

# AGENDA

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

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

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- ✧ **Call to Order**
- ✧ **Roll Call**
- ✧ **Approval of Agenda – December 10, 2024**
- ✧ **Approval of Board of Zoning Appeals/Planning Commission Minutes**
  - November 12, 2024
- ✧ **Zoning Appeals**
  - (P11) PC-11-24-1105: Brown Lifts and Equipment LLC requests a use approval to establish a use for Use 91 (equipment rental and sales) at 810 Talmadge Avenue, PIN: 60928 01004.
  - (P19) PC 11-24-1106: Milin Patel requests a variance for 90-96 (d)(4)(d) (fencing) for use of a chain-link fence on a commercial property at 4804 Ogeechee Road, PIN: 60957 02007.
  - (P26) PC 11-24-1103, PC 11-24-1104, PC-12-24-1107, PC-12-24-1108: Brett Smith requests variances for parking lot tree requirements, buffer reduction, parking lot encroachment, and fence setback reduction at 0 and 1 Bryce Industrial Drive, PIN 60989 01059 and 60989 01060.
- ✧ **Adjournment**
- ✧ **Planning Commission**
  - (P43) PC-11-24-1109: Roberts Civil Engineering requests a rezoning to C-2 (currently split-zoned R-A and R-2) at 4602 Old Louisville Rd, PIN: 60883 02006.
  - (P50) PC-11-24-1110: Maupin Engineering Inc requests a General Development Plan to expand an existing use at 8 Telfair Pl, PIN: 60737 01017.
  - (P59) PC 11-24-1111: Maupin Engineering Inc requests a General Development Plan for a wholesaler/contractor office and storage yard at 34 West Chatham Ct Lot 5, PIN: 60801 02029.
  - (P64) PC-12-24-1112: Coleman Company Inc requests a General Development Plan for a fleet maintenance, fueling, and office space development, at 1580 Dean Forest Rd, PIN: 60988 02018.
  - (P76) PC-12-24-1113: Verde Outdoor SE LLC requests a General Development Plan for a billboard at 0 Highway 16, PIN: 60877 01001.
- ✧ **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

November 21, 2024 - 6:00PM

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

Roll Call: Chair Michael Bruner; Parliamentarian, Charlie Orrel, Misty Selph, and Wayne Joyner. Jeff Ashley and Yurida Maldonado were absent.

Staff: Denise Grabowski (Planning Manager -Consultant), Carlos Nevarez (Fire Marshal), and Jonathan Trego (Planning and Zoning Supervisor.)

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

Chair Bruner asked for a motion to approve the October 08, 2024 minutes.

Commissioner Perry made a motion to approve with second by Commissioner Selph; the vote passes with no opposition.

### **Board of Zoning Appeals**

**PC-11-24-1105: Brown Lifts and Equipment LLC requests a use approval to establish a use for use 91 (equipment rental and sales) at 810 Talmadge Avenue, PIN: 60928 01004.**

Chair Bruner read the item and Denise Grabowski gave the overview and staff recommendation.

Chair Bruner called the applicant forward to speak on behalf of his application.

Randy Brown, applicant, approached, he talked about his business and what he wanted to use the land for.

Chair Bruner called for public speakers.

Tiffany Hollis approached to speak against. She talked about her family owning nearby property and had concerns about the ownership. She spoke of traffic concerns and wanting the residential properties to thrive.

Sharon Bethune approached to speak against, and she had concerns with the notice provided. She spoke about issues with the speedbumps. She is against the application.

Chair Bruner called the petitioner back up.

Mr. Brown says very few customers come to the shop. He talked about the items he works on at the site. He talked about various forklift brands that he sells. He talked about the wrecker used for transporting forklifts.

Commissioner Selph asked about site improvements.

Mr. Brown talked about the future improvements of the building.

Commissioner Selph asked about future employees.

Mr. Brown guesses it will be 3-4.

Commissioner Selph asked about trucks.

Mr. Brown said there will be a truck turnaround.

Commissioner Selph asked the staff recommendation for a landscape plan.

Denise Grabowski said we can work out with the applicant as to the specifications.

Commissioner Selph asked about the property lines.

Denise Grabowski said there is a copy in the plan packet.

Commissioner Selph asked who the current owner of the property is.

Mr. Brown says he does not own it yet.

Commissioner Perry asked about traffic.

Mr. Brown said maybe 10 trips a week.

Commissioner Perry asked if this is a temporary location.

Mr. Brown said eventually he would like to be on the main road.

Commissioner Selph asked if the use is tied to the applicant.

Denise Grabowski said yes.

Chair Bruner asked if there are more questions.



Commissioner Joyner asked about renting and leasing.

Mr. Brown said they eventually plan to offer equipment leasing.

Chair Bruner asked Tiffany Hollis to come back up.

Ms. Hollis spoke about fencing and other requirements, she spoke more about quality of life for nearby residents.

Commissioner Selph asked if they own the property.

Ms. Hollis said they are under a finance agreement with Mark Bean.

Commissioner Perry asked about the residential aspects.

Ms. Hollis said there are children in the community.

Ms. Bethune came back up to speak further on the subject. She spoke about the bus stop and the schedule.

Chair Bruner asked if there was further discussion.

Commissioner Perry says the area looks bad.

Denise Grabowski said code enforcement can look into it.

Chair Bruner asked for a motion.

Commissioner Perry makes a motion to deny, Commissioner Selph seconded. Vote stalls 3-3. There was a second vote which was also a tie.

Chair Bruner calls for another motion.

Commissioner Selph makes a motion to table until December, Commissioner Orrel seconded, vote passes 5-1.

**PC 11-24-1106: Milin Patel requests a variance for 90-96 (d)(4)(d) (fencing) for use of a chain-link fence on a commercial property at 4804 Ogeechee Road, PIN: 60957 02007**

Chair Bruner read the item, Denise Grabowski gave an overview and staff recommendation.

Chair Bruner asked for the applicant to approach. The applicant did not appear to be present, nobody approached.

Marsha Daniel, approached to speak about the history of the lot, and spoke about the history of illegal dumping and trash issues. She said the new fence has stopped the dumping issues.

Chase Lewis spoke about there being an elementary school nearby and had concerns with barb wire for kids and pedestrians.

Chair Bruner called for a motion.

Commissioner Perry made a motion to table, Commissioner Selph seconded. Vote passes 6-0.

Commissioner Selph made a motion to adjourn the Board of Appeals segment, Commissioner Perry seconded, vote passes.

**PC-9-24-1097: TLC Properties LLC (Lamar Advertising) requests a general development plan for a billboard on 4926 Ogeechee Rd; PIN 60957 01005.**

Chair Bruner read the item, Denise Grabowski gave the staff overview.

Commissioner Perry made a motion to table, Commissioner Selph seconded, vote passes 6-0.

**PC-10-24-1100: Jamie Graham requests a general development plan for a billboard along I-16 on 1518 Old Dean Forest Rd (Parcel A), PIN: 60963 01001.**

Chair Bruner read the item, Denise Grabowski gave an overview and staff recommendation.

Chair Bruner called the applicant.

Jamie Graham approached.

Commissioner Selph asked if a permit was obtained before construction.

Mr. Graham spoke about applying for a variance. He said he had a meeting with Robert Wellmaker, Scott Robider, and Jonathan Trego.

Commissioner Selph spoke about the City's history on the billboard.



Chair Bruner said that he did not have to pay permit fees.

Denise Grabowski spoke about the billboard requirements regarding Planning Commission.

Commissioner Selph made a motion to deny, Commissioner Perry seconded, vote passes 6-0.

**PC-11-24-1102: CenterPoint Fawcett Tract LLC requests a general development plan for a warehouse site for two warehouse buildings at US Highway 80, PIN: 60022 01001.**

Chair Bruner read the item. Denise Grabowski gave the overview and staff recommendation.

Chair Bruner asked the applicant to come forward.

Brian Hollings approached. He spoke about the site plan that was handed out to each commissioner, he talked about changes including increasing the buffer. He talked about how he far exceeded the minimum requirements.

Chair Bruner asked for speakers.

Sharone Bethune approached to speak on the history of the project, she said that when this started her husband was Mayor and she thinks this will be a massive improvement for the community.

Chair Bruner asked for other speakers.

Commissioner Perry asked for Brian Hollings to come back up. She asked him about the lighting on the sidewalk plan.

Brian Hollings said there will be streetlights along the roadway.

Chair Bruner called for a motion.

Commissioner Perry made a motion to approve, Commissioner Selph seconded, vote passes 5-1.

Commission Selph made a motion to adjourn. Commission Perry seconded. Vote passes, meeting closed.

Respectfully submitted,

JRT



# MEMORANDUM

**To:** Garden City Planning Commission & Board of Appeals  
**From:** Denise R. Grabowski, AICP, LEED AP, Planning Consultant  
**Date:** August 5, 2024  
**Re:** PC-11-24-1105 810 Talmadge Avenue

<b>Application Type</b>	<b>Use Request</b>
<b>Applicant</b>	Brown Lifts & Equipment LLC
<b>Name of Project</b>	Brown Lifts & Equipment
<b>Property Address</b>	810 Talmadge Ave
<b>Parcel IDs</b>	60928 01004
<b>Area of Property</b>	0.53 acres
<b>Current Zoning</b>	I-1, Industrial
<b>Proposed Land Use</b>	Equipment sales

## GENERAL INFORMATION

*Project Description:* The applicant is requesting approval for a forklift dealer. According to the permitted use verification form, 90 percent of the work conducted by the company is off-site.

*Additional Background:* This property is already developed and is located at the end of Talmadge Avenue.

Per the City of Garden City Zoning Ordinance, the requested use requires approval by the Board of Appeals.

*(91) Rental of tools, rental of equipment, tool sales, equipment sales and businesses of a similar nature: C-2, C-2A, C-2A(B&W), I-1(B), I-2(B).*

## FINDINGS

Staff has determined this application is complete and contains all the required information. It is unusual for an industrial property to be located within a residential subdivision. This use would typically not be appropriate in a residential subdivision. The property is already zoned I-1 and more intensive uses could be located here by right. The requested use is permitted by right in heavy commercial districts. Since this property is located within a residential area, staff recommends the addition of a landscape screen along the front property line.

## ACTIONS

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

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

#### RECOMMENDATION

**Approval** of the use request for application PC-11-24-1105 with the condition that a landscape screen is added along the front property line.

#### RECOMMENDED MOTION

I move to **approve** the use request for application PC-11-24-1105 with the condition that a landscape screen is added along the front property line.

#### *Note:*

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

# City of Garden City Variance Application



## Development Information

Development Name (if applicable)

Brown Lifts & Equipment LLC

Property Address

810 Talmadge Ave

Current Zoning

I1

Current Use

Parcel ID

60928 01004

Total Site Acreage

.53

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

9D-47

Describe the variance request you are requesting.

Establish a use Brown Lifts & Equipment LLC

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

Yes it will interfere with purchase of property & requirement for brick & motor for Tailift  
Does the property have extraordinary and exceptional conditions because of its size, shape or topography?

No

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

No

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

No

Please provide any additional information that you deem relevant.

The property would allow us to meet the requirement of Tailift USA Forklifts (A Toyota Industries Group company) to own a brick & motor property. Also it would allow us to meet TVH standards for forklift part sales. It would also allow us to become a Cascade dealer for forklift attachment sales (Cascade is a Toyota Industries Group company as well).



# City of Garden City Variance Application



## Applicant Information

<b>Owner</b>	
Name	Address
BMC Management LLC	810 Talmadge Ave
Phone	Email
(912) 414-8925	Mark.Bean47@gmail.com
<b>Nature of Ownership Interest</b>	
Is the Owner an: <input type="checkbox"/> Individual <input type="checkbox"/> Partnership <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Firm <input type="checkbox"/> Corporation <input type="checkbox"/> Association	
Note: If a corporation, submit a list of officers, directors & major stockholders with name, address and title.	
If a partnership: Submit list of all partners with name, address and title.	
<b>Engineer/Surveyor</b> <input type="checkbox"/> Same as authorized agent <input type="checkbox"/> Check here to receive staff review comments via email	
Company Name	Contact (Individual Name)
Phone	Email
<b>Authorized Agent (Requires Authorized Agent Form)</b> <input type="checkbox"/> Check here to receive staff review comments via email	
Company Name	Contact (Individual Name)
Brown Lifts + Equipment LLC	Randy Brown
Phone	Email
(912) 441-3525	service@brownlifts.com
<b>Campaign Contribution</b>	
List below the names of local government officials, Garden City City Council, to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.	
Elected Official's Name	Amount or Description of Gift

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

Randy Brown  
 Print Name

Signature

9/30/24  
 Date

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

# City of Garden City Agent Authorization Form



## Applicant Information

Owner	
Name <u>BMC Management LLC</u> <u>MARK D. BEAN</u>	Address <u>810 Talmadge Ave</u>
Phone <u>912-414-8925</u>	Email <u>MARK.BEAN47@Gmail.com</u>
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 Randy Brown to act as Agent for the attached application in my/our behalf.

MARK D. BEAN Mark D Bean 9/30/24  
Print Name Signature Date

\_\_\_\_\_  
Print Name Signature Date

\_\_\_\_\_  
Print Name Signature Date

Authorized Agent	
Company Name <u>Brown Lifts &amp; Equipment LLC</u>	Contact (Individual Name) <u>Randy Brown</u>
Phone <u>(912) 441-3575</u>	Email <u>service@brownlifts.com</u>

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

Randy Brown Randy Brown 09/30/24  
Print Name Signature Date



# SAGIS Map Viewer



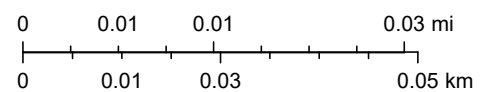
12/4/2024, 10:14:34 AM

Owner, PIN and Address Labels



Property Boundaries (Parcels)

1:1,128



SAGIS





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

paid via square

## ZONING / PERMITTED USE VERIFICATION

Parcel Identification No. (PIN): 60928 01004 Address: 810 Talmadge Ave

Describe fully all business activities or intended use of property:

We are a full service lift dealer. 90% of what we do is in the field 10% will be in the shop.

Proposed Business or Project: Brown Lifts + Equipment Limited Liability ☒ Incorporated ☐

Requestor: Randy Brown Phone: \_\_\_\_\_

Requestor Email: service@brownlifts.com

Point of Contact for Inspection If Different than Requestor : cell: 912-441-3575

Name: Randy Brown Phone: (912) 483-9333

Address: 115 Tappan Lee Drive City: Pooler State: GA Zip: 31322

Email: service@brownlifts.com

### DISCLAIMER

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

Applicant Signature: Randy Brown Print Name: Randy Brown Date: 9/26/24

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

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

Current Zoning District: I-1 Use No. & Title: 91 Rental of tools, rental of equipment, tool sales, equipment sales & business of a similar nature

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

Verification Date: 9-30-24 Authorized Official/Title: Robert Wellmaker - Building Official

Permit Number: \_\_\_\_\_ Inspection Approval Date: Building [ ]: \_\_\_\_\_ Fire [ ]: 17



*Estate of Charles R. Cole, Sr.*

722 Talmadge Avenue Garden City, Georgia 31408

11/21/2024

Mr. Brown, Mr. Bean, and to whom else it may concern,

**Re: Full Support for Brown Lift and Equipment's Purchase of 810 Talmadge Avenue,  
Garden City, GA 31408**

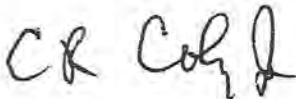
As the Executor of the Estate of Charles R. Cole, Sr., I am writing on behalf of the entire Cole Family and the Estate to express our full and unwavering support for Brown Lift and Equipment's purchase and intended use of the property located at 810 Talmadge Avenue, Garden City, GA 31408.

We are confident that your plans for this property will bring significant value to the community. The beautification efforts you have outlined will improve the property's appearance and contribute to the overall aesthetic of the neighborhood. Additionally, your business operations will reduce road traffic compared to the current usage, creating a more favorable environment for residents.

Moreover, we firmly believe your investment will have a positive ripple effect by attracting higher-quality tenants to adjacent properties, further enhancing the neighborhood's appeal and fostering a sense of community improvement.

On behalf of the Cole Family and the Estate of Charles R. Cole, Sr., we commend your vision and dedication to making a positive impact on Garden City. Please do not hesitate to reach out to me if you require any additional support or documentation regarding this matter.

Sincerely,



Charles R. Cole, Jr. (Chuck)  
Executor of the Estate of Charles R. Cole, Sr.

# MEMORANDUM

**To:** Garden City Planning Commission & Board of Appeals  
**From:** Denise R. Grabowski, AICP, LEED AP, Planning Manager Consultant  
**Date:** November 4, 2024  
**Re:** PC 4-24-1079 – 4912 Ogeechee Road

<b>Application Type</b>	<b>Variance</b>
<b>Applicant</b>	Milin Patel
<b>Name of Project</b>	NA
<b>Property Address</b>	4804 Ogeechee Road
<b>Parcel IDs</b>	60957 02007
<b>Area of Property</b>	5.56 acres
<b>Current Zoning</b>	C-2A, Commercial
<b>Current Land Use</b>	Vacant lot

## GENERAL INFORMATION

**Project Description:** The applicant is requesting the use of chain link fence in a commercial district. The applicant is requesting a variance from section 90-96(d)(4)(d) of the Garden City Zoning Ordinance:

(4) Walls and fences erected in commercial districts shall not exceed eight feet in height and in industrial districts shall not exceed ten feet in height, subject to the following:

**d. Walls and fences erected in commercial districts for enclosure, retaining, or concealment purposes shall be constructed of either brick, stone, architectural tile, masonry units, slatted wood, or other similar material (not including chain link or other fence wire except as permitted by [section 90-96\(d\)\(3\)](#)).** Walls and fences erected in industrial districts for enclosure, retaining, or concealment purposes shall be constructed of all fencing materials permitted in commercial districts, as well as chain link or other fence wire (excluding barb and razor wire, the use of which is limited by [section 90-96\(d\)\(3\)](#)), and sheet metal which may be used when the fence is not abutting or adjacent to a residential zoning district or a permitted residential use, and is not located in a front yard. Any wall or fence in existence as of April 19, 1999, shall be exempt from the provisions of this subparagraph (4)d. which were adopted on said date, until such time that it needs to be replaced in its substantial entirety.

Section 90-96(d)(3) states:

d.(3) If a fence is constructed of metal, the metal shall be of a decorative type and shall not be constructed with roofing tin. Barbed wire or razor wire may be used for security purposes in business and industrial districts along the top of a fence if such fence is six feet or greater in height, and/or for agricultural uses.

*Additional Context:* The property has historically experienced issues with public dumping. At the request of the prior city manager, the applicant installed the existing chain-link fence. The applicant was granted a fence permit for the fence on January 8, 2024.

### 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;*  
No, there are no unique size or shape dimensions of the lot.
2. *The application of this chapter to this particular piece of property would create practical difficulty or unnecessary hardship;*  
No.
3. *Conditions are peculiar to the particular piece of property involved; and*  
There are no conditions peculiar to this piece of property.
4. *Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of this chapter.*  
Approval of the variance could be a detriment to the public good or impair the purpose and intent of this chapter.

### 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

Development Name (If applicable)

Property Address

4804 OGEECHIE RD  
GARDEN CITY, GA 31408

Current Zoning

C-2

Current Use

Vacant Land

Parcel ID

60957 02007

Total Site Acreage

5

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

90-96 (d) (4) (d)

Describe the variance request you are requesting.

USAGE OF Chain link Fencing Material Instead of wood.

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

Chain link Fence has already been installed under  
an approved Fence Permit

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

The property has experienced Public dumping of Tires +  
other hazardous material.

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

NO

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

NO

Please provide any additional information that you deem relevant.

I have put up this Chain link Fence at the Request  
OF the CITY MANAGER. The Chain link Fence has been  
Installed by an approved Fence Permit

Permit # FNCE 1-24-~~7859~~

JANUARY 8, 2024

7075

FEES PAID → \$ 175.<sup>00</sup>

# City of Garden City Variance Application



## Applicant Information

<b>Owner</b>	
Name <u>MILIN PATEL</u>	Address <u>1 HOPELAND DR</u>
Phone <u>912-659 6918</u>	Email <u>SAVANNAH, GA 31419</u> <u>MILINRPH@Gmail.com</u>
<b>Nature of Ownership Interest</b>	
Is the Owner an: <input checked="" type="checkbox"/> Individual <input type="checkbox"/> Partnership <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Firm <input type="checkbox"/> Corporation <input type="checkbox"/> Association	
Note: If a corporation, submit a list of officers, directors & major stockholders with name, address and title.	
If a partnership: Submit list of all partners with name, address and title.	
<b>Engineer/Surveyor</b> <input type="checkbox"/> Same as authorized agent <input type="checkbox"/> Check here to receive staff review comments via email	
Company Name <u>YAWN LAND SURVEY.</u>	Contact (Individual Name)
<u>MR. DALE YAWN</u>	
Phone <u>912-897-6307</u>	Email
<b>Authorized Agent (Requires Authorized Agent Form)</b> <input type="checkbox"/> Check here to receive staff review comments via email	
Company Name	Contact (Individual Name)
Phone	Email
<b>Campaign Contribution</b>	
List below the names of local government officials, Garden City City Council, to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.	
Elected Official's Name	Amount or Description of Gift

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

MILIN PATEL Milin Patel 21 MAY 2024  
Print Name Signature Date

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



# SAGIS Map Viewer



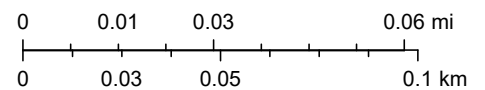
12/4/2024, 10:16:41 AM

Owner, PIN and Address Labels



Property Boundaries (Parcels)

1:2,257



SAGIS





STATE LAW REQUIRES  
72 HRS. NOTICE  
1-800-282-7411



To the best of my knowledge and belief,  
this plat has been prepared in conformity  
with the Technical Standards for Property  
Surveys in Georgia as set forth in Chapter  
133-7 of the Rules of the Georgia Board  
of Registration for Professional Engineers  
and Land Surveyors and as set forth in  
the Georgia Plat Act, O.C.G.A. 12-8-87

Yawn Land Surveys, LLC

Dale E. Yawn, L.S.

24 Laurel Creek Lane

Lawrenceville, GA 30046

913-537-5307

yawn2100@aol.com

LSP 0009907



#### Legend

Abbreviations  
P/Rd Right-of-Way / Power  
Subdivision Map Block / Pole  
Concrete Monument Found  
Iron Rebar Found  
Property Identification Number  
Right-of-Way

Lineages  
--- Property Line  
--- Building Setback Line  
--- Easement Line  
--- Ditch  
--- Overhead Lines

Symbols  
P/Rd Right-of-Way / Power  
Subdivision Map Block / Pole  
Concrete Monument Found  
Iron Rebar Found  
Property Identification Number  
Right-of-Way

#### Building Setbacks, Buffers and Easements Note

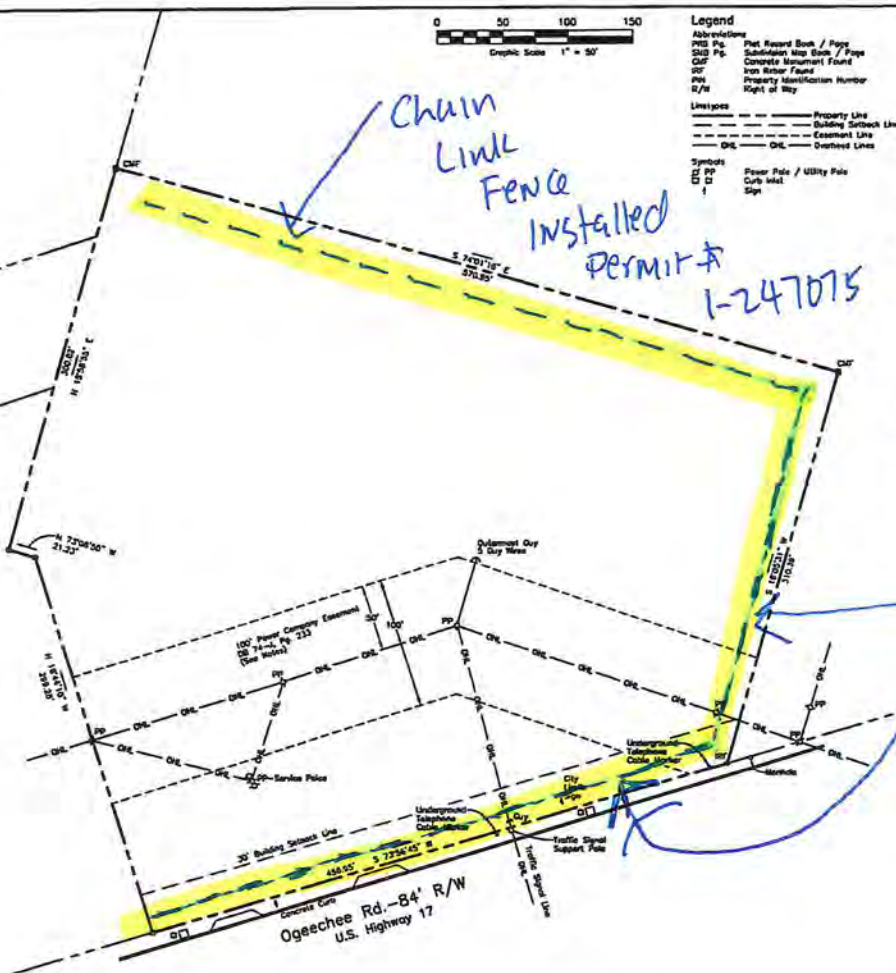
The building setbacks, buffers, and easements, and/or buffers, if shown herein, have been taken from plats of record or other municipal documents. It shall be the responsibility of the user of this drawing to verify any and all building setbacks, easements and buffers with the proper municipal authorities before beginning the design or construction of improvements to the site. This Surveyor and this Firm assumes no responsibility or liability for the design, placement, siting, positioning or layout of any proposed structure or improvement to the site.

#### Special Notes

1. This survey was prepared without the benefit of a full and complete title abstract. This property and adjoining properties may be subject to both recorded and unrecorded easements and/or restrictions that may be disclosed during a full and complete title search. This drawing does not represent an expressed or implied warranty or guarantee of title, or of the presence or absence of any easements or restrictions, whether recorded or not.
2. The term "Certification" as used in Rule 133-7-02(2) and (3) and relating to professional land surveying services as defined in O.C.G.A. 43-12-2(6) and (11) shall mean a signed statement based upon facts and knowledge known to the registrant, and is not a guarantee or warranty, either expressed or implied.
3. This survey complies with the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia (O.C.G.A.) 13-8-87, in that where a conflict exists between these two sets of specifications, the requirements of the board prevail.

#### Surveyor's Notes

1. The bearings as shown are based on the Georgia State Plane Coordinate System, East Zone, NAD83. A Topcon GTS dual frequency GPS receiver using differential corrections obtained from the CORS ITC network was used to determine the positions of control points used in the survey.
2. Only above ground, readily visible utilities and structures were located for this survey. This Surveyor makes no warranty or guarantee as to the location, existence, or non-existence of any below ground, non-visible utilities or structures. Other underground utilities may exist along the margin of Oppenheimer Road, and on the site itself.
3. The data used to prepare this survey is based upon redundant linear baseline measurements, and has a positional tolerance of 0.07 feet. A 5 second robotic total station instrument was used to determine the linear and angular measurements that form the basis of this drawing, and a dual frequency network GPS receiver was used to locate features shown on the drawing.
4. It is the sole intent of this survey to locate the existing power poles and power lines that cross the property, and to locate visible and above ground utilities along Oppenheimer Road.
5. This is not a boundary survey of the property. Boundary line information as shown was taken from the plat of record, and based on found field monuments. This drawing shall not be used for the transfer of title to the property, and the certification shown herein extends only to the location aspects of the drawing.
6. A deed recorded at DB 80-0, Pg. 246 indicates that there may be a gas or oil well line within the 150' Power Company easement. No visible above ground evidence of this line was observed in the field during the course of the survey.



#### Reference

Plat recorded at DB 12-5, Pg. 38.

#### Property Information

Street Address: 4804 Oppenheimer Rd

Current Zoning: C1

Tax Assessor's Property

Identification Number: 6-0957-02-007

#### Location Survey

Lot 1 Of A Recombination Of Lots 1, 2, 3  
And A Portion Of The Mary Roubakalis Constantine  
Estate, Silk Hope Farms Subdivision  
Located In The 7th C.M. District  
City Of Gordon City  
Chatham County, Georgia

Prepared For:

Milán Patel

Drawing Date: May 14, 2015  
Field Survey Date: May 6, 2015



# MEMORANDUM

**To:** Garden City Planning Commission & Board of Appeals  
**From:** Denise R. Grabowski, AICP, LEED AP, Planning Manager Consultant  
**Date:** December 3, 2024  
**Re:** PC 11-24-1103, PC 11-24-1104, PC-12-24-1107, PC-12-24-1108 – Bryce Industrial Drive

<b>Application Type</b>	<b>Variance</b>
<b>Applicant</b>	Brett Smith
<b>Name of Project</b>	Smitty's Collision Center
<b>Property Address</b>	Bryce Industrial Boulevard
<b>Parcel IDs</b>	60989 01060; 60989 01059
<b>Area of Property</b>	1.74 acres
<b>Current Zoning</b>	P-I-1
<b>Proposed Land Use</b>	Auto body Collision Center

## GENERAL INFORMATION

**Project Description:** The applicant is proposing to construct a new 15,000-square-foot auto body collision center.

**Background / Additional Information:** The Planning Commission approved the General Development Plan in January 2024. As the plan has progressed through design, the applicant is now requesting the following variances. The cases are presented collectively below for clarity and understanding how each variance relates to the overall general development plan.

<b>Case Number</b>	<b>Code Reference</b>	<b>Variance Request</b>
<b>PC 11-24-1103 Parking lot tree island waiver request</b>	90-260 Parking lot tree requirements The ordinance requires no more than 10 spaces in a row for perimeter parking without a landscape island.	Variance request for a row of 12 parking spaces instead of 10 parking spaces.
The applicant is providing additional trees adjacent to the parking area to offset the landscaped island. The proposed plan meets the tree density requirements.		
<b>PC 11-24-1104 Buffer reduction</b>	90-262 Buffers Planning Commission approved a 25' buffer with the General Development Plan	Buffer reduction from 25' to 15' on the rear of the property (252')

The parcel adjacent to the front half of the property is zoned industrial, so no buffer is required. The parcel adjacent to the back half of the property is zoned residential, so a buffer is required.		
<b>PC-12-24-1107 Parking lot encroachment</b>	90-128 (e) Location in front yard. No required offstreet parking and loading space, including maneuvering areas for such offstreet parking and loading space, shall be established in a required front yard setback in any district except R districts. The setback from SR 307/Dean Forest Road is 20 feet.	Parking area encroachment of 5' – 10' into the front setback
The property is angled at the front, so the spaces towards the northwest corner of the site encroach into the front setback.		
<b>PC-12-24-1108 Fence placement variance</b>	90-96 (d) (1) Fence encroachment No fence or wall shall be erected, placed, or otherwise installed on any lot nearer to any street than the minimum building front setback line. (4)(b) b.Walls and fences shall be set back at least five feet from the property line when abutting a residential district or a permitted residential use. The setback area shall be maintained as a landscaped area.	Fence on the north side of the property – Request 2' encroachment in the right-of-way of Bryce Industrial Blvd. Fence on the south side of the property – place on the property line
The front setback is 40' from the centerline of Bryce Industrial (approximately 10' from the property line), which would be the required location for the fence. Fences are predominantly located on the property line for other properties along Bryce Industrial Drive. The ordinance authorizes the Board of Appeals to grant general variances (Sec. 90-96 (e)) to this section of the ordinance.		

## 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 property is a deep and narrow lot with the primary façade facing SR 307/Dean Forest Road. The front of the lot is angled (along SR 307/Dean Forest Road).
2. *The application of this chapter to this particular piece of property would create practical difficulty or unnecessary hardship;*

The applicant is requesting these variances so vehicles can circulate in and around the building as a part of the operational process.

3. *Conditions are peculiar to the particular piece of property involved; and*  
There are existing overhead power lines along the northern property line and a portion of the southern property line.
4. *Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of this chapter.*  
This property is zoned industrial (I-1) and would allow a more intense use by right as such. A commercial business, rather than an industrial business, facing Dean Forest Road is more in keeping with the character of the area, particularly near the Town Center area.

### 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

Development Name (If applicable)

0 & 1 Bryce Industrial Dr.

Property Address

0 & 1 Bryce Industrial Dr.

Current Zoning	Current Use
P-I-1	Vacant
Parcel ID	Total Site Acreage
60989 01059, 60989 01060	1.69 (0.92 + 0.77)

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

90-262 Buffers

Describe the variance request you are requesting.

Reduction in Buffer from 25' to 15' only on rear southside 252' of project

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

yes because of traffic circulation

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

park pond takes up some land use in rear of property

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

yes because all sides are surrounded by similar uses except the rear southside 252'

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

not in our opinion

Please provide any additional information that you deem relevant.



# City of Garden City Variance Application



GARDEN CITY

## Applicant Information

Owner	
Name	Address
Robbie Brinkley	121 Business Circle Thomasville Ga 31799
Phone	Email
229-224-7623	robbie@cdautopaint.com

### Nature of Ownership Interest

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

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

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

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

Company Name	Contact (Individual Name)
Boswell Design Services, Inc.	Mark Boswell
Phone	Email
912-897-6932	lahbos@bellsouth.net

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

Company Name	Contact (Individual Name)
	Brett Smith
Phone	Email
912-690-4243	smittyscollisionbrett@yahoo.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
N.A.	

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

Brett Smith

Print Name

Signature

10-1-24

Date

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

# City of Garden City Agent Authorization Form



## Applicant Information

Owner	
Name	Address
Robbie Brinkley	121 Business Circle, Thomasville, GA
Phone	Email
229-224-7623	robbie@cdautopaint.com
Development Name (if applicable)	
0 + 1 Bryce Industrial Drive, Garden City	

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 Brett Smith to act as Agent for the attached application in my/our behalf.

Robbie Brinkley [Signature] 11-28-23  
 Print Name Signature Date

\_\_\_\_\_  
 Print Name Signature Date

\_\_\_\_\_  
 Print Name Signature Date

Authorized Agent	
Company Name	Contact (Individual Name)
Phone	Email

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

Brett A. Smith [Signature] 10-1-24  
 Print Name Signature Date

# City of Garden City Variance Application



## Development Information

Development Name (If applicable)

0 & 1 Bryce Industrial Dr.

Property Address

0 & 1 Bryce Industrial Dr.

Current Zoning

P-I-1

Current Use

Vacant

Parcel ID

60989 01059, 60989 01060

Total Site Acreage

1.69 (0.92 + 0.77)

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

90-260 Parking Lot Tree Requirements

Describe the variance request you are requesting.

Requesting no trees in tree islands directly in front of building canopy

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

yes because of traffic circulation

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

park pond takes up some land use in rear of property

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

yes because all sides are surrounded by similar uses except the rear southside 252'

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

no

Please provide any additional information that you deem relevant.




# City of Garden City Variance Application



## Applicant Information

<b>Owner</b>	
Name	Address
Robbie Brinkley	121 Business Circle Thomasville Ga 31799
Phone	Email
229-224-7623	robbie@cdautopaint.com
<b>Nature of Ownership Interest</b>	
Is the Owner an: <input checked="" type="checkbox"/> Individual <input type="checkbox"/> Partnership <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Firm <input type="checkbox"/> Corporation <input type="checkbox"/> Association	
Note: If a corporation, submit a list of officers, directors & major stockholders with name, address and title.	
If a partnership: Submit list of all partners with name, address and title.	
<b>Engineer/Surveyor</b> <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)
Boswell Design Services, Inc.	Mark Boswell
Phone	Email
912-897-6932	lahbos@bellsouth.net
<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)
	Brett Smith
Phone	Email
912-690-4243	smittyscollisionbrett@yahoo.com
<b>Campaign Contribution</b>	
List below the names of local government officials, Garden City City Council, to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.	
Elected Official's Name	Amount or Description of Gift
N.A.	

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.

Brett Smith		10-1-24
Print Name	Signature	Date

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

# City of Garden City Agent Authorization Form



## Applicant Information

Owner	
Name	Address
Robbie Brinkley	121 Business Circle, Thomasville, GA
Phone	Email
229-224-7623	robbie@cdautopaint.com
Development Name (if applicable)	
0 + 1 Bryce Industrial Drive, Garden City	

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 Brett Smith to act as Agent for the attached application in my/our behalf.

<u>Robbie Brinkley</u>	<u>[Signature]</u>	<u>11-28-23</u>
Print Name	Signature	Date
_____ Print Name	_____ Signature	_____ Date
_____ Print Name	_____ Signature	_____ Date

Authorized Agent	
Company Name	Contact (Individual Name)
_____ Phone	_____ Email

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

<u>Brett A. Smith</u>	<u>[Signature]</u>	<u>10-1-24</u>
Print Name	Signature	Date



# City of Garden City Agent Authorization Form



## Applicant Information

Owner	
Name	Address
Robbie Brinkley	121 Business Circle, Thomasville, GA
Phone	Email
229-224-7623	robbie@cdautoapaint.com
Development Name (if applicable)	
D + I Bryce Industrial Drive, Garden City	

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 Brett Smith to act as Agent for the attached application in my/our behalf.

<u>Robbie Brinkley</u>	<u>[Signature]</u>	<u>11-28-23</u>
Print Name	Signature	Date
_____ Print Name	_____ Signature	_____ Date
_____ Print Name	_____ Signature	_____ Date

Authorized Agent	
Company Name	Contact (Individual Name)
_____ Phone	_____ Email

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

<u>Brett A. Smith</u>	<u>[Signature]</u>	<u>10-1-24</u>
Print Name	Signature	Date



Development Information

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

# City of Garden City Variance Application



## Applicant Information

<b>Owner</b>	
<b>Name</b>	<b>Address</b>
<b>Phone</b>	<b>Email</b>
<b>Nature of Ownership Interest</b>	
Is the Owner an: <input type="checkbox"/> Individual <input type="checkbox"/> Partnership <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Firm <input type="checkbox"/> Corporation <input type="checkbox"/> Association	
Note: If a corporation, submit a list of officers, directors & major stockholders with name, address and title.	
If a partnership: Submit list of all partners with name, address and title.	
<b>Engineer/Surveyor</b> <input type="checkbox"/> Same as authorized agent <input type="checkbox"/> Check here to receive staff review comments via email	
<b>Company Name</b>	<b>Contact (Individual Name)</b>
<b>Phone</b>	<b>Email</b>
<b>Authorized Agent (Requires Authorized Agent Form)</b> <input type="checkbox"/> Check here to receive staff review comments via email	
<b>Company Name</b>	<b>Contact (Individual Name)</b>
<b>Phone</b>	<b>Email</b>
<b>Campaign Contribution</b>	
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.	
<b>Elected Official's Name</b>	<b>Amount or Description of Gift</b>

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

\_\_\_\_\_  
 Print Name

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date

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



City of Garden City Variance Application



Development Information

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

# City of Garden City Variance Application



## Applicant Information

<b>Owner</b>	
<b>Name</b>	<b>Address</b>
<b>Phone</b>	<b>Email</b>
<b>Nature of Ownership Interest</b>	
Is the Owner an: <input type="checkbox"/> Individual <input type="checkbox"/> Partnership <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Firm <input type="checkbox"/> Corporation <input type="checkbox"/> Association	
Note: If a corporation, submit a list of officers, directors & major stockholders with name, address and title.	
If a partnership: Submit list of all partners with name, address and title.	
<b>Engineer/Surveyor</b> <input type="checkbox"/> Same as authorized agent <input type="checkbox"/> Check here to receive staff review comments via email	
<b>Company Name</b>	<b>Contact (Individual Name)</b>
<b>Phone</b>	<b>Email</b>
<b>Authorized Agent (Requires Authorized Agent Form)</b> <input type="checkbox"/> Check here to receive staff review comments via email	
<b>Company Name</b>	<b>Contact (Individual Name)</b>
<b>Phone</b>	<b>Email</b>
<b>Campaign Contribution</b>	
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.	
<b>Elected Official's Name</b>	<b>Amount or Description of Gift</b>

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

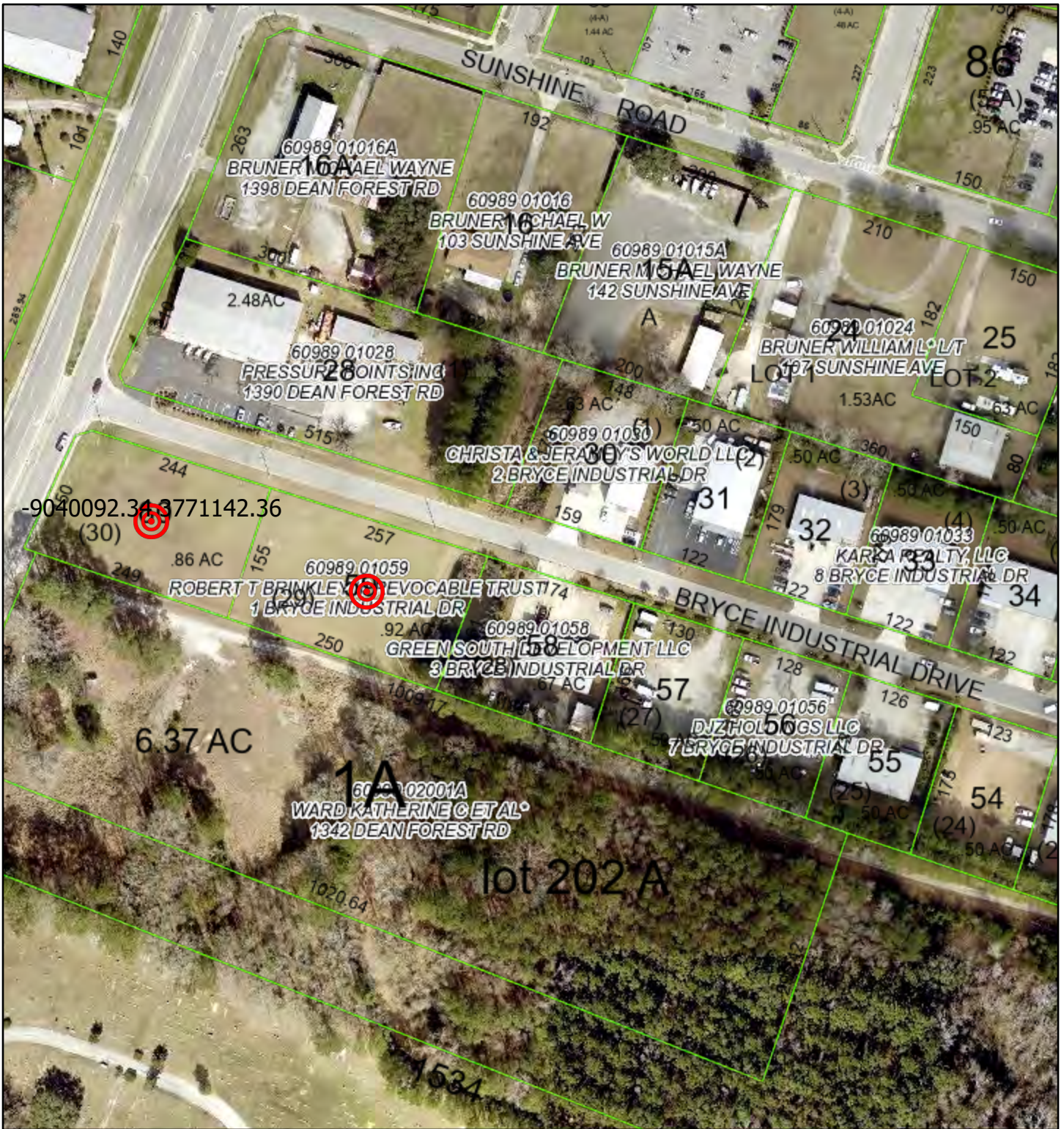
\_\_\_\_\_  
 Print Name

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date

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

# SAGIS Map Viewer

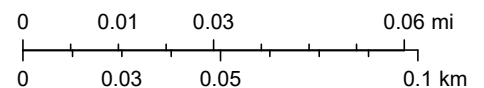


12/4/2024, 10:20:53 AM

## Owner, PIN and Address Labels

 Property Boundaries (Parcels)

1:2,257

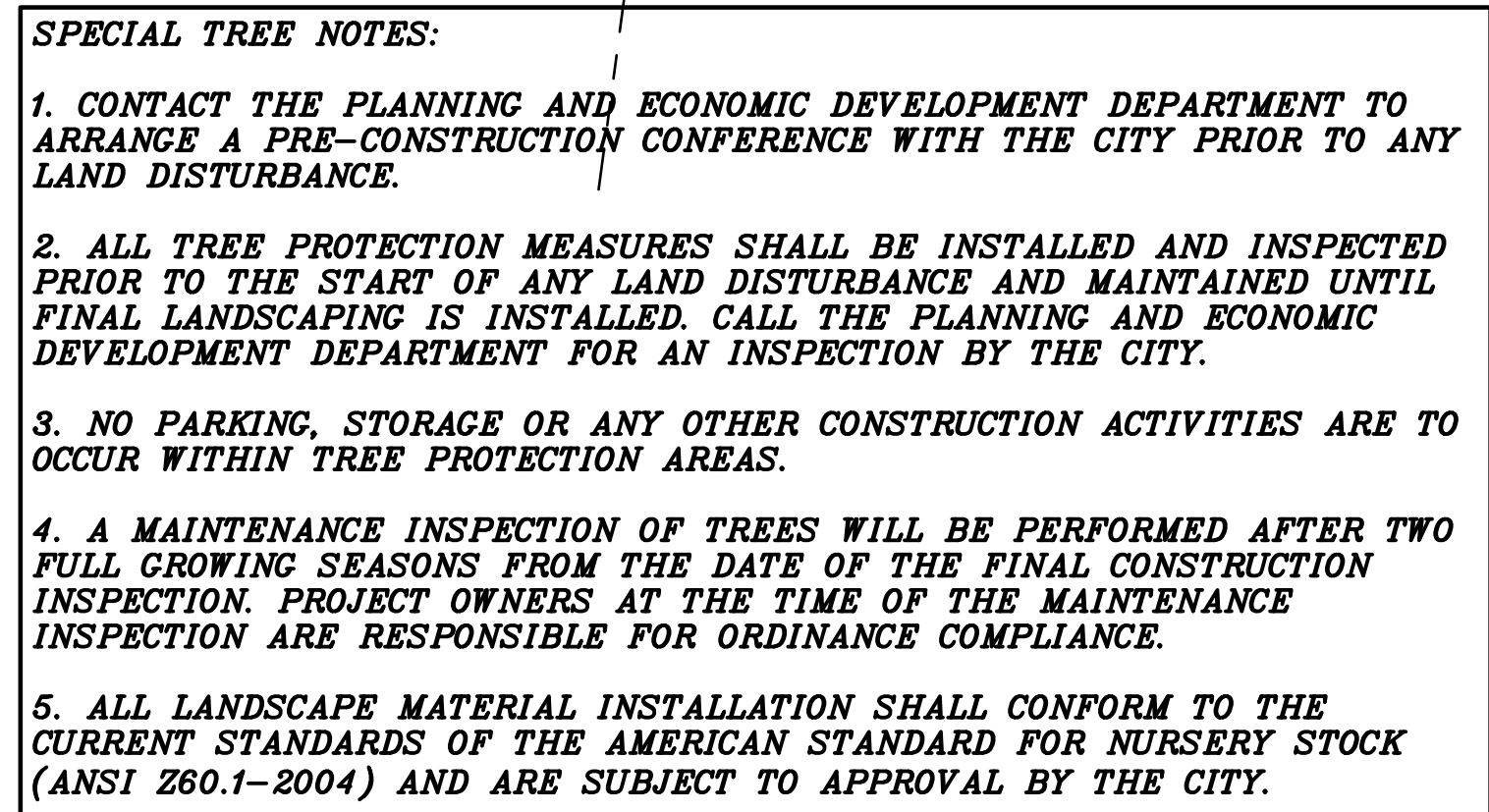


SAGIS









The diagram illustrates a tree protection detail. It features a tree with a trunk and branches. A critical root zone is indicated by a dashed line. A tree protection fence is shown as a series of posts and rails. A plan view scale is provided, showing the tree, critical root zone, and tree protection fence. The fence is 4'-0" high and 10'-0" wide. The fence location is defined by the limits of the critical root zone. The diagram also includes a note about the fence being a 10'-0" channel fence with posts on center. A plan view scale is provided, showing the tree, critical root zone, and tree protection fence. The fence is 4'-0" high and 10'-0" wide. The fence location is defined by the limits of the critical root zone. The diagram also includes a note about the fence being a 10'-0" channel fence with posts on center.

Diagram illustrating a Tree Protection Detail. The drawing shows a tree, its critical root zone, and a tree protection fence. Key dimensions and components are labeled:

- Tree Drpline:** The outer boundary of the tree's canopy.
- Critical Root Zone:** The area around the tree trunk, defined by a dashed line.
- Tree Protection Fence:** A fence structure surrounding the critical root zone.
- Plan View Scale:** N.T.S. (Not To Scale).
- Orange Safety Netting or Equivalent:** A safety measure around the fence.
- Stem 1" x 4" Channel Fence Posts:** The posts supporting the fence, with a minimum spacing of 8' on center.
- 4'-0" Fence Height:** The height of the fence structure.
- 10'-0" Fence Width:** The width of the fence structure.
- Fence Location (Limits of Critical Root Zone):** The fence is positioned to protect the critical root zone.
- Note:** When placing fence around tree standing, trench wires, install hogwire barding on the back of fence.
- Tree Protection Detail Scale:** N.T.S. (Not To Scale).

$$1^{\circ} = 20^{\circ}$$

9"	PINE	=	0.6
9"	PINE	=	0.6
8"	ASH	=	0.3
10"	ASH	=	0.6
8"	ASH	=	0.3
8"	PINE	=	0.6
8"	ASH	=	0.3
8"	ASH	=	0.3
8"	ASH	=	0.3
TOTAL		=	3.6

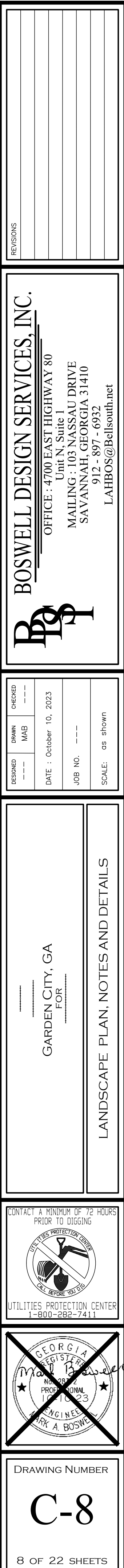
EXT'G TREE UNITS = 3.6  
 PLANTED CANOPY TREE UNITS = 16 TREES x .5 UNITS = 8 UNITS  
 PLANTED UNDERSTORY UNITS = 34 x .4 UNITS = 13.6 UNITS  
 TOTAL TREE UNITS = 3.6 (EXT'G) + 9 (CANOPY) + 13.6 (UNDERSTORY) = 25.2 UNITS  
 25.2 (SUPPLIED) = 25 (REQUIRED)

1. ALL TREE PLANTING PRACTICES ARE TO BE IN ACCORDANCE WITH THE CITY OF GARDEN CITY MOST RECENT TREE ORDINANCE.	
2. A HORIZONTAL SEPARATION OF 10 FEET (min.) SHALL BE MAINTAINED BETWEEN PROPOSED TREES AND ANY UTILITIES (existing or proposed) OR UNDER POWER LINES.	
3. PLANTED TREES MUST MEET OR EXCEED THE MINIMUM SIZES AT PLANTING IN ORDER FOR TREE QUALITY POINTS.	2 1/2 pts each
LARGE HARDWOOD TREE SPECIES	
CONIFERS,	
MEDIUM TREE SPECIES,	
EVERGREEN TREE SPECIES,	6 1/2 pts
SMALL TREE SPECIES,	1 1/2 pts
SHRUBS,	3 1/2 pts
4. AREAS USED FOR TREE PLANTING AREAS SHALL NOT BE USED FOR STORAGE, PARKING, ETC.	

1. NEW STRUCTURES ON THIS PROJECT DO NOT ENCROACH IN THE 25 OR 50 FOOT STREAM
2. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT STREAM BUFFER AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST OBTAINING THE NECESSARY VARIANCES AND PERMITS.

BUFFER = 1,000 SF (15' x 66.7')  
 1 CANOPY TREE / 1,000 SF  
 5 UNDERSTORY TREES / 1,000 SF  
 15 SHRUBS / 1,000 SF

BUILDING = 74.9 LF ON PUBLIC R.O.W.  
1 UNDERSTORY PER 25' WIDTH  
1 SHRUB PER 4' WIDTH  
 $74.9' / 25' = 2.996 \approx 3$  UNDERSTORY REQUIRED  
3 SUPPLIED  
 $74.9' / 4' = 18.73 \approx 19$  SHRUBS REQUIRED  
20 SUPPLIED





# MEMORANDUM

**To:** Garden City Planning Commission & Board of Appeals  
**From:** Denise R. Grabowski, AICP, LEED AP, Planning Consultant  
**Date:** December 2, 2024  
**Re:** PC-11-24-1109 4602 Old Louisville Road

<b>Application Type</b>	<b>Zoning Map Amendment (Rezoning)</b>
<b>Applicant</b>	Kennon Strowd (agent) for Michael Hicks (owner)
<b>Name of Project</b>	Old Louisville Road Storage
<b>Property Address</b>	4602 Old Louisville Road
<b>Parcel ID</b>	60883 02006
<b>Area of Property</b>	2.57 acres
<b>Existing Zoning</b>	R-A and R-2, Residential
<b>Existing Land Use</b>	Undeveloped
<b>Proposed Zoning</b>	C-2
<b>Proposed Land Use</b>	Self-storage facility
<b>Comp Plan – Future Land Use</b>	Commercial

## GENERAL INFORMATION

*Project Description:* The applicant is proposing to develop the site as a self-storage facility.

*Background / Additional Context:* The property is adjacent to the Sharon Park neighborhood. Although there are properties zoned industrial to the east and to the west along Old Louisville Road, this section of the roadway remains residential in character. The subject property is located across the street from existing single-family homes.

## FINDINGS

Staff has determined this application is complete and contains all required information. In conformance with the City of Garden City Zoning Ordinance Section 90-201(c), the following factors are to be considered for a rezoning request:

1. *Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?*

The property to the north (across the railroad tracks) is zoned industrial (I-2). The properties to the south are zoned residential (R-1) and have residences on the property.



The property to the east is zoned residential (R-2). The property to the west is zoned industrial (I-1).

2. *Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?*

Yes, there are no other commercially-zoned properties in the vicinity.

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?*

Yes. The location of a storage facility would likely increase traffic to this area.

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?*

This parcel is immediately adjacent to a stable residential neighborhood.

5. *Is there an imminent need for the rezoning and is the property likely to be used for the use requested?*

Undetermined.

6. *Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?*

The rezoning of this property to C-2 could impact the existing residents in the area.

7. *Such other matters as the Planning Commission deems relevant.*

The Future Land Use Map indicates this area as commercial.

## ACTIONS

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

- i. *Recommend approval* of the proposed zoning decision as presented;
- ii. *Recommend approval* of the proposed zoning decision with modifications or conditions;
- iii. *Defer action of the proposed zoning decision* 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. *Recommend denial* of the proposed zoning decision.

## RECOMMENDATION

**Denial** of the rezoning request from Residential (R-A and R-2) to Commercial (C-2).

## RECOMMENDED MOTION

I move to recommend to City Council the **denial** of rezoning application PC-11-24-1109.



G A R D E N C I T Y

## City of Garden City Rezoning Application

### Development Information

<b>Development Name (If applicable)</b>	
Old Louisville RD Storage	
<b>Property Address</b>	
4602 Old Louisville Road	
Garden City, GA	
<b>Current Zoning</b>	<b>Proposed Zoning</b>
R-A & R-2 (split zoning)	C-2
<b>Current Use</b>	<b>Proposed Use</b>
Undeveloped	Larger Unit Self-Storage facility
<b>Parcel ID</b>	<b>Total Site Acreage</b>
60883 02006	2.57 AC
<b>Proposed Water Supply</b>	<b>Proposed Sewage Disposal</b>
<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private
<b>Describe the current use of the property you wish to rezone, including property characteristics (developed, wooded, cleared, etc.)</b>	
Wooded, residential	
<b>Describe the use that you propose to make of the land after rezoning</b>	
Large Self Storage Units	
<b>Describe the uses of the other property in the vicinity of the property you wish to rezone</b>	
Residential, industrial	
<b>Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property</b>	
Residential & industrial uses surrounding the property would benefit from a proposed self-storage use. The large units could provide an avenue for cleanup in the area.	
<b>Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools? Describe the proposed access.</b>	
No. Proposed access will be off of Old Louisville Road	
<b>Please provide any additional information that you deem relevant.</b>	



G A R D E N C I T Y

# City of Garden City Rezoning Application

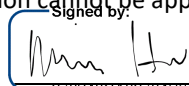
## Applicant Information

Owner	
<b>Name</b>	<b>Address</b>
Michael G. Hicks	7339 Brisbane Place, Montgomery AL 36117
<b>Phone</b>	<b>Email</b>
334-233-7977	mghicks1969@gmail.com
Nature of Ownership Interest	
Is the Owner an: <input checked="" type="checkbox"/> Individual <input type="checkbox"/> Partnership <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Firm <input type="checkbox"/> Corporation <input type="checkbox"/> Association	
Note: If a corporation, submit a list of officers, directors & major stockholders with name, address and title.	
If a partnership: Submit list of all partners with name, address and title.	
<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
<b>Company Name</b>	<b>Contact (Individual Name)</b>
<b>Phone</b>	<b>Email</b>
<b>Authorized Agent (Requires Authorized Agent Form)</b>	<input type="checkbox"/> Check here to receive staff review comments via email
<b>Company Name</b>	<b>Contact (Individual Name)</b>
Roberts Civil Engineering	Kennon Strowd
<b>Phone</b>	<b>Email</b>
912-298-7006	kstrowd@robertscivilengineering.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.	
<b>Elected Official's Name</b>	<b>Amount or Description of Gift</b>

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

Michael G. Hicks

Print Name

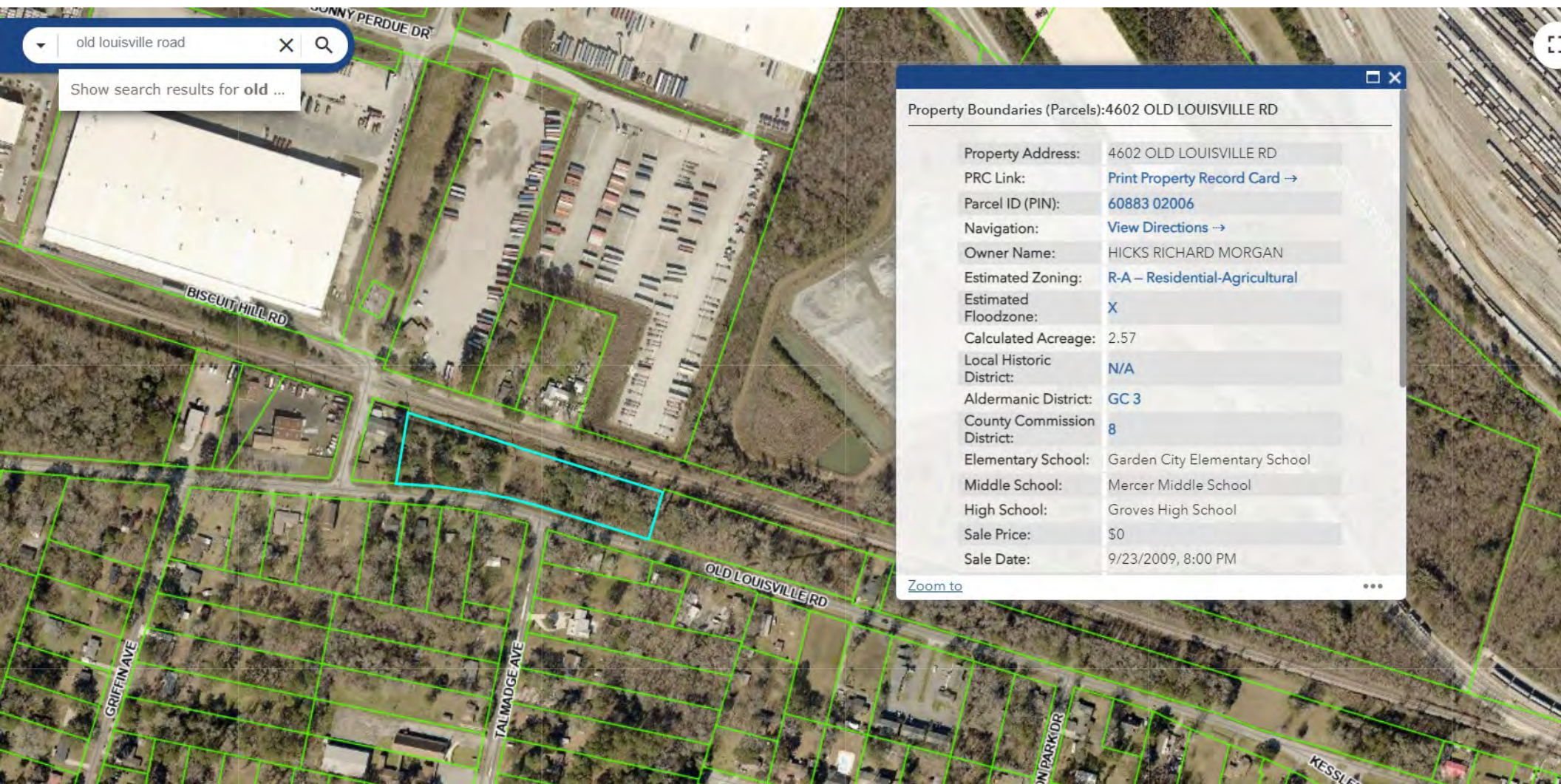
Signed by:   
678240CA86784B9...  
Signature

10/24/2024

Date

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

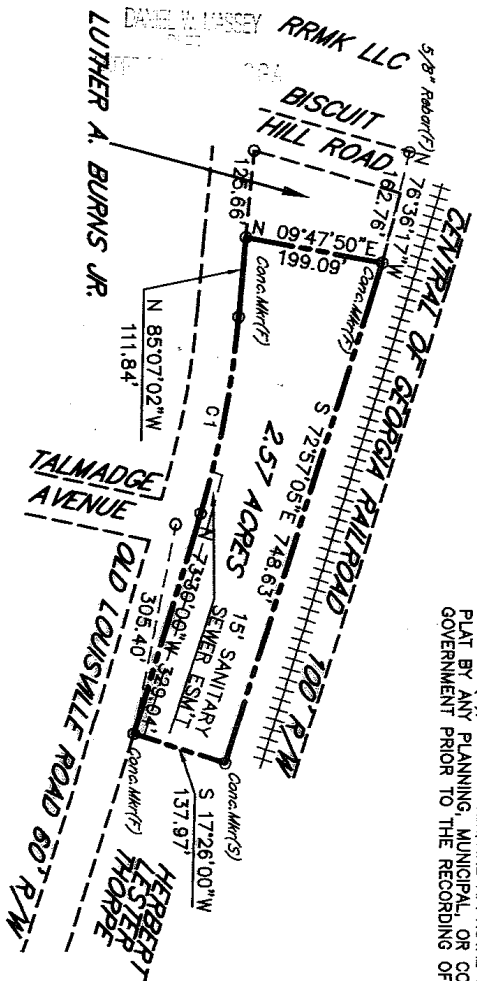






I HEREBY CERTIFY THAT THE PROVISIONS RELATIVE TO OFFICIAL CODE OF GEORGIA ANNOTATED, SECTION 15-6-67(D), DO NOT REQUIRE APPROVAL OF THIS PLAT BY ANY PLANNING, MUNICIPAL, OR COUNTY GOVERNMENT PRIOR TO THE RECORDING OF THIS PLAT.

RECEIVED FOR RECORD  
2009 OCT 28 AM 9:19

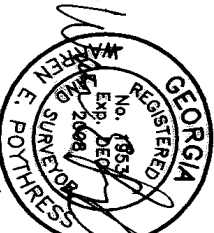


Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	1368.42'	143.84'	286.63'	12°00'05"	4°11'13"	286.11'	N 79°32'08" W

# PROPERTY SURVEY FOR BERNICE BEWILL HICKS

LOCATION: MILE POST 5, CENTRAL  
OF GEORGIA RAILROAD, CITY OF  
GARDEN CITY, 8TH G. M. D.,  
CHATHAM COUNTY, GEORGIA

42P-96



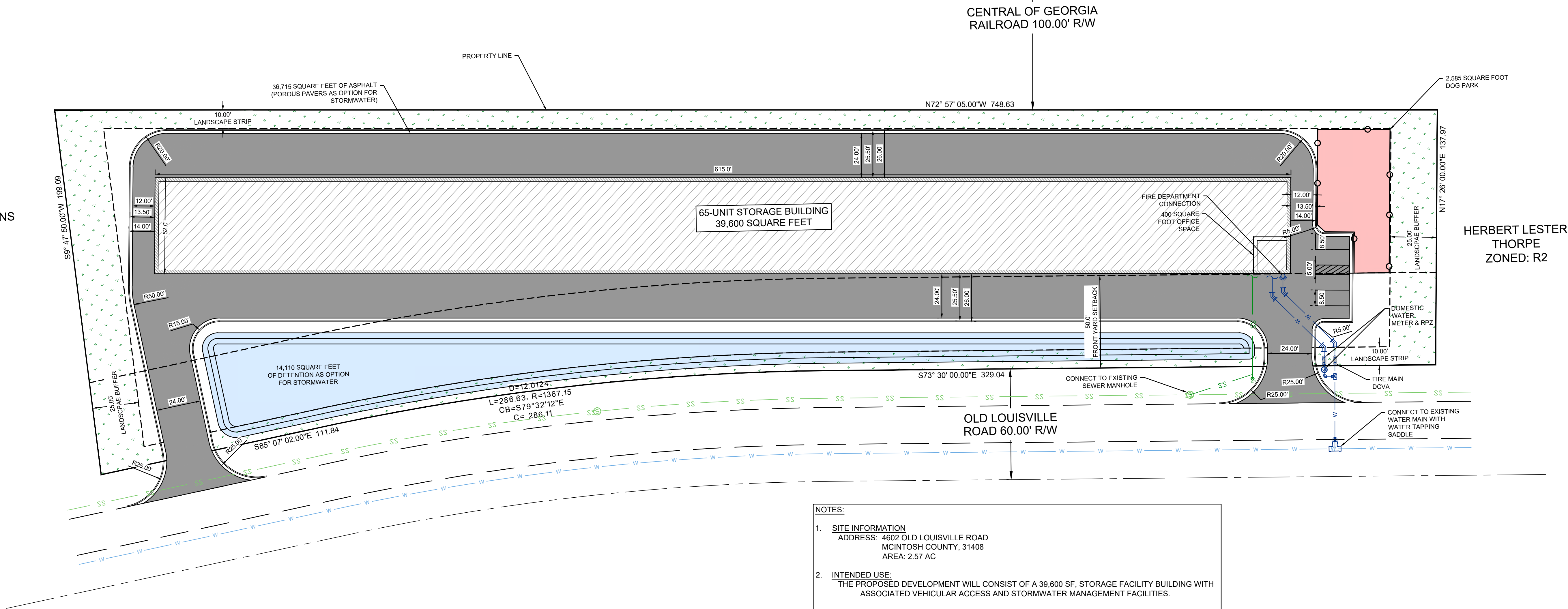
G:\SU\SUBDIVA\G-H\HICKS BERNICE AND RAYMOND  
OF HICKS\G-H\

DATE: JUNE 5, 2008  
BY: WARREN E. POYTHRESS  
Reg. Land Surveyor # 1953  
991 Hunters Road, Sylvan, Ga.  
30467 Tele. - (912) 857-3288  
EQUIP: TOPCON 303 TOTAL STATION  
THE FIELD DATA UPON WHICH THIS  
MAP OR PLAT IS BASED HAS A  
CLOSURE PRECISION OF ONE FOOT  
IN 26732 FEET AND ANGULAR  
ERROR OF .06 SECONDS PER ANGLE  
POINT. AFTER ADJUSTMENTS BY  
THE COMPASS RULE THE FINAL PLAT  
HAS BEEN CALCULATED FOR CLOSURE  
AND IS FOUND TO BE ACCURATE WITH-  
IN ONE FOOT IN 34498 FEET.



c:\roberts\civil\engineering\projects - data\civil\old louisville rd storage\old louisville rd storage.dwg, plotted: 10/8/2024, 10:52 AM by emory redling

LUTHER A BURNS JR.  
ZONED: RA

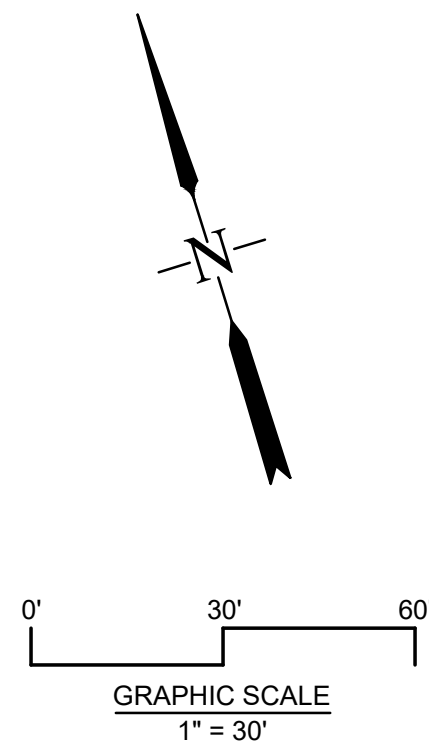


NOTES:

- SITE INFORMATION**  
ADDRESS: 4602 OLD LOUISVILLE ROAD  
MCINTOSH COUNTY, 31408  
AREA: 2.57 AC
- INTENDED USE:**  
THE PROPOSED DEVELOPMENT WILL CONSIST OF A 39,600 SF, STORAGE FACILITY BUILDING WITH ASSOCIATED VEHICULAR ACCESS AND STORMWATER MANAGEMENT FACILITIES.
- PROPERTY OWNERS / DEVELOPER**  
PAUL MILLER & ELIZABETH SEEGER  
108 E YORK ST, STE 341  
SAVANNAH, GA 31401
- SITE COVERAGE:**  
TOTAL AREA = +/-111,949.2 SQFT / +/-2.57 AC (100%)  
PRE DEVELOPED IMPERVIOUS COVERAGE: +/-0.0 SQFT / +/-0.00 AC (00.00%)  
PRE DEVELOPED PERVIOUS COVERAGE: +/-111,949.2 SQFT / +/-2.57 AC (100.0%)  
POST DEVELOPED IMPERVIOUS COVERAGE: +/-73,485.03 SQFT / +/-1.69 AC (65.64%)  
POST DEVELOPED PERVIOUS COVERAGE: +/-38,507.04 SQFT / +/-0.884 AC (34.35%)
- PARCEL NUMBER:**  
460883 02006
- CURRENT ZONING:**  
R-A, R-2
- PROPOSED ZONING:**  
C-2
- SETBACKS/BUFFERS**  
FRONT YARD (OLD LOUISVILLE ROAD): 50' BUILDING SETBACK/10' LANDSCAPE STRIP  
SIDE YARD (ADJACENT TO R2 & RA): 25' LANDSCAPE BUFFER  
BACK YARD (CENTRAL OF GEORGIA RAILROAD): 10' LANDSCAPE STRIP



Know what's below.  
Call before you dig.



- LEGEND
- PROPOSED ASPHALT PAVEMENT/POROUS PAVEMENT OPTION
  - LANDSCAPE STRIP/BUFFER
  - DETENTION POND OPTION
  - PROPOSED BUILDING
  - PROPOSED DOG PARK

- GENERAL NOTES:
- THE LOCATION OF ALL EXISTING ROADWAYS AND UTILITIES ARE APPROXIMATE. PRECISE LOCATIONS SHALL BE PROVIDED WITH CIVIL DESIGN PLANS, UTILIZING A SIGNED AND SEALED SURVEY BY OTHERS.

NOT RELEASED  
FOR  
CONSTRUCTION

REVISIONS



CONCEPT PLAN

OLD LOUISVILLE ROAD STORAGE  
GARDEN CITY, GA.

PREPARED FOR:  
PAUL MILLER & ELIZABETH SEEGER

DATE: 10/11/24

PROJECT NUMBER: 24519

DRAWN BY: EBR

CHECKED BY: JLM

SCALE: 1"=30' (FOR 24"x36" PLOT)

00

SHEET:



# MEMORANDUM

**To:** City of Garden City Planning Commission  
**From:** Denise R. Grabowski, AICP, LEED AP, Planning Manager Consultant  
**Date:** December 3, 2024  
**Re:** PC 11-24 -1110 – 8 Telfair Place

<b>Application Type</b>	<b>General Development Plan</b>
<b>Applicant</b>	Jay Maupin for Hugh Kessler
<b>Name of Project</b>	Precision Protective Coatings
<b>Property Address</b>	8 Telfair Place
<b>Parcel IDs</b>	60737 01017
<b>Area of Property</b>	2.95 acres
<b>Current Zoning</b>	P-I-2
<b>Proposed Land Use</b>	Industrial

## GENERAL INFORMATION

*Project Description:* The applicant is proposing to expand the existing building on the property. The property is zoned “P” and therefore requires Planning Commission review and approval of the General Development Plan.

## 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:

- Proposed uses and overall development plan*  
The applicant is proposing to construct a new building behind the existing building.
- 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 new building will be immediately behind the existing building.
- Fences, landscaping, and buffers.*  
None required.

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

There are no proposed changes to parking or circulation.

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.

### RECOMMENDED MOTION

I move to **approve** general development plan for PC 11-24-1110.

### 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**

PPC Addition

**Property Address**

8 Telfair Place, Savannah, GA, USA

**Phased development?**

**If yes, indicate proposed number of phases:**

☐ Yes ☐ No

1

**Parcel ID**

**Total Site Acreage**

**Zoning**

60737 01017

2.95

P-I-2

**Project Description**

EXPANSION OF AN EXISTING USE

**Water Supply**

**Sewage Disposal**

☒ Public ☐ Private

☒ Public ☐ Private

## Applicant Information

**Owner**

Name	Address
HUGH W KESLER JR	8 TELFAIR PLACE, SAVANNAH, GA 31415
Phone	Email
912-234-107	<a href="mailto:HUGH.KESLER@PMSAV.COM">HUGH.KESLER@PMSAV.COM</a>

**Engineer/Surveyor**

☐ Same as authorized agent

☐ Check here to receive staff review comments via email

Company Name	Contact (Individual Name)
Maupin Engineering, Inc.	Jay A. Maupin, P.E.
Phone	Email
912.235.2915	<a href="mailto:jay@maupinengineering.com">jay@maupinengineering.com</a>

**Authorized Agent (Requires Authorized Agent Form)**

☐ Check here to receive staff review comments via

Company Name	Contact (Individual Name)
Maupin Engineering, Inc.	Jay A. Maupin, P.E.
Phone	Email
912.235.2915	<a href="mailto:jay@maupinengineering.com">jay@maupinengineering.com</a>

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.

HUGH W. KESLER JR

Print Name

Signature

10-16-2024

Date

### OFFICE USE ONLY

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



# SAGIS Map Viewer

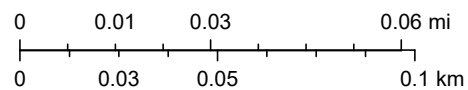


12/4/2024, 9:48:33 AM

## Owner, PIN and Address Labels

 Property Boundaries (Parcels)

1:2,257

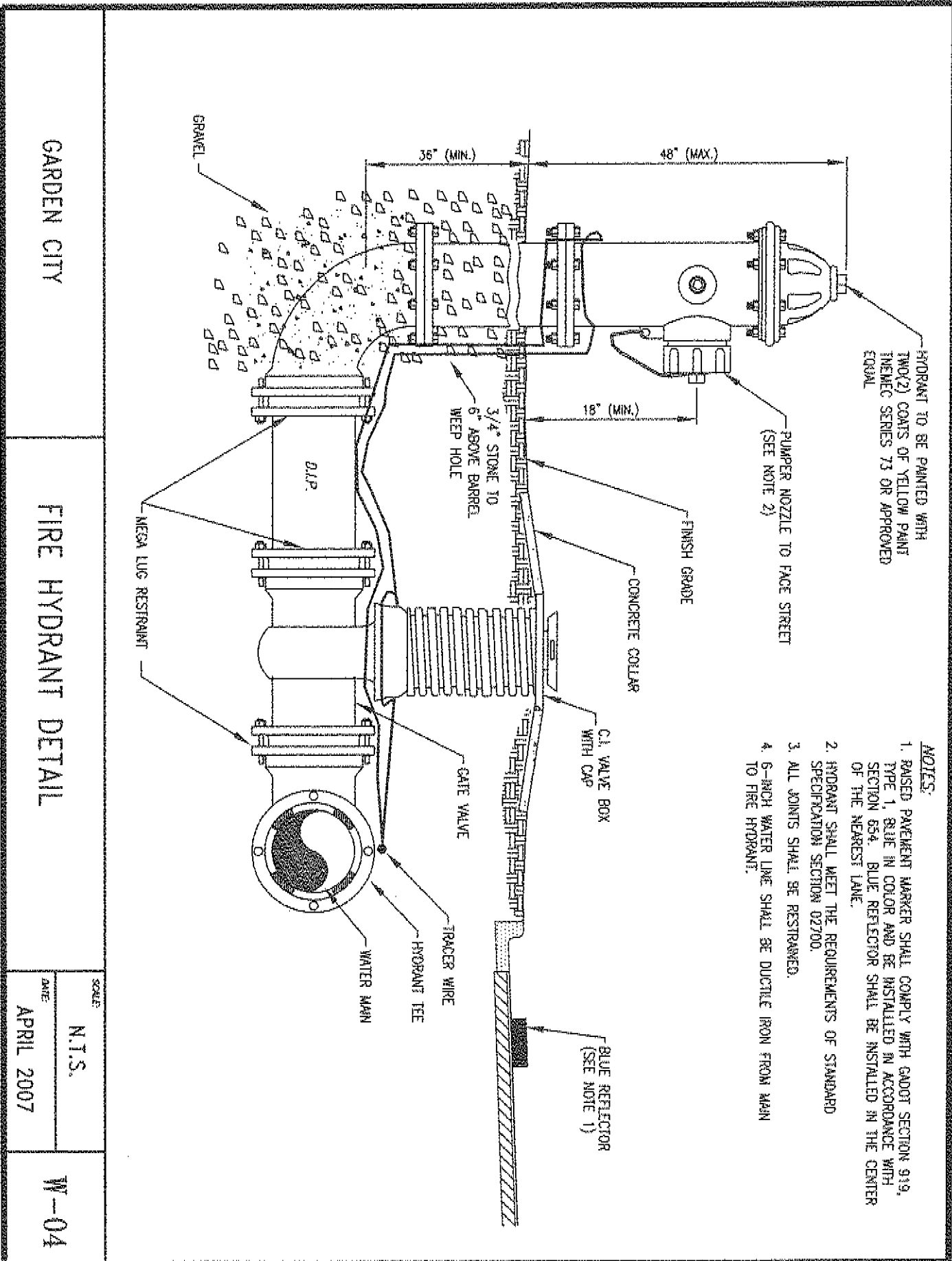


SAGIS

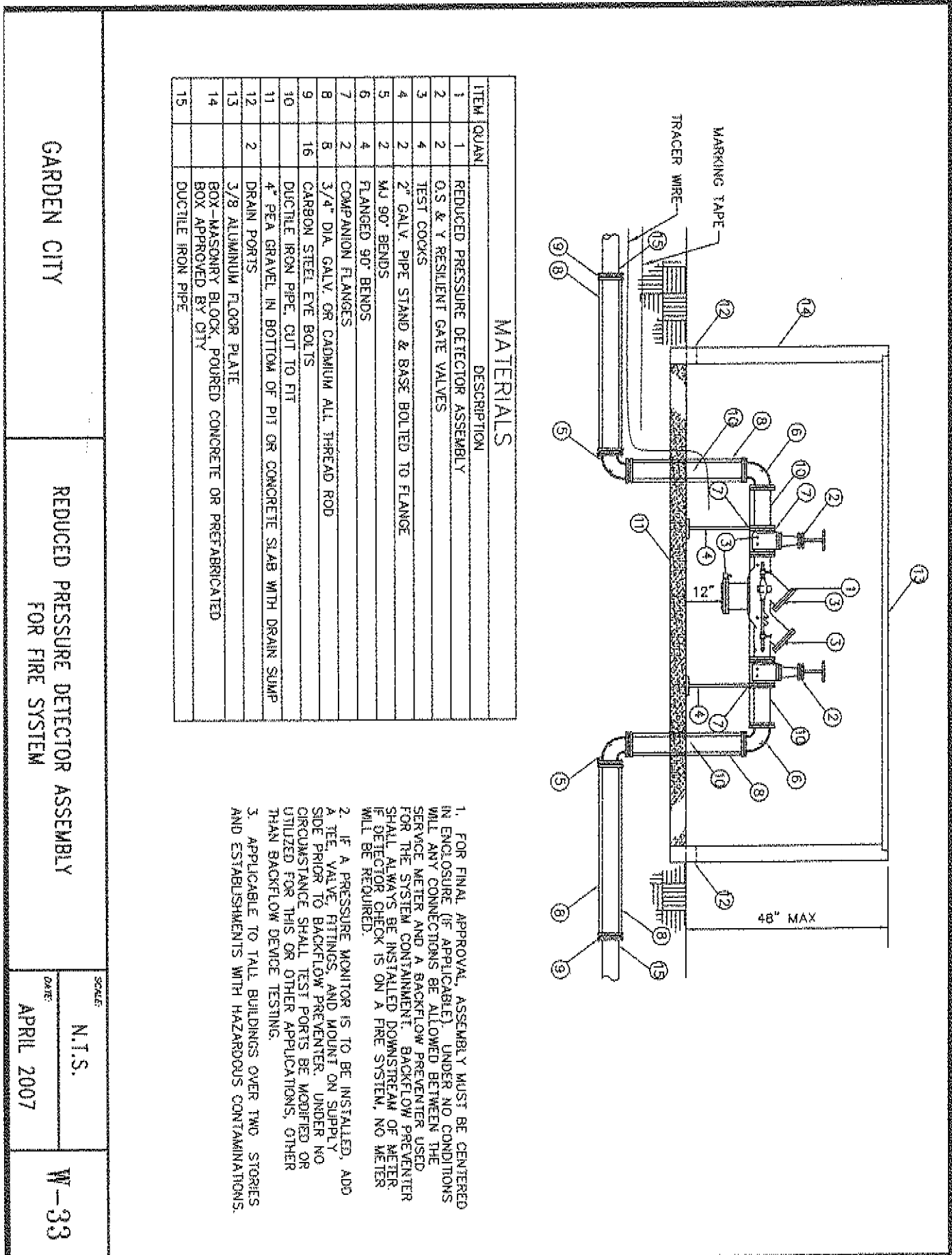


GENERAL CONSTRUCTION NOTES:

- ALL CONSTRUCTION SHALL BE IN CONFORMANCE TO THE CURRENT GARDEN CITY DESIGN STANDARDS. SPECIFICATIONS AND DETAILS OR AS OTHERWISE ISSUED FOR THIS PROJECT WHERE ANY CONFLICT EXISTS BETWEEN THESE PLANS AND/OR SPECIFICATIONS AND/OR CONSTRUCTION DETAILS AND THE GARDEN CITY STANDARDS, SPECIFICATIONS, DETAILS AND DEVELOPMENT ORDINANCE(S). THE GARDEN CITY STANDARDS SHALL PREVAIL.
1. LAYOUT TO BE CONTROLLED BY EXISTING BENCHMARK.
  2. DIMENSIONS TO CURB AND GUTTER ARE TO FACE OF CURB.
  3. DIMENSIONS TO WALK ARE TO FACE OF WALK.
  4. DIMENSIONS TO BUILDING ARE TO FACE OF BUILDING.
  5. DIMENSIONS TO STRIPING IS TO CENTERLINE OF STRIPING.
  6. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
  7. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
  8. BLUE METAL REFLECTIVE SIGN AT LEAST 12" IN WIDTH AND 18" IN LENGTH AND ERECTED AT 7' ABOVE GRADE IN SUCH MANNER SO AS TO BE CLEARLY VISIBLE TO THE PARKING VEHICLE. THE SIGN SHALL HAVE PRINTED IN WHITE LETTERS NOT LESS THAN ONE INCH IN HEIGHT ON THREE SEPARATE LINES AND CENTERED THE FOLLOWING WORDS: "PERMIT PARKING ONLY", "TOW-AWAY ZONE" AND "MAXIMUM FINE \$500.00". SUCH SIGNS SHALL ALSO DISPLAY THE SYMBOL FOR HANDICAP ACCESSIBILITY CENTERED BETWEEN THE SECOND AND THIRD LINES. VAN ACCESSIBLE SPACE SHALL HAVE ADDITIONAL SIGN WITH THE FOLLOWING WORDS: "VAN ACCESSIBLE".
  9. TRAFFIC CONTROL DEVICES SHALL BE USED ON ALL WORK ON THIS PROJECT IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS' CURRENT EDITION. THE COST TO COMPLETE SHALL BE INCLUDED IN THE OVERALL COST OF THE PROJECT.
  10. REFERENCE SURVEYS:
    - 10.1. BOUNDARY & TOPOGRAPHIC SURVEY - PREPARED BY MTR SURVEYING, INC. (09/16/24).
    - 10.2. VERTICAL DATUM: NAVD83 HORIZONTAL DATUM: NAD83
    - 10.3. PROJECT IS ON STATE PLANE COORDINATES.
    - 10.4. MAUPIN ENGINEERING, INC. DOES NOT ACCEPT ANY RESPONSIBILITY FOR ACCURACY OF PROVIDED SURVEY INFORMATION.
  - 10.5. ONLY ABOVE GROUND, READILY VISIBLE STRUCTURES, UTILITIES AND SURFACE PAINT MARKINGS WERE LOCATED FOR THIS SURVEY. THIS SURVEYOR MAKES NO WARRANTY OR GUARANTEE AS TO THE LOCATION, EXISTENCE, OR NON-EXISTENCE OF ANY BELOWGROUND, NON-VISIBLE UTILITIES OR STRUCTURES. CONTRACTOR SHALL FIELD VERIFY LOCATION, TYPE, SIZE, MATERIAL AND GENERAL CONDITION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
  11. ALL GRADED EARTH NOT OTHERWISE STABILIZED WITH BUILDING, PAVEMENT OR VEGETATION SHALL BE GRASSED OR SODDED.
  12. OWNER SHALL ACCEPT MAINTENANCE OF THE STORM DRAINAGE SYSTEM, INCLUDING ROOF DRAIN CONNECTIONS, WITHIN THE LIMITS OF THE PROPERTY. GARDEN CITY WILL NOT MAINTAIN THE STORM DRAINAGE SYSTEM WITHIN THE PROPERTY. THIS SITE IS DESIGNED TO DISCHARGE STORM WATER RUNOFF INTO THE APPROVED MASTER DRAINAGE CONVEYANCE AND DETENTION SYSTEM.
  13. DITCHES, ALL DRAINAGE STRUCTURES, ORIFICES AND PAVEMENT ELEVATIONS SHALL BE SURVEYED FOR "AS-BUILT" DRAWINGS ALONG WITH THE WATER AND SANITARY SEWER SERVICES.
  14. ADJUST EXISTING MANHOLE FRAMES, GRATES AND VALVE BOXES TO GRADE AS NEEDED.
  15. ALL STORM DRAIN PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC.
  16. MATCH EXISTING PAVEMENT GRADE ELEVATIONS WHERE CONNECTING TO EXISTING PAVEMENT.
  17. FILL BENEATH BUILDINGS SHALL BE COMPACTED IN ACCORDANCE WITH BUILDING STRUCTURAL SPECIFICATIONS.
  18. CONTRACTOR TO FIELD VERIFY DURING CONSTRUCTION ANY EXISTENCE OF SUB-SURFACE DEBRIS OR ORGANIC MATERIAL. ANY SUB-SURFACE DEBRIS OR ORGANIC MATERIAL FOUND SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 2' BELOW GRADED AGGREGATE BASE IN PAVED AREAS AND 2' BELOW BOTTOM OF FLOOR FINISHES FOR BUILDINGS. EXCAVATION SHALL BE FILLED WITH STONE OR FILL MATERIAL. EXCESSIVE DEBRIS OR ORGANIC MATERIAL IS FOUND ENGINEER SHALL BE CONTACTED FOR INSPECTION. REMOVAL OF INSPECTED MATERIAL SHALL BE DIRECTED BY THE ENGINEER.
  19. ALL EROSION AND SEDIMENT CONTROL DEVICES (BMP'S) SHALL BE CONSTRUCTED SIMULTANEOUSLY WITH THE DISTURBANCE OF THE LAND AND SHALL REMAIN FUNCTIONAL AND BE MAINTAINED BY CONTRACTOR UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED IN ACCORDANCE WITH THE GOVERNING NPDES GENERAL PERMIT.
  20. IF A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED, AND IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN SUCH PERMIT.
  21. THE GARDEN CITY INSPECTIONS DEPARTMENT RESERVES THE RIGHT TO ACCESS PROPERTY TO INSPECT STORM WATER FACILITIES AT ANY TIME.
  22. CHLORINATED, DISINFECTED WATER SHALL NOT BE DISCHARGED INTO THE STORM WATER SYSTEM.
  23. TRAFFIC CONTROL AND FLOW SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
  24. A MINIMUM SEPARATION OF 10 FEET SHALL BE MAINTAINED BETWEEN ALL INSTALLED OR RELOCATED UTILITIES AND LARGE AND MEDIUM TREES.
  25. ANY AND ALL STREET LIGHTING, LANDSCAPE, SIDEWALK AND ACCESSIBILITY REQUIREMENTS TO BE PERFORMED, DESIGNED AND/OR CONSTRUCTED SHALL BE COORDINATED WITH CIVIL ENGINEER.
  26. CONTRACTOR SHALL REFER TO ARCHITECTURAL AND/OR MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR THE ROOT DRAIN SYSTEM. COLLECTION AND DISCHARGE SHALL BE COORDINATED WITH CIVIL ENGINEER.
  27. SITE CIVIL PLANS SHALL TERMINATE 5' FROM BUILDING FACE UNLESS OTHERWISE NOTED. CONTINUATION OF WATER, SANITARY SEWER AND STORM DRAINAGE LATERALS SHALL BE COORDINATED WITH BUILDING CONTRACTOR IN ACCORDANCE WITH ARCHITECTURAL AND/OR MECHANICAL, ELECTRICAL AND PLUMBING PLANS.
  28. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE APPROPRIATE JURISDICTIONS APPROVED CONSTRUCTION SPECIFICATIONS AND DETAILS.
  29. THE OWNER, OWNER'S REPRESENTATIVES, GARDEN CITY AND OTHER REGULATORY AGENCIES SHALL HAVE THE RIGHT TO ACCESS THE SITE AT ANY TIME FOR PURPOSES OF OBSERVING WORK PERFORMED.
  30. ALL UTILITIES ARE SHOWN AS APPROXIMATE ON THE PLANS AND SHOULD BE FIELD VERIFIED BY THE CONTRACTOR. SOME UTILITIES MAY BE IN SERVICE LINE LOCATIONS AND NOT SHOWN ON THE PLANS. THE CONTRACTOR DOES NOT BELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITY TO PROTECT EXISTING UNDERGROUND FACILITIES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A VALID UTILITY LOCATION TEXT FROM THE GEORGIA UTILITIES PROTECTION CENTER (811/ 800-282-7411), AND COORDINATION WITH OTHER SUCH LOCAL UTILITIES AS MAY BE REQUIRED.
  31. THE CONTRACTOR WILL PROTECT ALL TREES NOTED TO REMAIN WITHIN AND ADJACENT TO THE CONSTRUCTION ZONE. ANY UNAUTHORIZED REMOVAL OF TREES NOTED TO REMAIN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REESTABLISH TO THE SATISFACTION OF THE ENGINEER.
  32. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL BORROW MATERIAL NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT. ALL BORROW MATERIAL SHALL BE CLEAN AND FREE OF DEBRIS AND ORGANIC MATERIAL AND SUFFICIENT TO COMPACT TO A MINIMUM BEARING CAPACITY OF 2,500PSF OR AS OTHERWISE SPECIFIED.
  33. ALL ITEMS CLEARED OR DEMOLISHED FROM THE SITE, INCLUDING SPILL MATERIAL TO BE REMOVED FOR OFF-SITE DISPOSAL, ARE THE PROPERTY OF THE CONTRACTOR UNLESS THEY ARE TO BE REUSED ON THE SITE OR OTHERWISE NOTED. NO BURNING OR BURNING OF DEBRIS WILL BE ALLOWED ON THIS SITE.
  34. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING BEST MANAGEMENT PRACTICES (BMP'S) ON THE SITE AT ALL TIMES IN ACCORDANCE WITH THESE PLANS AND THE MANUAL FOR EROSION AND SEDIMENT CONTROL OF GEORGIA.



GARDEN CITY	SCALE	N.T.S.	W-04
	DATE	APRIL 2007	



GARDEN CITY	SCALE	N.T.S.	W-33
	DATE	APRIL 2007	

GENERAL DEVELOPMENT NOTES:

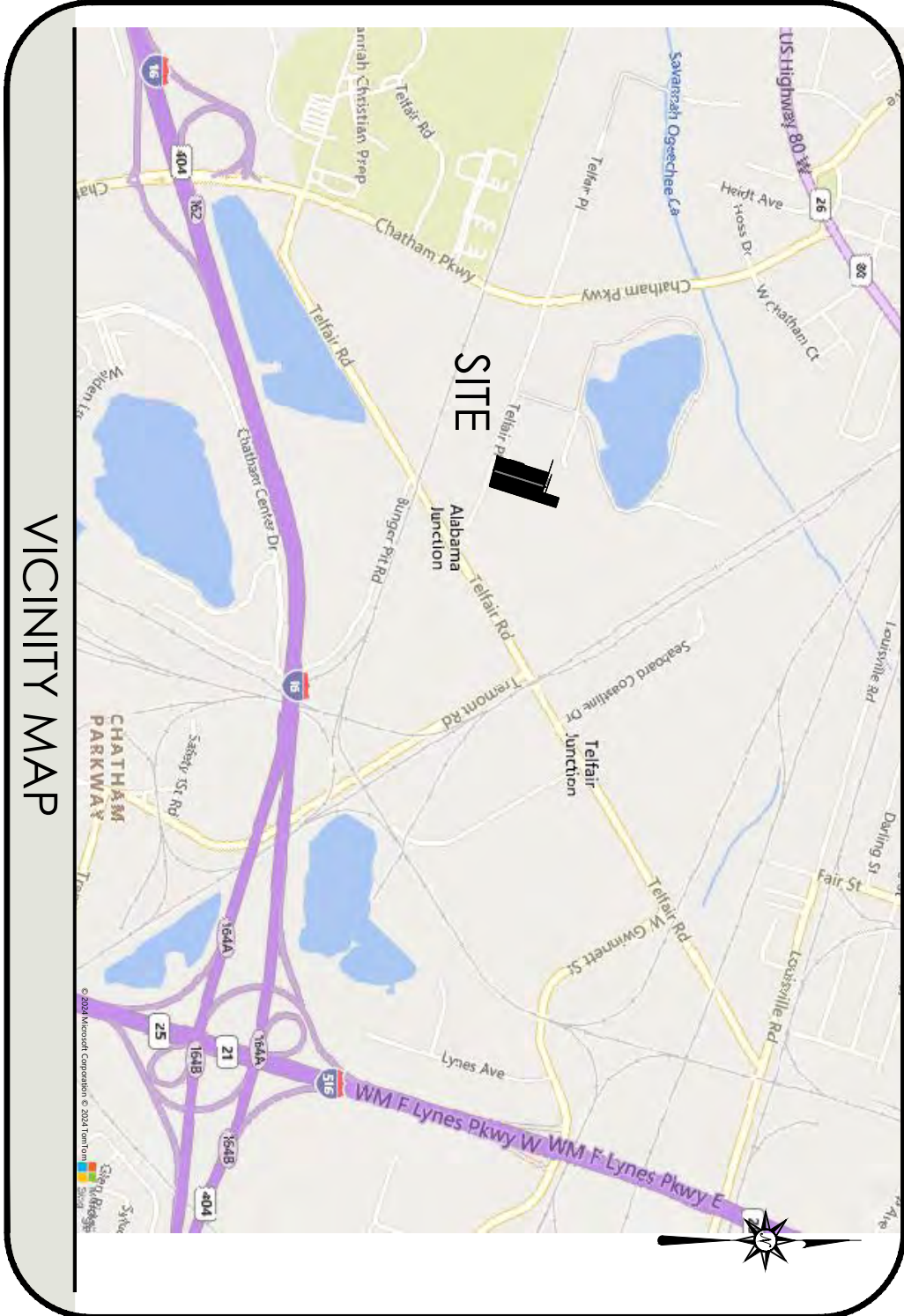
1. PLOT: 60737 0107  
ADDRESS: 8 TELFAIR PLACE  
GARDEN CITY, GA 31415
2. TOTAL LAND ACRES = 3.54 AC  
TOTAL DISTURBED ACREAGE = 0.554 AC  
PRE DEVELOPMENT  
TOTAL GREEN SPACE = 0.0964 (1%)  
PAVED AREA = 0.0004 (1%)  
BUILDING COVERAGE AREA = 0.0004 (1%)  
POST DEVELOPMENT  
TOTAL GREEN SPACE = 0.0964 (1%)  
PAVED AREA = 0.4604 (1%)  
BUILDING COVERAGE AREA = 0.4604 (1%)
3. EXISTING USE OF PROPERTY : MANUFACTURING (ADDITION)  
PROPOSED USE OF PROPERTY : P-42  
PRESENT SITE ZONING : P-42
4. PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP # 13051C 0134G DATED 08/16/2018
5. THE SITE IS SERVED BY THE CITY WATER AND SANITARY SEWER SYSTEM.
6. PARKING SPACE CALCULATIONS: (23) MANUFACTURING - 1 SPACE / 2 EMPLOYEES AT MAX EMPLOYMENT ON SHIFT  
REQUIRED: 70 EMPLOYEES = 35 PARKING SPACES  
PROVIDED: 38 PARKING SPACES
7. NO ADDITIONAL SITE LIGHTING IS PROPOSED FOR THIS DEVELOPMENT.

PRECISION - BUILDING ADDITION  
Specific Development Plan  
Site Permit #TBD

MEI Proj #025-24-02 Plan Date: 10/1/24

PREPARED FOR:

KESLER TELFAIR PLACE, LLC  
8 TELFAIR PLACE  
GARDEN CITY, GA 31415  
912-964-4770  
hugh.kesler@pmsav.com



114 WEST 42<sup>ND</sup> STREET OFFICE PHONE (912) 235 - 2915  
SAVANNAH, GA 31401 GENERAL@MAUPINENGINEERING.COM

SHEET INDEX

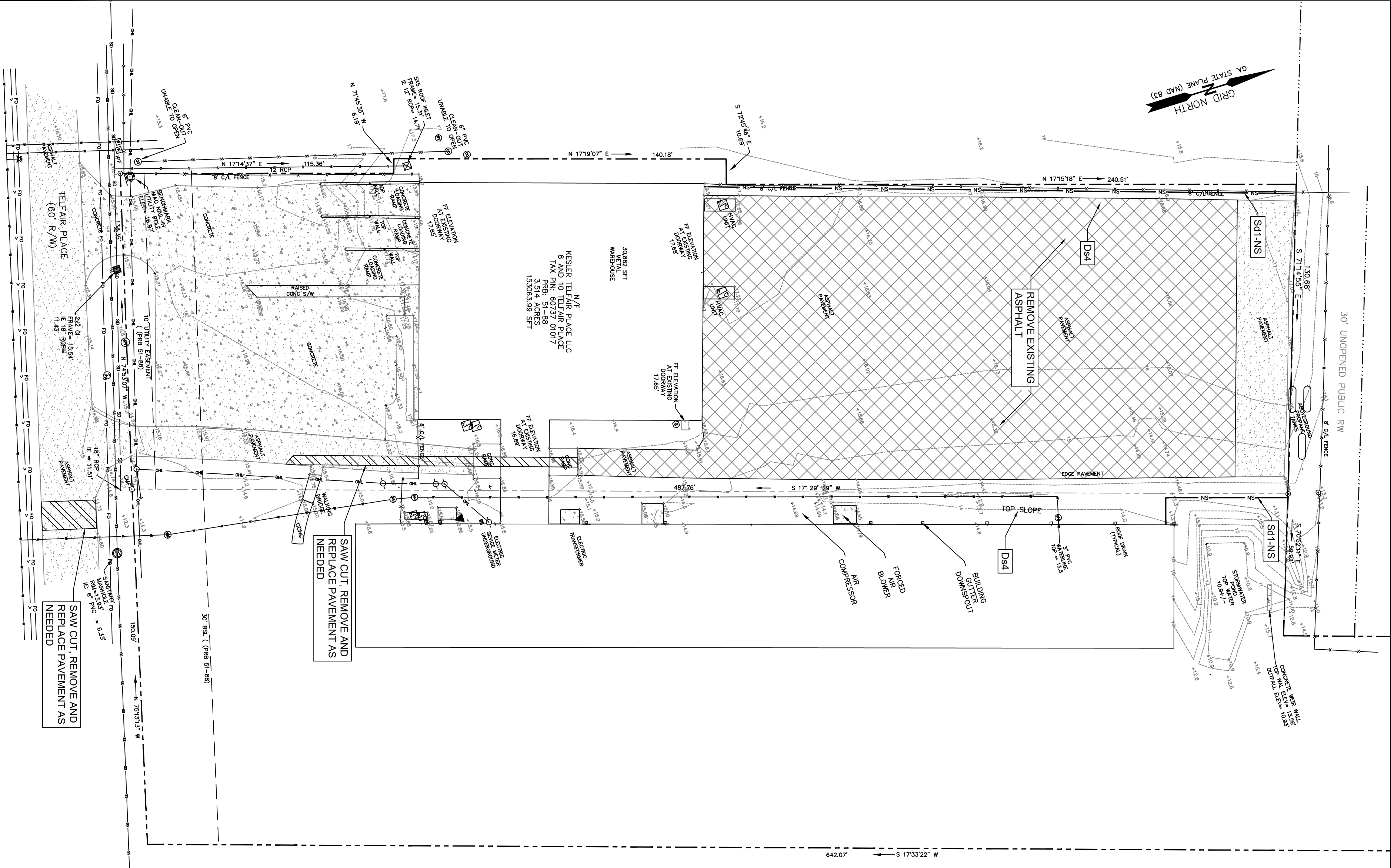
- |     |   |
|-----|---|
| C.1 | COVER - NOTES                                 |
| C.2 | DEMOLITION PLAN                               |
| C.3 | STAKING / UTILITY PLAN                        |
| C.4 | DRAINAGE PLAN                                 |
| C.5 | EROSION CONTROL PLAN - INITIAL / INTERMEDIATE |
| C.6 | EROSION CONTROL PLAN -FINAL                   |
| C.7 | DETAILS                                       |




UTILITIES PROTECTION CENTER  
CONTRACTOR IS REQUIRED TO CALL AT LEAST 3 DAYS PRIOR TO START OF CONSTRUCTION

THIS SET IS RELEASED FOR PERMITTING 10/1/24  
NOT FOR PRICING





REVISIONS		
NO.	DATE	DESCRIPTION



**MAUPIN**<sup>tm</sup>  
engineering

114 WEST 42<sup>ND</sup> STREET  
SAVANNAH, GA 31401

OFFICE PHONE (912) 235 - 2915  
GENERAL@MAUPINENGINEERING.COM

DEMOLITION PLAN

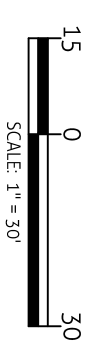
PRECISION - BUILDING ADDITION

LEVEL: II P&S

CERT: #21001 EXP: 12/01/2024  
STATUS: RELEASED  
FOR PERMITTING

DRAWN: JAM 9-16-2024

CHECK: JAM DATE



SHEET NO.



C-2

025-24-02

UTILITIES PROTECTION CENTER



www.Georgia811.com

Contact 811 before you dig.

CONTRACTOR IS REQUIRED TO CALL  
AT LEAST 3 DAYS PRIOR TO  
START OF CONSTRUCTION

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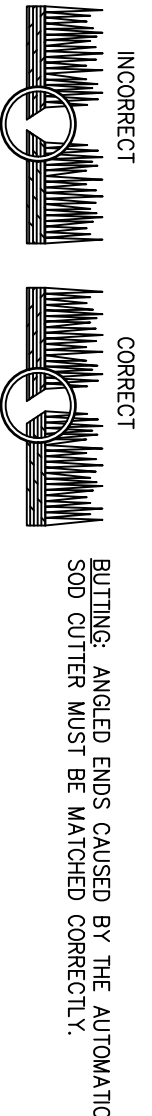




SOD MAINTENANCE AND INSTALLATION

SOD LAYOUT AND PREPARATION

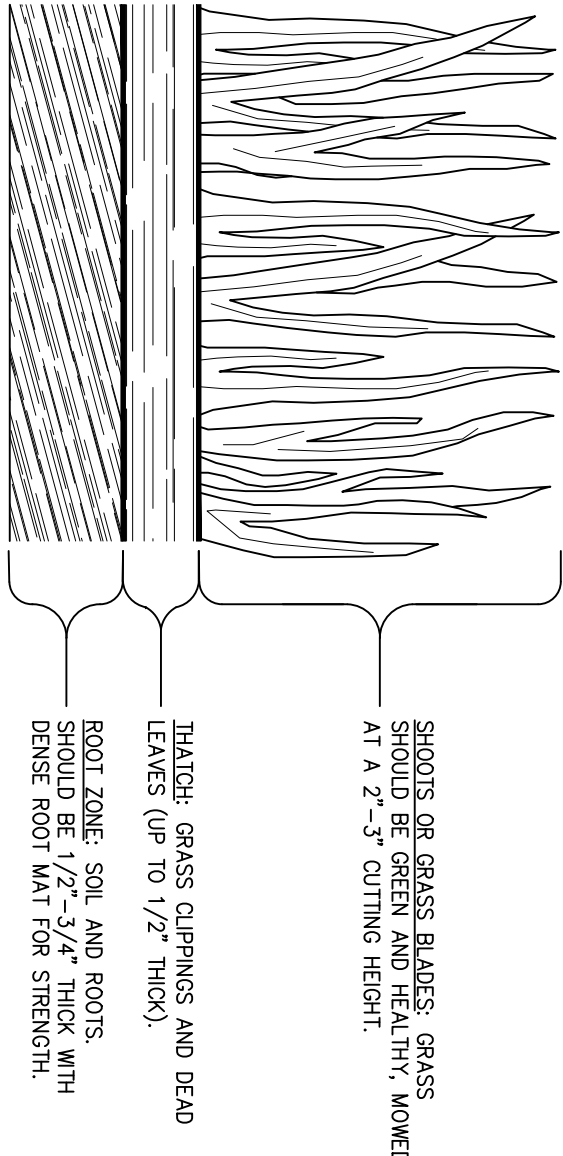
LAY SOD IN A STAGGERED PATTERN, BUTT THE STRIPS TIGHTLY AGAINST EACH OTHER, OTHER DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED MASON'S ROWEL IS A HANDY TOOL FOR TUCKING DOWN THE EDGES AND TRIMMING PIECES.



DIRECTIONS FOR INITIAL MAINTENANCE

- Step 1. ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE SOIL
- Step 2. WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOD IS LAID.
- Step 3. MOW WHEN THE SOD IS ESTABLISHED --- IN 2-3 WEEKS. SET THE MOWER AT A 2"-3" CUTTING HEIGHT.

APPEARANCE OF GOOD SOD



SOD COVER

GRASS	TEMPORARY VARIETIES	RESOURCE AREA	GROWING SEASON
BERMUDA	TIFFINWAY TIFFGREEN TIFFLAWN	M-L, P, C P, C P, C	WARM WEATHER
CENTIPED	--	P, C	WARM WEATHER
ST. AUGUSTINE	COMMON BITTERBLUE RALEIGH	C	WARM WEATHER

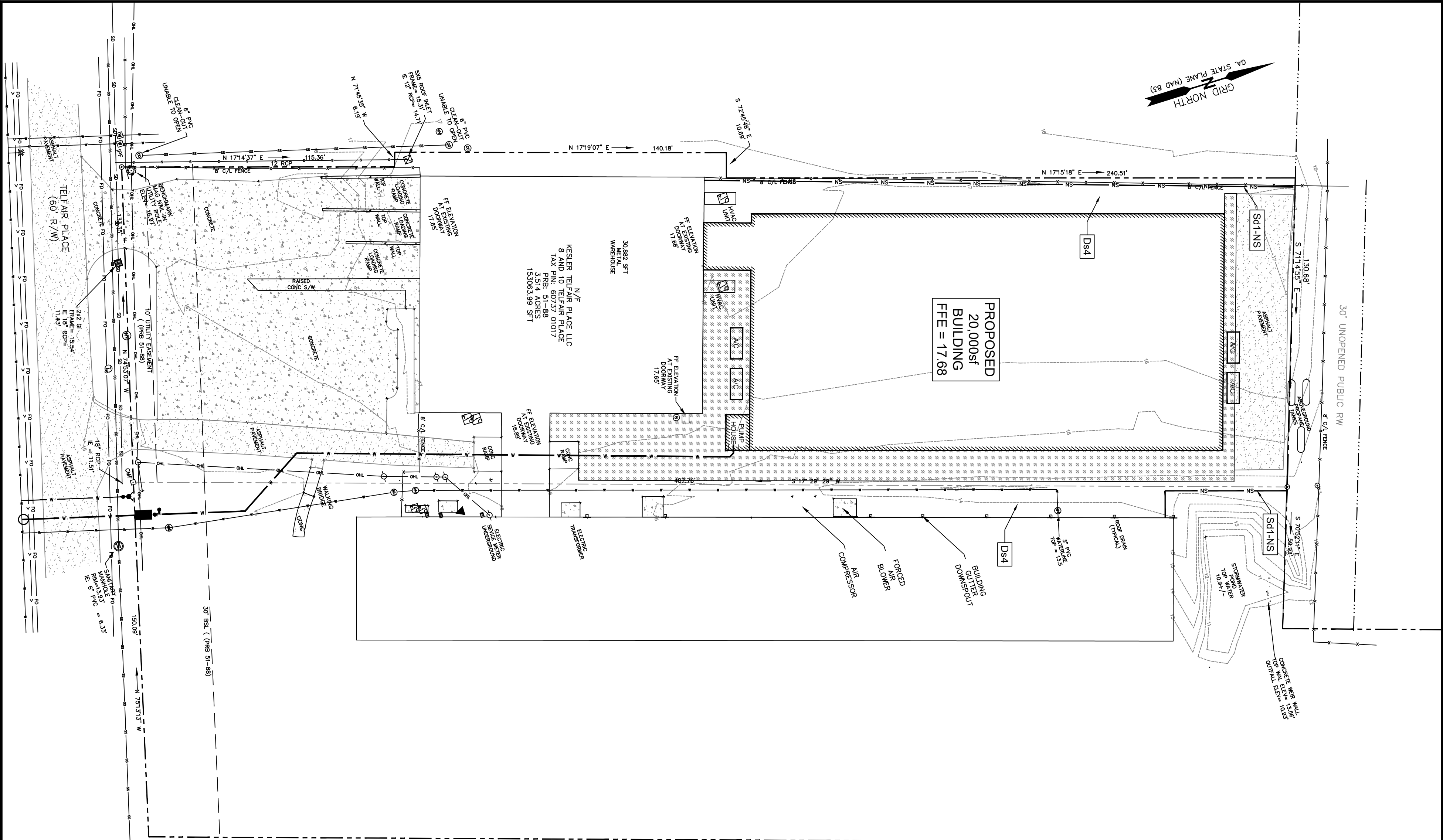
- NOTES:
1. STAGER ALL JOINTS
  2. ANCHOR WITH PINS ON SLOPES STEEPER THAN 3:1
  3. IRRIGATE SOD IMMEDIATELY AFTER INSTALLATION
  4. RE-SOD AREAS WHERE AN ADEQUATE STAND IS NOT OBTAINED
  5. LIME SHOULD BE APPLIED BE ADEQUATE BASED ON SOIL TEST OR
  6. 10-0-10 FERTILIZER SHALL BE APPLIED TO THE SOIL PRIOR TO SOD PLACEMENT AT A RATE OF 1000lbs/ac DURING THE FALL.

FERTILIZER REQUIREMENTS FOR SOD


GRASS	PLANTING YEAR	FERTILIZER (N-P-K)	RATE lbs/10c	NITROGEN lbs/10c
COOL SEASON GRASSES	FIRST	6-12-12	1500	50-100
	SECOND	10-10-10	400	30
WARM SEASON GRASSES	FIRST	6-12-12	1500	50-100
	SECOND	10-10-10	400	30

- FINAL PHASE SEQUENCE:
1. ONCE THE SITE IS PAVED, THE CONSTRUCTION EXT WILL NO LONGER BE REQUIRED.
  2. ONCE THE SITE IS STABILIZED, REMOVE ALL TEMPORARY BMPs

DS4 = SOD



REVISIONS	NO.	DATE	DESCRIPTION



**MAUPIN**  
engineering

114 WEST 42<sup>ND</sup> STREET  
SAVANNAH, GA 31401

OFFICE PHONE (912) 235 - 2915  
GENERAL@MAUPINENGINEERING.COM

SEDIMENT AND EROSION  
CONTROL PLAN - FINAL  
PRECISION - BUILDING ADDITION

LEVEL: II P&S

STATUS:  
RELEASED  
FOR  
PERMITTING



SHEET NO.



C.6

025-24-02



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UTILITIES PROTECTION CENTER

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# MEMORANDUM

**To:** City of Garden City Planning Commission  
**From:** Denise R. Grabowski, AICP, LEED AP, Planning Manager Consultant  
**Date:** December 3, 2024  
**Re:** PC 11-24 -1111 – 34 W. Chatham Court

<b>Application Type</b>	<b>General Development Plan</b>
<b>Applicant</b>	Jay Maupin for Rampart Real Estate Partners
<b>Name of Project</b>	Lot #5 West Chatham Court
<b>Property Address</b>	34 W. Chatham Court
<b>Parcel IDs</b>	60801 02029
<b>Area of Property</b>	2.64 acres
<b>Current Zoning</b>	I-1
<b>Proposed Land Use</b>	Wholesale and storage

## GENERAL INFORMATION

**Project Description:** The applicant is proposing to develop the property for a 6,000-square-foot wholesaler/contractor office and storage yard.

## 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:

- Proposed uses and overall development plan*  
The applicant is proposing to construct a 6,000-square-foot office building. The remainder of the property will be used as a laydown yard.
- Facade elevation plan indicating building orientation and scale; exterior construction materials, including texture and color; roof shape, window and door openings, porches, and balconies; architectural style or structure and the facade architectural treatment.*  
To be provided.
- Fences, landscaping, and buffers.*  
None required.

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

The adjacent lot includes a 60' access easement. Parking will be provided in front of the building, with additional parking located behind the building.

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

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

The applicant has provided the required information.

### ACTIONS

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

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

### RECOMMENDATION

**Approval** of the General Development Plan.

### RECOMMENDED MOTION

I move to **approve** general development plan for PC 11-24-1111.

### 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

Lot #5 West Chatham Ct, GC

Property Address

34 West Chatham Court, Garden City, GA, USA

Phased development?

If yes, indicate proposed number of phases:

☐ Yes ☒ No

Parcel ID

Total Site Acreage

Zoning

60801 02029

2.64

I-1

Project Description

6,000sf wholesaler / Contractor office and storage yard

Water Supply

Sewage Disposal

☒ Public ☐ Private

☒ Public ☐ Private

## Applicant Information

Owner

Name

Ryan J. Gofus for Rampart Real Estate Partners, LLC

Address

70 Hudson Street, Suite 3A, Hoboken, NJ 07030

Phone

4849487406

Email

RGofus@Rampartrep.com

Engineer/Surveyor

☒ Same as authorized agent

☒ Check here to receive staff review comments via email

Company Name

Maupin Engineering, Inc.

Contact (Individual Name)

Jay A. Maupin, P.E.

Phone

912.235.2915

Email

jay@maupinengineering.com

Authorized Agent (Requires Authorized Agent Form)

☐ Check here to receive staff review comments via email

Company Name

Maupin Engineering, Inc.

Contact (Individual Name)

Jay A. Maupin, P.E.

Phone

912.235.2915

Email

jay@maupinengineering.com

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.

Ryan J. Gofus

Print Name

Signature

09-16-2024

Date

### OFFICE USE ONLY

Received By

Date Received

Case Number

Submittal Format

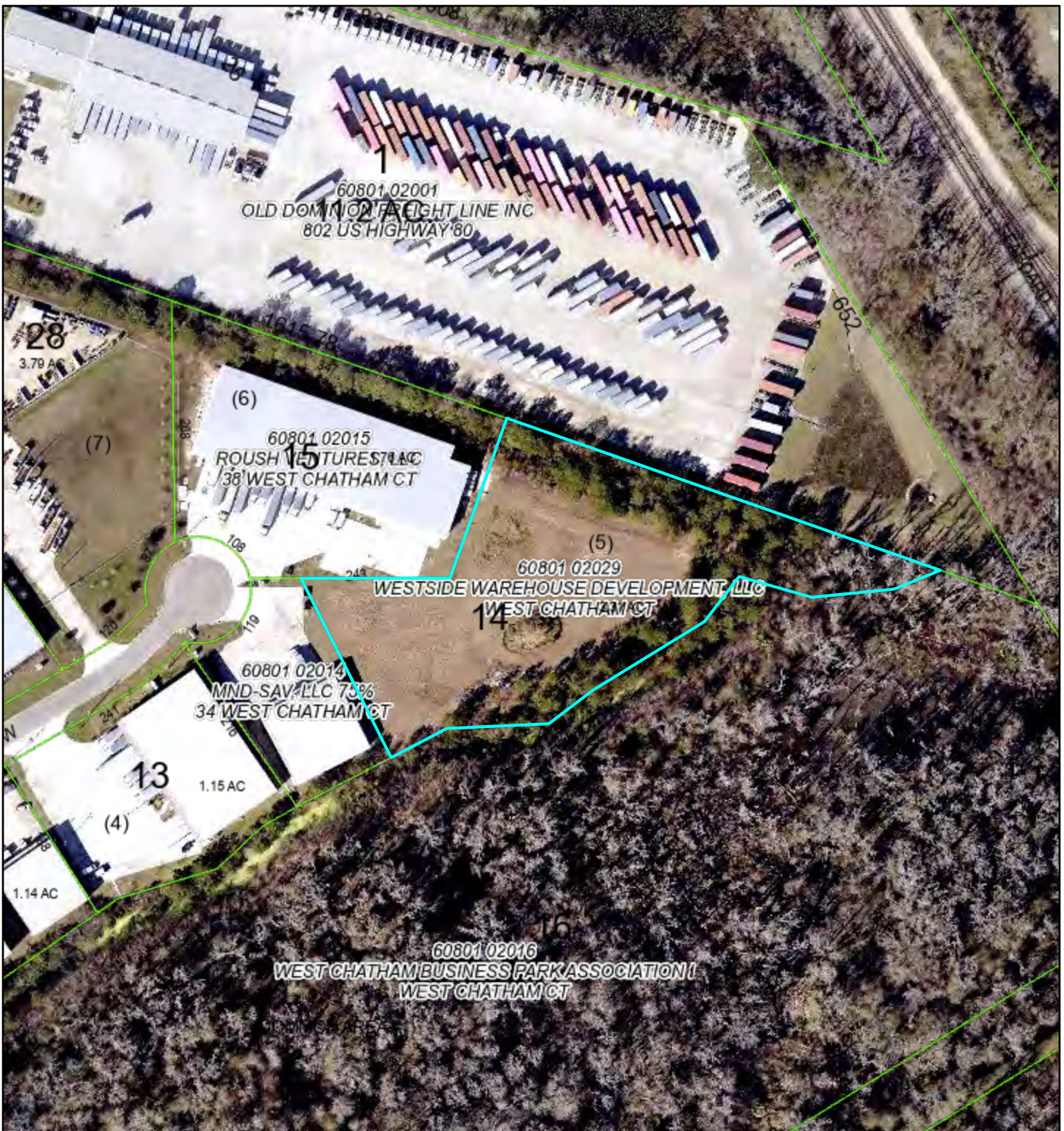
☐ Electronic ☐ Paper ☐ Both

Fee Amount Paid

Invoice Number



# SAGIS Map Viewer



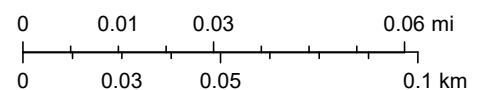
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Owner, PIN and Address Labels



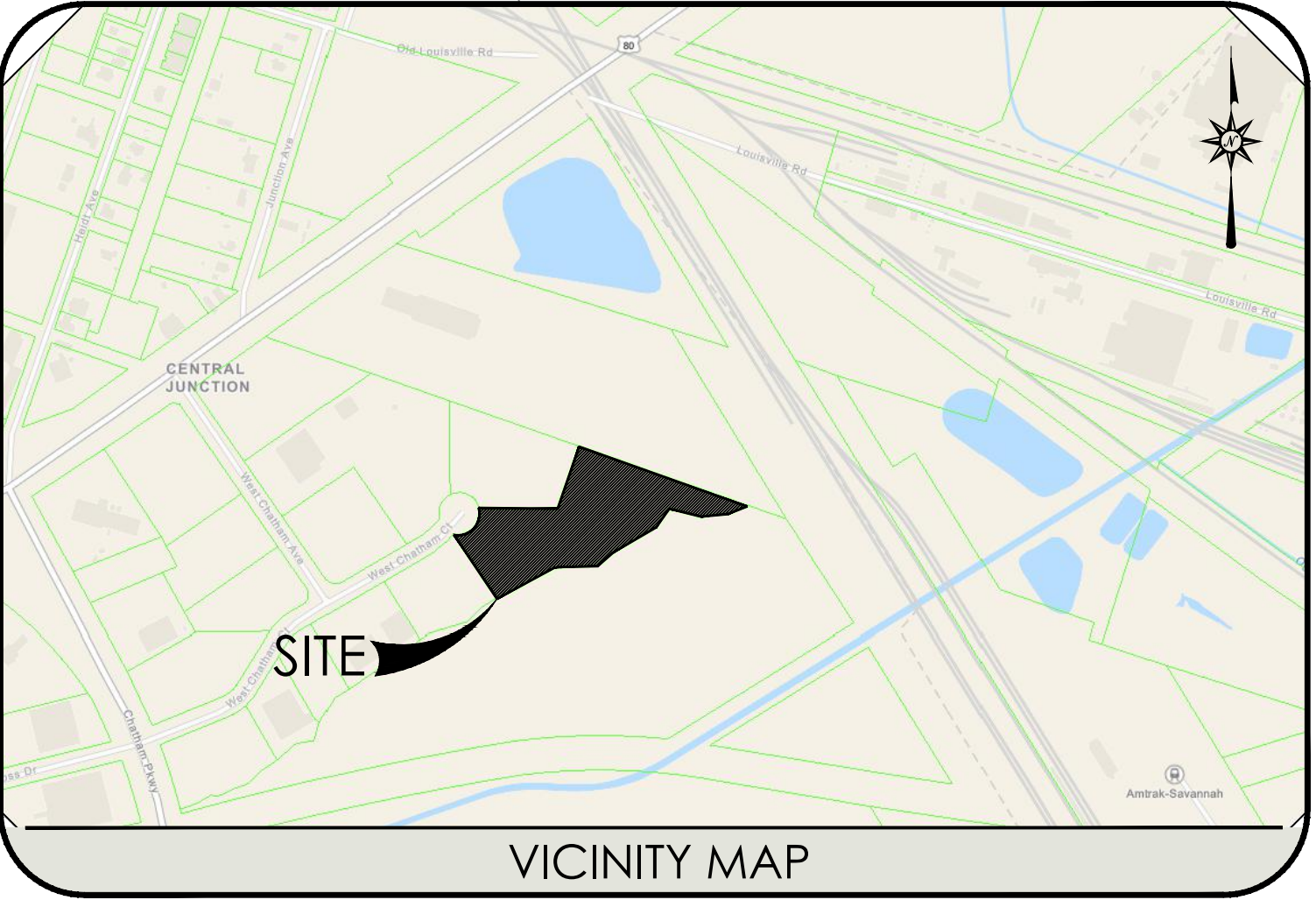
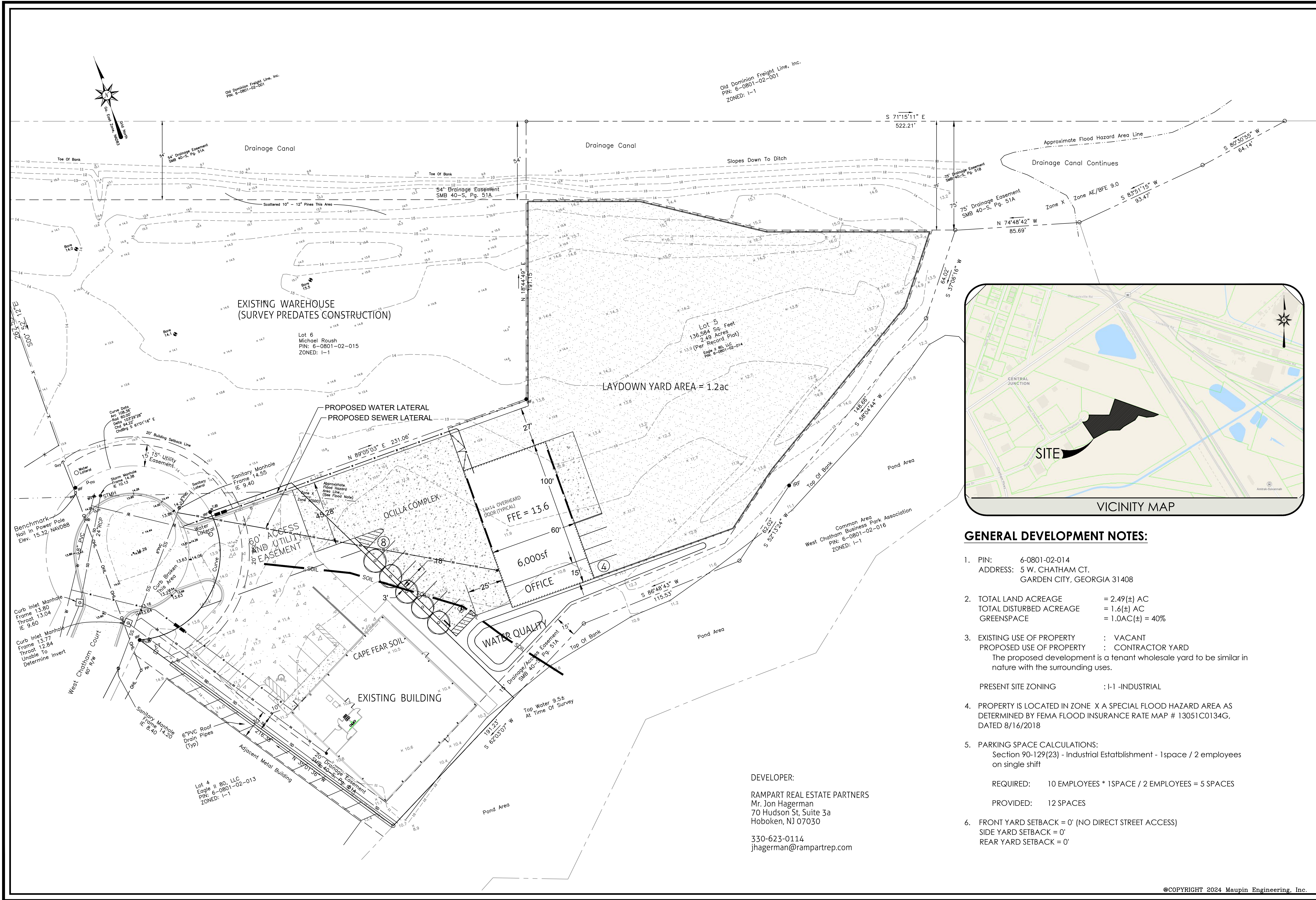
Property Boundaries (Parcels)

1:2,257



SAGIS





GENERAL DEVELOPMENT NOTES:

- PIN: 6-0801-02-014  
ADDRESS: 5 W. CHATHAM CT.  
GARDEN CITY, GEORGIA 31408
- TOTAL LAND ACREAGE = 2.49(±) AC  
TOTAL DISTURBED ACREAGE = 1.6(±) AC  
GREENSPACE = 1.0AC(±) = 40%
- EXISTING USE OF PROPERTY : VACANT  
PROPOSED USE OF PROPERTY : CONTRACTOR YARD  
The proposed development is a tenant wholesale yard to be similar in nature with the surrounding uses.  
PRESENT SITE ZONING : I-1 -INDUSTRIAL
- PROPERTY IS LOCATED IN ZONE X A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP # 13051C0134G, DATED 8/16/2018
- PARKING SPACE CALCULATIONS:  
Section 90-129(23) - Industrial Estabtlishment - 1space / 2 employees on single shift  
REQUIRED: 10 EMPLOYEES \* 1SPACE / 2 EMPLOYEES = 5 SPACES  
PROVIDED: 12 SPACES
- FRONT YARD SETBACK = 0' (NO DIRECT STREET ACCESS)  
SIDE YARD SETBACK = 0'  
REAR YARD SETBACK = 0'

DEVELOPER:  
RAMPART REAL ESTATE PARTNERS  
Mr. Jon Hagerman  
70 Hudson St, Suite 3a  
Hoboken, NJ 07030  
330-623-0114  
jhagerman@rampartrep.com

REVISIONS

NO.	DATE	DESCRIPTION
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MAUPIN<sup>tm</sup>

engineering

114 W. 42<sup>nd</sup> STREET • SAVANNAH, GA 31401  
O: 912 235 2915

SITE PLAN

LOT #5 - WEST CHATHAM BUSINESS PARK

GEORGIA REGISTERED PROFESSIONAL ENGINEER  
NO. 23758  
MAUPIN, A. MAUPIN

STATUS:

SKETCH

DRWN: JAM 9-2-2024  
CHK'D: JAM DATE

15 0 30  
SCALE: 1" = 30'

SHEET NO.  
10f1  
042-24-01

PROJECT NO.

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West Chatham Business Park ConceptV.dwg



# MEMORANDUM

**To:** City of Garden City Planning Commission  
**From:** Denise R. Grabowski, AICP, LEED AP, Planning Manager Consultant  
**Date:** December 3, 2024  
**Re:** PC 11-24 -1112 – Colonial Transportation Solutions Fleet Maintenance

<b>Application Type</b>	<b>General Development Plan</b>
<b>Applicant</b>	Scott Allison for Colonial Transportation Solutions
<b>Name of Project</b>	Colonial Transportation Solutions Fleet Maintenance
<b>Property Address</b>	1580 Dean Forest Road
<b>Parcel IDs</b>	60988 02018
<b>Area of Property</b>	3.85 acres
<b>Current Zoning</b>	P-C-2A/P-I-1
<b>Proposed Land Use</b>	Fleet maintenance/fueling

## GENERAL INFORMATION

*Project Description:* The subject property totals 3.85 acres in size and is located at 1580 Dean Forest Road. The parcel is currently split-zoned for P-C-2A/P-I-1 with frontage along Dean Forest Road and utilized for fleet fueling and office. The adjacent property to the north is zoned P-C-2A with a current function as a motorcycle repair shop and sign business. The adjacent properties to the south include an office building zoned P-C-2A and open land for shipping container storage zoned I-1. The adjacent property to the east is zoned I-1 and currently functions as a mobile home community. The western properties across Dean Forest Road include two parcels zoned I-2 and C-2 that are pending further development. Colonial Transportation Solutions Fleet Maintenance requests approval of this General Development Plan in order to provide maintenance services to their truck fleet while continuing to provide corporate fueling and maintain the on-site office location.

## 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 proposes to construct a fleet maintenance facility and office behind the existing fueling station.

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.*

See attached.

3. *Fences, landscaping, and buffers.*

The properties to the east and south are zoned industrial adjacent to the industrially-zoned portion of the subject property, so no buffer is required. The property to the north is zoned P-C-2A, which requires a 100' buffer. The Planning Commission is authorized to reduce the required buffer, since this would occupy more than 30 percent of the site.

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

Access to the property is from SR 307/Dean Forest Road. Parking is provided between the fueling area and the maintenance building.

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

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

The applicant has provided the required information.

## ACTIONS

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

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

## 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 General Development Plan Application



## Development Information

Development Name		
Property Address		
Phased development?		If yes, indicate proposed number of phases:
<input type="checkbox"/> Yes <input type="checkbox"/> No		
Parcel ID	Total Site Acreage	Zoning
60988 02018	3.85	P-C-2A/P-I-1
Project Description		
Water Supply		Sewage Disposal
<input type="checkbox"/> Public <input type="checkbox"/> Private		<input type="checkbox"/> Public <input type="checkbox"/> Private

## Applicant Information

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

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

Print Name \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

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



# City of Garden City Agent Authorization Form



## Applicant Information

Owner	
Name	Address
Shannon Bradley - Colonial Transportation Solutions	2112 Rankin St, Savannah, GA 31415
Phone	Email
912.236.1331	sbradley@colonialgroupinc.com
Development Name (if applicable)	
Colonial Transportation Solutions Fleet Maintenance	

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 Coleman Company - Scott Allison to act as Agent for the attached application in my/our behalf.

Shannon Bradley	Shannon Bradley	Digitally signed by Shannon Bradley Date: 2024.03.20 16:40:07 -04'00'	3/20/24
Print Name	Signature		Date
_____	_____		_____
Print Name	Signature		Date
_____	_____		_____
Print Name	Signature		Date
_____	_____		_____

Authorized Agent	
Company Name	Contact (Individual Name)
Coleman Company, Inc.	Scott Allison
Phone	Email
912.200.3041	sallison@cci-sav.com

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

Scott Allison - Coleman Company	Scott Allison	Digitally signed by Scott Allison Date: 2024.03.21 08:09:11 -04'00'	3/21/24
Print Name	Signature		Date
_____	_____		_____



PARKING COUNT

15 AUTOMOBILE PARKING SPOTS

6 TRUCK PARKING SPOTS

SPOTS NEEDED FOR SEC. 90-129 NO. 23 - COMMERCIAL,  
MANUFACTURING AND INDUSTRIAL ESTABLISHMENTS NOT  
CATERING TO RETAIL TRADE: 12

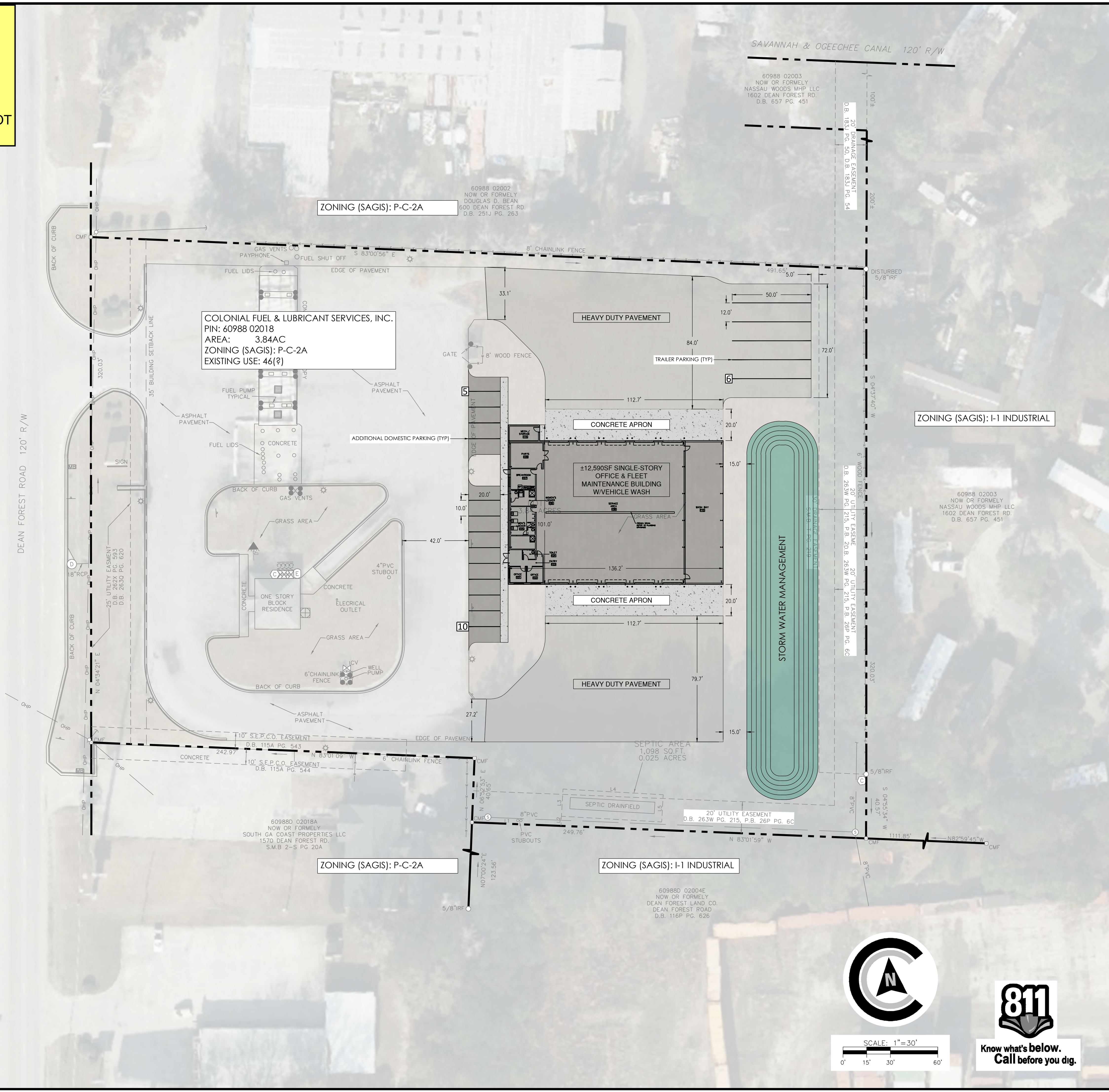
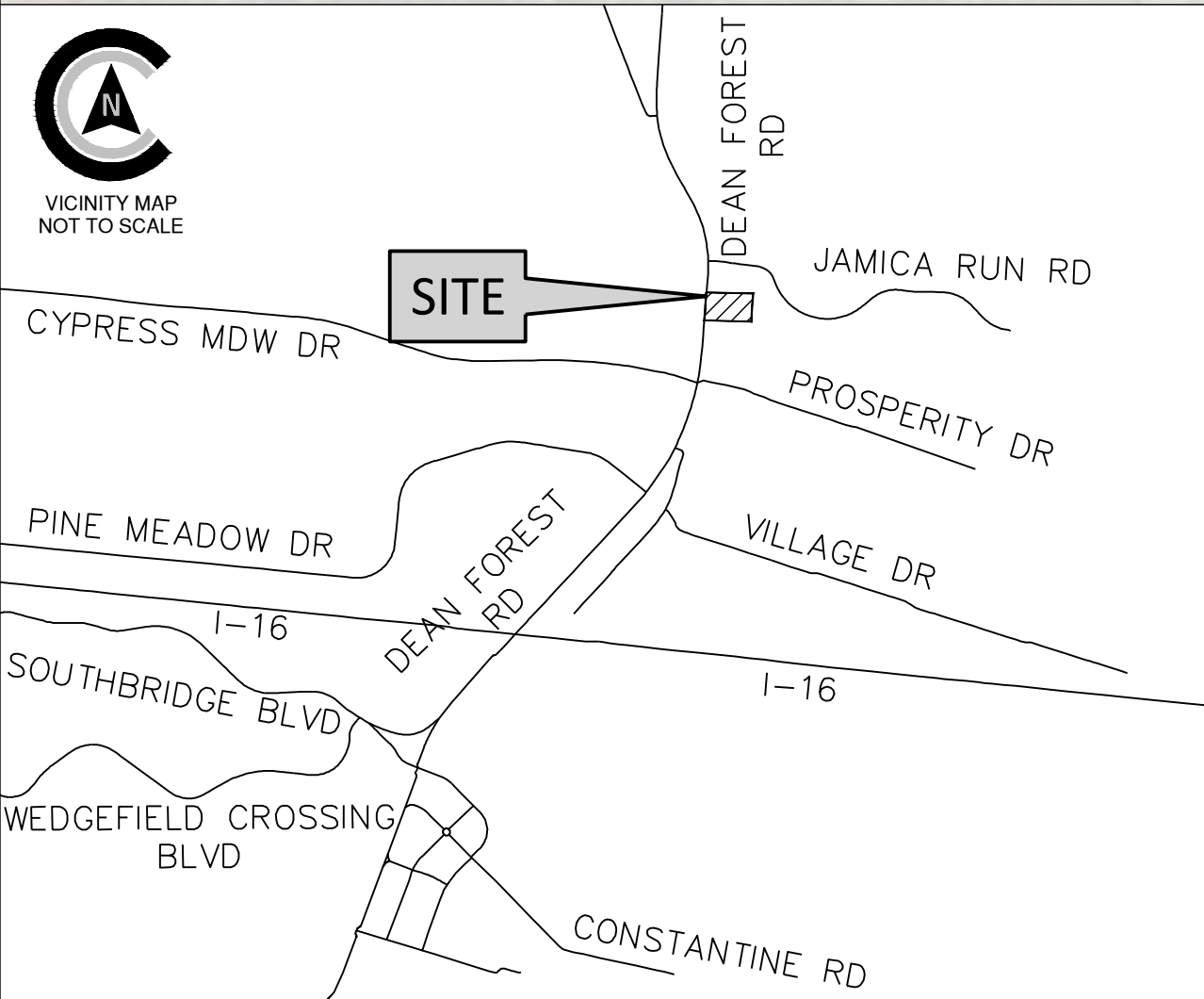
COLONIAL FUEL & LUBRICANT SERVICES, INC.  
PIN: 60988 02018  
AREA: 3.84AC  
ZONING (SAGIS): P-C-2A  
EXISTING USE: 46(?)

ZONING (SAGIS): P-C-2A

ZONING (SAGIS): I-1 INDUSTRIAL

ZONING (SAGIS): I-1 INDUSTRIAL

ZONING (SAGIS): P-C-2A



**COLEMAN COMPANY**  
ENGINEERS • SURVEYORS  
Savannah, Georgia | (912) 200-3041 | CCI.SAV.COM

**NOT FOR CONSTRUCTION**

REGISTERED PROFESSIONAL ENGINEER  
No. 633676  
CHARLES C. SINGLETON, III

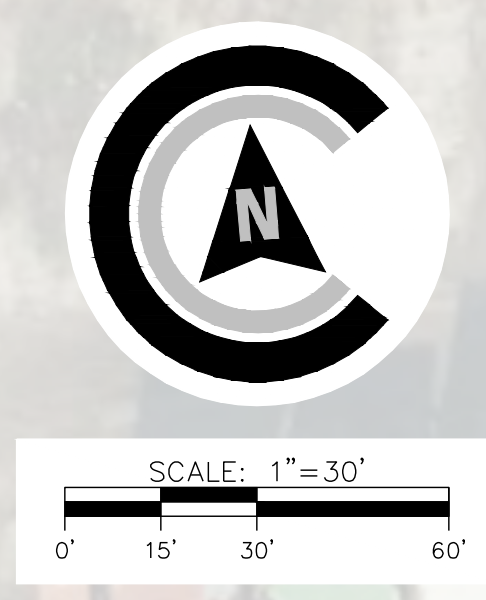
REVISIONS:


CIVIL CONSTRUCTION PLANS FOR  
**COLONIAL TRANSPORTATION  
SOLUTIONS FLEET MAINTENANCE**  
LOCATED IN GARDEN CITY, GEORGIA  
PREPARED FOR COLONIAL TRANSPORTATION SOLUTIONS

JOB NUMBER:	23-430
DATE:	10/15/24
DRAWN BY:	JBA
CHECKED BY:	CCS
SCALE:	AS NOTED

GENERAL DEVELOPMENT  
PLAN

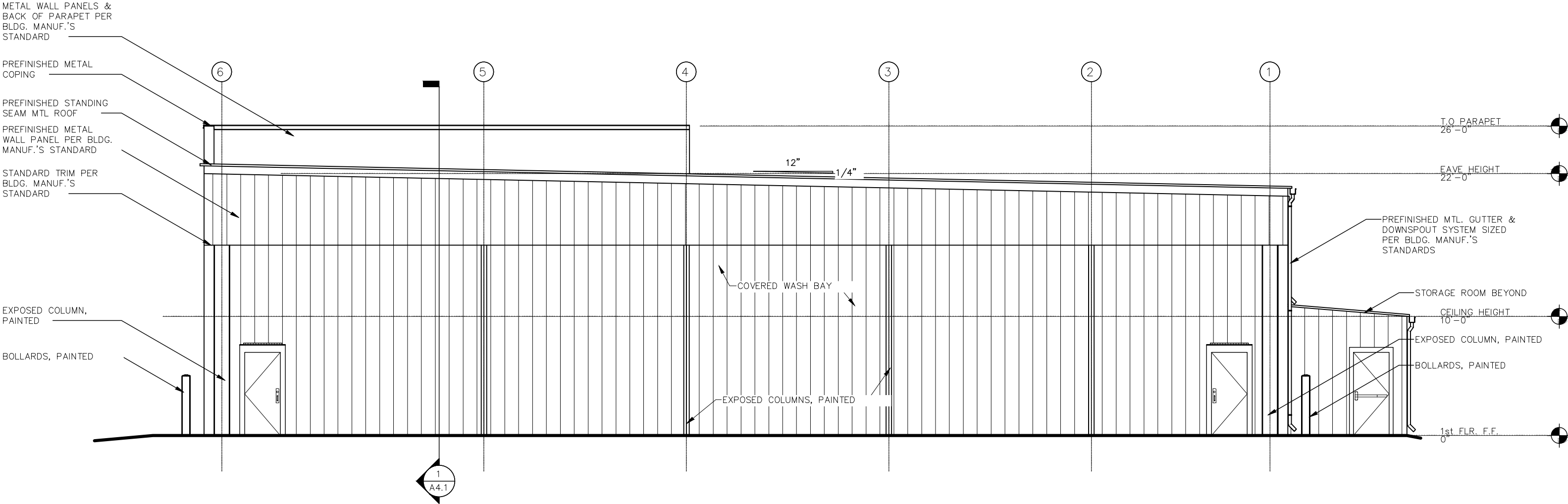
SHEET:  
**GDP**



© 2018 COLEMAN COMPANY, INC. DATE PLOTTED: 10/15/2024 9:45 AM BY: Chuck Singleton DRAWING PATH: Q:\2023\23-430\DWG\Civil\23-430 Staking.dwg

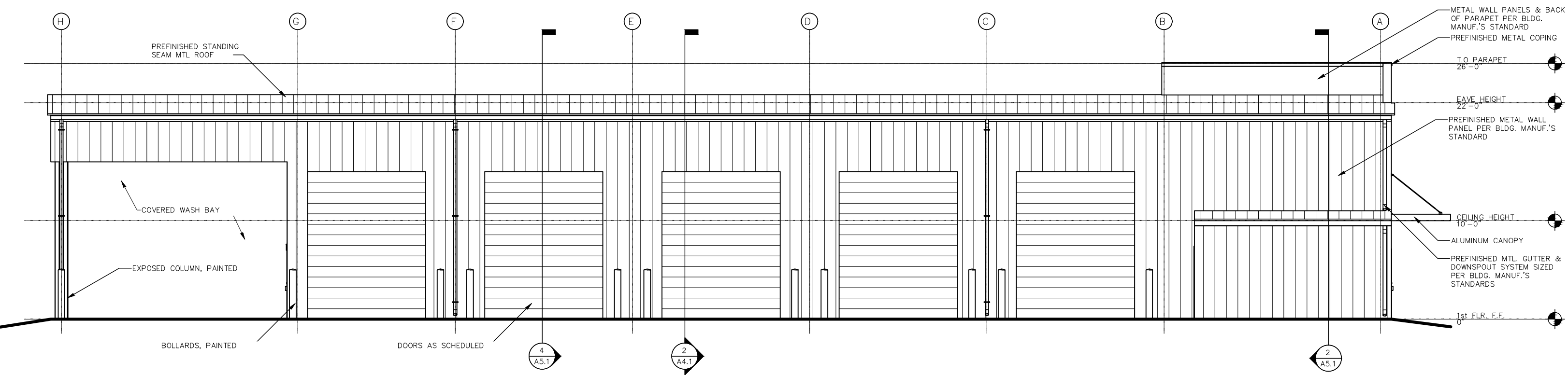


# EAST BUILDING ELEVATION

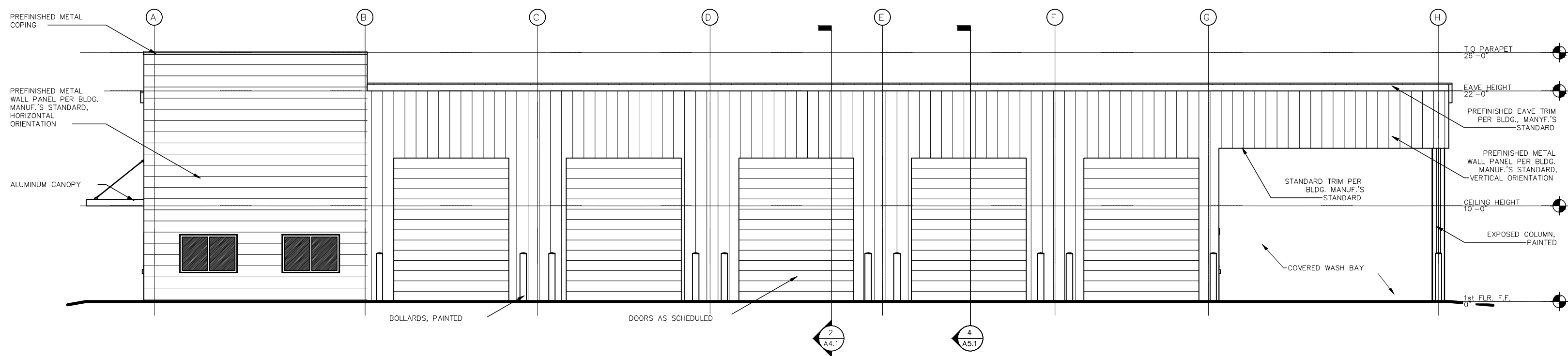




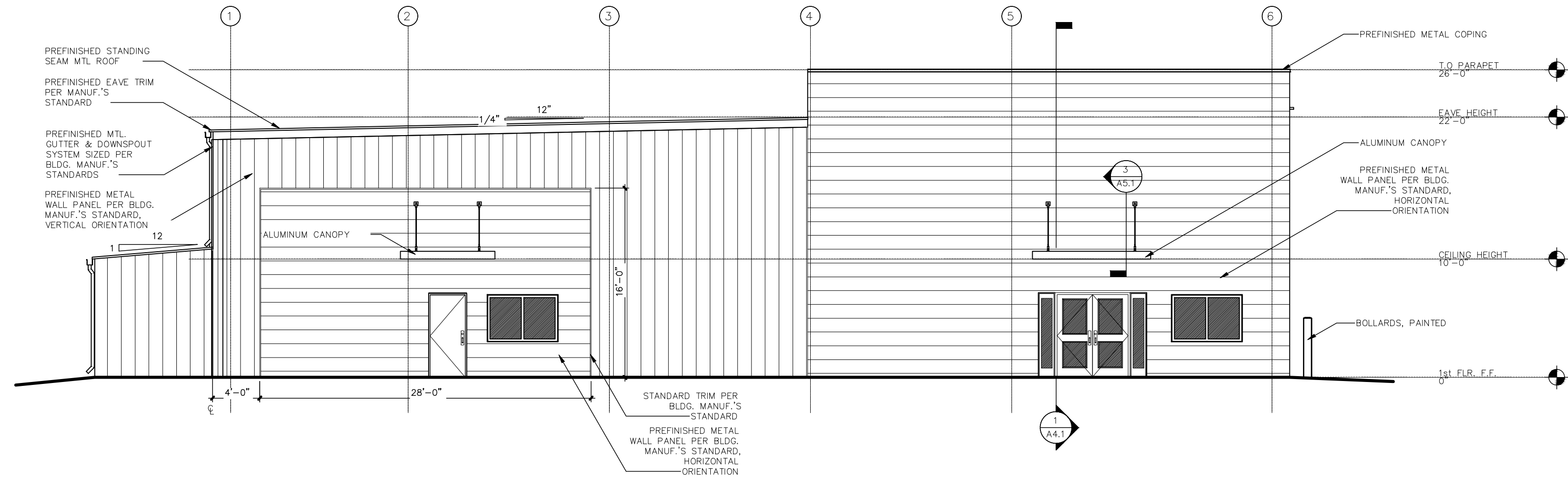
**NORTH  
BUILDING  
ELEVATION**



**SOUTH  
BUILDING  
ELEVATION**



# WEST BUILDING ELEVATION







**Project Narrative For**  
**Colonial Group Property General Development Plan**  
**October 9, 2024**

Prepared By: Coleman Company, Inc.  
1480 Chatham Parkway Suite 100  
Savannah, GA 31405  
912.200.3041  
CCI # 23-430.00

Submitted To: City of Garden City  
Department of Planning and Economic Development  
100 Central Avenue  
Garden City, GA 31405

Request: Rezoning/Map Amendment

Owner/Petitioner: Colonial Group, Inc.  
2112 Rankin St  
Savannah, GA 31415

Property Address: 1580 Dean Forest Rd  
Garden City, GA 31408

PIN: 60988 02018

## 1.0 Introduction

The subject property totals 3.85 acres in size and is located at 1580 Dean Forest Road. The parcel is currently split-zoned for P-C-2A/P-I-1 with frontage along Dean Forest Road and utilized for fleet fueling and office. The adjacent property to the north is zoned P-C-2A with a current function as a motorcycle repair shop and sign business. The adjacent properties to the south include an office building zoned P-C-2A and open land for shipping container storage zoned I-1. The adjacent property to the east is zoned I-1 and currently functions as a mobile home community. The western properties across Dean Forest Road include two parcels zoned I-2 and C-2 that are pending further development. Colonial Transportation Solutions Fleet Maintenance requests approval of this General Development Plan in order to provide maintenance services to their truck fleet while continuing to provide corporate fueling and maintain the on-site office location.

## 2.0 General Development Plan Request



*Current Garden City Zoning: P-C-2A (Planned Commercial With Alcoholic Sales)*

The subject property is connected to two separate I-1 zoned parcels, is facing an I-2 parcel across Dean Forest Road, and adjacent to the northern property which functions as automotive repair. The parcel possesses an equivalent functionality that blends with the surrounding land use and zoning.



# MEMORANDUM

**To:** Garden City Planning Commission & Board of Appeals  
**From:** Denise R. Grabowski, AICP, LEED AP, Planning Manager Consultant  
**Date:** December 3, 2024  
**Re:** PC 12-24-1113 – Billboard – 0 Interstate 16

<b>Application Type</b>	<b>Sign Permit</b>
<b>Applicant</b>	Verde Outdoor Advertising
<b>Name of Project</b>	Billboard
<b>Property Address</b>	Interstate 16
<b>Parcel IDs</b>	60877 01001
<b>Area of Property</b>	67.8 acres
<b>Current Zoning</b>	I-1
<b>Proposed Land Use</b>	Outdoor Advertising (Billboard)/Separate Use Sign

## GENERAL INFORMATION

**Project Description:** The applicant is requesting a permit to install a double-sided static billboard, adjacent to I-16. Each sign face (display area) is approximately 480 square feet and measures 12' x 40' per sign face. The proposed height is 50 feet. Pursuant to Section 90-158, the Planning Commission is authorized to determine code compliance for outdoor advertising and separate use signs.

## FINDINGS

Based on the information provided, the proposed sign does not meet the requirements of Section 90-174. The Planning Commission approved a billboard permit on June 11, 2024, for a billboard on the opposite side of Interstate 16 which, based on available information, does not appear to meet the spacing requirement of 1000' specified in Section 90-174 (6) of the zoning ordinance.

## RECOMMENDATION

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

*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 City Outdoor Advertising/Separate Use Sign Application



GARDEN CITY

The Garden City Planning Commission determines code compliance for outdoor advertising and separate use signs as stated in Article VI. Signs of the Garden City Zoning Ordinance. Planning Commission approval is required before Garden City will provide Local Government Certification for Outdoor Advertising as required by the Georgia Department of Transportation.

## Sign Information

Property Address  
Highway 16

Parcel ID	Total Site Acreage	Zoning
<u>60877 01001</u>	<u>67.8 AC</u>	<u>I-1</u>

Sign Description  
Application Type: ☒ New sign ☐ Replacement sign (including structure) ☐ Sign face modification

For a replacement sign or sign face modification, provide the date the existing sign was erected:

Delineate size desired of each face to be permitted. Number of faces: 2

Length: 40 Ft. Height: 12 Ft. Area: 480 Sq. Ft.

Length: 40 Ft. Height: 12 Ft. Area: 480 Sq. Ft.

Sign structure height: 50 Ft.

Sign type: ☒ Static ☐ MMS/LED ☐ Illuminated? ☐ Yes ☐ No Type of Construction: ☐ Single-Face ☐ Back-to-Back ☐ Type-V

## Area Conditions

Is the location of the proposed sign:

- Within 1000' of another outdoor advertising sign? ☐ Yes ☒ No
- Within 2500' of another MMS/LED outdoor advertising sign (MMS only)? ☐ Yes ☒ No
- Within 150' of a roadway intersection? ☐ Yes ☒ No
- Within 200' of any church, school, cemetery, public park, or public building? ☐ Yes ☒ No
- Within 300' of a residentially zoned area? ☐ Yes ☒ No
- Overhanging a public or private roadway or drive? ☐ Yes ☒ No

## Required Attachments

A location sketch, depicting the area of the sign location, including the following information: street names/route numbers, the proposed sign and other signs in the area, parks and playgrounds in the area, public recreation and parkland areas, cemeteries in the area, and residences within 300 feet of the proposed sign location.

Attached? ☒ Yes ☐ No

Shop drawing of the sign showing the plan, elevation, and side views of the sign.

Attached? ☒ Yes ☐ No

Photograph of the proposed sign site showing the location markings

Attached? ☒ Yes ☐ No

Any additional details relevant to the application. Attach additional pages as necessary:



# City of Garden City Outdoor Advertising/Separate Use Sign Application



GARDEN CITY

## Applicant Information

<b>Owner</b>	
Name	Verde Outdoor SE, LLC.
Address	741 Johnnie Dodds Blvd. Mt. Pleasant SC 29464
Phone	843-834-8356
Email	jed.rentroe@verdeoutdoor.com
<b>Authorized Agent (Requires Authorized Agent Form)</b>	
<input type="checkbox"/> Check here to receive staff review comments via email	
Company Name	Verde Outdoor SE, LLC.
Contact (Individual Name)	Ben Jones
Phone	912-222-3721
Email	benjonesoutdoor@gmail.com

I hereby certify that I am the owner or authorized agent for the property included in this development application. I confirm that I have understand and will comply with all requirements of the City of Garden City Outdoor advertising or separate use signs code (Sec. 90-174), local ordinances, and state law. The information provided in this application is accurate and complete and all required information is provided. 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.

Ben Jones

Owner/Authorized Agent (Print Name)

*[Signature]*

Signature

10/24/24

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







# LEG / MEG 80 Dean Forest LLC - Exhibit "A" / SITE PLAN

