

AGENDA

Board of Zoning Appeals / Planning Commission Meeting
Tuesday, December 12, 2023 - 6:00pm

Pre-agenda @ 5:30pm

✧ **Call to Order**

✧ **Roll Call**

✧ **Approval of Agenda – December 12, 2023**

✧ **Approval of Board of Zoning Appeals/Planning Commission Minutes**

- November 14, 2023

✧ **Zoning Appeals**

- PC2336: Robert McCorkle, III representing owner SSC Airport Park, LLC request to establish a use as a sales and rental of lift trucks, parts and repair to be located at 113 Airport Park Drive; a use which requires Board of Appeals approval. PIN 60988D 02019.

✧ **Adjournment**

✧ **Planning Commission**

- PC2338: Harold Yellin, representing 1143 & 1445 Dean Forest Road LLC request to rezone 1445 Dean Forest Road; PIN 60990 01007 from R-A to R-2 and 5524 Silk Hope Road; PIN 10990 01011 from R-A to R-2.

✧ **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 14, 2023 - 6:00PM

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

Roll Call: Jenecia Perry; Vice-Chair, Michael Bruner; Parliamentarian, Jeff Ashley, Gary Monroe, Charlie Orrell and Misty Selph. Nancy Cox was absent

Staff: Denise Grabowski (Planning Manager -Consultant) and Jonathan Trego (Planning and Zoning Supervisor)

Visitors: Enclosed

Chairman Jackson asked 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.

Chairman Jackson asked for a motion to approve the September 12, 2023 minutes. Commissioner Perry made a motion to approve with second by Commissioner Monroe; vote passes with no opposition.

Board of Zoning Appeals

PC2332: Matthew Evans request an appeal of Sec. 90-47 #83 #84 to establish a use as a plumbing and electrical hub at 1306 Heidt Avenue PIN 60802 05024; a use which requires Board of Appeals approval.

Chairman Jackson gave a reading of the item. Planning Consultant Denise Grabowski gave an overview of the proposal. The City Staff recommended approval of the request to establish the use as an electrical and plumbing hub.

Mr. Evans stated the primary use of this location is for storage, no equipment will be outside and drivers will take trucks home.

Chairman Jackson asked for questions, comments or those in favor of the request.

Commissioner Monroe said will you have an administrative office?

Mr. Evans stated the drivers will pick-up supplies and tools. The trucks will be equipped for jobs and dispatched out of Atlanta. There will be no outside, overnight or transient parking.

Denise Grabowski; Planning Manager - Consultant said this business is located at the corner of Heidt and Old Louisville Road.

Mr. Evans said this building is a shared condo with other businesses, hours are 7-5pm and will have two trucks.

Commissioner Monroe said is there a limit with the number of trucks allowed?

Denise Grabowski; Planning Manager- Consultant said this is limited by the facility itself with no storage outside; they must abide by the Condo HOA and Garden City ordinances.

Commissioner Monroe said language is needed for specified restrictions.

Denise Grabowski: Planning Manager – Consultant said operations will be regulated also by the business license renewal.

Mr. Evans said Majestic Plumbing does mostly residential business.

Commissioner Ashley said how many full-time employees will you have?

Mr. Evans said there will be a few employees onsite a couple of times per week.

Chairman Jackson called for any additional comments; being none he called for those in opposition. With no opposition, Chairman Jackson calls for a motion. Commissioner Selph makes a motion to approve, Commissioner Ashley seconded. Vote passes with no opposition.

Chairman Jackson called for a motion to adjourn the Board of Zoning Appeals/Planning Commission meeting. Commissioner Monroe made a motion to adjourn the ZBA meeting, Commissioner Perry seconded, vote passes with no opposition.

Planning Commission

Chairman Jackson called the Planning Commission meeting to order.

PC2326: Lou Ferrando requests a general development plan review to erect a billboard at 4801 Ogeechee Road: PIN 60956 01004

Chairman Jackson gave a reading of the item. Planning Consultant Denise Grabowski gave an overview of the proposal and apologized for the projected visuals being unavailable. The City Staff recommended approval of the outdoor advertising/separate use sign permit.

Chairman Jacksons asked for questions, comments or those in favor of the request.

Mr. Ferrando said the request is for an off-premise advertising structure with manufactured housing located behind the placement. The request meets Garden City codes with DOT approval received for multi-message. A lease is in place for twenty years, the sign will be maintained - GDOT has the right to inspect and revoke the permit.

Commissioner Selph said are their concerns with the number of billboard requests?

Denise Grabowski; Planning Manager – Consultant said the city has a moratorium in place for billboards to ensure that their growth is managed.

Mr. Ferrando said there is a convenience store on the left, a used car lot and a granite sales business – heavy commercial in the area. The residential use is in unincorporated Chatham County. This sign puts out minimal light in comparison to the surrounding businesses.

Chairman Jackson asked for further questions or comments; being none he called for those in opposition. With no opposition, Chairman Jackson calls for a motion. Commissioner Monroe makes a motion to approve; Commissioner Orrel seconded. Vote passes by majority with Commissioner Selph voting in opposition.

PC2333: Cathy Parlor and Brian Newberry request to rezone 1909 US Highway 80; PIN 60880 01006 from C-2 to I-1/C-2.

Chairman Jackson gave a reading of the item. Planning Consultant Denise Grabowski stated the applicant requested to withdraw until January.

Commissioner Monroe said are their limits to number of reasons to reapply and we need clarity on the number of tables allowed.

Denise Grabowski; Planning Manager – Consultant said we will look into rules; City Council has the rule of six months if a rezoning request is denied.

Commissioner Selph said the signage is down; please ensure the sign is up.

Chairman Jackson asked for additional comments or questions; being none he calls for those in opposition. With no opposition; Chairman Jackson calls for a motion. Commissioner Monroe makes a motion to table the request to the January 2024 meeting. Commissioner Selph seconds the motion. Vote passes without opposition.

PC2334: Giancarlo Porto request to rezone Dean Forest Road; PIN 60990 02009 from residential to commercial for proposed use as an autobody shop.

Chairman Jackson gave a reading of the item. Planning Consultant Denise Grabowski gave an overview of the proposal and stated the only action is to be taken on the rezoning. The City Staff recommended approval of the rezoning request from Residential(R-1) to Commercial (C-2).

Mr. Porto said he is the property owner and there will be a tenant occupying the body shop.

Commissioner Monroe said the original plan shows a warehouse.

Denise Grabowski: Planning Manager – Consultant stated staff met with the owner for industrial use and decided to submit. The plan looks similar but the use is tied to the zoning.

Mr. Porto said this is the same site but changing the use.

Denise Grabowski: Planning Manager – Consultant said this is not moving forward as a warehouse; the application is for C-2 and the site plan is for information. The applicant must return for a general development review as this petition is only for a rezoning request – the majority of the property is undevelopable.

Jay Maupin; Maupin Engineering said the site plan is purely conceptual. We want to push it out front to provide screening. The property is 2 1/2 acres. We are not going into the wetlands as it's not allowed but the zoning is needed first.

Commissioner Perry said what is the intent of the body shop?

Mr. Maupin said the tenant currently owns a shop in Bloomindale and is looking for an expansion. This use will be an auto-repair major insurance reply business.

Commissioner Selph said we as a Board want to make sure of the standards and the development is aesthetically pleasing.

Denise Grabowski; Planning Manager – Consultant gave an overview of the higher standards that are in place.

Commissioner Monroe said what side are we going to be on with regulations of growth. We want to be on the right path and want to see businesses that are conducive to a quality of life.

Commissioner Perry said are their residents in the area?

Mr. Porto said Dustcom and Gordon Storage are in the area.

Chairman Jackson asked for additional comments or questions; being none he calls for those in opposition. With no opposition; Chairman Jackson calls for a motion. Commissioner Perry makes a motion to approve. Commissioner Ashley seconds the motion. Vote passes by majority with Commissioner Monroe voting in opposition.

PC2335: Emily Horstman request a general development plan review of 211 US Highway 80; PIN 60020 06002B for mini storage expansion.

Chairman Jackson gave a reading of the item. Planning Consultant Denise Grabowski gave an overview of the proposal. The City Staff recommended approval of the general development plan.

Jay Maupin; Maupin Engineering said the owners Emily Horstman and Ron Stephens are present to petition for the expansion of existing operations.

Commissioner Selph said what are the plans for landscaping?

Mr. Maupin said we will be abiding by City ordinances and adding a buffer.

Commissioner Orrel said is it correct that this is the open spot on the right?

Mr. Maupin replied correct.

Commissioner Monroe said with not having a downtown development for street scape this presents a concern with appearance – having porta johns on one side and mini storage on one side. He said how many units are planned and how many acres is the property?

Mr. Maupin said the acreage is .7 acres, there will be four new buildings and extending the facility is the best use of the property.

Chairman Jackson asked for additional comments or questions; being none he calls for those in opposition. With no opposition; Chairman Jackson calls for a motion. Commissioner Selph makes a motion to approve. Commissioner Ashley seconds the motion. Vote passes by majority with Commissioner Monroe voting in opposition.

Chairman Jackson calls for a motion to adjourn. Commissioner Selph makes a motion to adjourn, Commissioner Ashley seconds; motion passes with no opposition.

Respectfully submitted
TTR

City of Garden City Variance Application



Development Information

Development Name (If applicable)

Thompson Lift Truck

Property Address

113 Airport Park Drive

Garden City, Georgia

Current Zoning

I-1

Current Use

Sales and Rental of Lift Trucks, parts and repairs

Parcel ID

60988D 02019

Total Site Acreage

1.85

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

N/A

Describe the variance request you are requesting.

Seeking approval of the following conditional use: 91-Rental of tools, rental of equipment, tool sales, equipment sales, and businesses of a similar nature

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

N/A

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

N/A

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

N/A

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

No, the property is zoned I-1 and the surrounding uses are similar in nature

Please provide any additional information that you deem relevant.

Use 91 is consistent with other uses on the street including United Rentals, Low Country Fleet Services, Kirk Truck and Trailer Maintenance, Overheard Door, City Electric Supply, J & L Glass.

City of Garden City Variance Application



Applicant Information

Owner	
Name	Address
SSC Airport Park, LLC	545 E. York Street, Savannah, Georgia 31401
Phone	Email
912-596-2871	david.sink@colliers.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	<input type="checkbox"/> Same as authorized agent	<input type="checkbox"/> Check here to receive staff review comments via email
Company Name	Contact (Individual Name)	
N/A		
Phone	Email	

Authorized Agent (Requires Authorized Agent Form)

☐ Check here to receive staff review comments via email

Company Name	Contact (Individual Name)
McCorkle, Johnson & McCoy, LLP	Robert L. McCorkle, III
Phone	Email
912-232-6141	rlm@mccorklejohnson.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	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.

Robert L. McCorkle, III

Print Name

Signature

10-31-23

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
SSC Airport Park, LLC	545 E. York Street, Savannah 31401
Phone	Email
912-596-2871	david.sink@colliers.com
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 McCorkle, Johnson & McCoy, LLP to act as Agent for the attached application in my/our behalf.

David Sink, Member/Manager

Print Name

Signature

Date

David Sink

10/31/23

Print Name

Signature

Date

Print Name

Signature

Date

Authorized Agent

Company Name	Contact (Individual Name)
McCorkle, Johnson & McCoy, LLP	Robert L. McCorkle, III
Phone	Email
912-232-6141	rlm@mccorklejohnson.com

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

Print Name

Signature

Date

Robert L. McCorkle, III

[Signature]

10-30-23

MEMORANDUM

To: Garden City Planning Commission & Board of Appeals
From: Denise R. Grabowski, AICP, LEED AP, Planning Manager Consultant
Date: December 8, 2023
Re: PC 2336 – 113 Airport Drive

<i>Application Type</i>	<i>Use Request</i>
<i>Case Number</i>	PC 2336
<i>Applicant</i>	SSC Airport Park, LLC
<i>Name of Project</i>	Thompson Lift Truck
<i>Property Address</i>	113 Airport Drive
<i>Parcel IDs</i>	60988D 02019
<i>Area of Property</i>	1.85 acres
<i>Current Zoning</i>	I-1, Industrial
<i>Land Use</i>	Industrial

GENERAL INFORMATION

Project Description: The applicant is requesting use of the subject property for the rental and sale of tools and equipment.

Additional Background: The business will be in an existing industrial area. 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. The use is allowed in a C-2 zoning district by right and is consistent in character with the surrounding area.

RECOMMENDATION

Approval of the use request for rental and sales of tools and equipment as specified in Use 91 of the Zoning Ordinance.

Note:

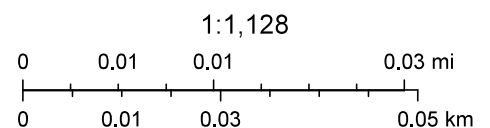
Approval, if granted, by the Planning Commission only constitutes the initial step in the overall process and additional requirements still must be met prior to commencement of any construction activities. The Petitioner should note that final approval of the site plan will require City staff approval 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.





12/8/2023, 3:55:05 PM

- | | | | |
|--|-------------|--|-------------------------------|
| | Local Roads | | Major Roads |
| | Major Roads | | Parkways |
| | Parkways | | Interstate |
| | Interstate | | Owner, PIN and Address Labels |
| | Local Roads | | Property Boundaries (Parcels) |



Google Inc, SAGIS

Type: WD
Kind: WARRANTY DEED
Recorded: 7/23/2021 12:16:00 PM
Fee Amt: \$1,225.00 Page 1 of 4
Transfer Tax: \$1,200.00
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

Participant ID(s): 6244704200,
7067927936

BK 2462 PG 116 - 119

AFTER RECORDING RETURN TO:

Hunter, Maclean, Exley & Dunn, P.C.
200 E. St. Julian Street, P.O. Box 9848
Savannah, GA 31401
Attn: Adam Kirk
File No.: 24388-1

STATE OF GEORGIA

COUNTY OF CHATHAM

LIMITED WARRANTY DEED

THIS INDENTURE, made this 21st day of July, 2021, between 113 Airport Park, LLC, a Georgia limited liability company (hereinafter referred to as "Grantor"), and SSC Airport Park, LLC, a Georgia limited liability company (hereinafter referred to as "Grantee"),

WITNESSETH:

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which are hereby acknowledged, Grantor has and hereby does grant, bargain, sell, alien, convey and confirm unto Grantee, and the heirs, legal representatives, successors, successors-in-title and assigns of Grantee, all that tract or parcel of land lying and being in Chatham County, Georgia, as more particularly described on Exhibit A attached hereto and hereby made a part hereof.

To have and to hold said tract or parcel of land, together with any and all improvements located thereon, and any and all of the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee and the heirs, legal representatives, successors-in-title and assigns of Grantee, forever, in fee simple.

Grantor shall warrant and forever defend the right and title to said tract or parcel of land unto Grantee and the heirs, legal representatives, successors-in-title and assigns of Grantee, against the claims of all persons whomsoever claiming by, through or under Grantor, excepting those matters listed as permitted title exceptions as set forth on Exhibit B attached hereto and hereby made a part hereof.

[SIGNATURE PAGE TO FOLLOW]

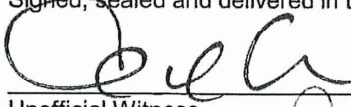
GRANTOR'S SIGNATURE PAGE TO LIMITED WARRANTY DEED

IN WITNESS WHEREOF, Grantor has signed, sealed and delivered this deed the day and year first above written.

GRANTOR:

Signed, sealed and delivered in the presence of:

113 Airport Park, LLC


Unofficial Witness

By: 

Name: 

Title: 


Notary Public

My Commission Expires: 9-3-2022

[SEAL]

(AFFIX NOTARIAL SEAL)

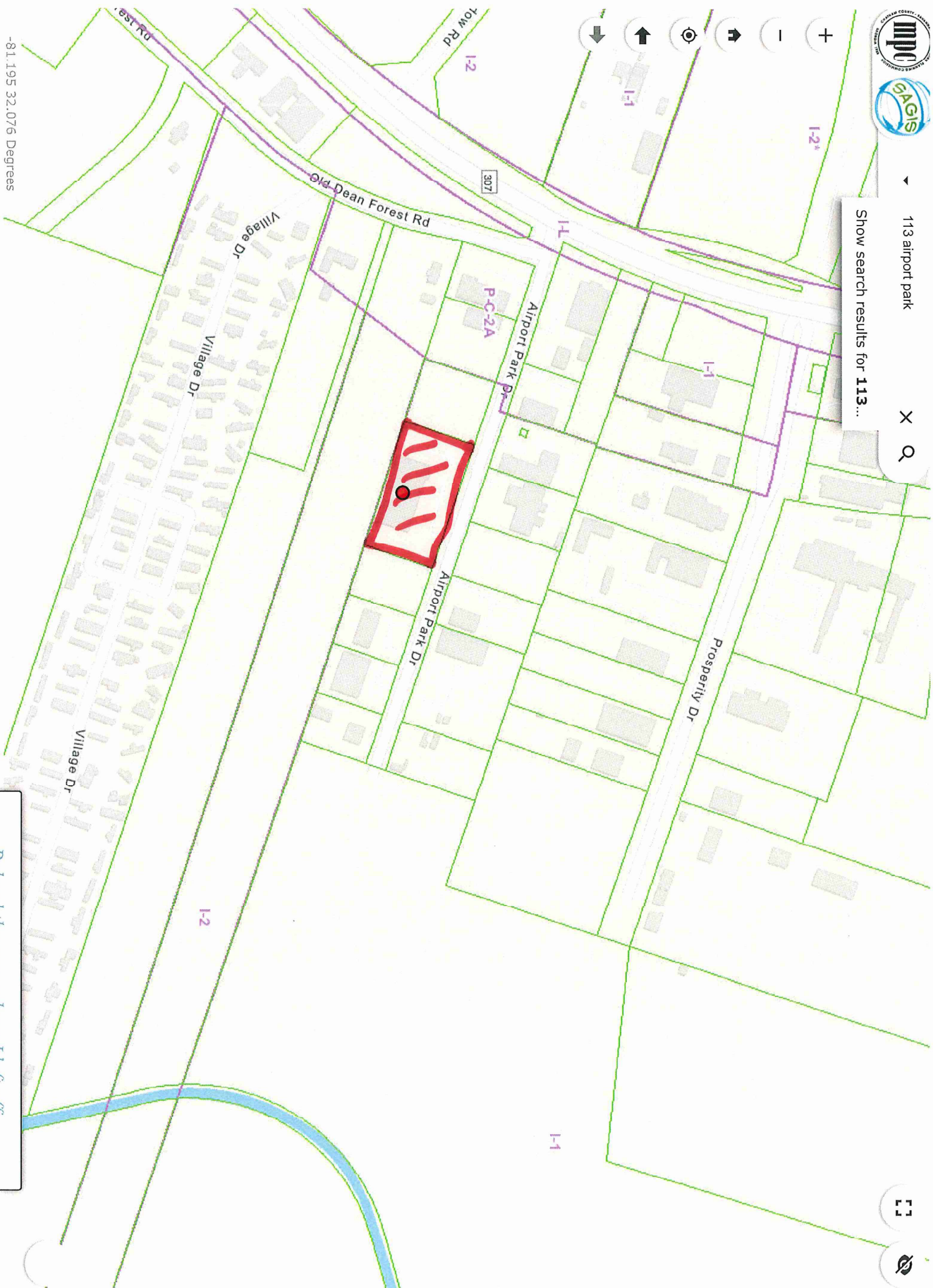


EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

ALL that certain lot, tract or parcel of land situate, lying and being in the County of Chatham, State of Georgia, and being known as Lots 4 & 5 Airport Office and Industrial Park Subdivision as appears on a map or plat of said subdivision prepared by John S. Kern and recorded in Plat Record Book 6S, Page 18 in the Office of the Clerk of Superior Court of Chatham County, Georgia. Said lots being contiguous and having a combined frontage on the southern right of way of Airport Park Drive of 380 feet and a depth of 209.44 feet on the eastern boundary and a depth of 214.14 feet on the western boundary.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Payment of ad valorem taxes and assessments for the year 2021 and prior years, as such may be due for PIN 60988D02019.
2. Rights of tenants in possession as tenants only under unrecorded leases.
3. Matters as shown on the following plats as recorded in the office of the Clerk of Superior Court of Chatham County, Georgia: Plat Record Book B, Page 180; Plat Book 3P, Page 114; Plat Book 3P, Page 158; Plat Book 4P, Page 132; and Subdivision Map Book 6S, Page 18.
4. Easement to Savannah Electric and Power Company dated November 6, 1984 and recorded in Deed Book 125P, Page 151, Chatham County, Georgia records.



-81.195 32.076 Degrees

0 150 300ft



..... Reload the map where I left off
CLICK HERE to reload previous map location !



Untitled Map

Write a description for your map.

- Legend**
- 113 Airport Park Dr
 - City Electric Supply Savannah West
 - Dean Forest Baptist Church
 - El Fogòn Katracho
 - Feature 1
 - Savannah Pines Mobile Home Park

Google Earth

800 ft



Zoning/Permitted Use Verification



Submitted on 17 October 2023, 1:14PM
Receipt number 162
Related form version 0

Contact Information

Parcel Identification No. (PIN): 60988D02019
Address: 113 Airport Park Drive, Garden City, GA
Describe fully all business activities or intended use of property: Sales and Rental of Lift Trucks, related parts and repairs.
Proposed Business or Project: Sales and Rental of Lift Trucks, parts and repairs.
Incorporated
Requestor: Melanie Dunn
Phone: 205-849-4336
Requestor Email: MelanieDunn@thompsoncontractor.com

Point of Contact for Inspection If Different than Requestor:

Name: Wesley Marsh
Phone: 912-544-6020
Address: 113 Airport Park Drive

Disclaimer

Applicant Signature:

Melanie Dunn

[Link to signature](#)

Print Name: Melanie Dunn

Date:

10/17/2023

****Office Use Only****

Current Zoning District

I-1

Use No. & Title

91. Rental of tools, rental of equipment, tool sales, equipment sales, and businesses of a similar nature

Use Permitted in Zoning District:

yes (Board of Appeals)

Verification Date:

10-18-23

Authorized Official/Title

Robert Wellmahr - Building Official

Permit Number:

Inspection Approval Date:

City of Garden City Rezoning Application



GARDEN CITY

Applicant Information

Owner	
Name	Address
1143 & 1445 Dean Forest Road LLC	
Phone	Email
912-660-7788	marketurner@me.com
Nature of Ownership Interest	
Is the Owner an: <input type="checkbox"/> Individual <input checked="" 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.	
Engineer/Surveyor	<input type="checkbox"/> Same as authorized agent <input checked="" type="checkbox"/> Check here to receive staff review comments via email
Company Name	Contact (Individual Name)
Coleman & Co.	Greg Coleman
Phone	Email
912-661-4734	gcoleman@cci-sav.com
Authorized Agent (Requires Authorized Agent Form)	<input checked="" type="checkbox"/> Check here to receive staff review comments via email
Company Name	Contact (Individual Name)
Hunter Maclean	Harold Yellin
Phone	Email
912-236-0261	hyellin@huntermaclean.com
Campaign Contribution	
List below the names of local government officials, Garden City City Council, to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.	
Elected Official's Name	Amount or Description of Gift
N/A	N/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 City Council and that my application cannot be approved unless I am represented.

HAROLD YELLIN

Print Name

Harold Yellin

Signature

11/7/23

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 Rezoning Application



GARDEN CITY

Development Information

Development Name (if applicable)

N/A

Property Address

1445 Dean Forest Road, Garden City, Georgia 31408

5524 Silk Hope Rd.

Current Zoning

R-4 (Garden City); R-A (County)

Proposed Zoning

R-2

Current Use

Vacant Lane & SFR (Vacant)

Proposed Use

Multifamily Residential

Parcel ID

6-0990-01-007 (Garden City) 1-0990-01-011 (Chatham County)

Total Site Acreage

25.14 Acres +/-

Proposed Water Supply

☒ Public ☐ Private (Future water supply from Garden City)

Proposed Sewage Disposal

☒ Public ☐ Private (Same)

Describe the current use of the property you wish to rezone, including property characteristics (developed, wooded, cleared, etc.)

Vacant land and houses (3) that are also vacant

Describe the use that you propose to make of the land after rezoning

Multifamily Residential. See concept plat attached to this petition

Describe the uses of the other property in the vicinity of the property you wish to rezone

N/A

Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property

Consistent with adjoining properties and serves a community need

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.

Project will have access to Dean Forest Road

Please provide any additional information that you deem relevant.

Denise R. Grabowski

From: Harold Yellin <HYellin@HunterMaclean.com>
Sent: Monday, December 4, 2023 4:52 PM
To: Srobider@gardencity-ga.gov; Jim Gerard - Oliver, Maner & Gray
(jgerard@olivermaner.com); Denise R. Grabowski
Cc: Mark Turner
Subject: Garden City

All: Please accept this e-mail as an amendment to the Garden City Rezoning Application previously filed by 1143 & 1145 Dean Forest Road, LLC.

We would request that only the Chatham County parcel (which is the subject of our annexation petition) be rezoned to Garden City's R-2 zoning classification. The property address should only read: 5524 Silk Hope Road. The Parcel ID should only read: 1-0990-01-011. The site acreage should read: 6.56 acres +/-.

We are amending our application because the larger tract (PIN 6-0990-01-007) was previously rezoned to R-2 on October 3, 2022.

Thank you for your consideration.

Harold B. Yellin
Attorney

HunterMaclean

200 E. Saint Julian Street | P.O. Box 9848 | Savannah, GA 31412-0048
Main: 912.236.0261 | Fax: 912.236.4936
[Firm Website](#) | [My Bio](#) | [vCard Download](#) | HYellin@huntermaclean.com

WARNING: Wire fraud and email hacking/phishing attacks are on the increase. ALL of our wire instructions will be sent via an encrypted email. We do not change wire instructions once sent. If you have an escrow or closing transaction with us and you receive a non-encrypted email containing wire transfer instructions, or an email changing wire instructions, even if it appears to come from our Firm, DO NOT RESPOND TO THE EMAIL. Also, do not wire funds to our office without first confirming the wire instructions by calling our office using a verified phone number from an independent source. Additionally, we require independent authentication of any email requests to make a change to an original wire instruction. You must confirm our wire instructions by calling our office, using a verified phone number from an independent source.

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Thank You.
Hunter, Maclean, Exley & Dunn, P.C.
Savannah Office Telephone: 912.236.0261
Saint Simons Office Telephone: 912.262.5996

MEMORANDUM

To: Garden City Planning Commission & Board of Appeals
From: Denise R. Grabowski, AICP, LEED AP, Planning Consultant
Date: December 8, 2023
Re: PC 2338 – 5524 Silk Hope Road

<i>Application Type</i>	Zoning Map Amendment (Rezoning)
<i>Case Number</i>	PC 2338
<i>Applicant</i>	1443 & 1445 Dean Forest Road LLC
<i>Name of Project</i>	N/A
<i>Property Address</i>	5524 Silk Hope Road
<i>Parcel ID</i>	1-0990-01-011
<i>Area of Property</i>	6.56 acres
<i>Existing Zoning</i>	R-A Residential-Agricultural (Chatham County)
<i>Existing Land Use</i>	Undeveloped
<i>Proposed Zoning</i>	R-2 Residential
<i>Proposed Land Use</i>	Multi-Family Residential
<i>Comp Plan – Future Land Use</i>	Residential

GENERAL INFORMATION

Project Description: The applicant is proposing to develop the property for apartments in conjunction with the adjacent property.

Background / Additional Context: The property is in unincorporated Chatham County, adjacent to 1445 Dean Forest Road, which was rezoned to R-2 in October 2022. The applicant is requesting annexation of the subject property into Garden City to combine the two properties together for the development of an apartment complex. Upon approval of the annexation by City Council, the property will be assigned a Garden City zoning district designation. The annexation and zoning will occur simultaneously by City Council. The original application was amended via email due to a clerical error.

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 is owned by the City of Savannah, zoned Agricultural (City of Savannah A-1) and is used as a gun range. The property to the east is zoned R-2 and is planned for multi-family development. Adjacent properties to the south and the west are zoned Residential-Agricultural (Chatham County R-A) and are residential in use.

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

The pattern of development in this area is changing as more commercial and industrial uses have been developed in recent years. Significant areas of residential development are also occurring nearby in unincorporated Chatham County.

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?*

The property will be accessed via Dean Forest Road (SR 307). The existing roadway is a private drive that will be incorporated into the multi-family development. A conceptual plan is included for reference only. The general development plan will be presented to the Planning Commission at a future meeting.

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 adjacent to low-density residential properties. Most of the development will be set back from Dean Forest Road due to a large wetland area that crosses the property.

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

The property, if rezoned, would likely be viable for multi-family use given the need for housing in Garden City and Chatham County.

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

This parcel is unique as it will join the only other parcel on this side of Dean Forest Road currently located within the city limits of Garden City. Properties on the east side of Dean Forest Road could transition to higher-density residential.

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

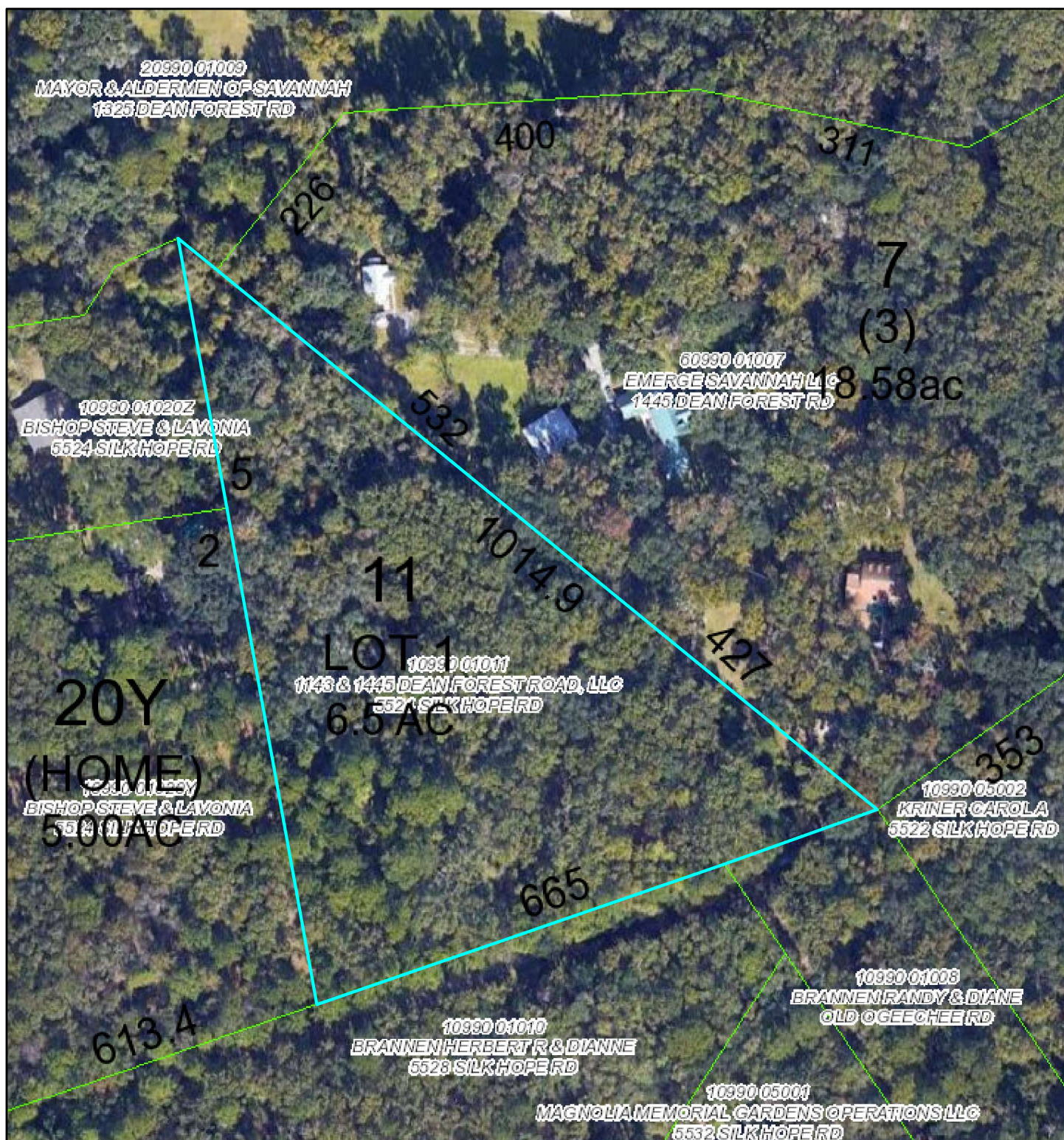
The adjoining property received a favorable recommendation from Planning Commission on September 13, 2022, for rezoning to R-2. City Council rezoned the adjoining property to R-2 on October 3, 2022.

RECOMMENDATION

Approval of the rezoning request from Residential-Agricultural (R-A) to Residential (R-2) upon annexation into the City of Garden City.

Note:

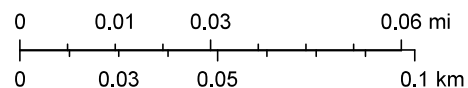
Approval, if granted, by the Planning Commission only constitutes the initial step in the overall process and additional requirements still must be met prior to commencement of any construction activities. The Petitioner should note that final approval of the site plan will require City staff approval 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.



12/8/2023, 3:57:54 PM

- | | | | |
|--|-------------|--|-------------------------------|
| | Local Roads | | Major Roads |
| | Major Roads | | Parkways |
| | Parkways | | Interstate |
| | Interstate | | Owner, PIN and Address Labels |
| | Local Roads | | Property Boundaries (Parcels) |

1:2,257



Google Inc, SAGIS

1445 Dean Forest Rd

5524 Silk Hope Rd.

R-4
GREENVIEW CITY

R-4
(COMM)

307

Silk Hope Rd

Moose Ave

Laguna Way

Laguna Way

Exit Rd



