24" WHITE STOP BAR
- E PROPOSED CURB TRANSITION TO EXISTING CONDITIONS
- F 24" CONCRETE CURB AND GUTTER (TYP.)
- G PROPOSED CONCRETE FLUSH CURB
- H PROPOSED PEDESTRIAN CROSSWALK
- I FULL ACCESS DRIVEWAY
- J RIGHT-IN RIGHT-OUT DRIVEWAY
- K PROPERTY LINE
- L 10' TREE BUFFER
- M GDOT SIDEWALK RAMP. SEE SUBSCRIPT FOR TYPE.
- N PROPOSED CIRCLE K WAYFINDING SIGN. SEE BRANDBOOK BY CIRCLE K FOR MORE INFORMATION.
- O PROPOSED MONUMENT/PYLON SIGN. SEE BRANDBOOK BY CIRCLE K FOR MORE INFORMATION.
- P 24' X 70' HIGH SPEED DIESEL CANOPY
- Q 24" PULL UP BAR
- R UNDERGROUND FUEL STORAGE TANKS. SEE TANK PLANS BY OTHERS FOR SIZING.
- S VENT STACKS
- T PROPOSED TRANSFORMER
- U 12" DIA BOLLARD (TYP.)
- V AIR/VAC/WATER
- W RETAINING WALL. SEE SHEET C4.00 FOR HEIGHTS.
- X 24' X 164' FUEL CANOPY
- Y CURB TRANSITION FROM 6" TO FLUSH (TYP)
- Z PROPOSED PARKING SPACES
- A PROPOSED ADA PARKING SPACES WITH SIGNAGE
- B EXISTING SHOULDER TO REMAIN
- C DUMPSTER PAD



|                       |            |
|-----------------------|------------|
| 09/12/2025            |            |
| GSWCC NO.             |            |
| (LEVEL II) 0000089268 |            |
| DRAWN BY              | BEG        |
| DESIGNED BY           | BEG        |
| REVIEWED BY           | HJA        |
| DATE                  | 09.26.2025 |
| PROJECT NO.           | 013468090  |
| TITLE                 |            |

# SITE PLAN

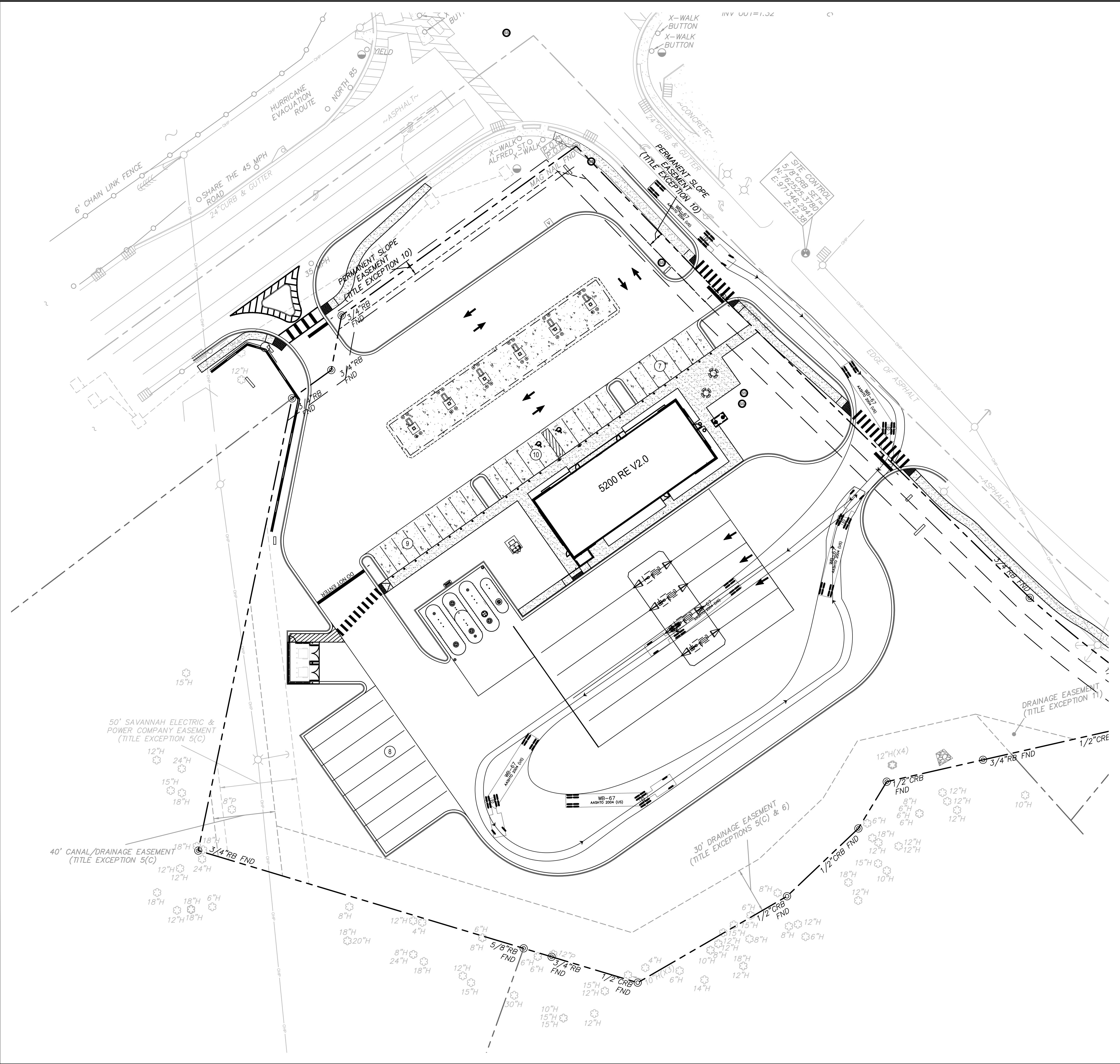
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SHEET NUMBER

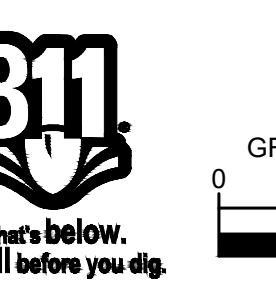
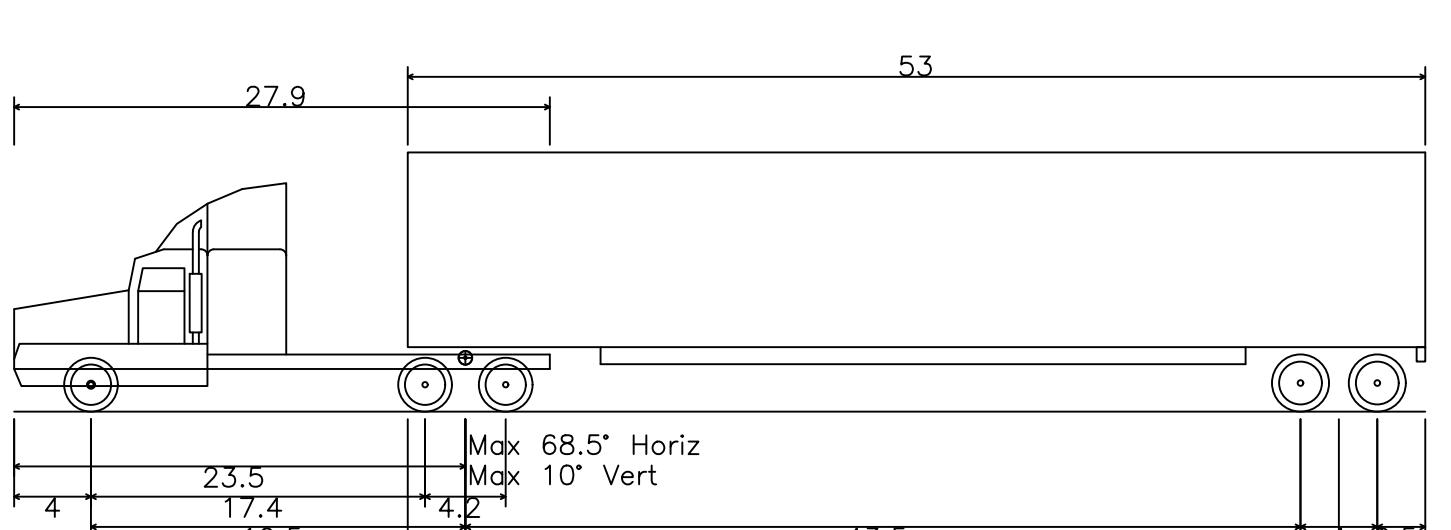
**C2.00**

PRELIMINARY: NOT FOR CONSTRUCTION

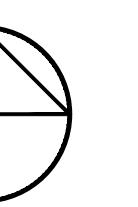




WB-67 – Interstate Semi-Trailer  
 Overall Length 73.501ft  
 Overall Width 8.500ft  
 Overall Body Height 13.500ft  
 Min Body Ground Clearance 1.334ft  
 Max Track Width 8.500ft  
 Lock-to-lock time 6.00s  
 Max Steering Angle (Virtual) 28.40°



GRAPHIC SCALE IN FEET  
 0 15 30 60



## CIRCLE K - US-80 & ALFRED STREET

CIRCLE K STORES, INC  
 702 US-80 W, SAVANNAH, GA 31408  
 1100 ST. CLOUD, SUITE 100  
 RALEIGH, NC 27606  
 PHONE 803-371-2204  
 FAX 803-371-2204

Kimley Horn  
 1200 PEACHTREE STREET, N.E.  
 SUITE 600  
 ATLANTA, GEORGIA 30309  
 PHONE 404-419-8700  
 FAX 404-419-8701  
 WWW.KIMLEYHORN.COM  
 © 2005 KIMLEY-HORN AND ASSOCIATES, INC.

# SCOPE OF WORK

## A1 50' PYLON SIGN (8' SYSTEM)

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

## A2 100' H-RISE SIGN

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

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

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

## B3 4'x5' CIRCLE K BUILDING TOTEM SIGN

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

## C1 CANOPY (36" FASCIA)

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

## C2 DIESEL CANOPY (36" FASCIA)

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

## D1 DISPENSERS & FORECOURT

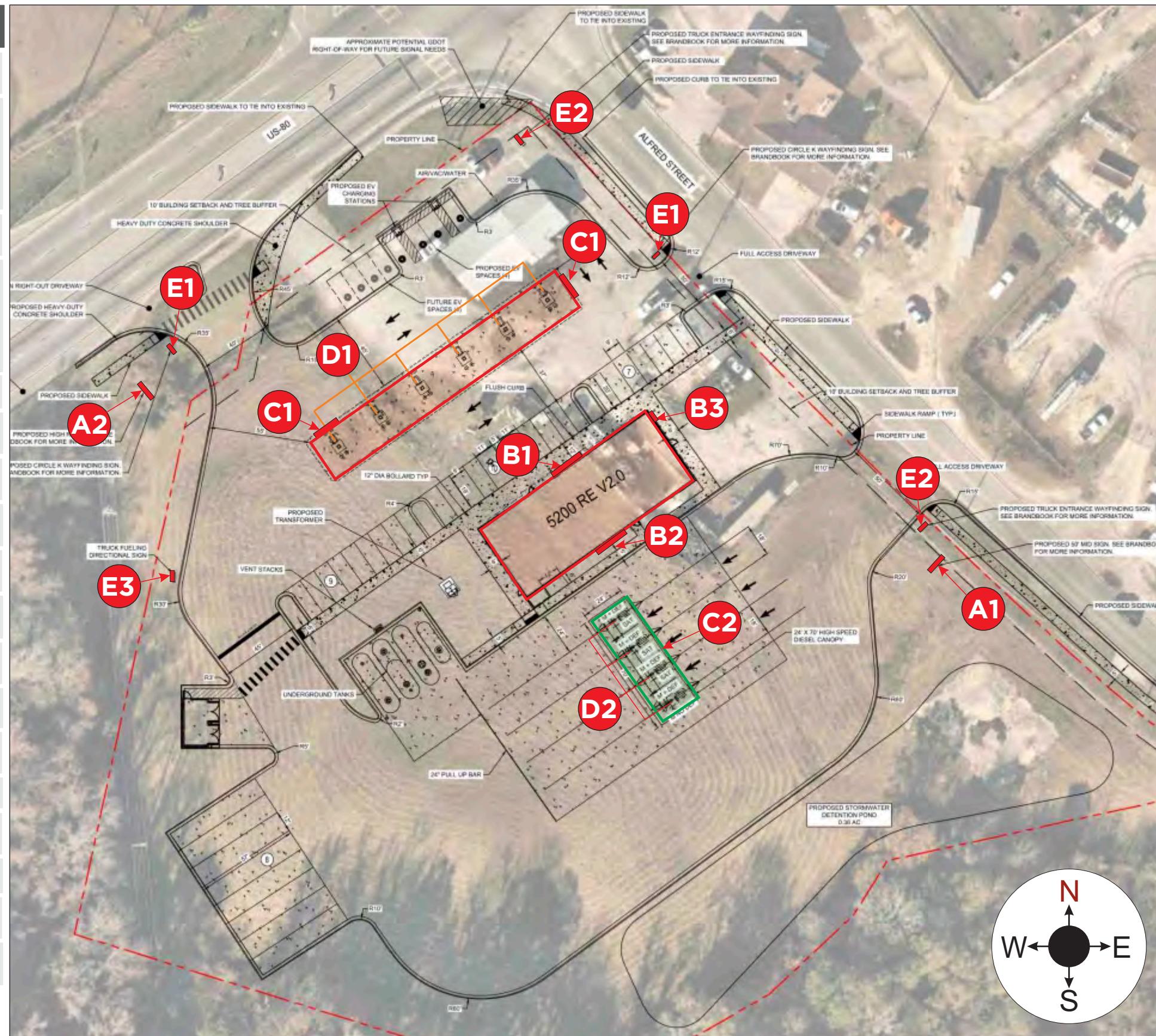
- INSTALL NEW CKSPUMP12 DISPENSERS AND FLAGS

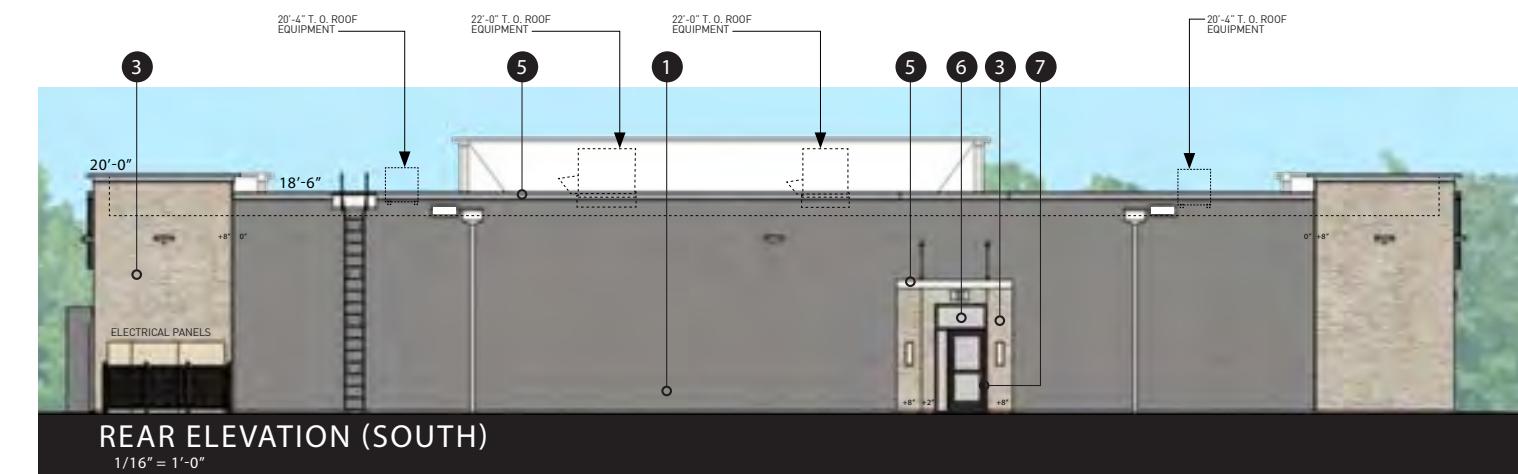
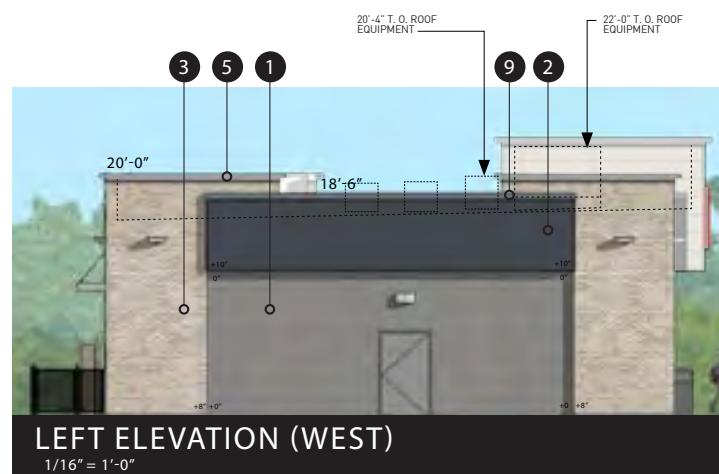
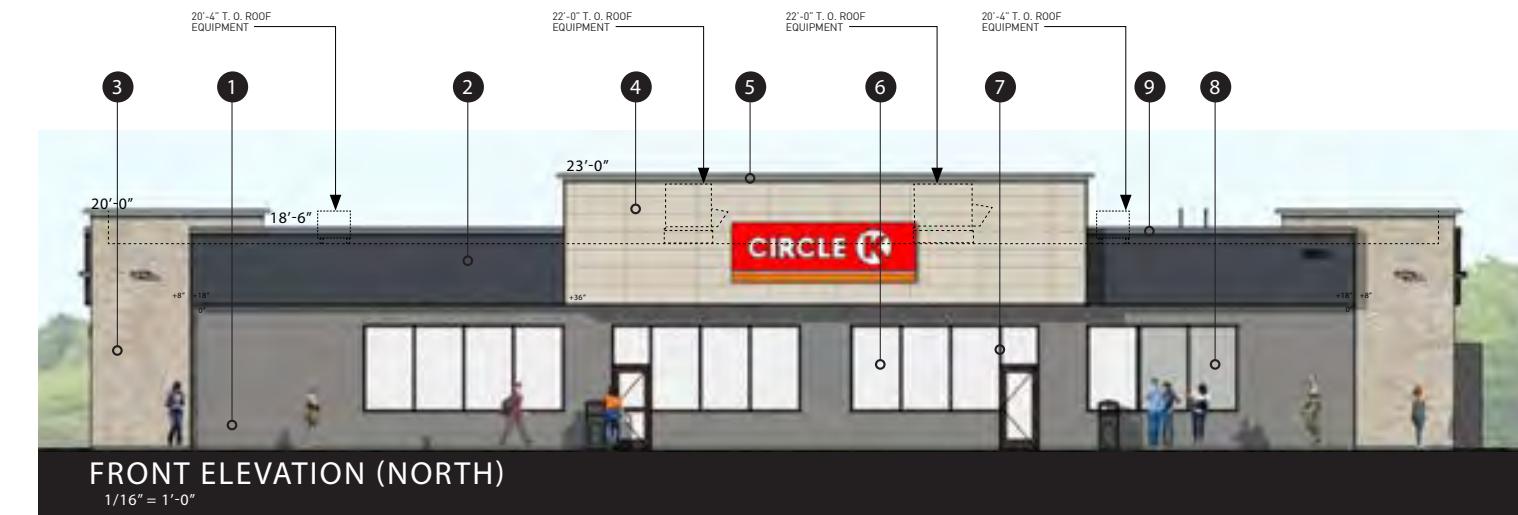
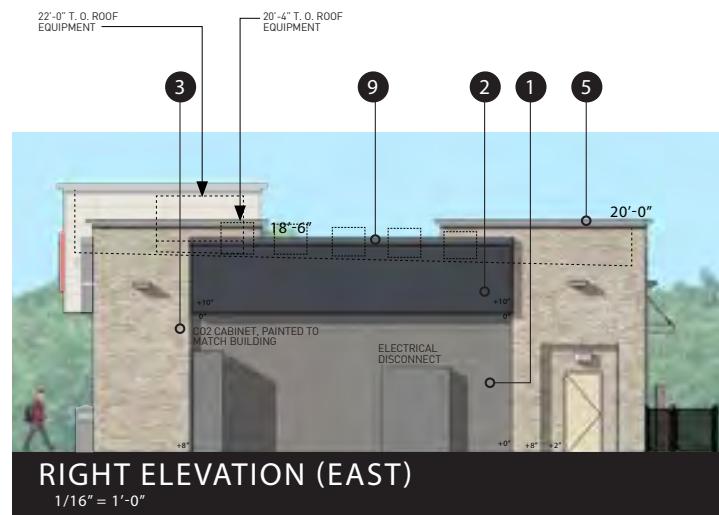
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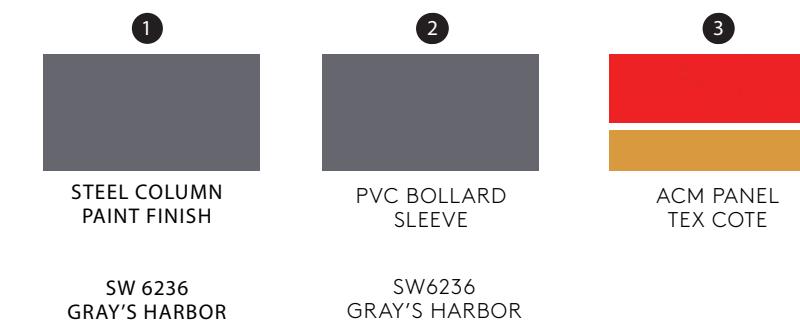
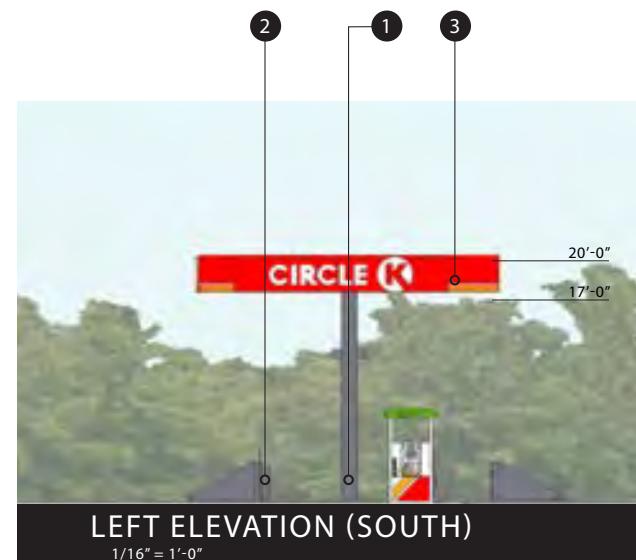
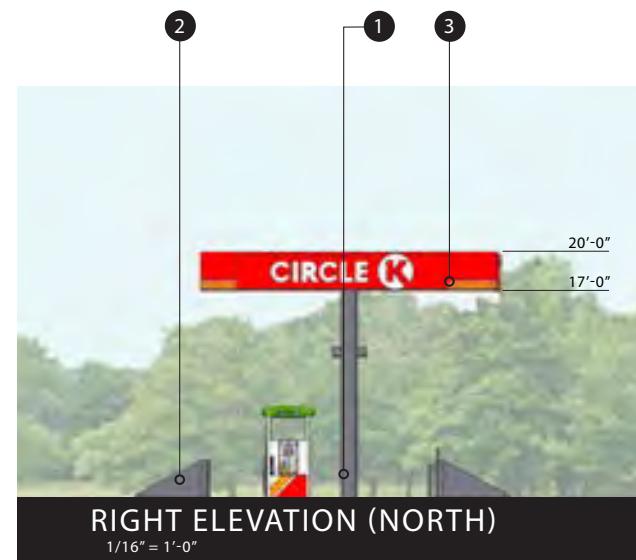
- INSTALL NEW CKSPUMPTD16 DISPENSERS AND FLAGS

## E WAYFINDING SIGNS

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

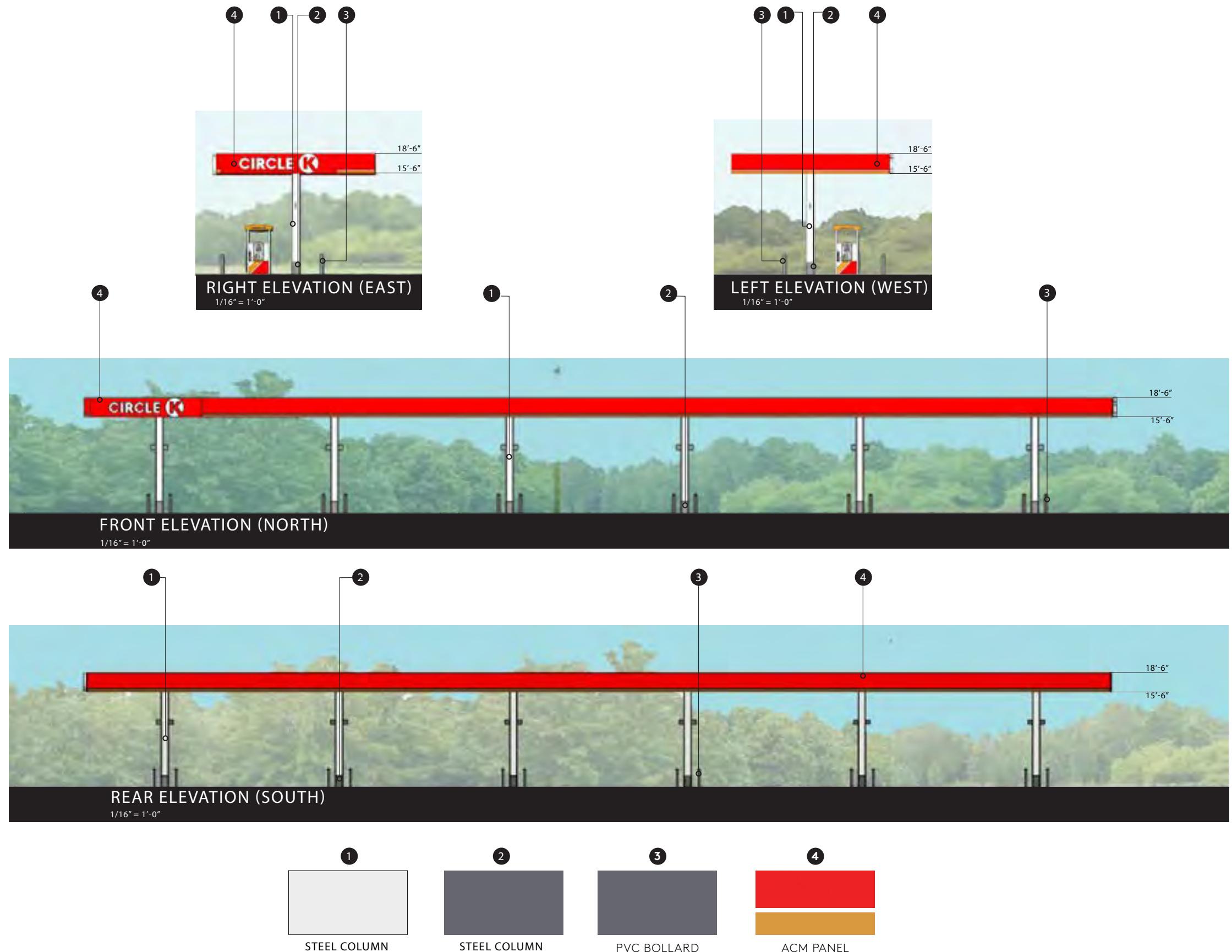


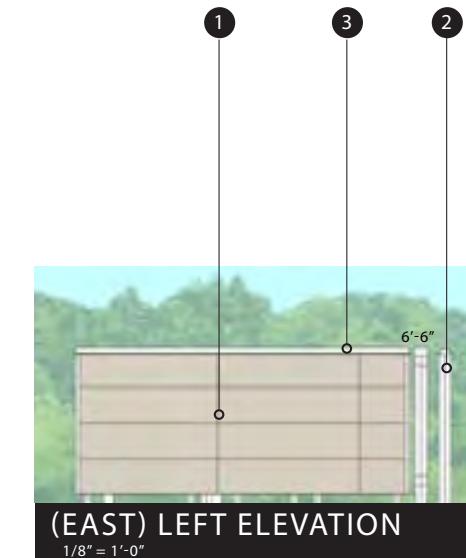
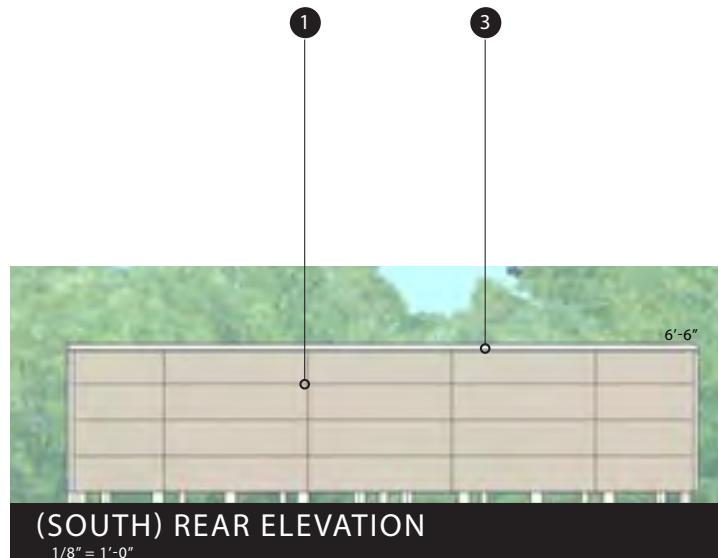
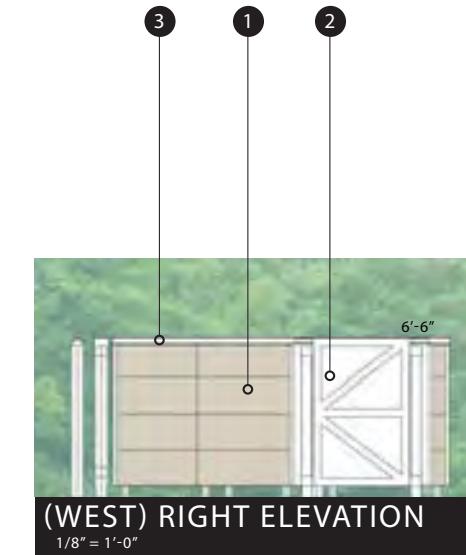
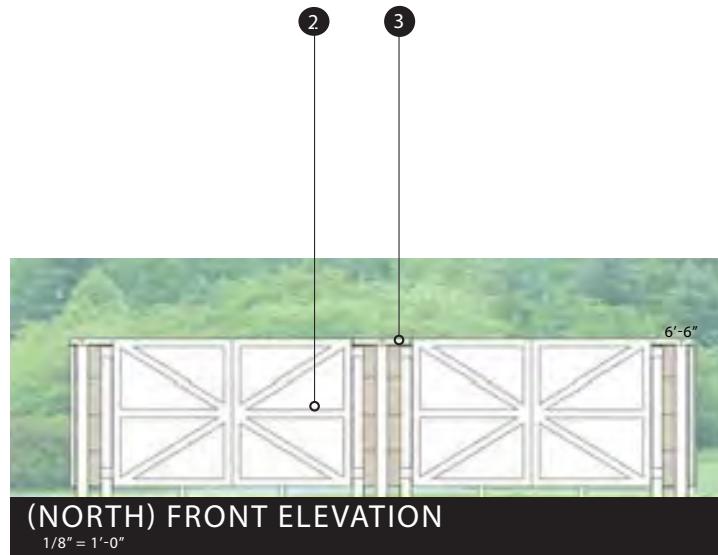




## DIESEL CANOPY

CONCEPT ELEVATION STUDIES

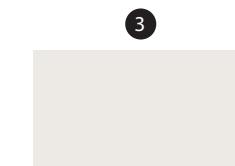




NICHIHA  
TUFF BLOCK



METAL GATE AND  
BOLLARD  
SW 9166  
DRIFT OF MIST



METAL COPING  
SW 7004  
SNOWBOUND



REPRESENTATION ONLY, NOT FOR CONSTRUCTION: ALL IMAGES SHOWN ARE A REPRESENTATION OF THE DESIGN INTENT AND MAY NOT PROTRAY THE EXACT SCALE, COLOR, MATERIALS OR CONSTRUCTION THAT COULD OCCUR DUE TO MATERIAL AVAILABILITY AND FINAL ARCHITECTURAL MODIFICATIONS



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9/9/2025, 11:59:37 AM

1:2,257

## Owner, PIN and Address Labels

A number line representing distance. The scale is marked from 0 to 0.1 km. Major tick marks are present at 0, 0.01, 0.03, 0.05, and 0.06 mi. The value 0.06 mi is highlighted with a red box.

## Property Boundaries (Parcels)

SAGIS