

MEMORANDUM

To: Garden City Planning Commission & Board of Appeals
From: Denise R. Grabowski, AICP, LEED AP, Planning Manager Consultant
Date: October 2, 2024
Re: PC 10-24-1100 – 1518 Dean Forest Road (Parcel A)

Application Type	Billboard Permit
Case Number	PC 10-24-1100
Applicant	Jamie Graham
Name of Project	Billboard
Property Address	1518 Old Dean Forest Road
Parcel IDs	00963 01001 (Parcel A)
Area of Property	4 acres
Current Zoning	I-1
Proposed Land Use	Outdoor Advertising (Billboard)/Separate Use Sign

GENERAL INFORMATION

Project Description: The applicant has applied for a permit for a double-sided static, adjacent to I-16. Each sign face (display area) is 480 square feet and measures 40' x 12' per sign face. The applicant applied for a height variance of 100 feet. Pursuant to Section 90-158, the Planning Commission is authorized to determine code compliance for outdoor advertising and separate use signs.

Background / Additional Context: The applicant requested a variance to build a second billboard on the subject property in 2023, prior to the subdivision of the property into Parcel A and Parcel B as shown on the attached plat. The board of appeals denied this variance request on March 14, 2023. Subsequently, the property owner subdivided the property. (The first billboard, approved on September 13, 2022, is located on Parcel B). The applicant constructed the billboard on Parcel A without planning commission approval. The applicant is now requesting approval of the billboard permit retroactively.

The Planning Commission tabled this application at the October 8, 2024, meeting and requested additional information from staff. The timeline below summarizes the activity to date. "Parcel B" is the original parent parcel, prior to the subdivision of the property.

March 14, 2023	Variance to build a second billboard on a parcel of land (Parcel B) is denied
May 22, 2023	Plat signed by Garden City indicating Parcel A and Parcel B
August 28, 2023	Stop work order issued for unpermitted construction of the billboard
September 8, 2023	Sign permit signed by Garden City building official; no inspections have been conducted
October 2, 2023	Subdivision plat recorded by Chatham County to create Parcel A

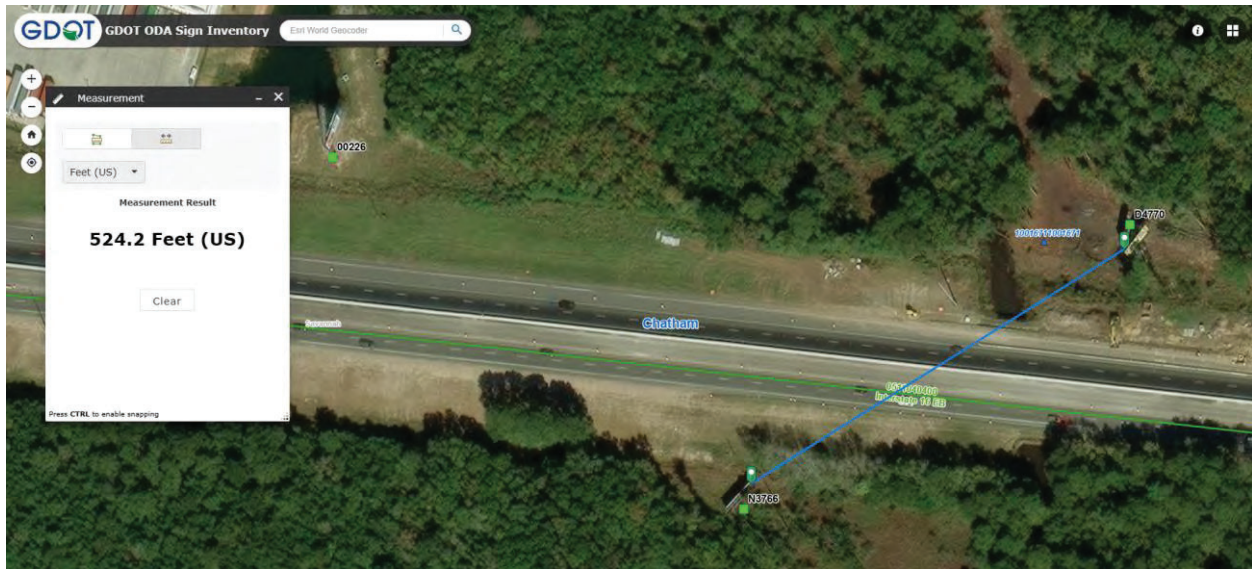
FINDINGS

Section 90-174 (6) states:

Outdoor advertising or separate use signs shall be no less than 1,000 feet apart, measuring from the two closest points and only one sign face shall be allowed to face the same direction per location.

The proposed billboard is less than 1000' from two existing billboards, as shown below.





Furthermore, the second parcel (Parcel A) was not yet in existence when the sign permit was authorized. Therefore, the applicant was in direct violation of the variance request the Board of Appeals had already denied.

RECOMMENDATION

Denial of the sign permit request, as the billboard does not comply with the required spacing of 1000' from another billboard and the sign was the second sign on a single parcel, which is prohibited per Section 90-174 (6).

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

City of Garden Site Plan Application



Development Information

Development Name

Pier Rock Hwy 17 LLC

Property Address

1518 Old Dean Forest Road Unit 1000, Garden City Georgia 31408.

Billboard

Phased development?

If yes, indicate proposed number of phases:

☐ Yes ☐ No

Parcel ID

Total Site Acreage

Zoning

6096301001

5 acres Parcel A

Indusrtial

Project Description

Billboard

Water Supply

Sewage Disposal

☐ Public ☐ Private

☐ Public ☐ Private

Applicant Information

Owner

Name

Jamie S Graham

Address

730 West Church street SAndersville Ga

Phone

478-494-3965

Email

grahamoutdooradvertising@msn.com

Engineer/Surveyor

☒ Same as authorized agent

☐ Check here to receive staff review comments via email

Company Name

Shupe Land Surveyors

Contact (Individual Name)

Thomas Gannon

Phone

Email

Authorized Agent (Requires Authorized Agent Form)

☐ Check here to receive staff review comments via email

Company Name

Contact (Individual Name)

Phone

Email

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

Jamie S Graham

Print Name

Signature

Date

OFFICE USE ONLY

Received By

Date Received

Case Number

Submittal Format

☐ Electronic

☐ Paper

☐ Both

Fee Amount Paid

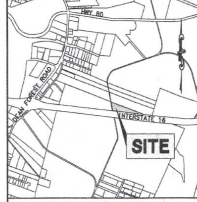
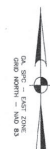
Invoice Number

TYPE: PLAT
RECORDED: 10/20/2023 1:30:00 PM
FEE: \$10.00 Page 1 of 1
Chatham, GA Clerk Superior Court
Tammie Mosley Clerk Superior Court
Participant ID: 7429623292
BK 54 PG 61

APPROVED BY CHATHAM COUNTY CITY MANAGER
5/22/23
DATE
OWNER
5/22/23
DATE

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

LINE	BEARING	DISTANCE
1	S 19°15'58" W	30.00'



VICINITY MAP (NOT TO SCALE)

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF SHUPE SURVEYING COMPANY, P.C. REPRODUCTION OF THIS DOCUMENT IS NOT PERMITTED WITHOUT WRITTEN CONSENT OF SHUPE SURVEYING COMPANY, P.C. UNLESS THIS DOCUMENT BECOMES A MATTER OF PUBLIC RECORD. ALTERATIONS TO THIS DOCUMENT ARE NOT PERMITTED.

LEGEND:
0 CRS 1/2" DASHED WITH RED HAT SET
CHW CONCRETE WORKMAN FOUND
WOOD LINE
FLOOD ZONE BOUNDARIES

SURVEYORS RECORDING CERTIFICATION
AS REQUIRED BY SUBSECTION (a) OF O.C.G.A. SECTION 15-8-47, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR WHO HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAT OR ONE OF THE APPLICABLE LOCAL JURISDICTIONS DO NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT. FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, THE NAME OF SUCH LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUCH APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREIN. SUCH APPROVAL INFORMATION, BY ORIGINATOR OR RESOLUTION NUMBER SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENT AGENCY BY ANY PURCHASER OF COPIES OF THIS PLAT AS PROVIDED IN ALL APPLICABLE LOCAL JURISDICTIONS. THE UNDERSIGNED LAND SURVEYOR CERTIFIES TO THE BEST OF HIS KNOWLEDGE AND BELIEF THAT THE INFORMATION CONTAINED HEREIN COMES WITHIN THE STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-8-47.



NO.	REVISION	BY	DATE
1			

MINOR SUBDIVISION OF
PARCELS A AND B
PART OF THE
NEWTON TRACT
OGEECHEE ROAD
FORMER PIN 86098301001
7TH G.M.D.
GARDEN CITY
CHATHAM COUNTY, GEORGIA

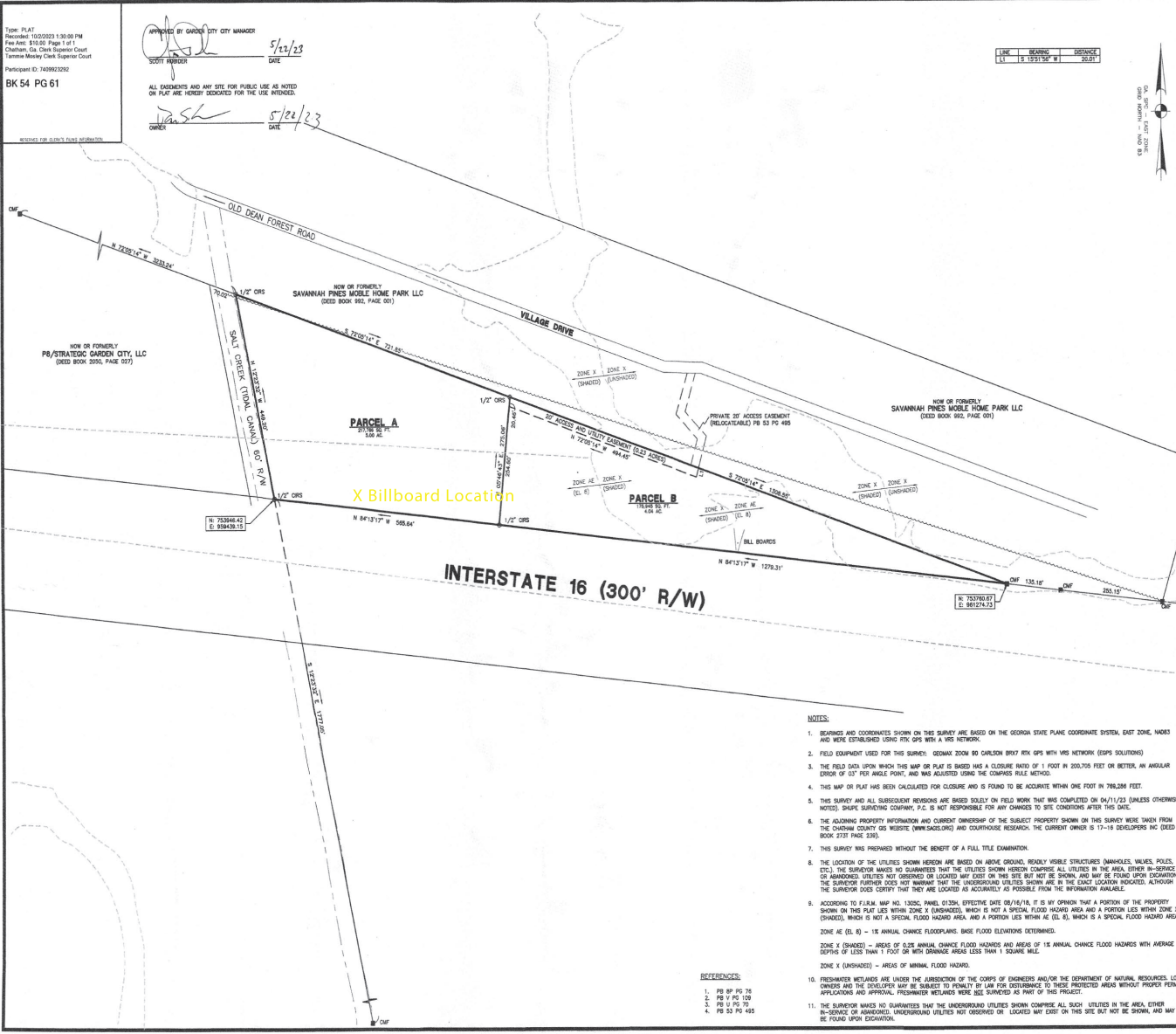
PREPARED FOR:
GRAHAM OUTDOOR ADVERTISING LLC



CERTIFICATE OF AUTHORIZATION: 188717



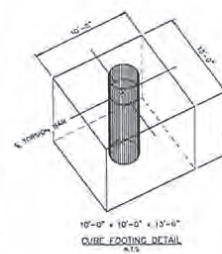
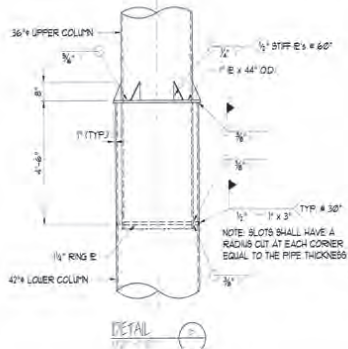
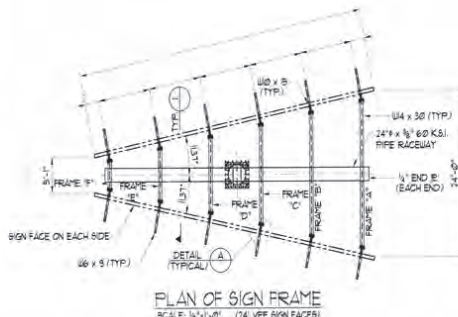
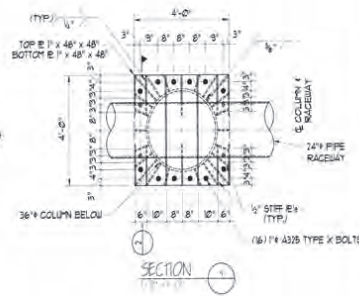
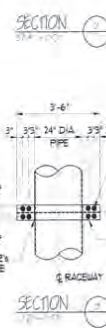
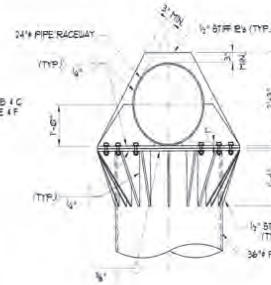
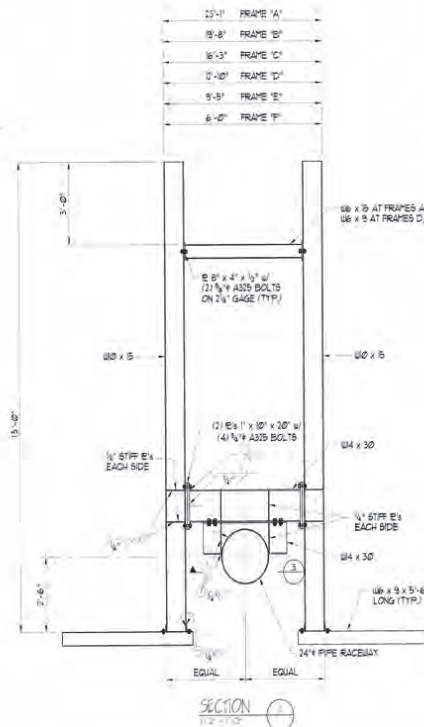
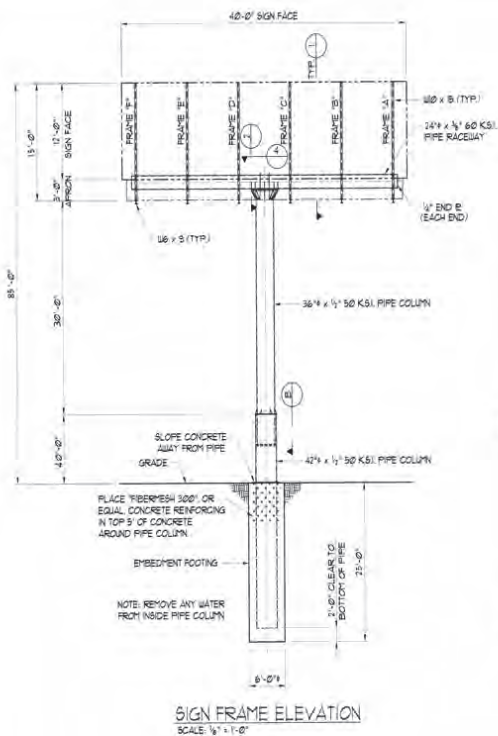
FILE: 1" = 100' DRAWING DATE: 04/18/2023
23-48 DRAWN BY: JDM
23-48 CHECKED BY: JDM
SHEET 1 OF 1



NOTES:

1. BEARINGS AND COORDINATES SHOWN ON THIS SURVEY ARE BASED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 AND WERE ESTABLISHED USING RTK GPS WITH A VES NETWORK.
2. FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM 80 CARLSON BRUI RTK GPS WITH VES NETWORK (GPS SOLUTIONS).
3. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE ERROR OF 1 FOOT IN 200,700 FEET OR BETTER, AN ANGULAR ERROR OF 0.37 FOR ANGLE POINT, AND WAS ADJUSTED USING THE COMPOUND RULE METHOD.
4. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 708,288 FEET.
5. THIS SURVEY AND ALL SUBSEQUENT REVISIONS ARE BASED SOLELY ON FIELD WORK THAT WAS COMPLETED ON 04/11/23 (UNLESS OTHERWISE NOTED). SHUPE SURVEYING COMPANY, P.C. IS NOT RESPONSIBLE FOR ANY CHANGES TO SITE CONDITIONS AFTER THIS DATE.
6. THE ADJOINING PROPERTY INFORMATION AND CURRENT OWNERSHIP OF THE SUBJECT PROPERTY SHOWN ON THIS SURVEY WERE TAKEN FROM THE CHATHAM COUNTY GIS WEBSITE (WWW.SACS.ORG) AND COURTHOUSE RECORDS. THE CURRENT OWNER IS 17-18 DEVELOPERS INC (DEED BOOK 2737 PAGE 430).
7. THIS SURVEY WAS PROVIDED WITHOUT THE BENEFIT OF A FULL TITLE EXAMINATION.
8. THE LOCATION OF THE UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND, READILY VISIBLE STRUCTURES (MINIHOLES, VALVES, POLES, ETC.). THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE ALL UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED UTILITIES NOT OPERATED OR LOCATED MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CORROBORATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.
9. ACCORDING TO A FIRM MAP NO. 1303C, PANEL D130A, EFFECTIVE DATE 08/16/16, IT IS MY OPINION THAT A PORTION OF THE PROPERTY SHOWN ON THIS PLAT LIES WITHIN ZONE X (UNSHADED), WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AND A PORTION LIES WITHIN ZONE Y (SHADED), WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AND A PORTION LIES WITHIN ZONE Z (SHADED), WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AND A PORTION LIES WITHIN ZONE X (SHADED), WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AND A PORTION LIES WITHIN ZONE Y (SHADED), WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. ZONE X (UNSHADED) - AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARDS AND AREAS OF 1% ANNUAL CHANCE FLOOD HAZARDS WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE. ZONE Y (SHADED) - AREAS OF MINIMAL FLOOD HAZARD.
10. FRESHWATER WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER MAY BE SUBJECT TO PENALTY BY LAW FOR DISOBEYANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATIONS AND APPROVAL. FRESHWATER WETLANDS WERE NOT SURVEYED AS PART OF THIS PROJECT.
11. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT SHOWN OR LOCATED MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION.

- REFERENCES:
1. PB 8P PG 78
 2. PB 1P PG 128
 3. PB 1P PG 78
 4. PB 3P PG 485



- NOTES:**
- ALL BOLTS SHALL BE 3/4" 4335 GALVANIZED NUTS NOTED OTHERWISE.
CONCRETE SHALL BE STANDARD WEIGHT 3000 PSI # 28 DAYS
COMPRESSIVE STRENGTH UNLESS NOTED OTHERWISE.
DESIGN AND LOAD MEETS 2008 INTERNATIONAL BUILDING CODE CRITERIA
ALL MEMBERS, EXCEPT FOR W/4MM, EXPOSED & R/W CATEGORY 1
ALL STEEL SHALL BE ASTM A36 UNLESS NOTED OTHERWISE (WIDE FLANGE
MEMBERS SHALL BE ASTM A992-50)
ALL WELDS SHALL BE MADE BY AN AMERICAN WELDING SOCIETY CERTIFIED
WELDER USING 70T-1 FILLER MATERIAL
MAXIMUM SIGN AREA SHALL BE 6"1 SQUARE FEET AND MAXIMUM
AFRON FACE AREA SHALL BE 14 SQUARE FEET
MINIMUM LATERAL PASSIVE SOIL BEARING CAPACITY SHALL BE 50 PSF PER
FOOT OF 14" DIA. (SEE 1010) ALL FOUNDATIONS SHALL BE 12" DIA. MINIMUM
COLUMNS AND SHALL BE VERIFIED IN THE FIELD BY CLASTY
CATALOGS AND STRINGERS ARE NOT SHOWN FOR CONCRETE
LADDER P-0948 IS DESIGNED BY OTHERS AND SHALL MEET 0948
REQUIREMENTS. FABRICATOR SHALL ALSO INCLUDE SAFETY CABLES AS
REQUIRED BY 0948.

TYPE: PLAT
DATE: 5/22/23
APPROVED BY CHATTAHOOCY CITY MANAGER
SCOTT BENDER
DATE: 5/22/23
ALL INFORMATION AND ANY USE FOR PUBLIC USE AS NOTED
ON PLAT ARE HEREBY DEDICATED FOR THE USE INTENDED.
CHARTER: 1900
BOOK: 500, PAGE: 127
BK54 PG 61

REVIEWED FOR CLIENT'S PLAT INFORMATION

LEGEND:
G: GNS (GNS) DATED WITH REBAR SET
C: CMF CONCRETE MONUMENT FOUND
M: MUD LINE
F: FLOOD ZONE BOUNDARIES

VICINITY MAP (NOT TO SCALE)

SAVANNAH PINES MOBILE HOME PARK LLC
(DEED BOOK 992, PAGE 00)

PARCEL A
1.50 AC

PARCEL B
4.01 AC

INTERSTATE 16 (300' R/W)

OLD DEAN FOREST ROAD

VILLAGE DRIVE

SAVANNAH PINES MOBILE HOME PARK LLC
(DEED BOOK 992, PAGE 00)

PRIVATE OF ACCESS EASEMENT
(UNRECORDED PG 53 PG 98)

SAVANNAH PINES MOBILE HOME PARK LLC
(DEED BOOK 992, PAGE 00)

ALL BOARDS

NOTES:

1. BEARINGS AND COORDINATES SHOWN ON THIS SURVEY ARE BASED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83
AND WERE ESTABLISHED USING GPS WITH A VRS NETWORK.

2. FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM 80 CARLSON BRIM 875 GPS WITH VRS NETWORK (GPS SOLUTIONS)

3. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATE OF 1 FOOT IN 200,705 FEET OR BETTER, AN ANGULAR
ERROR OF 0.57 PER HUNDRED PARTS, AND WAS ADJUSTED USING THE COMPOUND RULE METHOD.

4. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 786,388 FEET.

5. THIS SURVEY AND ALL SUBSEQUENT REVISIONS ARE BASED SOLELY ON FIELD WORK THAT WAS COMPLETED ON 04/11/23 (UNLESS OTHERWISE
NOTED). SHUPPE SURVEYING COMPANY, P.C. IS NOT RESPONSIBLE FOR ANY CHANGES TO THE CONDITIONS AFTER THIS DATE.

6. THE ALLOTTING PROPERTY INFORMATION AND CURRENT OWNERSHIP OF THE SUBJECT PROPERTY SHOWN ON THIS SURVEY WERE TAKEN FROM
THE CHATTAHOOCY COUNTY GIS WEBSITE (WWW.CHATTAHOOCY.GOV) AND COURTHOUSE RECORDS. THE CURRENT OWNER IS 17-18 DEVELOPERS INC (DEED
BOOK 2737 PAGE 330).

7. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE EXAMINATION.

8. THE LOCATION OF THE UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND, READILY VISIBLE STRUCTURES (MANHOLES, VALVES, POLES,
ETC.). THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPREHEND ALL UTILITIES IN THE AREA, OTHER IN-GROUND
OR ABANDONED UTILITIES NOT OBSERVED OR LOCATED MAY EXIST ON THIS SITE BUT NOT BE SHOWN AND MAY BE FOUND UPON EXCAVATION.
THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH
THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

9. ACCORDING TO F.S.A. MAP NO. 1200C, PAVEL 0330A, EXISTING DATE 04/16/19, IT IS MY OPINION THAT A PORTION OF THE PROPERTY
SHOWN ON THIS PLAT LIES WITHIN ZONE X (UNSHADED), WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AND A PORTION LIES WITHIN ZONE X
(SHADED), WHICH IS NOT A SPECIAL FLOOD HAZARD AREA, AND A PORTION LIES WITHIN AE (EL. 8) WHICH IS A SPECIAL FLOOD HAZARD AREA.
ZONE X (UNSHADED) - 1% ANNUAL CHANCE FLOODPLAIN, BASE FLOOD ELEVATIONS DETERMINED.
ZONE X (SHADED) - AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARDS AND AREAS OF 1% ANNUAL CHANCE FLOOD HAZARDS WITH AVERAGE
DEPTH OF LESS THAN 1 FOOT OR WITH CHANCE AREA LESS THAN 1 SQUARE MILE.
ZONE X (SHADED) - AREAS OF ANNUAL FLOOD HAZARD.

10. FRESHWATER WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT
OWNERS ARE THE DEVELOPERS MUST BE SUBJECT TO PERMIT BY LAW FOR DETERMINATION TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT
APPLICATIONS AND APPROVAL. FRESHWATER WETLANDS WERE NOT SURVEYED AS PART OF THIS PROJECT.

11. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND ALL SUCH UTILITIES IN THE AREA, OTHER
IN-GROUND OR ABANDONED, UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY
BE FOUND UPON EXCAVATION.

REFERENCES:
1. PG 87 PG 16
2. PG 1 PG 129
3. PG 1 PG 129
4. PG 53 PG 98

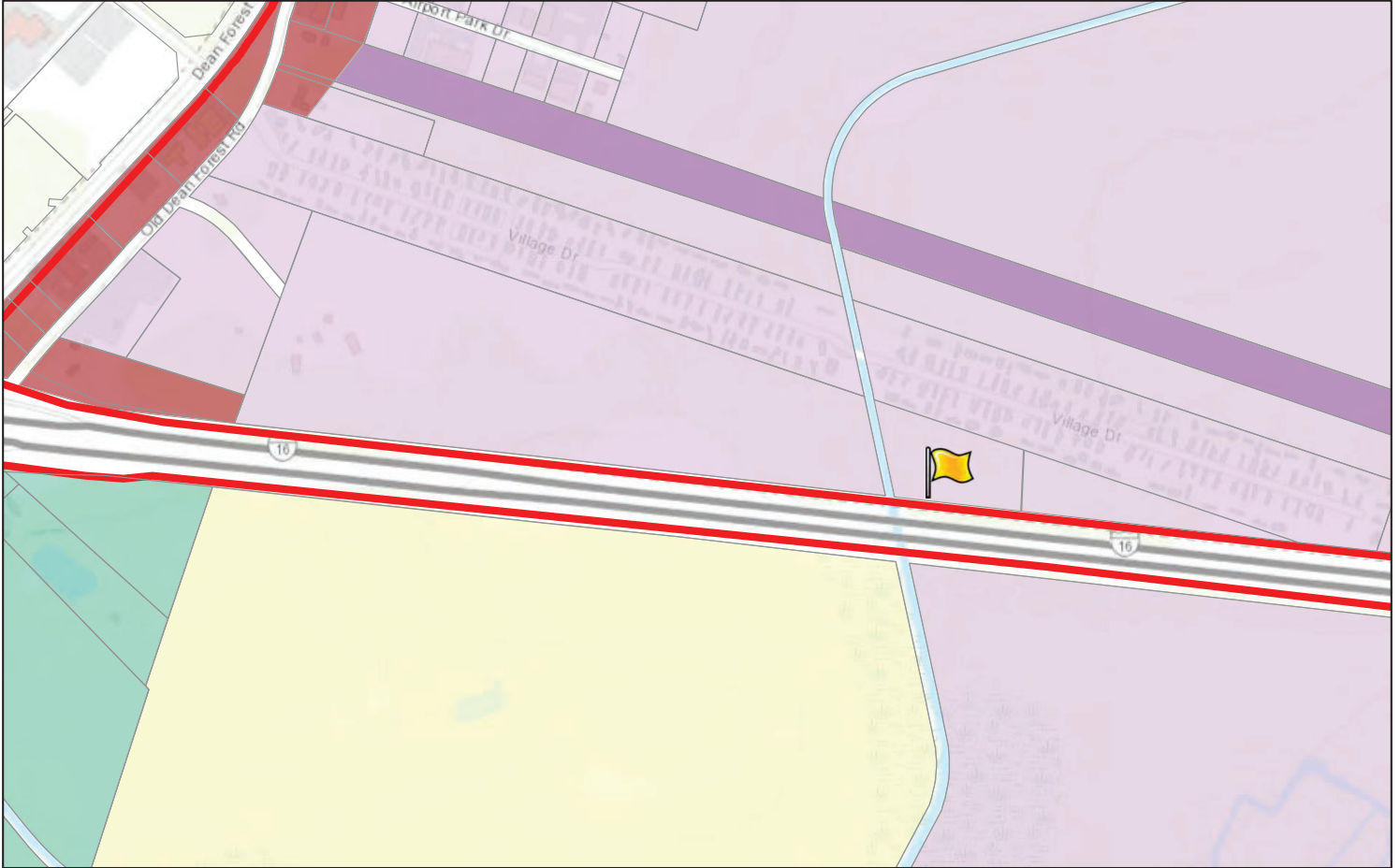
SCALE: 1" = 100'. DRAWING DATE: 04/18/2023
FILE: 23108. DRAWN BY: SH
DRAWING: 33108. CHECKED BY: SH
SHEET 1 OF 1

SHUPPE SURVEYING COMPANY, P.C.
130 CANAL STREET, SUITE 301
POOLEY, GA 31308
815-240-0642
CERTIFICATE OF AUTHORIZATION: 149747

GRAHAM OUTDOOR ADVERTISING LLC
7TH G.M.D.
CHATHAM COUNTY, GEORGIA
PREPARED FOR:
GRAHAM OUTDOOR ADVERTISING LLC

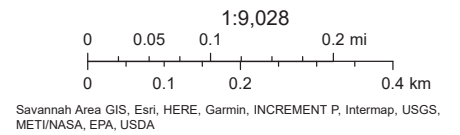
60

1518 Old Dean Forest Road



10/2/2024, 12:38:46 PM

- | | | |
|------------------------|-----------------------------|-------------------|
| Chatham County Parcels | P-C-2A = Planned Commercial | I-2 = Industrial |
| Garden City Limits | I-1 = Industrial | R-1 = Residential |
| Zoning Classifications | P-I-1 = Planned Industrial | |
| M = Mixed Use | | |



MEMORANDUM

To: City of Garden City Planning Commission
From: Denise R. Grabowski, AICP, LEED AP, Planning Manager Consultant
Date: November 4, 2024
Re: PC 11-24 -1103 – CenterPoint Industrial Market

Application Type	General Development Plan
Applicant	CenterPoint Fawcett Tract LLC
Name of Project	CenterPoint Industrial Market
Property Address	Anderson Avenue (Alfred Street)
Parcel IDs	60022- 01001
Area of Property	68.17 acres
Current Zoning	I-2
Proposed Land Use	Class A Warehouses

GENERAL INFORMATION

Project Description: The applicant is proposing to develop the property with two warehouse buildings. Warehouse 1 is approximately 600,000 square feet, including 7,500 square feet of office space, with 130 loading doors. Warehouse 2 is approximately 214,500 square feet, including 2,000 square feet of office space, with 48 loading doors.

The plan indicates 177 trailer spaces on the property. Approximately 177 vehicular parking spaces are provided adjacent to the warehouse and office space.

Background / Additional Context: The property is zoned I-2, which allows for the development of warehouses by right. The applicant previously submitted a General Development Plan for one 600,000 SF warehouse and associated container yard. The plan has been revised to remove the container yard and add a second warehouse.

FINDINGS

In conformance with the City of Garden City Zoning Ordinance Section 90-47, Use 100, and the requirements of Section 90-49, the following factors are to be considered for a General Development Plan review:

1. *Proposed uses and overall development plan*

The applicant is proposing to develop the site for warehouses. Stormwater will be managed with onsite detention ponds located in multiple locations around the property.

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

The warehouse building façades include aluminum storefront at the front entry corners (office locations). See attached renderings.

3. *Fences, landscaping, and buffers.*

The adjacent properties to the north are zoned residential (R-2). The existing neighborhood is primarily single-family residential, but the zoning allows for multi-family uses, so the required buffer is 300 feet. The area between the R-2 properties and the warehouses and associated parking ranges from approximately 300 feet at the northern corner of the site, then increases as the entry road continues into the site. The plans indicate this area will consist of landscaping and dry ponds (for stormwater management). A chain-link fence with slats is indicated along the property line adjacent to the R-2 properties.

4. *Driveway and parking orientation, in keeping with the established character in the area; proposed traffic and pedestrian circulation.*

Alfred Street will be extended to provide access to development. The intersection of Alfred Street and U.S. Highway 80 will be upgraded with a new dedicated turn lane into the Savannah Farmer's Market property. Alfred Street will provide access to the CenterPoint development and the City of Garden City property. Egress will be facilitated onto U.S. Highway 80 with dedicated turn lanes for right and left turns, as well as a through lane to continue onto 8th Street.

Access to the CenterPoint development will be provided through two access points from Alfred Street, as shown on the plan.

Per the Garden City Subdivision Ordinance, Article III, Section 70.62, eight-foot sidewalks are required on both sides of the Alfred Street extension.

Comment: Staff supports modification of this requirement to include a ten-foot multi-use path between U.S. Highway 80 and the entry drive into the Garden City property along the north side of Alfred Street extension, as shown on the plan. Marked pedestrian crosswalks and pedestrian signage will be provided at the intersection of Alfred Street Extension and U.S. Highway 80 and at the intersection of the entry to the City of Garden City property.

5. *Scale, design, and location of exterior signs. Special sign restrictions may be required based on the location and character of the development and surrounding area.*
Any signage shall comply with the City of Garden City ordinances and will require a sign permit.

The applicant has provided the required information.

ACTIONS

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

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

RECOMMENDATION

Approval of the General Development Plan with the modification of fence adjacent to the R-2 properties from a chain-link to a wooden privacy fence.

RECOMMENDED MOTION

I move to **approve** general development plan for PC 11-24-1102 with the modification of fence adjacent to the R-2 properties from a chain-link to a wooden privacy fence.

Note:

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

City of Garden Site Plan Application



Development Information

Development Name		
CenterPoint Industrial Market (Fawcett)		
Property Address		
US Highway 80		
Phased development?		If yes, indicate proposed number of phases:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		3
Parcel ID	Total Site Acreage	Zoning
60022 01001	68.17	I-2
Project Description		
Extend Anderson Street, Site Development for two warehouses of a 600K and 214K size		

Water Supply	Sewage Disposal
<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private

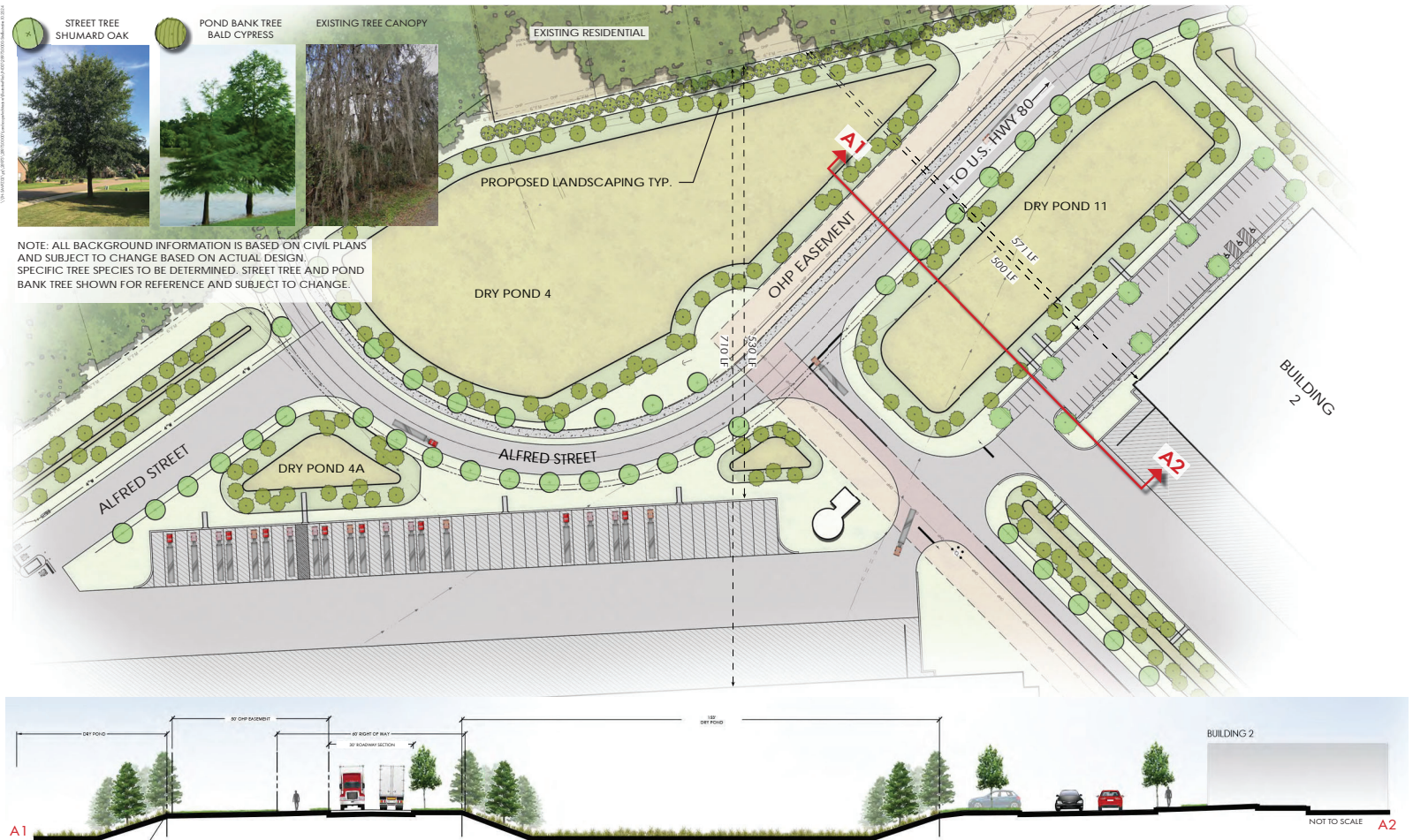
Applicant Information

Owner	
Name	Address
CenterPoint Fawcett Tract LLC	1808 Swift Drive, Oak Brook IL 60523
Phone	Email
757-630-7474	bhollings@centerpoint.com
Engineer/Surveyor	<input type="checkbox"/> Same as authorized agent <input checked="" type="checkbox"/> Check here to receive staff review comments via email
Company Name	Contact (Individual Name)
Thomas and Hutton	Felipe Toledo
Phone	Email
912-721-4090	toledo.f@tandh.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 understand that I will need to attend or be represented by a duly authorized agent at the meeting of the Planning Commission and that my application cannot be approved unless I am represented.

Brian C. Hollings		9/13/24
Print Name	Signature	Date

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

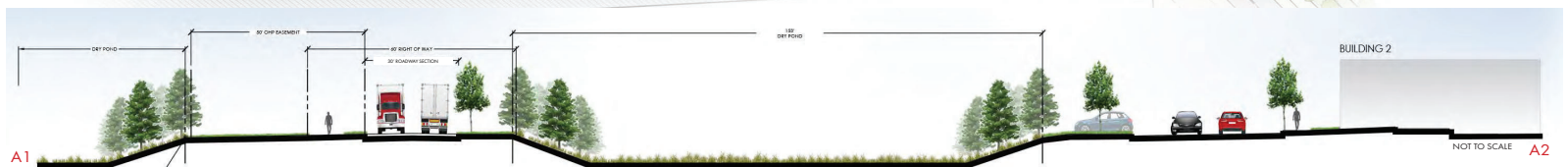


STREET TREE
SHUMARD OAK

POND BANK TREE
BALD CYPRESS

EXISTING TREE CANOPY

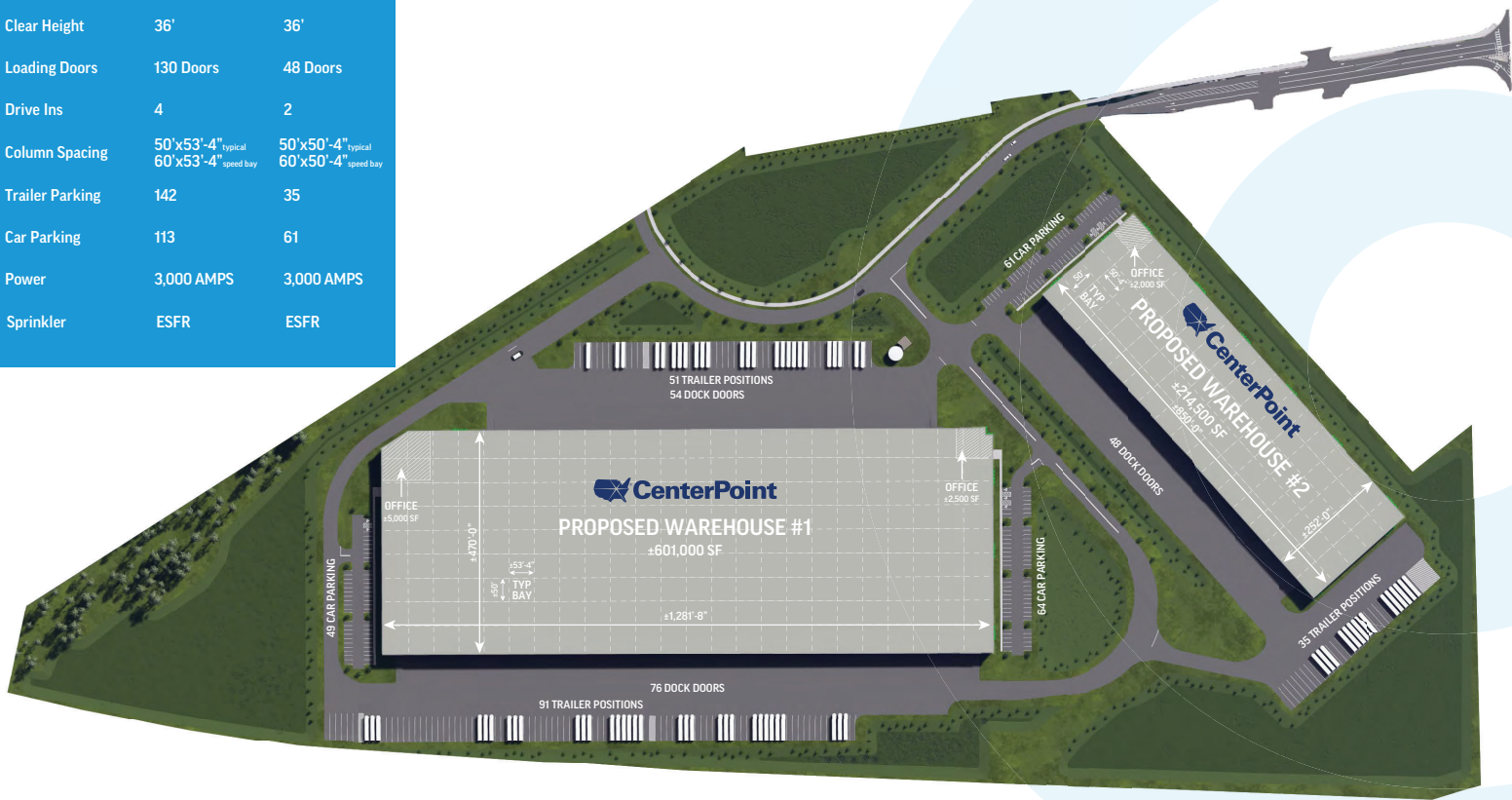
NOTE: ALL BACKGROUND INFORMATION IS BASED ON CIVIL PLANS AND SUBJECT TO CHANGE BASED ON ACTUAL DESIGN. SPECIFIC TREE SPECIES TO BE DETERMINED. STREET TREE AND POND BANK TREE SHOWN FOR REFERENCE AND SUBJECT TO CHANGE.



BUILDING SPECIFICATIONS

	Warehouse #1	Warehouse #2
Proposed Footprint	±601,000 SF	±214,500 SF
Clear Height	36'	36'
Loading Doors	130 Doors	48 Doors
Drive Ins	4	2
Column Spacing	50'x53'-4" typical 60'x53'-4" speed bay	50'x50'-4" typical 60'x50'-4" speed bay
Trailer Parking	142	35
Car Parking	113	61
Power	3,000 AMPS	3,000 AMPS
Sprinkler	ESFR	ESFR

● SITE PLAN





SOUTHEAST ELEVATION



NORTHWEST ELEVATION



NORTHEAST ELEVATION



SOUTHWEST ELEVATION



ENLARGED OFFICE ELEVATION



ENLARGED OFFICE ELEVATION

PROPOSED FACILITY

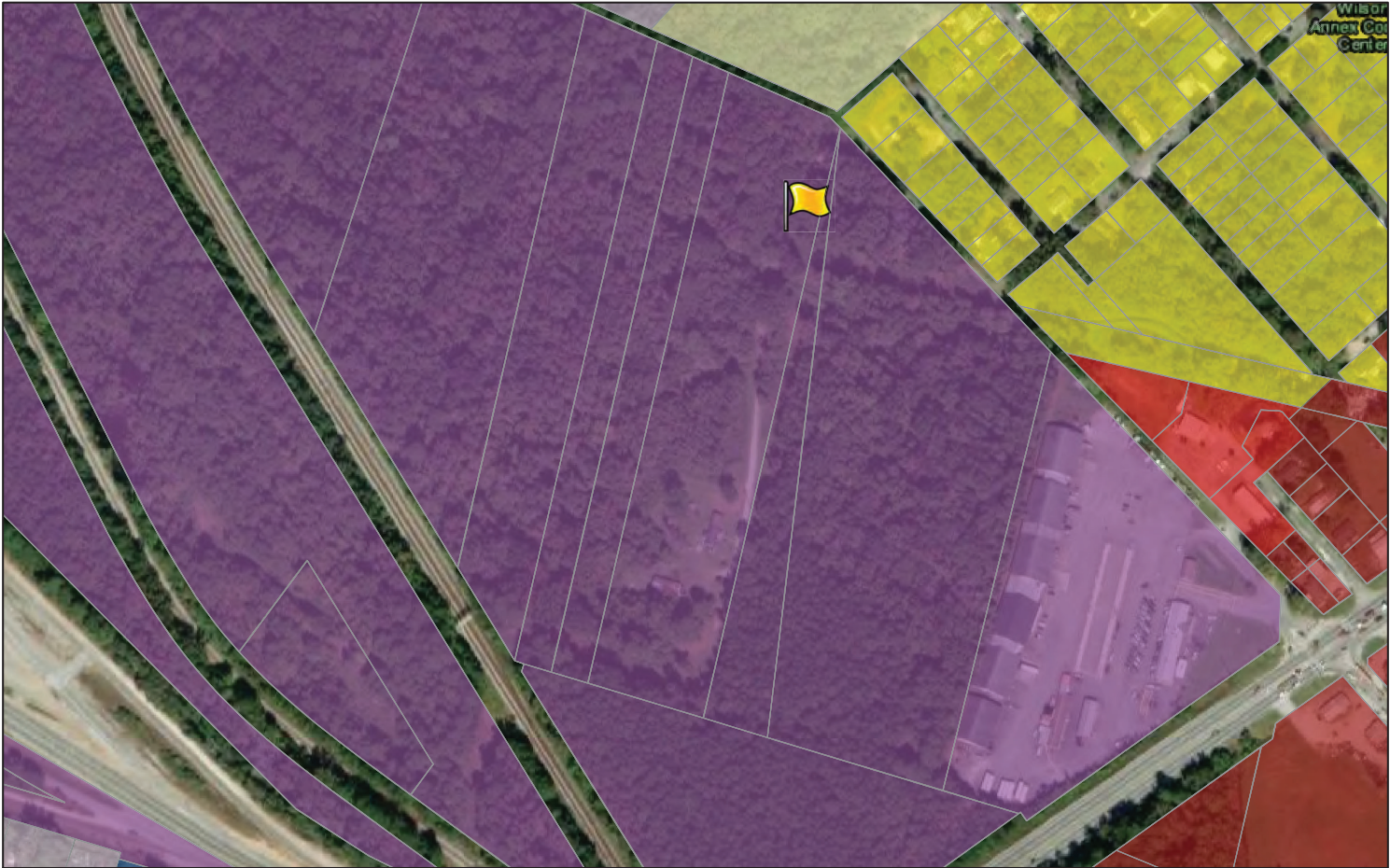
GARDEN CITY, GEORGIA

MAY 01, 2023 #22107





CenterPoint Industrial Market



11/5/2024, 4:03:50 PM

- | | | |
|------------------------|--|-----------------------|
| Chatham County Parcels | C-2A = Heavy Commercial with Alcoholic Sales | R-1 = Residential |
| Garden City Limits | I-1 = Industrial | R-2 = Residential |
| Zoning Classifications | I-2 = Industrial | R-I-N = Institutional |
| C-2 = Heavy Commercial | | |

