

# AGENDA

Board of Zoning Appeals / Planning Commission Meeting  
Tuesday, April 11, 2023 - 6:00pm

---

## ***Pre-agenda @ 5:30pm***

---

### ✧ **Call to Order**

### ✧ **Roll Call**

### ✧ **Approval of Agenda – April 11, 2023**

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

- March 14, 2023

### ✧ **Zoning Appeals**

- PC2318: Michael Shropshire, property owner requests a variance of Sec.90-14 to build 2376 sq. ft. garage/carport at 216 Salt Creek Road; PIN 60960 01016.

### ✧ **Adjournment**

### ✧ **Planning Commission**

- No cases to be heard

### ✧ **Board of Appeals/Planning Commission Member Nominations**

- Chairman
- Vice- Chair
- Parliamentarian

### ✧ **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  
March 14, 2023 - 6:00PM

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

Roll Call: Billy Jackson; Chair, Jeff Ashley; Parliamentarian, Michael Bruner, Misty Selph, Gary Monroe, and Charles Orrel. Jenecia Perry; Vice-Chair was absent

Staff: Denise Grabowski (Planning Manager -Consultant-), Jonathan Trego (Code Enforcement Officer), Jim Gerard (City Attorney) and Scott Robider (City Manager).

Visitors: Enclosed

Commissioner Jacks calls for a motion to approve the agenda. Commissioner Orrell made a motion, Commissioner Cox seconded, vote passes with no opposition.

Commissioner Monroe made a motion to approve the minutes. Commissioner Cox seconded, vote passes with no opposition.

**Board of Zoning Appeals**

PC2311: Jamie S. Graham requests a variance for an additional billboard at 1518 Old Dean Forest Rd ; PIN: 60963 01001.

Chair Jackson gave a reading of the item. Planning Consultant Denise Grabowski gave an overview of the proposal and the City's recommendations.

Applicant Jamie Graham approached and explained that he was looking for a variance.

Commissioner Selph asked him if he was aware of the current ordinance.

Applicant Graham said he was and he has discussed various codes with Robert Wellmaker.

Commissioner Monroe asked if he was aware of the distance between the two billboards.

Applicant Graham said 1200 feet.

Commissioner Monroe confirmed the distance requirements.

Commissioner Selph asked City Manager Scott Robider about billboard requirements.

Consultant Grabowski gave the codes.

Chair Jackson asked for additional comments.

Commissioner Bruner said the only issue is that is on one parcel and asked if there are other issues.

Denise Grabowski said that she did not review the property in that sense as this was a variance.

Commissioner Monroe asked if it is LED based sign.

Jamie Graham said no. It was a static sign.

Commissioner Monroe asked it if was two sided.

Jamie Graham said yes and it was approved by GDOT.

Commissioner Selph asked if approving the variance would set a precedent for approval.

Denise Grabowski said not necessarily, but it could be cited by applicants.

Commissioner Monroe asked to confirm the distance.

Commissioner Bruner asked to confirm the length of the parcel.

Jamie Graham said he was not sure.

Chair Jackson asked for any other speakers. Being none, a motion was called for.

Commissioner Selph made a motion to deny, Commissioner Cox seconded. The vote was 3-3, with Chair Jackson breaking the tie by voting deny, making it 4-3, motion carries. Commissioners Monroe, Ashley, and Bruner voted in opposition.

Chair Jackson asks for a motion to close the Board of Zoning Appeals meeting.

Commissioner Monroe made a motion to close with Commissioner Cox seconding. The motion passes with no opposition.

### **Planning Commission**

Commissioner Selph made a motion to untable old business, Commissioner Cox seconded, motion passes with no opposition.

PC2243: Brian C. Hollings requests general development plan review of Anderson Avenue; PINs: 60022 01001, 60022 01004, 60022 01005, 60021 01001, 60021 01002, 60021 01003, 60021 01004, 60021 01005, 60021 01006.

Chair Jackson read the item and then Denise Grabowski gave an overview, history of the item, and staff recommendations.

Chair Jackson asked if there was any to speak on behalf of the application.

Three people approached the podium. Harold Yellin introduced himself as an attorney representing Centerpoint Properties. He spoke about GDP aspects and zoning history and improvements that were made.

Commissioner Selph asked about the lighting.

Brian Hollis, Centerpoint Properties employee said he is working with GA power on a plan. And lighting would be LED.

Commissioner Monroe asked who owns Centerpoint.

Mr. Yellin said that there were various owners.

Commissioner Monroe asked about the two remaining homes in the project site.

Mr. Warner said he believed two sounded correct.

Commissioner Monroe asked about historic preservation.

Mr. Warner explained that an extensive study was conducted on history and culture.

Commissioner Monroe asked about the experience at the public forum.

Mr. Yellin said that there were people who were against the project and people who gave constructive criticism.

Commissioner Monroe asked if there were more for or against.

Mr. Yellin said that there were more against.

Commissioner Monroe made a statement about characterization of public forums.

Chair Jackson asked if there were any more speakers.

Mr. Barnes a resident from fourth street spoke in opposition and said that many in the neighborhood are against the project.

Mr. Rose spoke in opposition and cited various codes including 90-213. He also spoke about various studies that more industrial areas lead to various social issues.

Chair Jackson asked if there were any other speakers.

Commissioner Selph made a motion to approve, Commissioner Ashley seconded.

Commissioner Monroe called for discussion.

Commissioner Ashley said as Parliamentarian this is strictly about the GDP.

Commissioner Monroe mentions code sections in chapter 90.

City Attorney Jim Gerard said that code section does not apply to Planning Commission only the Board of Zoning Appeals.

Commissioner Monroe said they have the ability to review for nuisances.

CA Gerard said they cannot cite code sections that are not relevant.

Chair Jackson called for a vote on the motion that was already made and seconded. The vote was 3-3, Chair Jackson voted to approve to break the tie making the vote 4-3 to approve.

PC2308: CenterPoint Properties requests a subdivision into 8 lots from 2200 Dean Forest Rd, PIN: 60986 01002.

Chair Jackson read item and Denise Grabowski gave overview and City recommendation.

Chair Jackson asked for speakers. Being none he asked for a motion.

Commissioner Orrell made a motion to approve, Commissioner Cox seconded, the motions carries 6-0.

PC2307: Walter Clark requests a general development plan review of 123 Beasley Rd; PIN: 60988A02004. Development Name: Goodship Logistics.

Chair Jackson read item and Denise Grabowski gave an overview of the project.

Commissioner Selph asked if the applicant was here.

Walter Clarke applicant approached.

Commissioner Selph asked about screening.

Mr. Clark said he would be willing to install improved screening.

Commissioner Selph made a motion to approve contingent on improved screening, Commissioner Ashley seconded. Vote passes 4-2.

PC2309: Dewitt Tilton Group requests a general development plan review of 5440 Augusta Rd; PIN: 60818 01010. Development Name: 5440 Augusta Rd Car Wash.

Chair Jackson gave overview and Denise Grabowski gave overview and staff recommendation.

Chair Jackson asked if there are any speakers. Being none called for a motion.

Commissioner Orrell made a motion to approve, Commissioner Cox seconded. Vote passes 6-0.



PC2310: Roberts Management Inc requests a general development plan for a billboard at Heidt Ave; PIN: 60802 07001A

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

Chair Jackson asked for any speakers.

Commissioner Orrel asked about GDOT approval.

Denise Grabowski said that none has been received so far.

Commmissioner Selph was concerned about the amount of billboard applications and asked if the City has studied this issue.

Denise Grabowski said that the City reviews applications for compliance as they are received.

Commmissioner Monroe said that a number of people have talked to him about advertising.

Commmissioner Bruner asked if the applicant is here. Nobody approached.

Commmissioner Orrell made a motion to table until GDOT approval and information, Commissioner Cox seconded. Vote passes 6-0.

PC2312: William Grainger requests a general development plan for a billboard at 0 Salt Creek Rd ; PIN: 60960 01001.

Chair Jackson read item and Denise Grabowski gave overview and provided recommendation.

Chair Jackson asked for any speakers.

Jeb Renfro approached and spoke as the applicant. He said he was happy to answer any questions.

Earl Wilson a resident of Salt Creek Rd. approached and was concerned about the development and what it can mean for traffic and crime.

Denise Grabowski explained where the billboard will go (along I-16).

Commmissioner Orrell said there will not be an impact to traffic on Salt Creek Rd.

Bud Morgan who lives on Salt Creek Rd asked about access to the Billboard.

Mr. Renfro explained that there will be a locked gate that only two people will have a key to.

Marcia Daniels spoke about concerns to security speaking on behalf of residents.

Commissioner Selph said it was just regarding the installation of a billboard.

Commmissioner Monroe asked if the owner has a right to build a billboard.

Denise Grabowski said yes.

Commmissioner Monroe said if that was the case the views of the residents should be irrelevant.

Chair Jackson asked for a motion.

Commissioner Orrel made a motion to approve and Commmissioner Selph seconded. The motion passed 6-0.

PC2313: Beacon Outdoor Billboards requests a general development plan for a billboard at 2606 US Highway 80; PIN: 60926 03031.

Chair Jackson read the item and Denise Grabowski gave an overview.

Commmissioner Selph asked about the standards.

Denise Grabowski gave the standards in the ordinance.

Commmissioner Selph asked about distance from residential.

Denise Grabowski said it is 100 feet.

Commmissioner Selph asked if there is a GDOT permit.

Denise Graboski said yes.

Commmissioner Monroe asked if the owner has a right to build this.

Denise Grabowski said yes but the Commission can review.

Commmissioner Selph made a motion to table. Commissioner Cox seconded. Motion passes 6-0.

PC2314: Beacon Outdoor Billboards requests a general development plan for a billboard at 211 US Highway 80; PIN: 60020 06002B.

Chair Jackson read the item and Denise Grabowski gave an overview.

Commmissioner Selph asked if there was a GDOT permit?

Denise Grabowski said no.

Commissioner Selph asked why.

Denise Grabowski said historically no such police was in place.

City Manager Robider said that historically they have been approved with a contingency of GDOT approval.

Commmissioner Bruner asked if application can be approved with no applicant or representative present based on the verbiage of the current application.

Denise Grabowski said that appears to be correct.

Commissioner Monroe asked when items should be tabled.

Denise Grabowski said that is up to the Planning Commission.

CA Gerard said that if there are no questions or pending concerns the Planning Commission can vote on an item without an applicant.

Commmissioner Selph asked for the exact parcel.

Denise Grabowski said there is some incontinency with the application and exhibits.

Commissioner Selph made a motion to table, Commmissioner Bruner seconded, motion carries 6-0.

PC2315: Beacon Outdoor Billboards requests a general development plan for a billboard at 4904 Augusta Rd; PIN: 60009 02004.

Chair Jackson read the item and Denise Grabowski gave an overview.

Chair Jackson asked for any comments or speakers.

Jamie Graham approached to speak in opposition and how the process was not fair.

Chair Jackson asked if there were any other speakers.

Commissioner Orrel asked if there were GDOT plans.

Denise Grabowski said no.

Commmissioner Selph made a motion to table, Commissioner Cox seconded, motion caries 6-0.

PC2316: RaceTrac Petroleum Inc requests a general development plan review of 0 Dean Forest Rd; PINs: 60924 01013, 60924 01015, 60924 01014, 60924 01018, 60924 01016, 60924 01002.

Chair Jackson read the item and Denise Grabowski gave an overview.

Commissioner Selph asked if there was a traffic study.

Denise Grabowski said that the applicant has been working with GDOT.

Commissioner Selph asked if the applicant was here.

Josh Yellin, attorney representing RaceTrac approached with another representative.

Commissioner Monroe asked Mr. Yellin to confirm his name.

Mr. Yellin said he was related to the other Mr. Yellin.

Commissioner Monroe asked if it was zoned Industrial.

Mr. Yellin confirmed that it was, but a section was zoned C-2A.

Commissioner Monroe asked if this was allowed in the zoning.

Denise Grabowski said yes.

Commissioner Monroe said then they have a right to develop.

Commissioner Orrell made a comment that he was worried about the heavy traffic in the area.

Tommy Pease said that there was a thorough design requirement.

Commissioner Monroe asked about the distance for the 2<sup>nd</sup> egress.

Tommy Pease said 900 feet.

Commissioner Monroe asked about the current cutout.

Tommy Pease said that is not going to be used, it is further back.

City Manager Robider said that the City has worked extensively with Racetrac and this was a good development.

Commissioner Selph asked if the GDOT corridor study can be expedited.

City Manager Robider said that is unlikely.

Commissioner Monroe made a motion to approve, Commissioner Selph seconded, vote passes 6-0.

PC2317: Andrew Morris requests a general development plan review of 4107C 8th St; PIN: 60022 03032.

Chair Jackson read the item and Denise Grabowski gave an overview.

Commmissioner Selph asked about lighting.

Denise Grabowski said it would be Garden City standards.

Andrew Morris, applicant said that he is happy to answer any questions regarding the project.

Commissioner Orrell said he welcomed the idea of new retail stores.

Commmissioner Monroe asked the applicant if he was aware of the warehouse development.

Mr. Morris said yes and he will make it work and was excited to cater to any customers including from the warehouse.

Chair Jackson asked for any other questions or comments. Being none he called for a motion.

Commmissioner Monroe made a motion to approve, Commissioner Cox seconded. Vote passes 6-0.

Commmissioner Monroe made a comment about how some members made a mistake with earlier votes.

Commmissioner Cox made a motion to adjourn, Commmissioner Ashley seconded. Vote passes 6-0.

Respectfully submitted  
JRT

# City of Garden City Variance Application



GARDEN CITY

## Development Information

Development Name (If applicable)

Property Address

216 SALT CREEK RD.

SAV. GA 31405

Current Zoning

Residential

Current Use

Home

Parcel ID

60960 01016

Total Site Acreage

5.10 Acres

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

90-14

Describe the variance request you are requesting.

Requesting 376 sq ft. of extra space on the size of the structure being built.

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

No

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.

# City of Garden City Variance Application



GARDEN CITY

## Applicant Information

Owner	
Name	Address
Michael Shropshire	216 SALT CREEK RD. SAR. GA 31405
Phone	Email
912-656-9410	Mike Shrop 1234 @ Gmail . 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)	
Cramer Engineering LLC	James Cramer	
Phone	Email	
440-655-1348	info@cramerengineering.com	

### Authorized Agent (Requires Authorized Agent Form)

☐ Check here to receive staff review comments via email

Company Name	Contact (Individual Name)
Phone	Email

### Campaign Contribution

List below the names of local government officials, 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.

Michael Shropshire

Print Name

*Michael Shropshire*

Signature

2-16-23

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

# MEMORANDUM

**To:** Garden City Planning Commission & Board of Appeals  
**From:** Denise R. Grabowski, AICP, LEED AP, Planning Consultant  
**Date:** March 30, 2023  
**Re:** PC2318 – 216 Salt Creek Road, Garden City

<b>Application Type</b>	<b>Variance</b>
<b>Case Number</b>	PC 2318
<b>Applicant</b>	Michael Shropshire
<b>Property Address</b>	216 Salt Creek Road
<b>Parcel ID</b>	60960 01016
<b>Area of Property</b>	5.10 acres
<b>Existing Zoning</b>	R-1 Residential
<b>Existing Land Use</b>	Residential

## GENERAL INFORMATION

**Project Description:** The applicant is requesting relief from Section 90-14 to build a garage/carport on his property. The total building size is 2,376 square feet, of which 750 square feet will be carport only (i.e., no walls). The applicant plans to remove the existing detached carport that is currently located behind the house once the new structure is built.

**Background / Additional Context:** Section 90-14 of the Garden City zoning ordinance limits the size of accessory buildings on lots of 5 acres or more to 2000 square feet.

## FINDINGS

Staff has determined this application is complete and contains all required information. In conformance with the City of Garden City Zoning Ordinance Section 90-213(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 lot does not have any extraordinary or exceptional conditions. The lot is generally rectangular with rough dimensions of 200' x 1100'.

2. *The application of this chapter to this particular piece of property would create practical difficulty or unnecessary hardship;*

The application of this chapter would not create a hardship. To meet the requirements, the applicant would be required to reduce the size of the structure by 376 square feet.

3. *Conditions are peculiar to the particular piece of property involved; and*  
None.

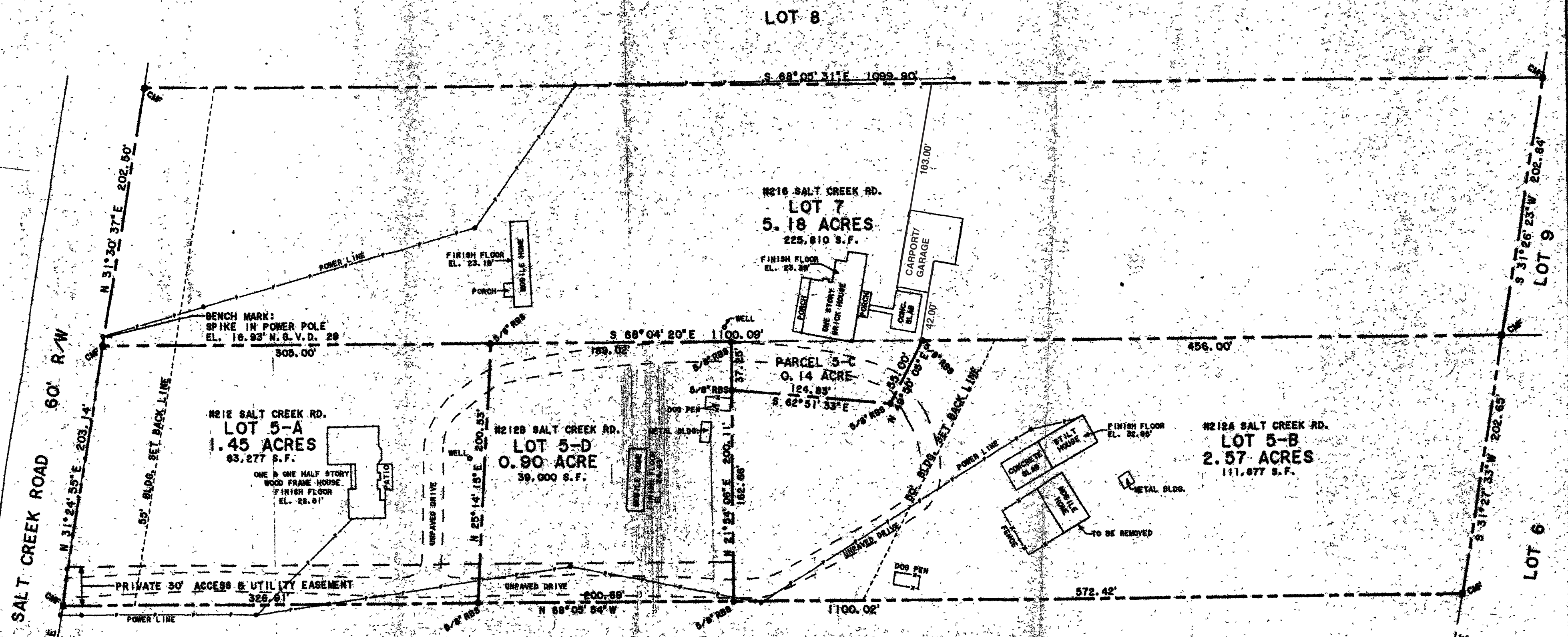
4. *Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of this chapter.*

The applicant stated that adjoining parcels are owned by family members. Based on the information provided by the applicant, the proposed structure would most likely not be visible from the public right of way.

**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.*





ALL STREETS, RIGHT OF WAYS, EASEMENTS AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR USE INTENDED

*Elton S. Quarterman, Jr.*  
OWNER

4-24-96  
DATE

RECORDED IN S.M.S. PAGE

I CERTIFY THAT THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON FIRM FLOOD MAP NO. 130030-0000-C, DATED MAY 19, 1987.

*Paul D. Wilder*  
PAUL D. WILDER R.L.S. #1559

**CERTIFICATE OF ACCURACY:**  
I HEREBY CERTIFY THAT THIS PLAT IS A TRUE, CORRECT AND ACCURATE SURVEY AS REQUIRED BY CHATHAM COUNTY SUBDIVISION REGULATIONS AND WAS PREPARED FROM A ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, AND THAT MONUMENTS AS SHOWN HAVE BEEN LOCATED AND PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.

*Paul D. Wilder*  
PAUL D. WILDER R.L.S. #1559

ALL EASEMENTS SHOWN ARE INTENDED TO BE USED FOR THE INSTALLATION OF UTILITIES BY CHATHAM COUNTY, CITY OF SAVANNAH, SAVANNAH ELECTRIC AND POWER CO., SOUTHERN BELL, SAVANNAH GAS CO., AND CABLEVISION OF SAVANNAH

- NOTES:**
- 1) TOTAL NUMBER OF LOTS = 3
  - 2) TOTAL ACRES = 10.10 ACRES
  - 3) ALL LOTS SERVED BY INDIVIDUAL WELLS & SEPTIC TANKS
  - 4) PARCEL 5-C TO BE ADDED TO LOT 7
  - 5) THE PRIVATE VEHICULAR ACCESS EASEMENT SHALL BE FOR THE USE OF & MAINTAINED BY THE OWNERS OF LOT 5A, 5B, & 5D, & SHALL NOT BECOME THE RESPONSIBILITY OF CHATHAM COUNTY

**REFERENCE:**  
1. PLAT RECORD BOOK 2, PAGE 105

**ERROR OF CLOSURE:**  
FIELD DATA 1/20,832  
ANGULAR ERROR 68" PER Δ POINT  
ADJUSTED BY COMPASS RULE  
PLAT CLOSURE 1/327,711  
**EQUIPMENT USED:**  
OS THEODOLITE  
ELECTRONIC DISTANCE METER



APPROVED BY CHATHAM COUNTY ENGINEER.

COUNTY ENGINEER:

4/30/96  
DATE

APPROVED BY CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH DIVISION OF ENGINEERING AND SANITATION

DIRECTOR

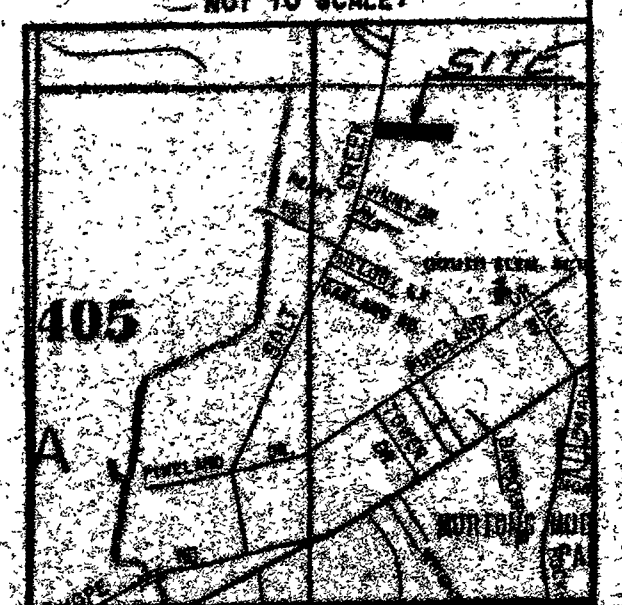
4/30/96  
DATE

APPROVED BY THE METROPOLITAN PLANNING COMMISSION.

SECRETARY:

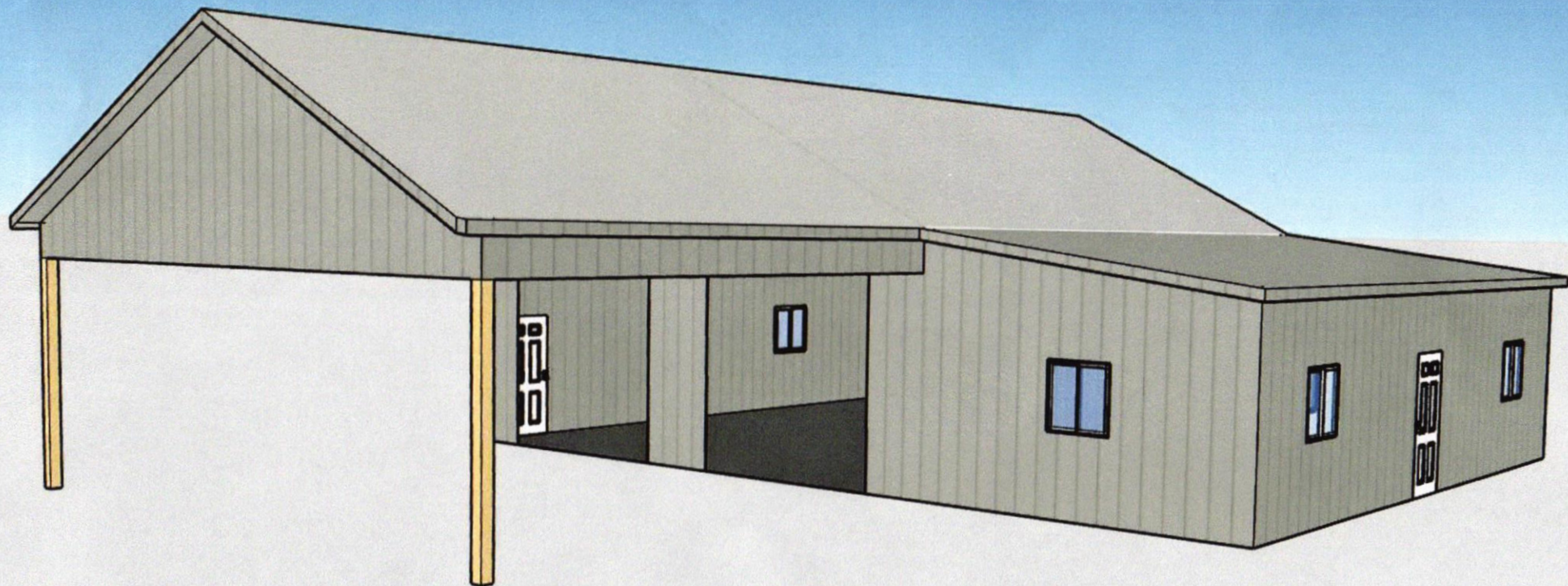
4-30-96  
DATE

**LOCATION SKETCH:**  
NOT TO SCALE

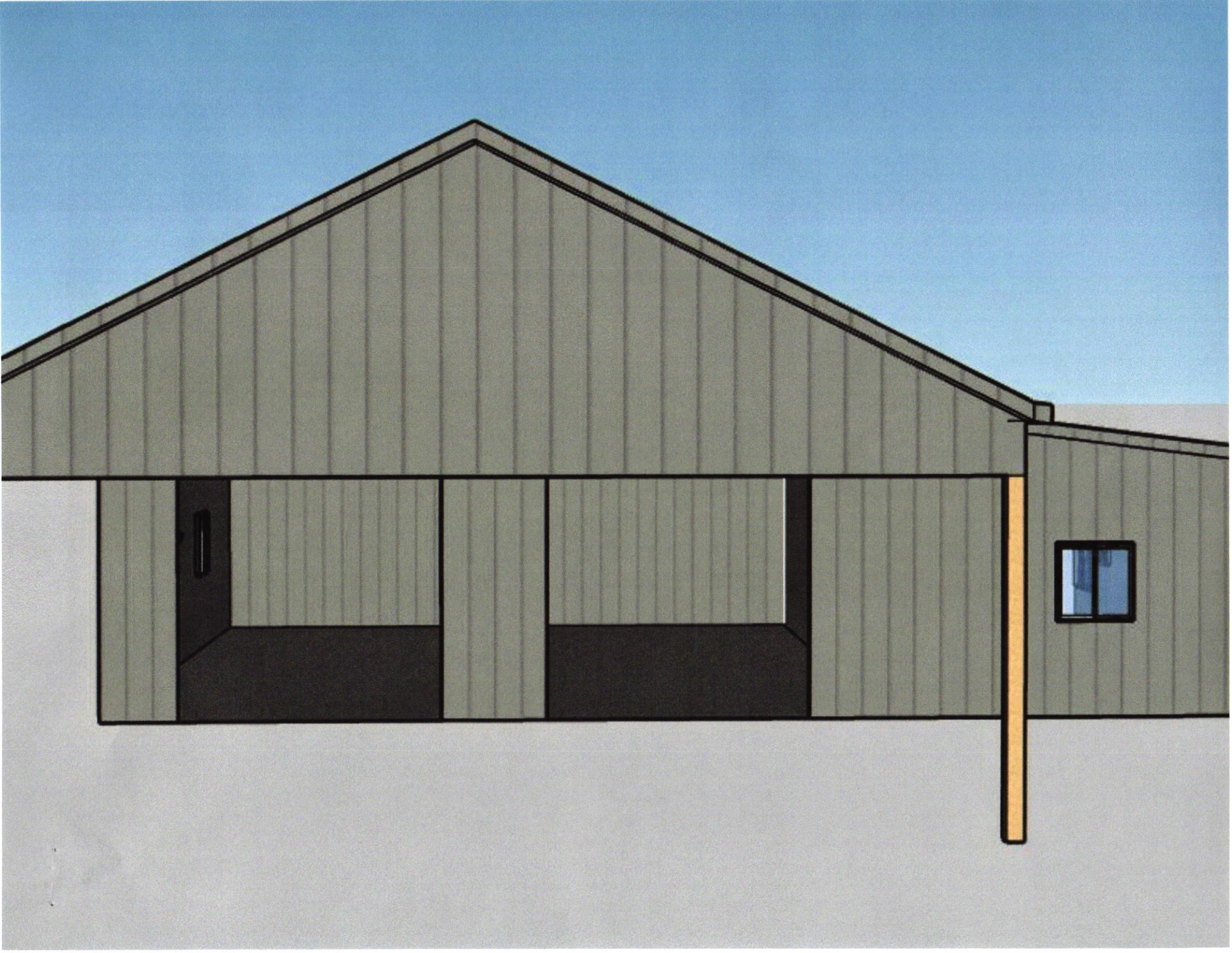


<b>PLAT OF</b> <b>A RE-DIVISION OF LOT 5</b> <b>SOUTHERN CENTRAL PORTION</b> <b>OF THE NEWTON TRACT</b> <b>SURVEYED FOR</b> <b>ELTON S. QUARTERMAN, JR.</b>	
LOCATION: S.M.D. 7, CHATHAM COUNTY, GEORGIA	
SCALE: 1 INCH = 80 FEET	
DATE: MARCH 27, 1998	FILE NO. 4246-A
WILDER SURVEYING & MAPPING (912) 826-5412, PO BOX 369 RINCON, GA 31326	

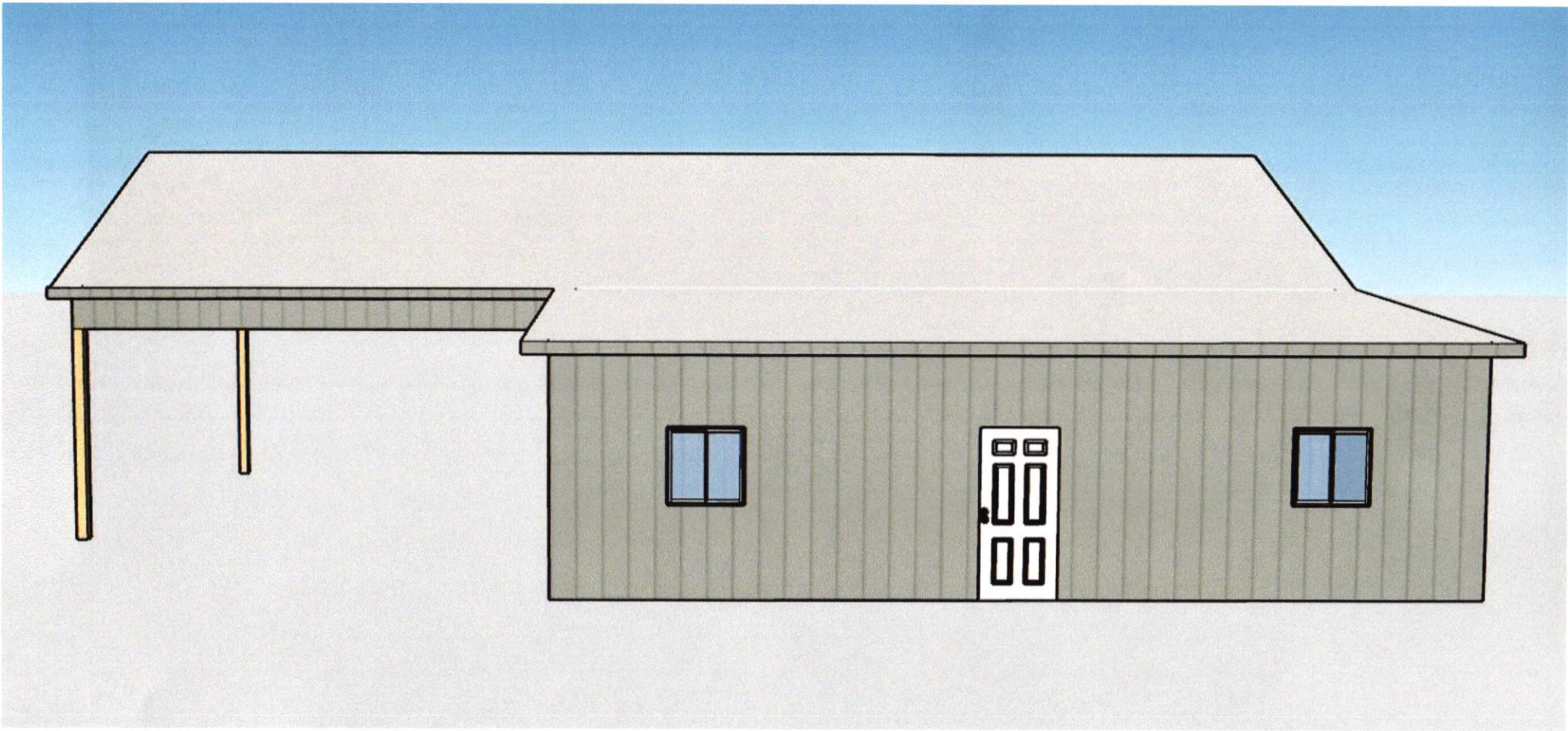








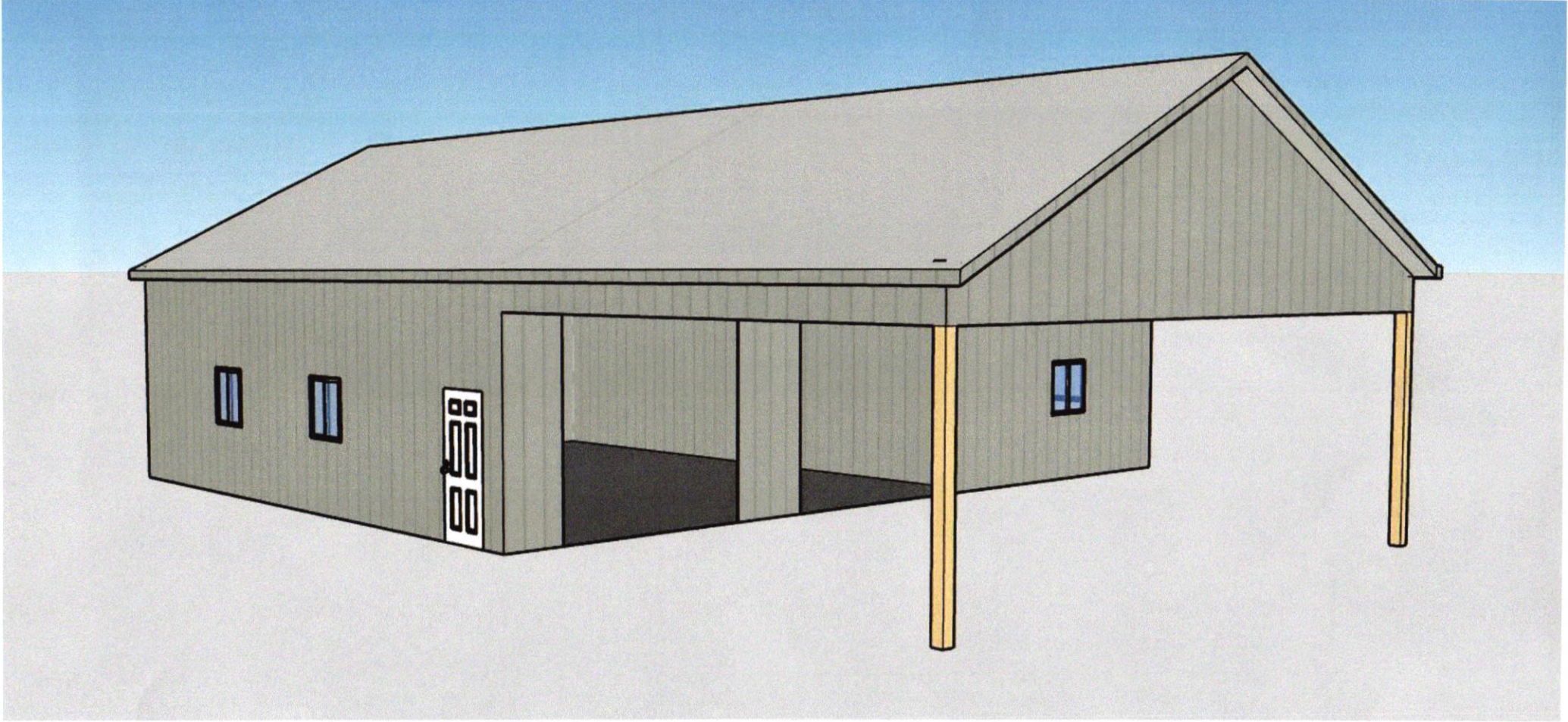






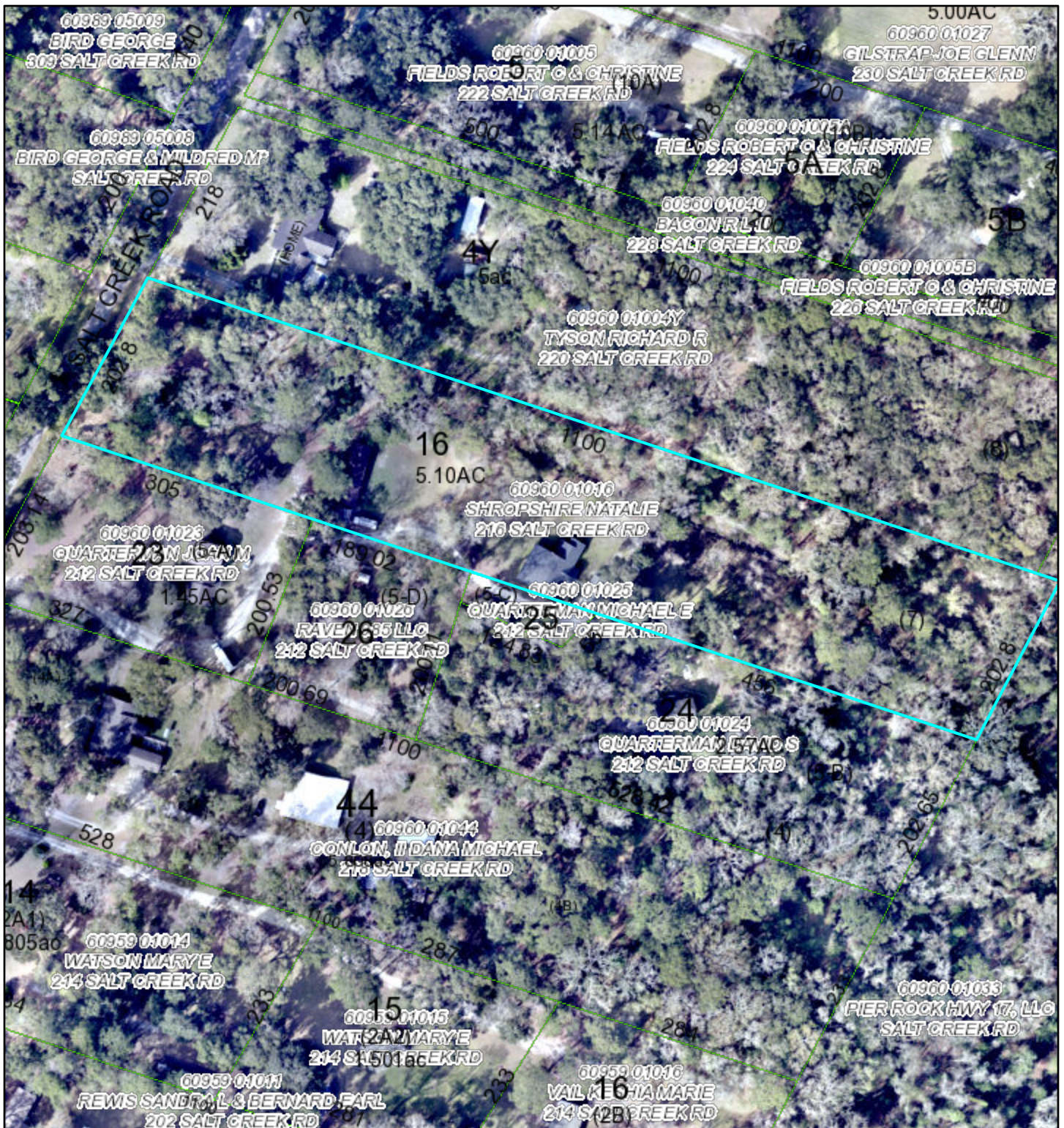








# SAGIS Map Viewer

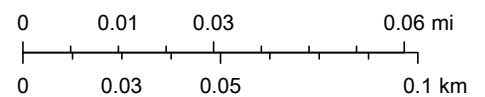


3/31/2023, 1:51:50 PM

Owner, PIN and Address Labels

 Property Boundaries (Parcels)

1:2,257



SAGIS