

# AGENDA

Board of Zoning Appeals / Planning Commission Meeting  
Tuesday, May 14, 2024 - 6:00pm

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

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- **Call to Order**
- **Roll Call**
- **Approval of Agenda**
  - May 14, 2024
- **Approval of Board of Zoning Appeals/Planning Commission Minutes**
  - April 9, 2024
- **Zoning Appeals**
  - PC-5-24-1085: Latasha Hall request a building setback variance for proposed development of a new single-family residence to be located at 4102 4<sup>th</sup> Street (formally 521 Davis Avenue); PIN 60019 06014
- **Adjournment**
- **Planning Commission**
  - New Business**
    - PC-5-24-1084: Scott Allison; Coleman Company request to rezone 1580 Dean Forest Road; PIN 60988 02018 from P-C-2A to I-1 for proposed development as Colonial Transportation Solutions Fleet Maintenance Facility.
- **Adjournment**
- **Workshop**
- **Call to Order**
- **Planning Commission**
  - Old Business**
    - PC-3-24-1076: Joshua Yellin request a general development review of 2301 Hwy 80: PIN 60881 04001 for proposed development as a service station for electric fleet vehicles.
    - PC-3-24-1077: Robert L McCorkle, III request to rezone 5231 Ogeechee Road; PIN 60991 06004 from R-A to I-1, Ogeechee Road; PIN 60991 06003 from C-2 to I-1 and Ogeechee Road; PIN 60990D 01006 from C-2 to I-1 for proposed use as a general office/warehouse and cross-dock facility for SAIA LTL freight with ancillary truck and trailer parking.
    - PC-3-24-1078: City of Garden City request an ordinance to amend the Code of Ordinances of Garden City, Georgia, as amended, to revise Chapter 90, Article VI, pertaining to signs, for the purpose of revising the provisions thereof regarding the limitations, safeguards, and controls for the location of outdoor advertising or separate use signs; to repeal all ordinances in conflict herewith; to provide for severability; to provide an effective date; and for other purposes.
- **Adjournment**

**Public Hearing by City Council for PC-3-24-1077, PC3-24-1078, PC-5-24-1084 is scheduled for May 20, 2024 with Consideration by City Council scheduled for June 3, 2024. 100 Central Avenue, Garden City, Georgia 31405.**

**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

April 9, 2024 - 6:00PM

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

Roll Call: Jenecia Perry; Acting Chair, Michael Bruner; Parliamentarian, Jeff Ashley, Chad Flowers, Wayne Joyner, Yuridia Maldonado, Charlie Orrell and Misty Selph.

Staff: Denise Grabowski (Planning Manager -Consultant), Robert Wellmaker; Building Official, and Jonathan Trego (Planning and Zoning Supervisor)

Visitors: Enclosed

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

Acting Chair Perry asked for a motion to approve the March 12, 2024 minutes. Commissioner Orrel made a motion to approve with second by Commissioner Selph; the vote passes with no opposition.

**Board of Zoning Appeals**

PC-4-24-1079: Efren Figueroa request a variance to install a chain link fence for the perimeter of property located at 4912 Ogeechee Road; PIN 60957 01006.

Acting Chair Perry gave a reading of the item. Denise Grabowski gave an overview of the proposal and said the City Staff recommendation of the use request for the application is for denial.

Mr. Figueroa stated his neighbor installed a chain-link fence.

Commissioner Orrel said are their circumstances to allow a chain-link fence?

Denise Grabowski said color does not define the variance's circumstance; the property is commercial and adjacent to residential zoning district.

Mr. Efren said chain link on the side with wood on the back is a possibility; I want what's in the area.

Commissioner Selph said barbed wire isn't allowed in commercial districts.

Denise Grabowski said it's allowed in the storage area.

Mr. Efren said barbed wire is for safety of the future business and to prevent the dumping of trash. He said I am expecting an approval, the person who was doing the fence were caught and five days later they received a permit.

Acting Chair Perry said the fence next to the property is chain link.

Denise Grabowski said per the Building Inspector the fence has been in place.

Commissioner Selph said barbed wire is allowed in Industrial.

Denise Grabowski gave an overview of fence requirements in Industrial zoning districts.

Mr. Efren said I am utilizing the same fence company as my neighbor; I will do wood in the back and chain link on the sides if required.

Commissioner Selph said are there screening requirements?

Denise Grabowski said there are screening requirements of fabric or mesh for a particular use; this is a vacant lot.

Commissioner Ashley said is the Building Official familiar with the stop work order for the fence?

Robert Wellmaker said there has been continuous problems with dumping; I approved the permit to eliminate and control blight due to illegal dumping.

Mr. Efren said this is the same issue; I want to have a fence all the way around – this has been a process of two months.

Commissioner Orrel said we recognize the issues on the property.

Acting Chair Perry asked for additional comments; being none she called for those in opposition. With no opposition, she called for a motion. Commissioner Selph made a motion to approve the request with condition of wood material abutting the residential property and with screening on the chain link fence. Commissioner Ashley seconds the motion; vote passes with no opposition.

PC-4-24-1080: Amanda Wilkinson request a variance of Sec. 90-47(b)(6) to convert a detached 2 car garage into a mother-in-law suite at 113 Camellia Avenue; PIN 6009 01015A.

Acting Chair Perry gave a reading of the item. Denise Grabowski gave an overview of the proposal and said the City Staff recommendation of the use request for the application is for approval.

Charles Wilkinson said his mom is living in a home in Brooklet due to my brother passing away in Iraq.

Commission Orrel said are these changes inside only?

Mr. Wilkinson replied correct.

Don Bethune; 2621 Woodlawn Avenue said three years ago I came before the Board for the exact same request; we turned a 900 sq. ft. into an apartment.

Kim Tice; 19 Briarwood Drive said we need more of these in the community for seniors. Housing prices are not affordable; I am for this request.

Andrew Chase Rosen, 4109 Fenwick Village Drive said this should be an allowed use by right.

Acting Chair Perry asked for additional comments; being none she called for those in opposition. With no opposition, she called for a motion. Commissioner Orrel made a

motion to approve the request. Commissioner Selph seconds the motion; vote passes with no opposition.

PC4-24-1081: Virginia M. Nichols request to establish a use for repairing trucks and trailers to be located at 112 Airport Park Drive; PIN 60988D 02016.

Acting Chair Perry gave a reading of the item. Denise Grabowski gave an overview of the proposal and said the City Staff recommendation of the use request for the application is for approval.

Virginia Nichols said I am the CFO for Low Country Fleet Services; we started on Lynah Avenue in 2004 then built buildings on Bryce Industrial Drive; we met with Scott Robider and he sent an email that it was approved. We have been in the process of getting the business license. We do mobile work of repairing trucks and trailers.

Acting Chair Perry asked for additional comments; being none she called for those in opposition. With no opposition, she called for a motion. Commissioner Bruner made a motion to approve the request. Commissioner Selph seconds the motion; vote passes with no opposition.

Acting Chair Perry called for a motion to adjourn. Commissioner Orrel made a motion to adjourn with a second by Commissioner Selph; the motion passes with no opposition.

### **Planning Commission**

PC-3-24-1077: Robert L. McCorkle, III request to rezone 5231 Ogeechee Road; PIN 60991 06004 from R-A to I-1, Ogeechee Road; PIN 60991 06003 from C-2 to I-1 and Ogeechee Road; PIN 60990D 01006 from C-2 to I-1 for proposed use as a general office/warehouse and cross-dock facility for SAIA LTL freight with ancillary truck and trailer parking.

Acting Chair Perry gave a reading of the item. Denise Grabowski gave an overview of the proposal.

Robert McCorkle said we are asking for a continuance at this time regarding the availability of water and sewer. We prefer a continuance of the May 14<sup>th</sup> meeting agenda.

Denise Grabowski said given the additional information needed the recommendation is to table.

Acting Chair Perry said we want to give anyone who wants to speak the opportunity to do so.

Don Bethune said I am opposed, there was another piece that was to be Commercial and rear as Industrial – staff dropped the ball.

Andrew Chase Rosen said I live in the area and being sandwiched between this property; the change would not be good.

Acting Chair Perry asked for additional questions or comments; being none she called for a motion. Commissioner Selph made a motion to continue request to the May 14<sup>th</sup> meeting. Commissioner Ashley seconds the motion; vote passes with no opposition.

PC-3-24-1076: Joshua Yellin request a general development review of 2301 Hwy 80: PIN 60881 04001 for proposed development as a service station for electric fleet vehicles.

Acting Chair Perry gave a reading of the item. Denise Grabowski gave an overview of the proposal and said City Staff recommendation is approval of the general development plan as presented.

Amira Streeter; Voltera gave an overview presentation and said we are asking for help to bring this project into fruition. Voltera builds, owns and operates electric vehicles. There will be 127 stalls upon completion; offers job opportunity, creates a pathway for electric vehicles that provide zero emissions, offers community benefits. The use the Board is looking for is automobile service station, the use is meant to be a place to charge trucks for up to six hours, tire change and truck washing. We want to ensure the best practices, we are committed to safety, we are working on emergency response plan to be a management of any fire hazards. Voltera is not new to this type of development and want to be positive fixture. We have opened a site in the past month in California and hoping to generate a tax revenue, create jobs and contribute to underutilize parcels.

Josh Yellin said there are other members and the project engineer of the Voltera team to answer any questions, the site plan has been revised to meet use requirements. Voltera received confirmation on 12/2022. He said we have added conditions to

eliminate concerns, the primary use is charging of vehicles, there is no truck assembly, no container storage, no storage of goods and if these are violated this puts the business license at risk. This is a charging facility not a truck terminal. Voltera encourages the elimination of polluted emissions, there's no negative impact that is what's in the Industrial area. We have met every criteria of the plan. The use is permitted by right per meetings with Staff and we will address additional concerns. The project engineer can address any traffic concerns - this site is zoned C-2, there are other allowed uses that have more traffic impact. We are asking for approval of the site plans as we have met the criteria.

Acting Chair Perry said how was Garden City determined and chosen as location for this project; was it easy to work with Garden City?

Amira Streeter said we wanted to find sites that fit certain criteria, this is the best use that fits the criteria. We are in a good working condition with City Staff.

Calera Chrisma with Voltera said I have a background in fuel. I am familiar with the types of fire hazards. We work under local and federal guidelines and take the approach of asking for help and hire engineering firms to help with the design and how it should be built because the batteries burn fast and hot; there is an armory to the right and a church to the left.

Commissioner Selph asked has the City reviewed what's needed to fight the fire? The infrastructure needs to be addressed prior to approval.

Denise Grabowski said this will happen during the stage of the building review. We are not at that stage; this is an extensive process and requires approvals for permits. This is the first step in the process, if it gets to a point where this needs to be addressed then the process stops.

Commissioner Selph asked if there are fees passed along to the applicant?

Denise Grabowski said yes; fire, utilities and structural fees.

Acting Chair Perry asked if there will be charging stations for cars?

Josh Yellin said there are plans of stations for those working at the facility – the employees working at the site, there is a federal grant submitted to open an additional



site. The conversations today were relating to fire mechanisms; there have been ongoing communication with the submittal of the fire plan. Lithium batteries are everywhere, this is no more catastrophic than a regular car.

Commissioner Selph said there is currently heavy commercial traffic in the area. I am a ½ mile from the proposed request and I spend ten minutes in the morning and afternoons to get onto the roadway.

Harrison Dean; Traffic Engineer said we studied five intersections, there is no reduction to the level of service, this is not shipping demanded, this actually less. We did a comparison of Quick-Trips and they add over 5000 vehicles per day.

Amira Streeter said the hours of operation is 24/7 but this is not a typical parking lot, the trucks are charging for six hours; the different operation schedule will be staggered.

Commissioner Bruner said what are the drivers doing for six hours?

Amira Streeter said there is a breakroom area in the building.

Josh Yellin said there will be no trailers or chassis.

Commissioner Ashley said you have an existing location that you have referred to; is it in operation?

Amira Streeter said the California location has been operational since September; we are pioneers and filling a gap with multiple pieces falling into place. We are working to expand Arizona.

Commissioner Ashley said are there any special apparatuses for the buildings – what type materials are the roofs?

Amira Streeter said solar roofing. The three operational buildings have fire extinguishers and smoke alarms.

Commissioner Asley said we don't want to take the responsibility of the hazards such as the containment of drainage from washing of batteries on the adjoining property.

Amira Streeter said we want to be good neighbors; we will address concerns with safety and adhere to all regulations. The technology installed is in order to mitigate hazards.

Commissioner Ashley said the betterment of the community is not to have 800 trucks.

Amira Street said this number is for all vehicles; trucks and employee vehicles.

Commissioner Ashley said was a site plan given when the letter was signed off?

Robert Wellmaker replied yes, the site plan is in the packet.

Commissioner Ashley said Mr. Yellin please define how you determined automobile use.

Josh Yellin reads an overview of the ordinance and stated motor vehicles includes all types of vehicles on the road.

Commissioner Bruner said automobiles and trucks are defined; this use does not allow trucks.

Josh Yellin said this was the interpretation of the City Manager. We relied on the information provided when the application was submitted.

Commissioner Selph said the interpretation by Staff is incorrect.

Gwyn Hall; City Councilmember said there has been conversation to create an ordinance for electric vehicles and trucks.

Commissioner Selph said what are the plans for truck washing and stormwater?

Thomas Ashley with Voltera said it will be a dry wash, normal washing – safety drainage is an option – we will look at options as determined by the City.

Commissioner Ashley said what are the use of the buildings?

Thomas Ashley said the front building is for both administrative Staff or for drivers, we do not have a hard head count as this time.

Commissioner Ashley said what would those need to be in the building for, I have a problem voting on a design that is unknown.

Commissioner Bruner asked Robert Wellmaker are you able to repair trucks per section 90-47, # 66 and #66a, #57 and #58?

Denise Grabowski reads an overview of the ordinance and stated these are primary uses.

Robert Wellmaker said this is incidental to the usage.

Commissioner Bruner said the definitions for automobile service and repair; we don't have a permitted use for EV charging facility; an ordinance should have been written.

Robert Wellmaker said I was instructed to find a use to place the request.

Josh Yellin said new uses come in often that are not in the ordinances and Staff has to make a determination.

Acting Chair Perry said the Board is taking this matter very seriously. She then asked for further questions; being none she called for those in opposition.

Don Bethune said I am opposed to the request; this is the wrong location. I am in favor of electric vehicles; this is a stretch that this is a service station. Could someone put electric vehicles within an Enmarket proposal?

Denise Grabowski said based on comments from Council an ordinance may occur.

Richard Lassiter; City Councilman said something of this magnitude needs to be addressed; I am not against EV vehicles but we have to understand this is not a service station.

Andrew Chase Rosen said I am opposed; this is not the proper area for this type development, this is similar to a transformer; this has been hashed out repeatedly. The area needs walkability and safety – need to facilitate pedestrian traffic.

Gwyn Hall said we are in favor of electrical vehicles will need in the future to create for passenger vehicles and commercial vehicles.

Commissioner Orrel said the zoning use, pumps and tanks are class 3 – the operation creates congestion across from Sharon Park; these are prohibited uses.

Acting Chair Perry asked for additional questions or comments; being none she then called for a motion. Commissioner Orrel made a motion to deny. With no second, Commissioner Orrel retracts the motion.

Commissioner Ashley said the Board has three new members; in my opinion we should table and move to next month and have a workshop with a video of previous cases.

Acting Chair Perry asked for additional questions or comments; being none she then called for a motion. Commissioner Ashley made a motion to table with a workshop. Commissioner Bruner seconds the motion; vote passes with no opposition. Staff agrees to coordinate a workshop date with question submittal for workshop.

PC-3-24-1078: City of Garden City request an ordinance to amend the Code of Ordinances of Garden City, Georgia as amended, to revise Chapter 90, Article VI, pertaining to signs, for the purpose of revising the provisions thereof regarding the limitations, safeguards, and controls for the location of outdoor advertising or separate use signs; to repeal all ordinances in conflict herewith; to provide for severability; to provide an effective date; and for other purposes.

Denise Grabowski gave an overview and staff recommendations. Denise Grabowski talked about changes since the last proposal.

Commissioner Selph mentioned not wanting to limit billboards in commercial areas and that she believes the City is missing revenue opportunities from installs.

Chair Perry asked if there were any additional questions.

Alex Voss from Lamar said that permit fees were roughly ten times what other jurisdictions charge.

Commissioner Orrell asked Commissioner Ashley about his thoughts.

Commissioner Ashley mentioned doing a line-by-line comparison.

Alex Voss stated that every existing billboard would be nonconforming.

Commissioner Bruner asked about the distance from residences that other cities require.

Alex Voss said it often ranges from 200'-500' and talked about modern light mitigation technology.

Commissioner Ashley made comments about ordinance changes.

Denise clarified that this is simply to provide a recommendation to City Council.

Chair Perry asked if the changes are necessary.

Denise said that this is a proposal for City Council for the benefit of the City.

Commissioner Bruner asked how many spaces for new billboards are left.

Alex Voss speculated on some numbers.

Drew Well who lives near Woodlawn spoke and does not like the new billboard at the Chus.

Commissioner Orrel made a motion to table the item, Commissioner Selph seconded. The motion passes with no opposition.

## **Nominations**

Commissioner Selph nominated Commissioner Ashley for parliamentarian. No other nominations for this role. Commissioner Ashley wins 7-0.

Commissioner Ashley nominates Commissioner Perry for Vice Chair. No other nominations for this role. Commissioner Perry wins 8-0.

Commissioner Perry nominated Commissioner Bruner for Chair. No other nominations for this role. Commissioner Bruner wins 7-0.

Commissioner Selph gave welcoming remarks to the new members.

Commissioner Perry gave a thank you message to the members, guests, public, elected officials, and staff.

Commissioner Selph made a motion to adjourn, Commissioner Orrell seconded.  
Motions passes with no opposition.

Respectfully submitted,  
TTR and JRT



# City of Garden City Variance Application



GARDEN CITY

## Development Information

Development Name (If applicable)

Property Address

4102 4th ST, Garden City, GA 31408

Address formerly known as 521 Davis Ave, Garden City, GA 31408

Current Zoning

R-2 Residential

Parcel ID

6001906014

Current Use

vacant lot

Total Site Acreage

0.14

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

Building Setbacks

Describe the variance request you are requesting.

The lot size is 40 ft wide and I'd like to build a 25 ft wide new home on this site. There is a 8ft setback requirement on both sides.

The right side of the house at the corner would need to be approved for a 7 ft setback in order to build a new affordable home.

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

Yes, practical difficulty because the lot won't be buildable with the current setback requirements. There will just another vacant lot sitting and unused.

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

There's only 1 neighboring home so the variance can work at the right side corner where there is not another neighbor. This won't effect the existing neighbor on the left side.

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.

My goal is to provide affordable housing in this community while improving the landscape of the area.

# City of Garden City Variance Application



GARDEN CITY

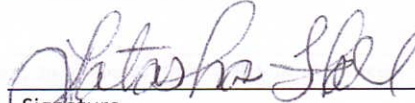
## Applicant Information

<b>Owner</b>	
<b>Name</b>	<b>Address</b>
Latasha Hall	16 Lazy Hammock Ct, Savannah, GA 31419
<b>Phone</b>	<b>Email</b>
912-656-0266	tashahallhouses@yahoo.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 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>
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.

Latasha Hall

Print Name

  
Signature

3-12-2024  
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>

# MEMORANDUM

**To:** Garden City Planning Commission & Board of Appeals  
**From:** Denise R. Grabowski, AICP, LEED AP, Planning Manager Consultant  
**Date:** May 9, 2024  
**Re:** PC-5-24-1085 – 4102 4<sup>th</sup> Street

<b>Application Type</b>	<b>Variance</b>
<b>Case Number</b>	PC-5-24-1085
<b>Applicant</b>	Latasha Hall
<b>Name of Project</b>	NA
<b>Property Address</b>	4102 4 <sup>th</sup> Street
<b>Parcel IDs</b>	60019 06014
<b>Area of Property</b>	0.14 acre
<b>Current Zoning</b>	R-2 Residential
<b>Current Land Use</b>	Vacant lot

## GENERAL INFORMATION

**Project Description:** The applicant is requesting a variance from section 90-72 of the Garden City Zoning Ordinance, which requires a side setback of eight feet. The applicant is requesting a one-foot reduction in the side setback requirement from eight feet to seven feet.

## 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;*  
This is a narrow lot (40' wide) located in Rossignol Hill.



2. *The application of this chapter to this particular piece of property would create practical difficulty or unnecessary hardship;*  
The current zoning ordinance does not account for the narrow lots in this neighborhood, which were largely platted prior to the adoption of the ordinance.
3. *Conditions are peculiar to the particular piece of property involved; and*  
Yes.
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 would not 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.

### RECOMMENDATION

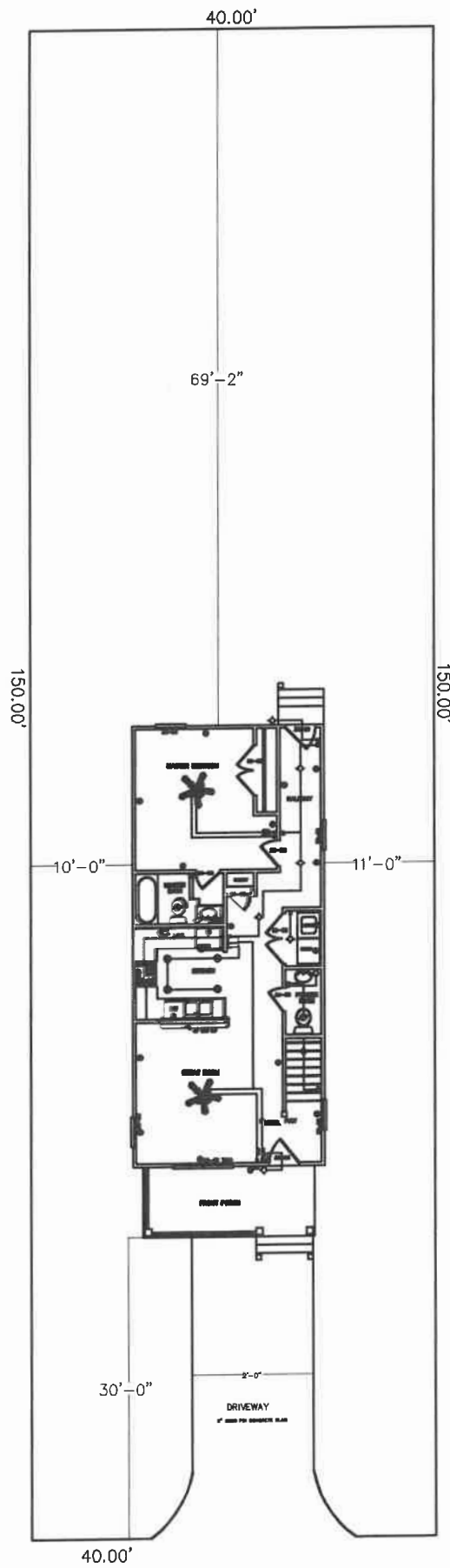
**Approval** of the variance for application PC-5-24-1085.

### RECOMMENDED MOTION

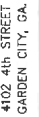
I move to **approve** the variance for application PC-5-24-1085.

#### *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.*

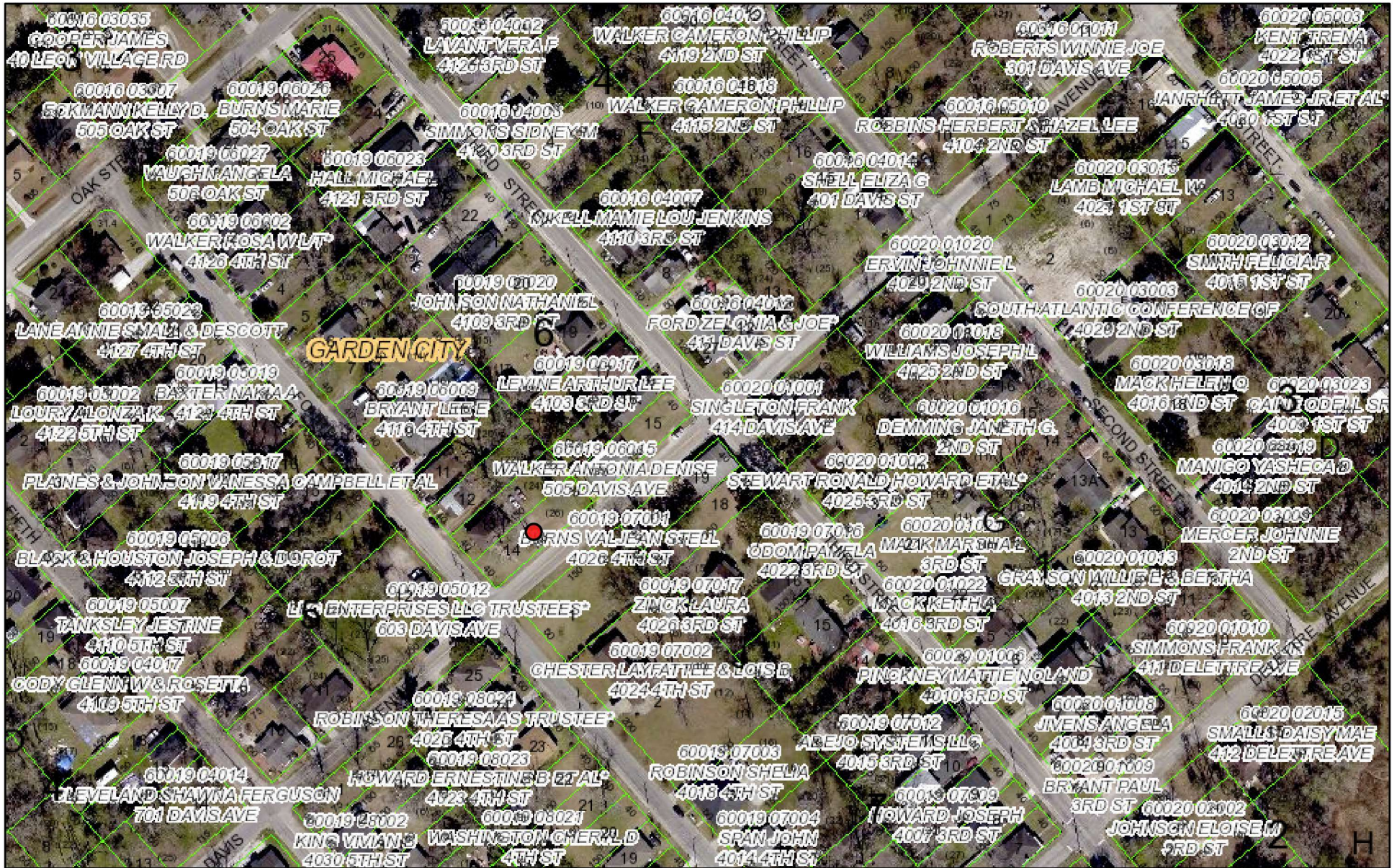


4102 4th STREET  
PROPOSED SITE LAYOUT





# PC-5-24-1085: Variance



5/10/2024, 11:33:35 AM

Municipal Boundary

BLOOMINGDALE

GARDEN CITY

POOLER

PORT WENTWORTH

SAVANNAH

THUNDERBOLT

TYBEE ISLAND

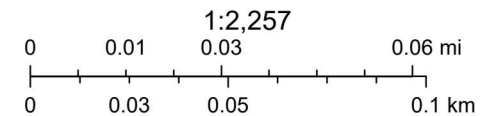
VERNONBURG

UNINCORPORATED

Owner, PIN and Address Labels

Property Boundaries (Parcels)

SAGIS



SAGIS  
SAGIS |



# City of Garden City Rezoning Application



G A R D E N C I T Y

## Development Information

**Development Name (If applicable)**

Colonial Transportation Solutions Fleet Maintenance Facility

**Property Address**

1580 Dean Forest Rd, Savannah, GA 31408

Current Zoning	Proposed Zoning
P-C-2A	I-1
Current Use	Proposed Use
Fueling Station/Office	Fueling Station/Office/Fleet Maintenance
Parcel ID	Total Site Acreage
60988 02018	3.85
Proposed Water Supply	Proposed Sewage Disposal
<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private

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

Corporate fueling with a small office, vacant property in the rear.

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

Continue providing corporate fueling, expanded office space provide truck fleet maintenance.

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

Auto parts store, motorcycle repair service, auto mart, container storage, guns and ammunition store, sign company, mobile home park

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

The desired use after rezoning is compatible with the uses and development of adjacent and nearby properties.

**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.**

No, access point will remain on Dean Forest Rd.

**Please provide any additional information that you deem relevant.**

The maintenance and repair service is only for Colonial Group.

# City of Garden City Rezoning Application



G A R D E N C I T Y

## Applicant Information

Owner	
Name	Address
Shannon Bradley	2112 Rankin St, Savannah, GA 31415
Phone	Email
912-236-1331	sbradley@colonialgroupinc.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)	
Coleman Company, Inc.	Charles Singleton	
Phone	Email	
912.200.3041	csingleton@cci-sav.com	

Authorized Agent (Requires Authorized Agent Form)	<input type="checkbox"/> Check here to receive staff review comments via email
Company Name	Contact (Individual Name)
Coleman Company, Inc.	Scott Allison
Phone	Email
912.200.3041	sallison@cci-sav.com

### Campaign Contribution

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

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

I 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.

Coleman Company - Scott Allison

Print Name

Scott Allison

Signature

Digitally signed by Scott Allison  
Date: 2024.03.26 09:11:33-04'00'

3/26/24

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



## MEMORANDUM

**To:** Garden City Planning Commission & Board of Appeals  
**From:** Denise R. Grabowski, AICP, LEED AP, Planning Consultant  
**Date:** May 8, 2024  
**Re:** PC-5-24-1084– 1580 Dean Forest Road

<b>Application Type</b>	<b>Zoning Map Amendment (Rezoning)</b>
<b>Case Number</b>	PC-5-24-1084
<b>Applicant</b>	Shannon Bradley
<b>Name of Project</b>	Colonial Transportation Solutions Fleet Maintenance Facility
<b>Property Address</b>	1580 Dean Forest Road
<b>Parcel ID</b>	60988 02018
<b>Area of Property</b>	3.85 acres
<b>Existing Zoning</b>	P-C-2A
<b>Existing Land Use</b>	Fueling station/Office
<b>Proposed Zoning</b>	I-1
<b>Proposed Land Use</b>	Fueling station/Office/Fleet Maintenance
<b>Comp Plan – Future Land Use</b>	Commercial

### GENERAL INFORMATION

**Project Description:** Continue providing corporate fueling, expanded office space, and truck maintenance for the company's fleet.

### 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 90-201(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?*

This property is located on the border of the City of Garden City with the City of Savannah across Dean Forest Road. Adjacent parcel uses and zoning:

North – Motorcycle repair shop and sign business – zoned C-2A

South: Office, zoned C-2A

East – Mobile home park, zoned I-1;

West – Undeveloped, zoned I-2 and C-2 (City of Savannah).

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

The properties along Dean Forest Road, within Garden City, are predominantly zoned C-2A. There are several parcels just south of the subject property zoned I-1 along Dean Forest and properties just north of the subject property are zoned I-2.

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 subject property is already in use for truck fueling. The size of the parcel limits the scale of the proposed maintenance building and office building. The property is accessed directly from Dean Forest Road, so no impacts are anticipated on minor streets.

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?*

The character of this area is predominately heavy commercial and light industrial. The property to the east of the subject parcel is zoned I-1, but is residential in use (mobile home park). Staff recommends the rezoning is conditioned on retaining the existing vegetation on the eastern edge of the property line and adding a fence.

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, will continue to be used by Colonial Oil group.

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 is not anticipated to have significant impacts.

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

This rezoning request is not fully consistent with the Comprehensive Plan. The Future Land Use Map indicates this area as Commercial to Louisville Road. However, the current development pattern between the subject property and Louisville Road is already industrial.

## 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

**Approval** of the rezoning request from Heavy Commercial (C-2) to Industrial (I-1) with the condition that the existing buffer on the eastern property line remains intact and fenced.

## RECOMMENDED MOTION

I move to recommend the **approval** of rezoning application PC 5-14-1077 to the City Council, with the condition that the existing buffer on the eastern property line remains intact and fenced.

### *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.*





**Project Narrative For  
Colonial Group Property Rezoning  
March 21, 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 zoned for P-C-2A 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. Ultimately, the property owner of 1580 Dean Forest Road would like to rezone the subject parcel to I-1 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 Rezoning/Zoning Map Amendment Request



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

Based on review of the criteria for enactment in the Garden City Zoning Ordinance, the proposed rezoning meets the criteria for decision making on rezonings in every category.

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 in seamlessly with the surrounding land use and zoning. There is no indication that rezoning this property would in any

way inhibit traffic and create congestion within local residential communities. This request will not cause any material detriment to the subject parcel or surrounding parcels, as the proposed use after rezoning fits the current standard of Garden City's industrial use code. There is an imminent need for the rezoning to accommodate Colonial Group's business functionality. The proposed use would not create an acceleration of a variety of land use changes in the neighborhood.

### **3.0 Conclusion**

In conclusion, after demonstrating how the rezoning request is consistent with the Garden City criteria for decision making for map amendments, we respectfully request approval of the rezoning of 1580 Dean Forest Road from P-C-2A (Commercial) to I-1 (Industrial) zoning district for the future intended use of providing truck fleet maintenance, to coincide with the existing corporate fleet fueling and office uses.

Thank you,

Coleman Company, Inc.

1480 Chatham Parkway Suite 100

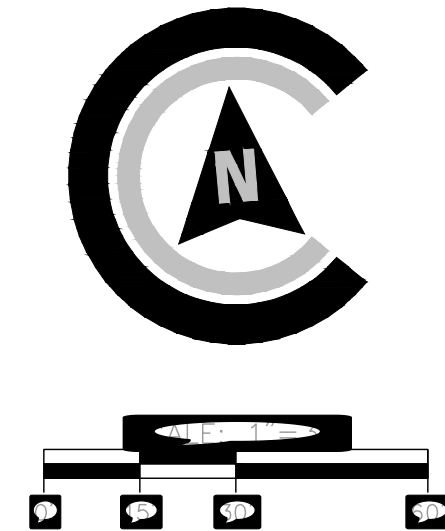
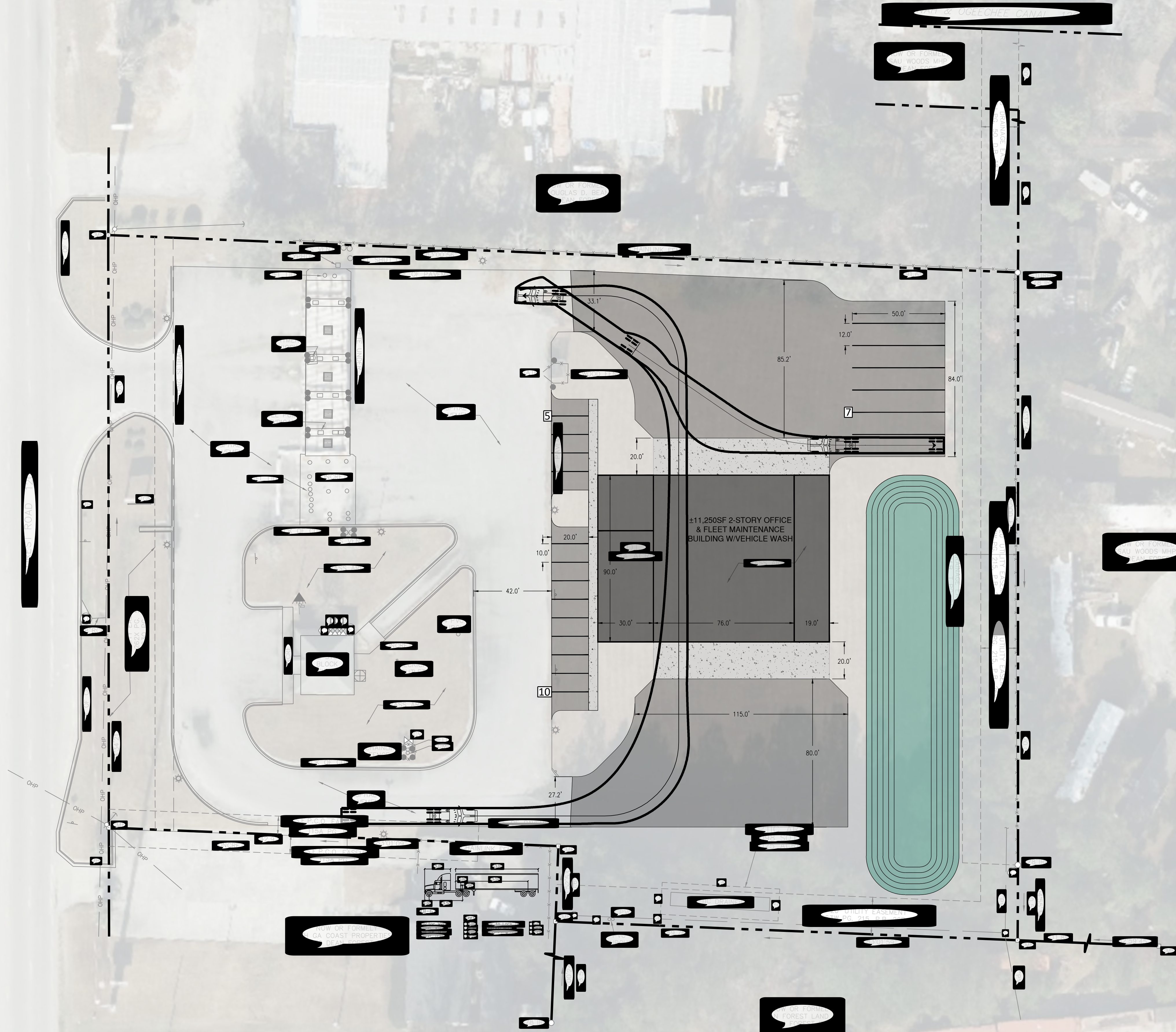
Savannah, GA 31405

912.200.3041

CCI # 23-430



DESIGN PROFESSIONAL'S CREDENTIALS:  
ENGINEER'S NAME (PRINTED): CHARLES C. SINGLETON, PE  
GEORGIA P.E. NUMBER: 033676  
GSWCC LEVEL II CERTIFICATION NUMBER: 12472



COLMAN COMPANY  
ENGINEERS • SURVEYORS  
Savannah, Georgia | (912) 200-3941 | CCI-SAV.COM

REGISTERED  
No. 033676  
PROFESSIONAL  
ENGINEER  
CHARLES C. SINGLETON, PE

NOT FOR CONSTRUCTION

REVISIONS:  


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

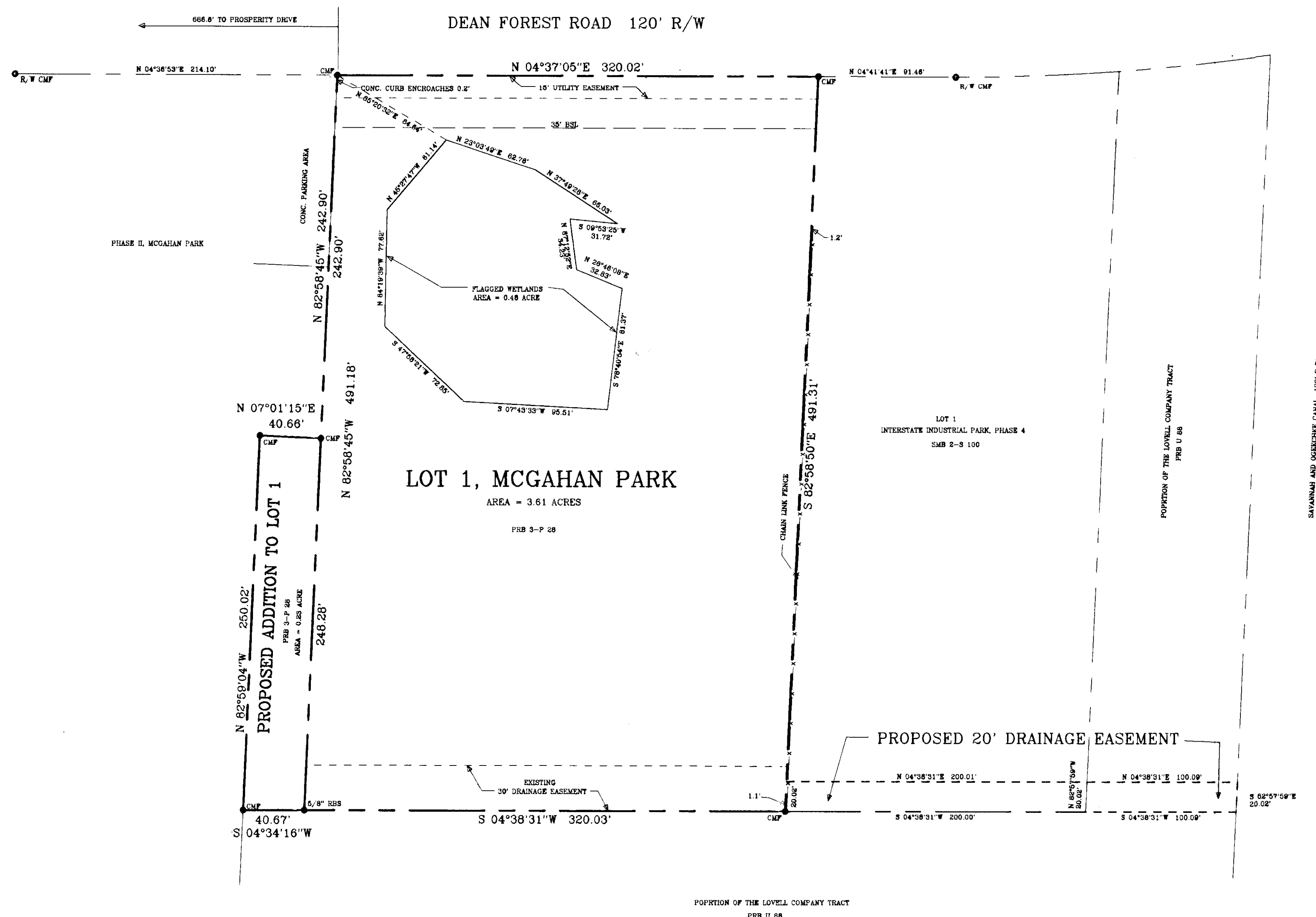
JOB NUMBER: 23-430  
DATE: 07/26/23  
DRAWN BY: JBA  
CHECKED BY: CCS  
SCALE: AS NOTED

STAKING PLAN

SHEET:  
C3.0



I

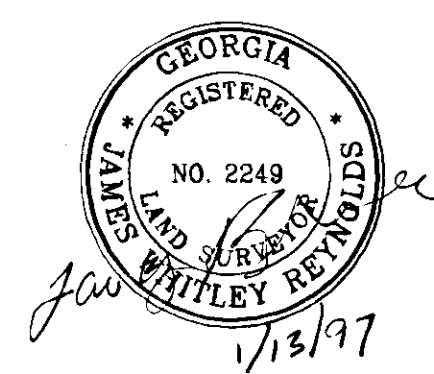


RECEIVED FOR RECORD  
97 JUN 22 PM 2:04  
SUSAN D. PROUSE  
CLERK, S.O.C.C. GA



ACCORDING TO THE F. I. R. M.  
DATED 5/19/87 THIS PROPERTY  
IS NOT WITHIN THE 100 YEAR  
FLOOD ZONE

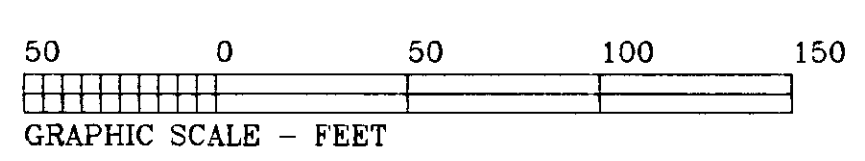
**J. WHITLEY REYNOLDS**  
LAND SURVEYOR  
636 STEPHENSON AVENUE  
SUITE C  
SAVANNAH, GEORGIA 31405  
TELEPHONE: 912-352-0464  
FAX: 912-352-7787



EQUIPMENT:  
LEITZ SET 4

ERROR OF CLOSURE:  
LINEAR: 1/29,100  
ANG: 6"/ANGLE  
BALANCED BY: L. S.  
PLAT: 1/346,000

SCALE: 1" = 50'  
DATE: JANUARY 13, 1997  
FILE NO. 97-6



PLAT OF LOT 1 & A PROPOSED ADDITION TO LOT  
1, MCGAHAN PARK AND A 20' DRAINAGE  
EASEMENT ON A PORTION OF LOT 1, INTERSTATE  
INDUSTRIAL PARK, PHASE 4 AND A 20' DRAINAGE  
EASEMENT ON A PORTION OF THE LOVELL  
COMPANY TRACT, CHATHAM COUNTY, GEORGIA

FOR: CONTINENTAL SELF STORAGE, INC.

14P162



# PC-5-24-1084: Rezoning



5/10/2024, 11:43:45 AM

Municipal Boundary

BLOOMINGDALE

GARDEN CITY

POOLER

PORT WENTWORTH

SAVANNAH

THUNDERBOLT

TYBEE ISLAND

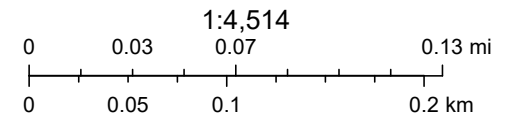
VERNONBURG

UNINCORPORATED

Owner, PIN and Address Labels

Property Boundaries (Parcels)

SAGIS



SAGIS  
SAGIS |



# City of Garden Site Plan Application



## Development Information

<b>Development Name</b>		
Voltera - EV Charging Facility		
<b>Property Address</b>		
2301 West US Highway 80		
<b>Phased development?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
If yes, indicate proposed number of phases: 2		
<b>Parcel ID</b>	<b>Total Site Acreage</b>	<b>Zoning</b>
60881-04001	7.92	C-2
<b>Project Description</b>		
Service station (electric fleet vehicles)		
<b>Water Supply</b>		<b>Sewage Disposal</b>
<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private		<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private

## Applicant Information

<b>Owner</b>	
<b>Name</b>	<b>Address</b>
SAVANNAH EV HOLDINGS LLC	2301 West US Highway 80
<b>Phone</b>	<b>Email</b>
	astreeter@volterapower.com
<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>
Kimley-Horn	Jeffrey Sallee
<b>Phone</b>	<b>Email</b>
757-213-8635	jeffrey.sallee@kimlee-horn.com
<b>Authorized Agent (Requires Authorized Agent Form)</b> <input checked="" type="checkbox"/> Check here to receive staff review comments via email	
<b>Company Name</b>	<b>Contact (Individual Name)</b>
HunterMaclean	Josh Yellin
<b>Phone</b>	<b>Email</b>
912-236-0261	jyellin@huntermaclean.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.

Joshua Yellin  1/29/2024  
Print Name Signature Date

<b>OFFICE USE ONLY</b>		
<b>Received By</b>	<b>Date Received</b>	<b>Case Number</b> PC03-24-1076
<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>

# MEMORANDUM

**To:** Garden City Planning Commission & Board of Appeals  
**From:** Denise R. Grabowski, AICP, LEED AP, Planning Manager Consultant  
**Date:** May 9, 2024  
**Re:** PC 2304 – 2202-2205 US Highway 80

<b>Application Type</b>	<b>General Development Plan</b>
<b>Case Number</b>	PC 2304
<b>Applicant</b>	Joshua Yellin
<b>Name of Project</b>	Voltera EV Fleet Charging Hub
<b>Property Address</b>	2301 US Highway 80
<b>Parcel IDs</b>	60881 04001
<b>Area of Property</b>	7.91 acres
<b>Current Zoning</b>	C-2, Commercial
<b>Proposed Land Use</b>	Service station for electric fleet vehicles

## GENERAL INFORMATION

**Project Description:** The applicant is proposing to develop a state-of-the-art electric vehicle (EV) charging facility with 127 truck charging stalls and 127 vehicle parking stalls, 4,800 square-foot operations building, and 4,500 square-foot maintenance building.

**Additional Background:** A general development plan for this proposed development was presented to the Planning Commission on May 9, 2023. PC 3-24-1076 is a new application. The layout is the same as previously presented with the additional clarifying note added to the plans (see note 8, pages 3 and 4):

8. FACILITY SHALL BE PROHIBITED FROM THE FOLLOWING USES:
  - 8.1. TRUCK ASSEMBLY
  - 8.2. DISPATCHING
  - 8.3. LOADING/UNLOADING OF TRUCKS
  - 8.4. STORAGE OF GOODS
  - 8.5. CONTAINER STORAGE

## 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 90-48, the following factors are to be considered for a General Development Plan review:



1. *Proposed uses and overall development plan*

This facility is the first of its kind in the area and will provide charging facilities for electric vehicles and trucks. The project is proposed for development in two phases. The first phase will include both buildings, passenger vehicle parking, and 37 truck charging stations. The second phase will add an additional 90 truck charging stations.

2. *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.*

The operations building will be located adjacent to US Highway 80 and features metal and spandrel panels with storefront glazing (windows). A smaller maintenance facility is located adjacent to the western property line and will be constructed of masonry.

3. *Fences, landscaping, and buffers.*

The perimeter of the site will be surrounded by 8' wrought iron fencing. A black chain-link fence will be located around the truck charging stations. The required landscape buffer along US Highway 80, as well as tree islands in the parking lot, will be provided. A 25' landscape buffer is also required along the southern property line. The plans include a note that states the site, buffer, and parking lot landscaping will be designed in compliance with the City of Garden City Zoning Ordinance.

4. *Driveway and parking orientation, in keeping with the established character in the area.*

Site access is provided via US Highway 80, with the addition of a right-hand deceleration lane on US Highway 80. The site is designed to separate passenger vehicles from trucks immediately after entering the site.

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.*

A monument sign will be provided adjacent to US Highway 80. 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 as presented.

## RECOMMENDED MOTION

I move to recommend the **approval** of the general development plan for PC 3-24-1076.

### *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.*





Proprietary and Confidential | Do Not Distribute

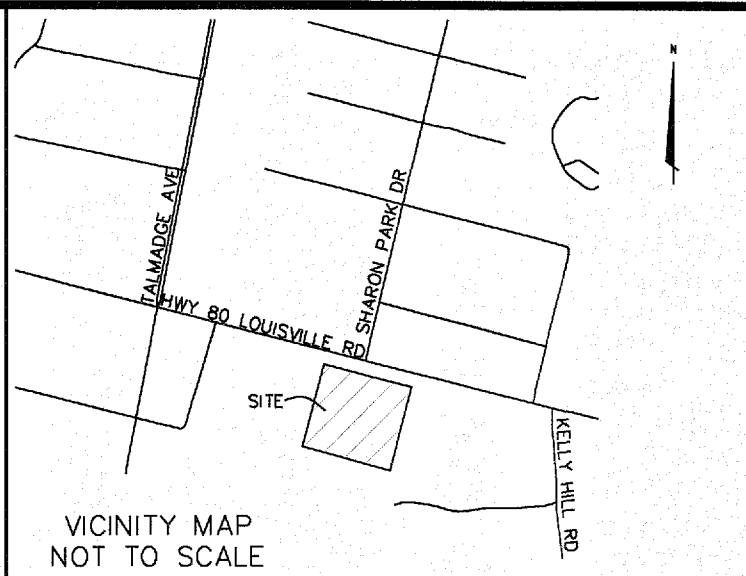
voltera



Type: PLAT  
Recorded: 10/7/2022 9:53:00 AM  
Fee Amt: \$10.00 Page 1 of 1  
Chatham, Ga. Clerk Superior Court  
Tammie Mosley Clerk Superior Court

Participant ID: 2756053648

BK 53 PG 529



NOTES:

1. THIS PLAT CREATES ONE LOT.
2. TOTAL AREA: 7.829 ACRES; 341,022 SQUARE FEET
3. THIS PROPERTY IS CURRENTLY ZONED C-2.
4. LOTS ARE SERVED BY CITY OF GARDEN CITY WATER AND SANITARY SEWER SYSTEMS.
5. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
6. AS OF THE DATE OF THIS SURVEY, BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER: 13051C0135H, EFFECTIVE DATE: 08/16/2018 BASE FLOOD ELEVATION: N/A, NAVD 88. FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
7. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
8. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.

EQUIPMENT USED: ELECTRONIC TOTAL STATION  
ANGULAR ERROR PER "Δ" = 04"  
ADJUSTED BY COMPASS RULE:  
PLAT ERROR OF CLOSURE: 1/1,036,800  
FIELD ERROR OF CLOSURE: 1/274,681

REFERENCE:

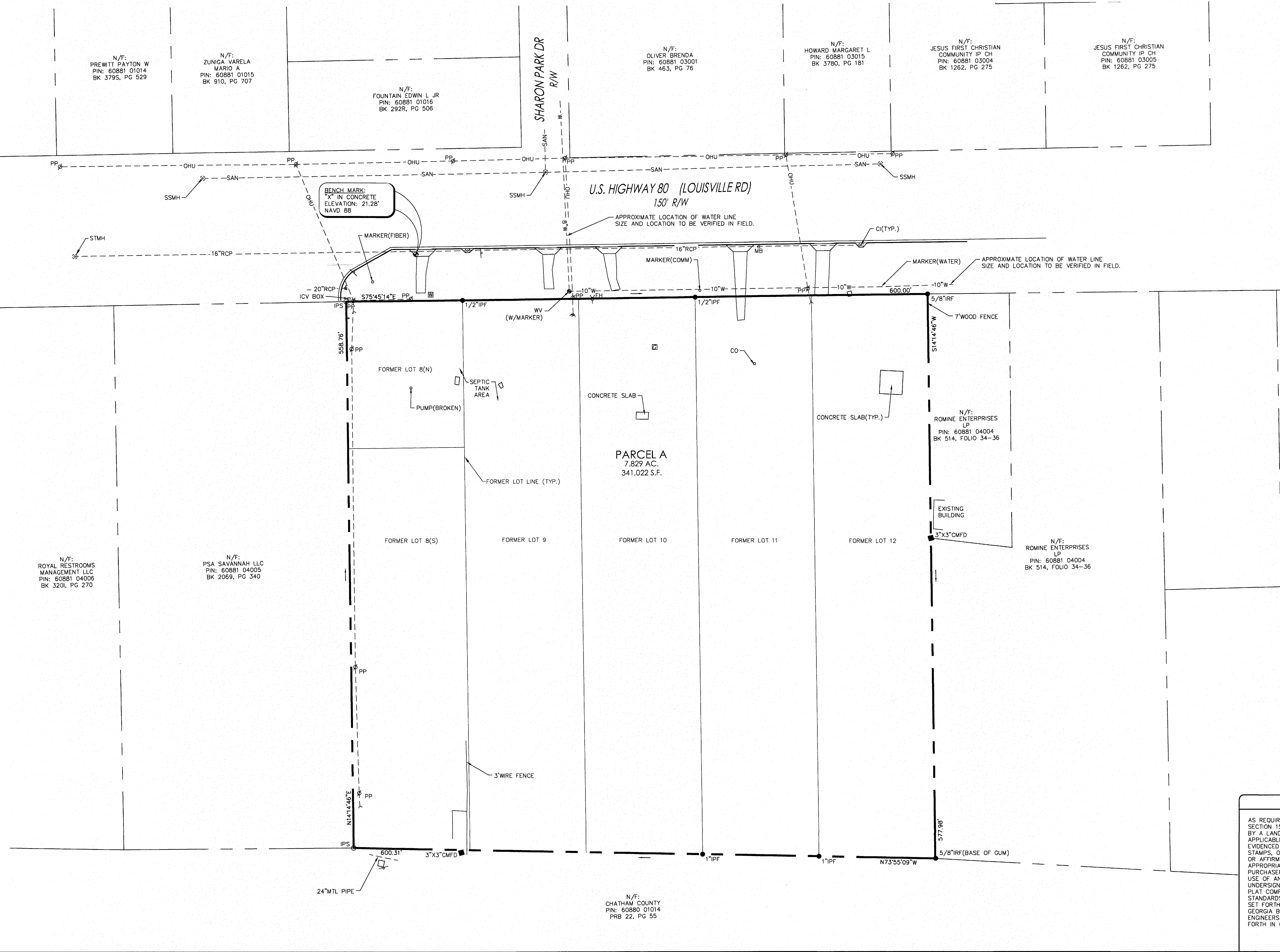
1. BK 514, FOLIO 34-36
2. BK 2375, PG 663-666

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

ACCORDING TO GARDEN CITY, THEIR ITEM NUMBER 70-7, APPROVAL FOR THE RECOMBINATION PLAT IS NOT NEEDED AND CAN BE RECORDED AS IS.

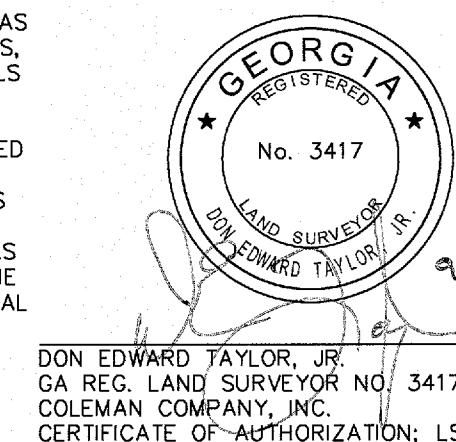
LEGEND

- |   |      |                                 |
|---|------|---------------------------------|
| ● | IRF  | BENCH MARK                      |
| ○ | IPF  | IRON ROD FOUND                  |
| □ | IPS  | 1" IRON PIPE SET                |
| ■ | CMS  | CONCRETE MONUMENT SET           |
| ■ | CMF  | CONCRETE MONUMENT FOUND         |
| ■ | CI   | GRATE INLET                     |
| ■ | CI   | CURB INLET                      |
| ■ | PP   | POWER POLE                      |
| ■ | GW   | GUY WIRE                        |
| ■ | SIGN | SIGN                            |
| ■ | SSMH | SANITARY SEWER MANHOLE          |
| ■ | STMH | STORM SEWER MANHOLE             |
| ■ | TMH  | TELEPHONE MANHOLE               |
| ■ | WMH  | WATER MANHOLE                   |
| ■ | EMH  | ELECTRIC MANHOLE                |
| ■ | CMH  | COMMUNICATIONS MANHOLE          |
| ■ | FH   | FIRE HYDRANT                    |
| ■ | WV   | WATER VALVE                     |
| ■ | ICV  | IRRIGATION CONRTOL VALVE        |
| ■ | GV   | GAS VALVE                       |
| ■ | FV   | FIRE VALVE                      |
| ■ | WM   | WATER METER                     |
| ■ | ■    | TELEPHONE BOX                   |
| ■ | ■    | CABLE TV BOX                    |
| ■ | ■    | ELECTRIC BOX                    |
| ■ | ■    | GAS METER                       |
| ■ | CO   | CLEAN OUT                       |
| ■ | OHU  | OVERHEAD UTILITY                |
| ■ | STM  | STORM WATER LINE                |
| ■ | SAN  | SANITARY SEWER LINE             |
| ■ | UE   | UNDERGROUND ELECTRIC            |
| ■ | W    | WATER LINE                      |
| ■ | UG   | UNDERGROUND GAS LINE            |
| ■ | UC   | UNDERGROUND COMMUNICATIONS LINE |
| ■ | R/W  | RIGHT-OF-WAY                    |
| ■ | MB   | MAIL BOX                        |
| ■ | RCP  | REINFORCED CONCRETE PIPE        |
| ■ | TH   | THROAT                          |
| ■ | IE   | INVERT ELEVATION                |
| ■ | DB   | DEED BOOK                       |
| ■ | PRB  | PLAT RECORD BOOK                |
| ■ | SMB  | SUBDIVISION MAP BOOK            |
| ■ | PB   | PLAT BOOK                       |
| ■ | PIN  | PARCEL IDENTIFICATION NUMBER    |
| ■ | BFE  | BASE FLOOD ELEVATION            |



SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



DON EDWARD TAYLOR, JR.  
GA REG. LAND SURVEYOR NO. 3417  
COLEMAN COMPANY, INC.  
CERTIFICATE OF AUTHORIZATION: LSF 1167

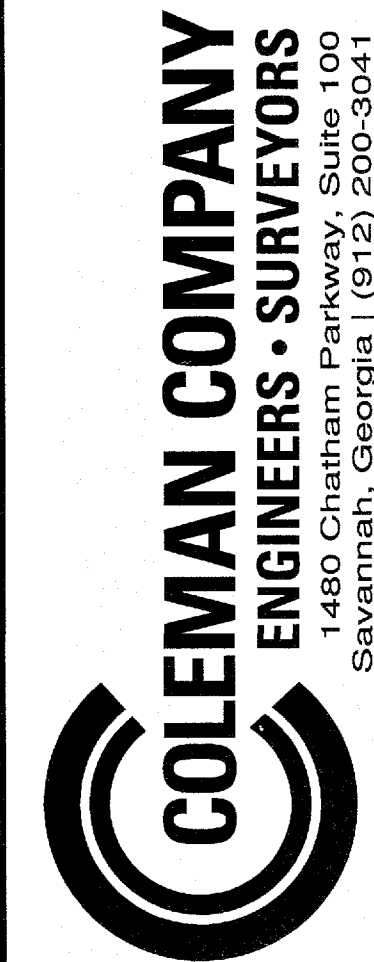
A RECOMBINATION PLAT OF  
LOTS 8, 9, 10, 11, AND 12 SHARON PARK  
8TH G.M. DISTRICT, CITY OF GARDEN CITY,  
CHATHAM COUNTY, GEORGIA  
PREPARED FOR: BRENT BAZEMORE

JOB NUMBER: 21-634  
DATE: 08/31/2022  
DRAWN BY: JTP  
CHECKED BY:  
SCALE: 1" = 50'

RECOMBINATION  
PLAT

SHEET:

1/1





**CONSOLIDATED PARCELS: 6-0880-01-012,  
6-0880-01-013, 6-0881-04-001, 6-0881-04-002,  
6-0881-04-003, 6-0881-04-004**

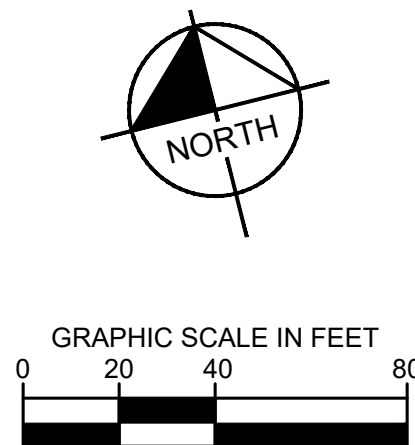
<div><div>SHEET INDEX</div><div><div><div><div><div><div></div><div>811</div><div></div></div><div><div></div><div></div><div></div></div></div></div><div><div>DIG ALERT</div><div>CONTRACTOR SHALL VERIFY ALL PLANS &amp; EXISTING LOCATIONS, CONDITIONS ON THE JOB SITE &amp; SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.</div></div></div><div><div>CALL BEFORE YOU DIG</div></div></div></div>	<div><div><div>Know what's BELOW. CALL before you dig.</div><div><div>CALL AT LEAST THREE WORKING DAYS BEFORE YOU DIG</div></div></div></div>	<div><div><div>VOLTERA EV CHARGING FA 2303 US HIGHWAY GARDEN CITY, GA CITY OF GARDEN CITY</div></div></div>
		<div><div>SHEET SET</div></div>
		<div><div>SHEET NUMBER C-0.0</div></div>



SCALE
1" = 150'

**CALL BEFORE YOU DIG**





EXISTING CONDITIONS NOTES	
1	EXISTING CONDITIONS SHOWN BASED ON SURVEY TITLED "2009ALTA TOPO" WITH FIELDWORK COMPLETED ON SEPTEMBER 15, 2022 BY JAMES M. ANDERSON & ASSOCIATES, INC.
2	COORDINATES SHOWN ARE STATE PLANE COORDINATES, NAD 83, AS PER SURVEY. THE HORIZONTAL OBSERVATION METHOD USED FOR THE SURVEY IS NOT SPECIFIED.
3	ALL VERTICAL TOPOGRAPHY SHOWN IS BASED ON NAVD 1988 DATUM AS SHOWN ON THE ABOVE MENTIONED SURVEY.
4	SUBJECT PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE PER FEMA FIRM PANEL 13051C0158H EFFECTIVE DATE 08/16/2018
5	NON-ADJACENT WETLANDS ARE PRESENT WITHIN THE PROJECT AREA. REFERENCE SACS 2005-01310 FOR APPROVED JURISDICTIONAL WETLAND DETERMINATION.

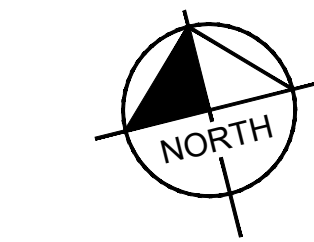
SHEET SET  
CONCEPTUAL  
CIVIL

SHEET NUMBER  
C-2.0









PROPERTY LINE

GARDEN CITY SETBACK / LANDSCAPE BUFFER LINE

8' WROUGHT IRON PERIMETER FENCE

8' BLACK CHAINLINK FENCE

STANDARD CONCRETE CURB

ACCESS GATE

STRIPED AISLE

PLANTINGS

180 KW DUAL-PORT CHARGING STATION  
WITH 6" DIAM. BOLLARDS

L2 CHARGING STATION

GA POWER PRIMARY METER

DOUBLE-ENDED SWITCHGEAR

TRANSFORMER

480V SWITCHBOARD

TELECOM CABINET (DESIGN BY OTHERS)

CANOPY BASE

## CIVIL LAYOUT NOTES

1. SITE, BUFFER, AND PARKING LOT LANDSCAPING TO BE DESIGNED IN COMPLIANCE WITH THE CITY OF GARDEN CITY ZONING ORDINANCE.
2. PARKING LOT ISLANDS TO BE 8' IN WIDTH AS MEASURED FROM BACK OF CURB TO BACK OF CURB.
3. ALL TRANSFORMERS, SWITCHBOARDS, AND DOUBLE-ENDED SWITCHGEAR TO BE INSTALLED WITH CONCRETE PADS. SEE SHEETS ES-1.0 AND ES-1.1 FOR SITE ELECTRICAL EQUIPMENT LAYOUT.
4. ALL ELECTRICAL EQUIPMENT TO BE INSTALLED PER G.A. POWER SPECIFICATION. FINAL LOCATION AND SIZE OF UTILITY ACCESS GATE TO BE COORDINATED WITH G.A. POWER.
5. STORMWATER DETENTION BASIN SIZE SHOWN FOR CONCEPTUAL PURPOSES ONLY. BASIN TO BE SIZED IN ACCORDANCE WITH ALL LOCAL AND STATE REQUIREMENTS.
6. ALL PROPERTY IS NOT LOCATED WITHIN FLOOD HAZARD ZONE PER FEMA FIRM PLAN 130510135H EFFECTIVE DATE 08/16/2018.
7. NO ADJACENT WETLANDS ARE PRESENT WITHIN THE PROJECT AREA. REFERENCE SAS-2000-01310 FOR APPROVED JURISDICTIONAL WETLAND DETERMINATION.
8. FACILITY SHALL BE PROHIBITED FROM THE FOLLOWING USES:
  - 8.1. TRUCK ASSEMBLY
  - 8.2. DISPATCHING
  - 8.3. LOADING/UNLOADING OF TRUCKS
  - 8.4. STORAGE OF GOODS
  - 8.5. CONTAINER STORAGE

## PHASE 2 PARKING NOTES

1. PHASE 2 PARKING IS PROVIDED AS FOLLOWS:
  - 1.1. TRUCK CHARGING (13' X 28') = 90 STALLS
2. TOTAL PARKING STALLS (PHASE 1 + 2) IS PROVIDED AS FOLLOWS
  - 2.1. STANDARD (8.5' X 20') = 122 STALLS
  - 2.2. ADA ACCESSIBLE (8.5' X 20') = 5 STALLS
  - 2.3. TRUCK CHARGING (13' X 28') = 127 STALLS

CIVIL LAYOUT  
PLAN - PHASE 2


**VOLTERA EV FLEET  
CHARGING FACILITY**  
2303 US HIGHWAY 80  
GARDEN CITY, GA 31408

SHEET SET  
CONCEPTUAL  
CIVIL

SHEET NUMBER  
C-3.1

**Kimley»Horn**

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KHA PROJECT
112720000
DATE
04/13/2023
SCALE: AS SHOWN
DESIGNED BY: DAA
DRAWN BY: PEP
CHECKED BY: DAA

[illegible]

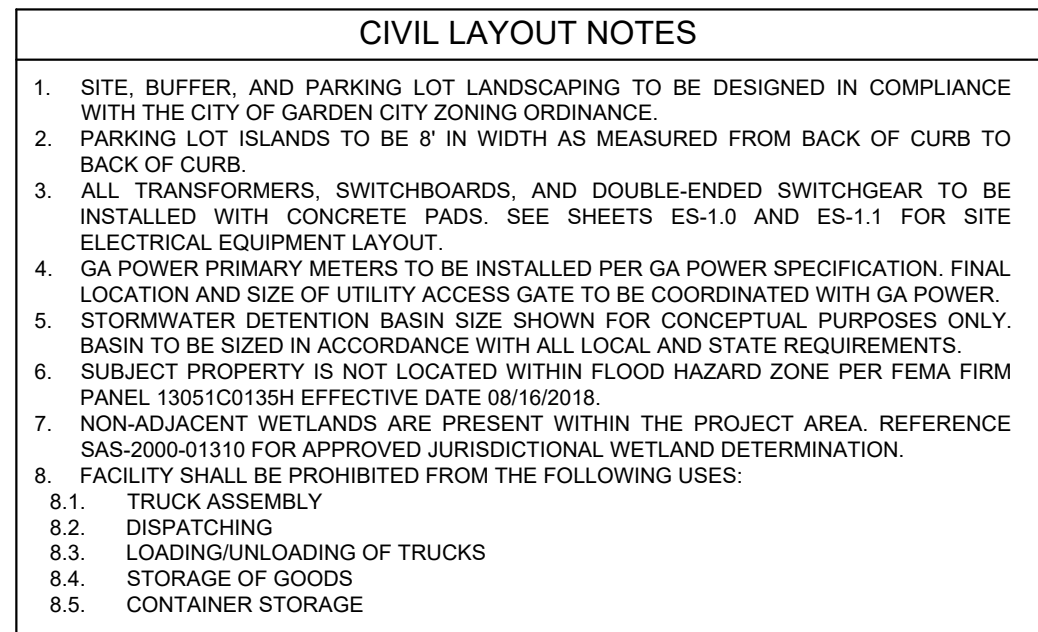
NOT FOR  
CONSTRUCTION

8444 Westpark Dr, Ste 120  
McLean, VA 22102  
703 564 8484  
MG2.com

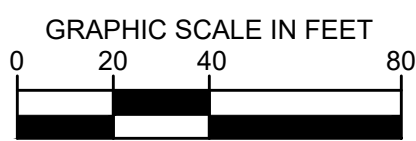
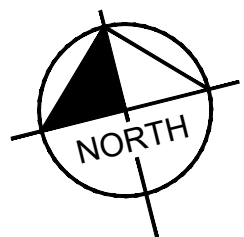
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CITY OF GARDEN CITY  
GEORGIA

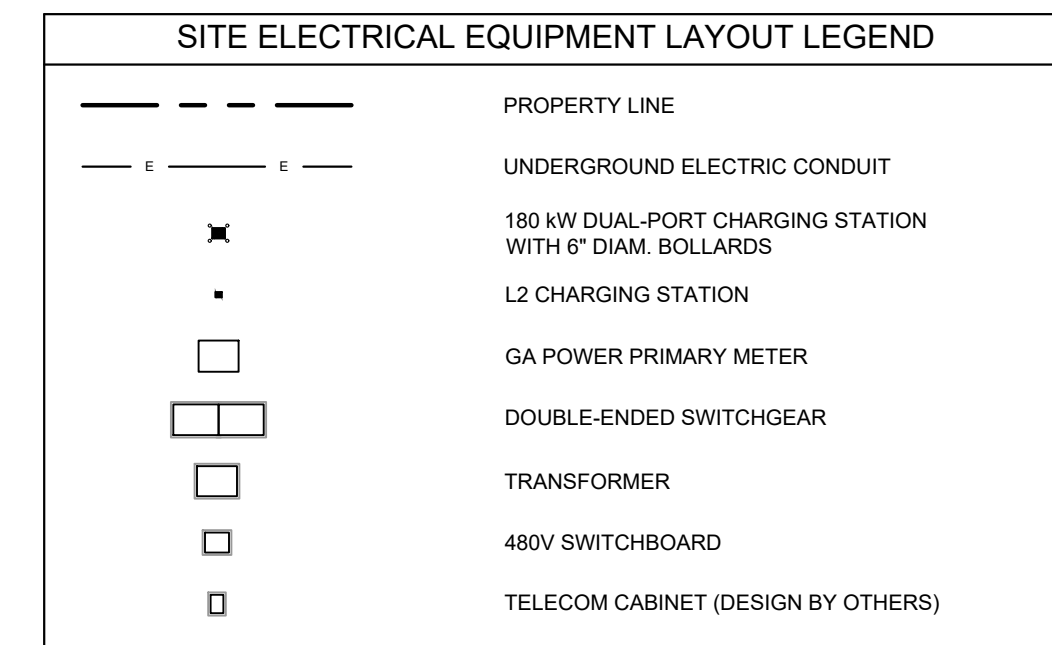
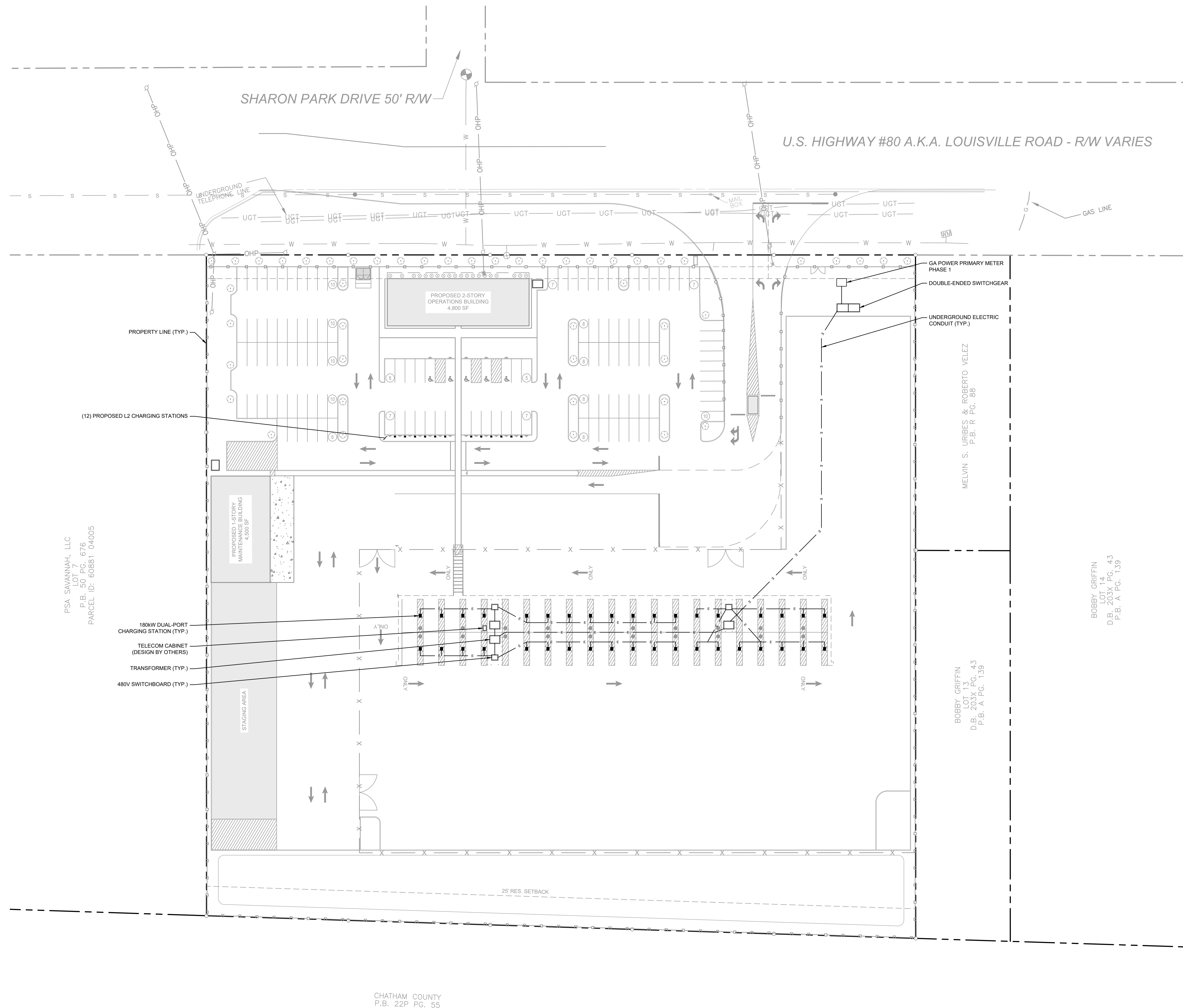




- ## PHASE 2 PARKING NOTES
1. PHASE 2 PARKING IS PROVIDED AS FOLLOWS:
    - 1.1. TRUCK CHARGING (13' X 28') = 90 STALLS
    - 1.2. SURPLUS CHARGING (13' X 40') = 10 STALLS
  2. TOTAL PARKING STALLS (PHASE 1 + 2) IS PROVIDED AS FOLLOWS:
    - 2.1. STANDARD (8.5' X 20') = 122 STALLS
    - 2.2. ADA ACCESSIBLE (8.5' X 20') = 5 STALLS
    - 2.3. TRUCK CHARGING (13' X 28') = 127 STALLS
    - 2.4. SURPLUS CHARGING (13' X 40') = 10 STALLS

[illegible]



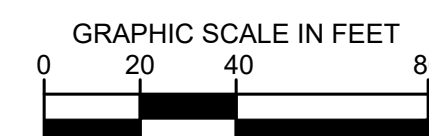
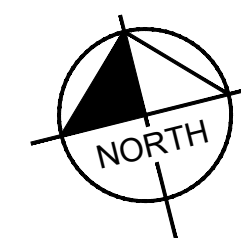


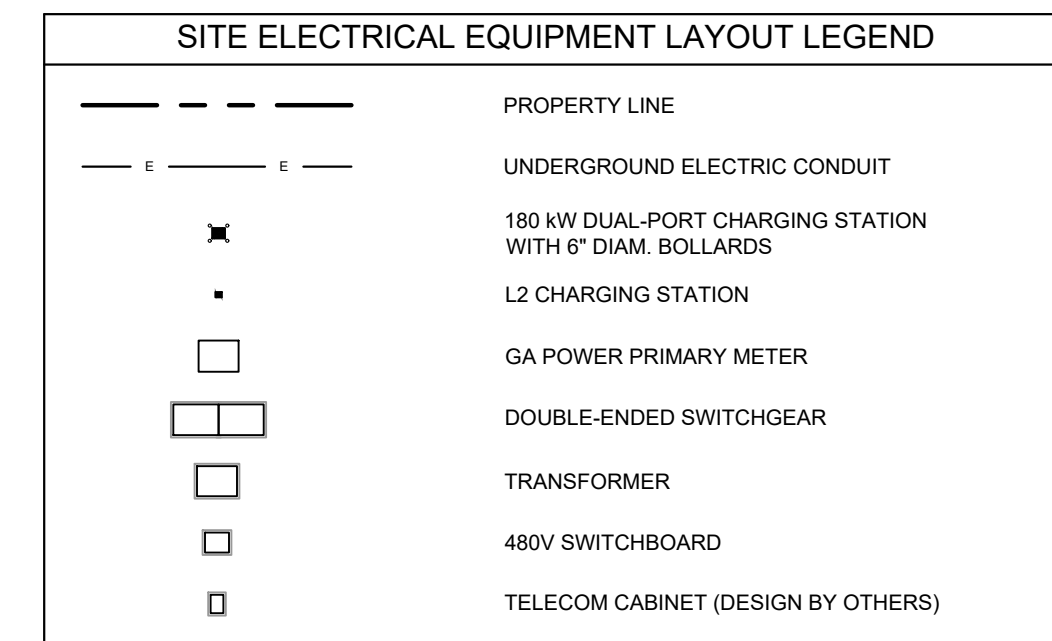
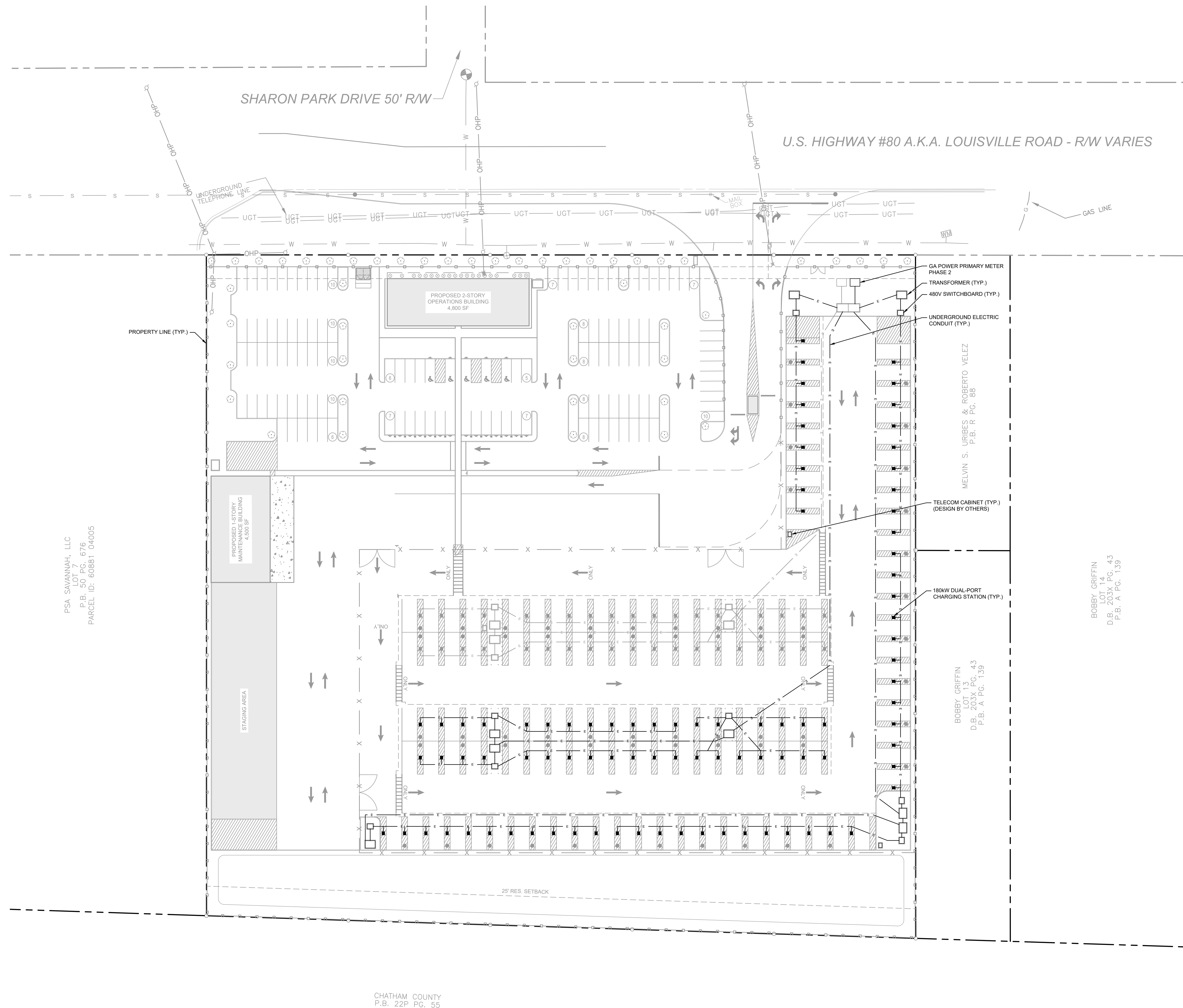
## SITE ELECTRICAL EQUIPMENT LAYOUT NOTES

1. GA POWER PRIMARY METERS TO BE INSTALLED PER GA POWER SPECIFICATION. FINAL LOCATION OF GA POWER PRIMARY METERS TO BE COORDINATED WITH GA POWER.
2. ELECTRIC SERVICE TIE-IN TO BE COORDINATED WITH GA POWER.
3. SEE SHEETS E-2.0, E-2.1, AND E-2.2 FOR ELECTRICAL ONE-LINE DIAGRAMS.

## PHASE 1 EQUIPMENT NOTES

1. PHASE 1 SITE EQUIPMENT TO BE INSTALLED FOR THE CHARGING FACILITY SHALL INCLUDE:
  - 1.1. (1) GA PRIMARY METER CUBICLE
  - 1.2. (1) DOUBLE-ENDED SWITCHGEAR
  - 1.3. (3) TRANSFORMERS
  - 1.4. (3) 480V SWITCHBOARDS
  - 1.5. (37) 180 kW DUAL-PORT CHARGING STATIONS
  - 1.6. (1) TELECOM CABINET (DESIGN BY OTHERS)
2. PHASE 1 SITE EQUIPMENT TO BE INSTALLED FOR THE OPERATIONS AND MAINTENANCE BUILDINGS SHALL INCLUDE:
  - 2.1. (2) TRANSFORMERS
  - 2.2. (12) FREE-STANDING L2 CHARGING STATIONS

[illegible]

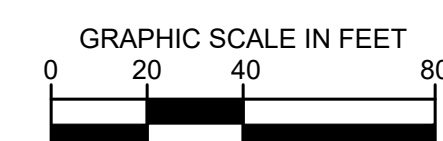
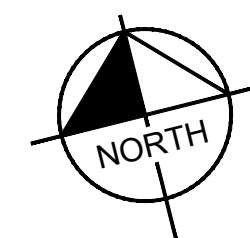


## SITE ELECTRICAL EQUIPMENT LAYOUT NOTES

1. GA POWER PRIMARY METERS TO BE INSTALLED PER GA POWER SPECIFICATION. FINAL LOCATION OF GA POWER PRIMARY METERS TO BE COORDINATED WITH GA POWER.
2. ELECTRIC SERVICE TIE-IN TO BE COORDINATED WITH GA POWER.
3. SEE SHEETS E-2.0, E-2.1, AND E-2.2 FOR ELECTRICAL ONE-LINE DIAGRAMS.

## PHASE 2 EQUIPMENT NOTES

1. PHASE 2 SITE EQUIPMENT TO BE INSTALLED FOR THE CHARGING FACILITY SHALL INCLUDE:
- 1.1. (1) GA PRIMARY METER CUBICLE
  - 1.2. (8) TRANSFORMERS
  - 1.3. (8) 480V SWITCHBOARDS
  - 1.4. (90) 180 kW DUAL-PORT CHARGING STATIONS
  - 1.5. (2) TELECOM CABINET (DESIGN BY OTHERS)

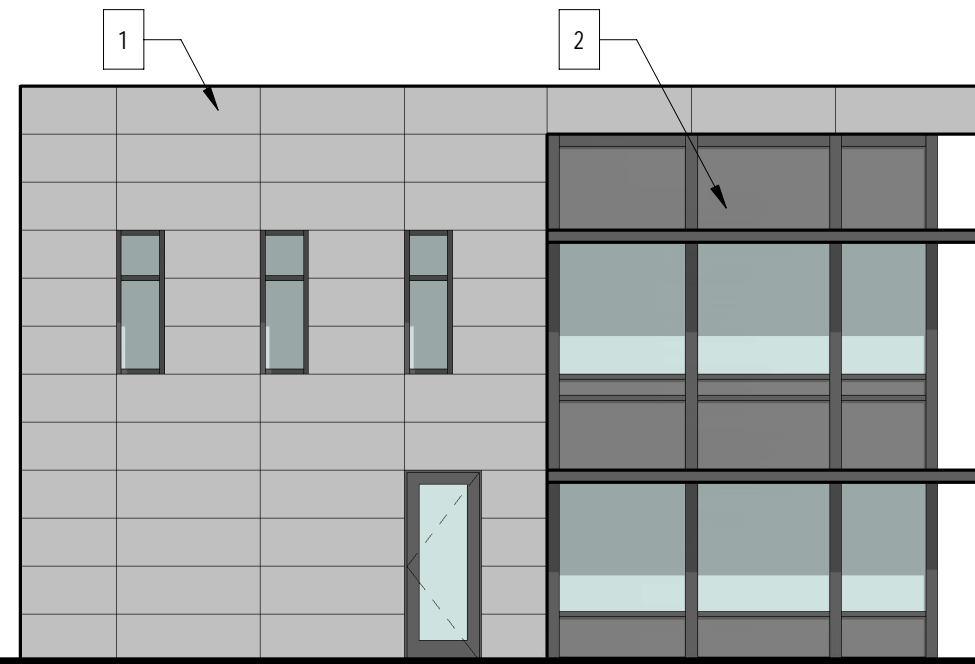
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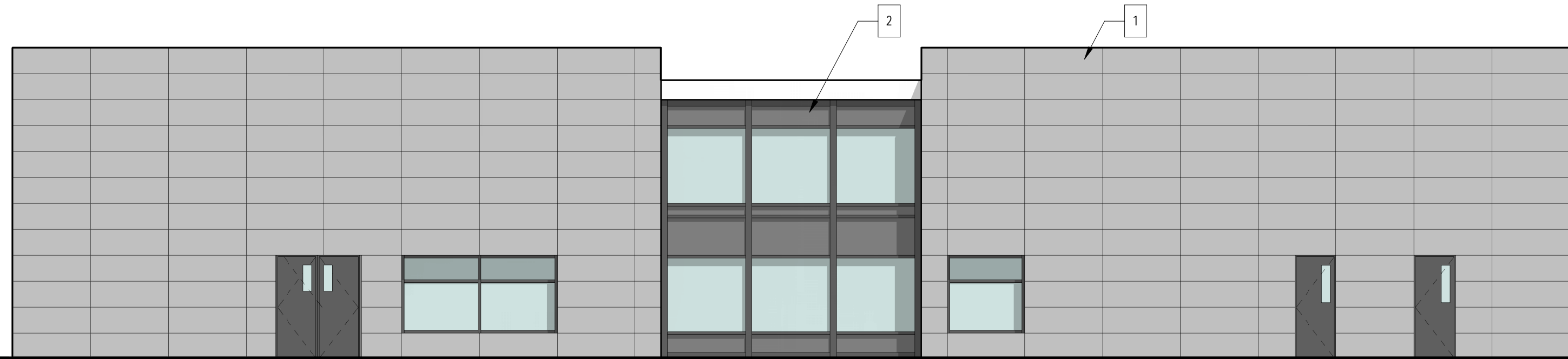


S1	SCALE	OPERATIONS BUILDING PLAN SOUTH
	1/8" = 1'-0"	

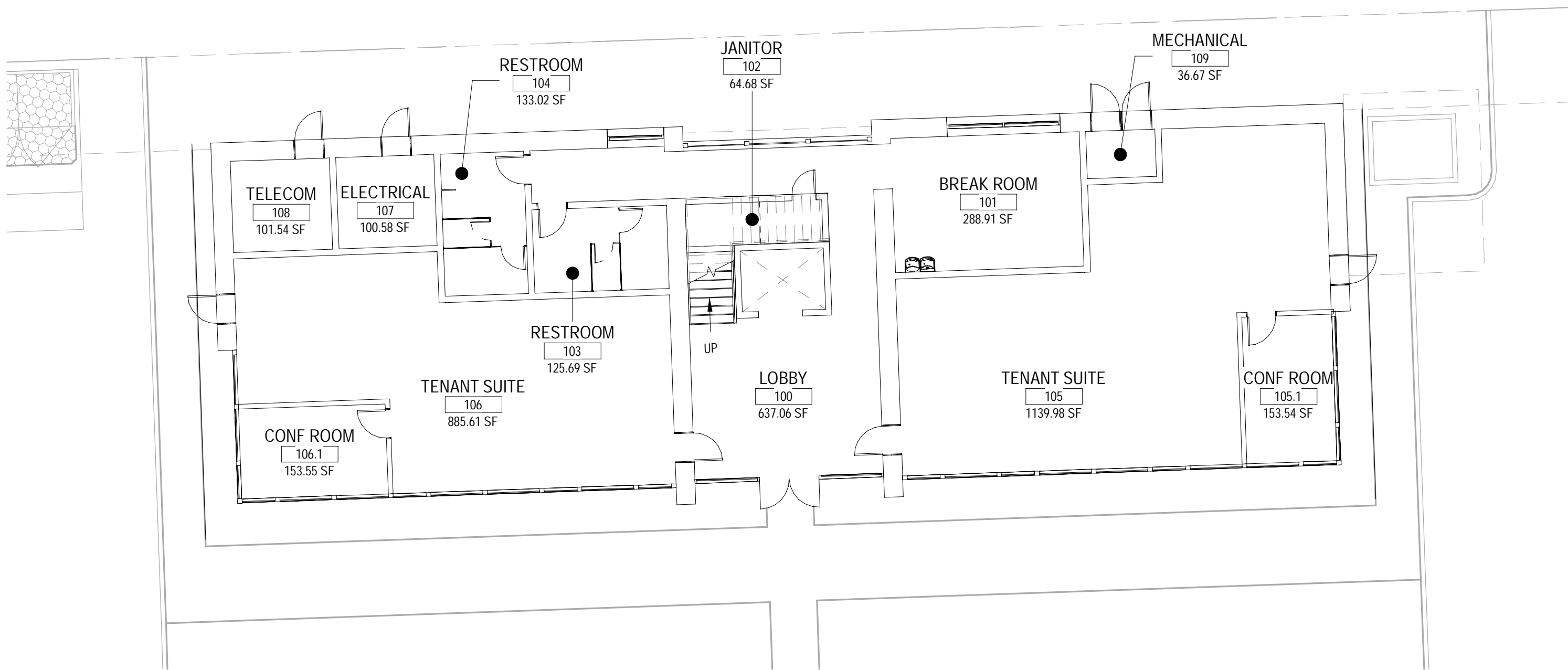


N1	SCALE	OPERATIONS BUILDING PLAN WEST
	1/8" = 1'-0"	

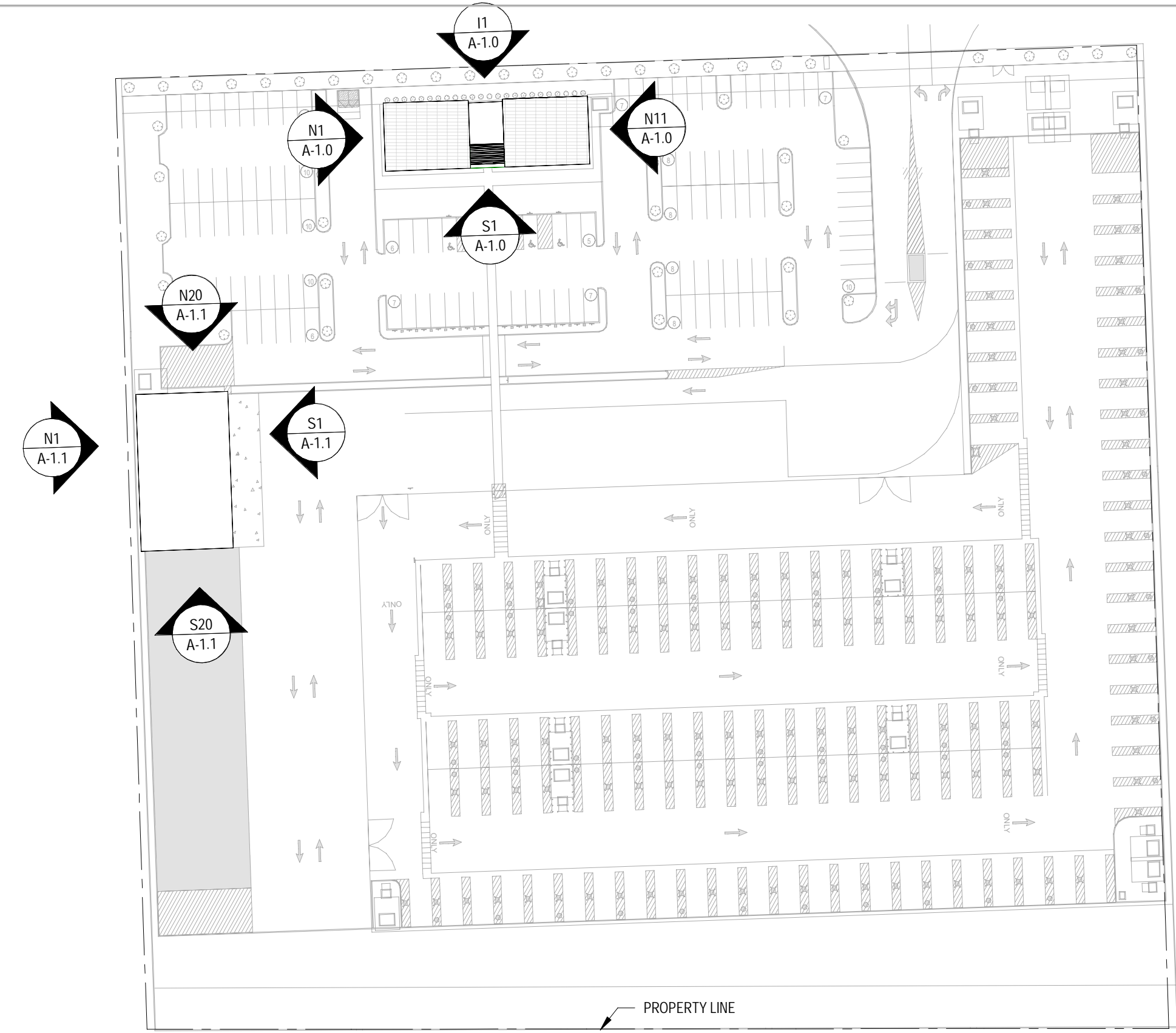
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	1/8" = 1'-0"	



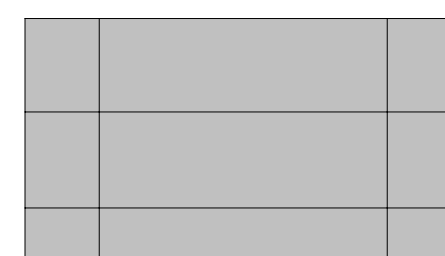
I1	SCALE	OPERATIONS BUILDING PLAN NORTH
	1/8" = 1'-0"	



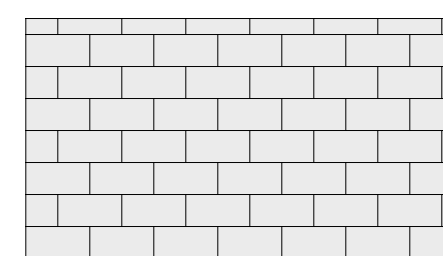
A1	SCALE	OPERATIONS BUILDING GROUND FLOOR
	3/32" = 1'-0"	



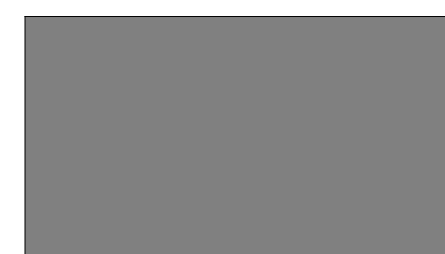
1	SCALE	SITE PLAN
	1:820	



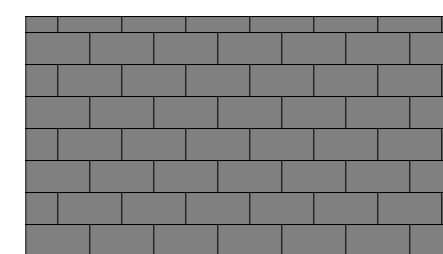
1 METAL PANEL



3 MASONRY

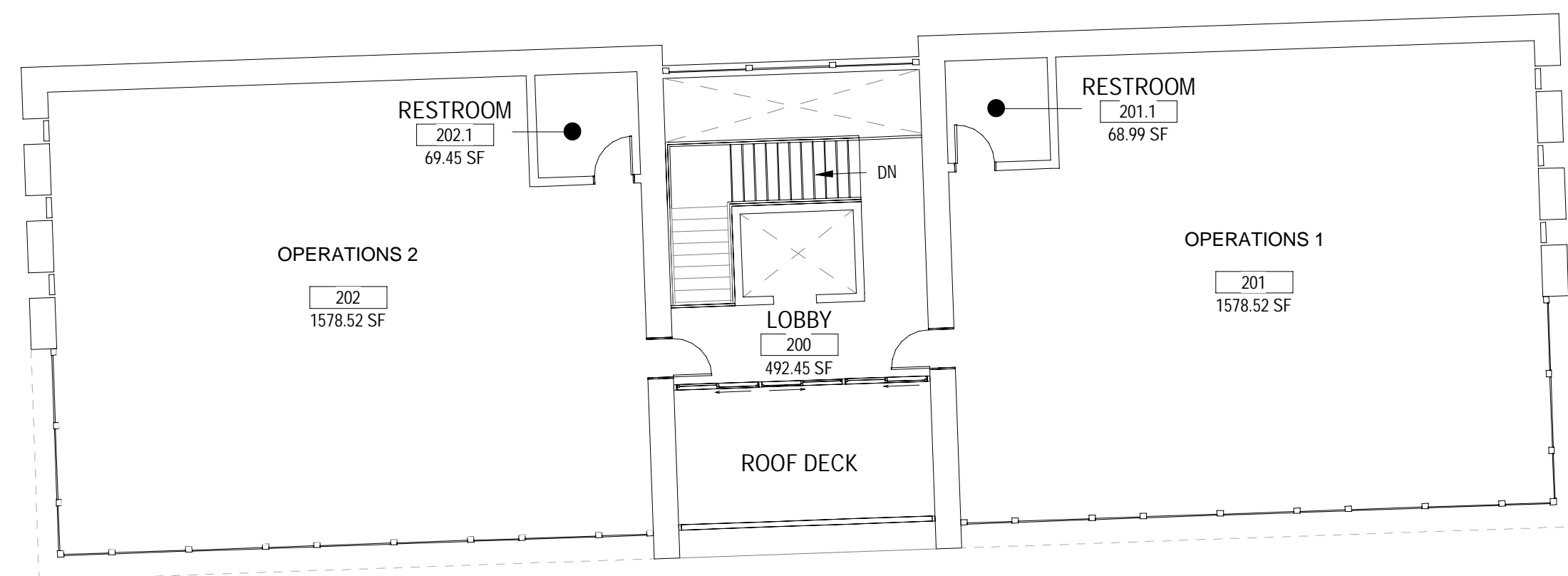


2 SPANDREL PANEL



4 MASONRY

SCALE	MATERIAL LEGEND
1/4" = 1'-0"	

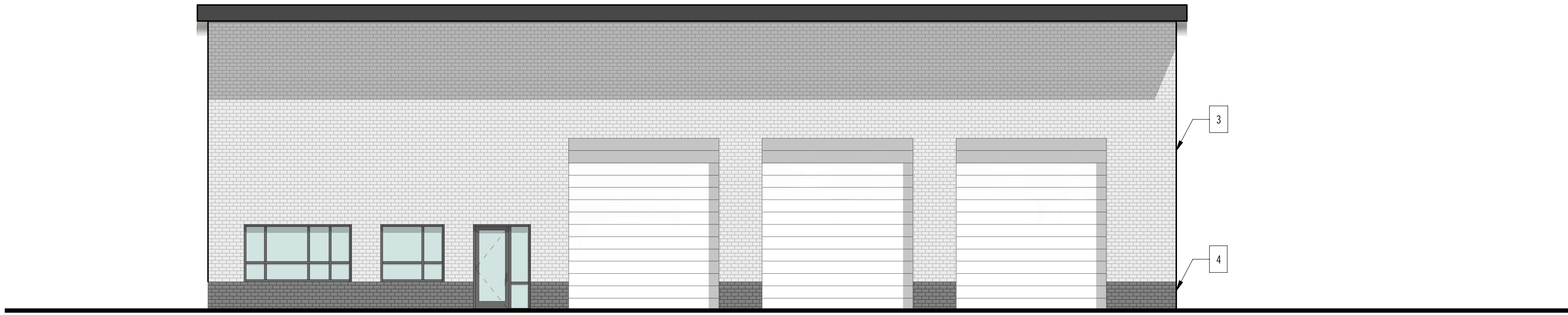


A16	SCALE	OPERATIONS BUILDING SECOND FLOOR
	3/32" = 1'-0"	

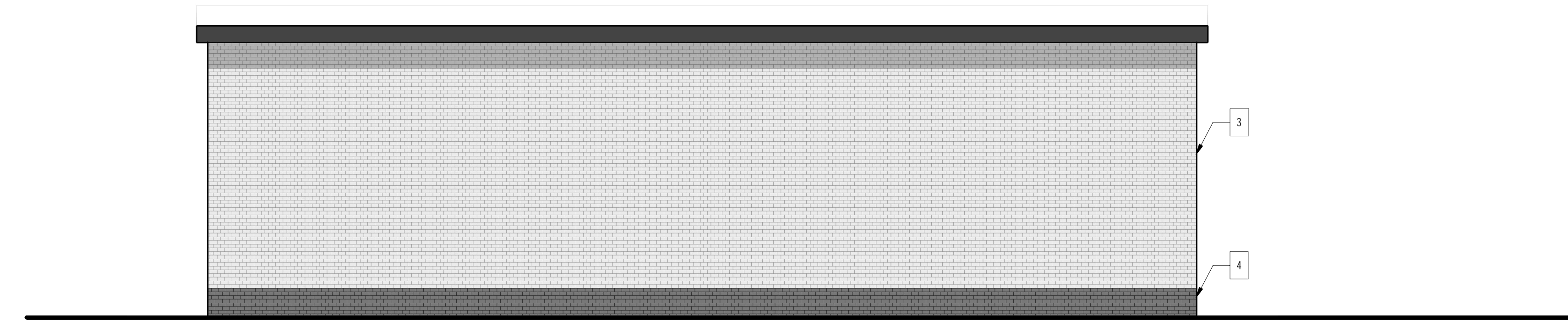
PLAN & ELEVATIONS - OPERATIONS BUILDING		VOLTERA EV FLEET CHARGING FACILITY		CITY OF GARDEN CITY		GEORGIA	
SHEET SET CONCEPTUAL ARCH				SHEET NUMBER A-1.0			
SCALE: AS SHOWN		DESIGNED BY: 2303 US HIGHWAY 80		DRAWN BY: KG		CHECKED BY: EO	
DATE: 04/13/2023		MG2 PROJECT: 22-6031-01					
not for construction							
voltera							
Kimley»Horn		© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 554 EAST GORDON STREET MCKINNA, VA 22102 PHONE: 912-231-4384 WWW.KIMLEY-HORN.COM					
MG2							
MG2.com		703.564.8484					
McKinna, VA 22102		9444 Westpark Dr, Ste 120					
NOT FOR CONSTRUCTION							
NO.		REVISIONS		DATE		BY	



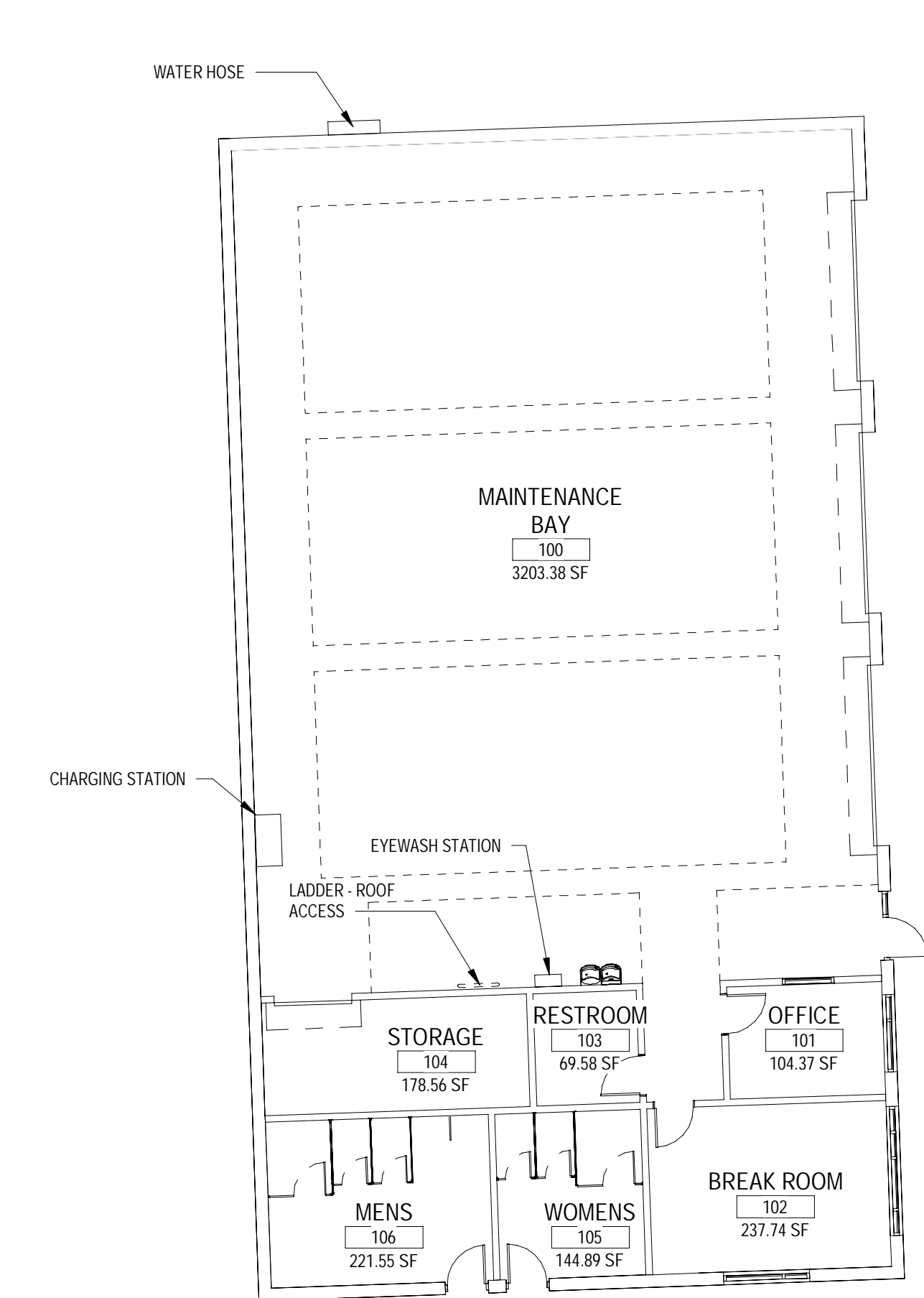
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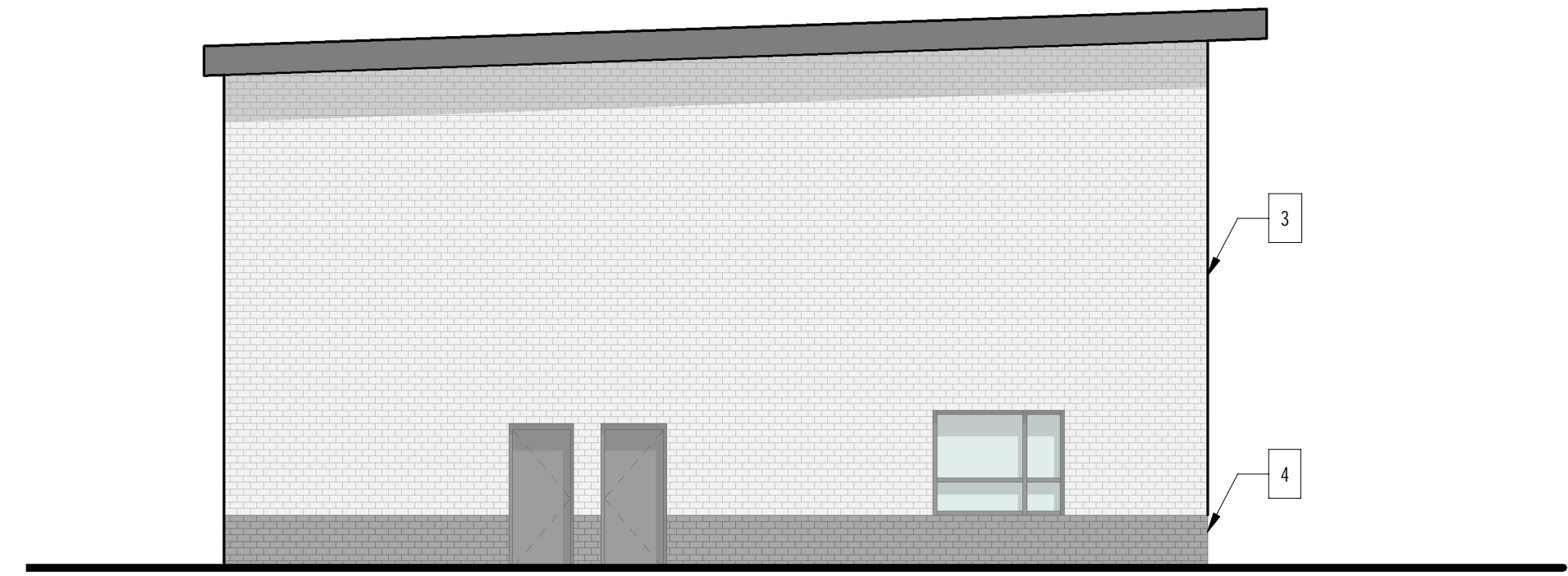
S1	SCALE	MAINTENANCE BLDG PLAN EAST
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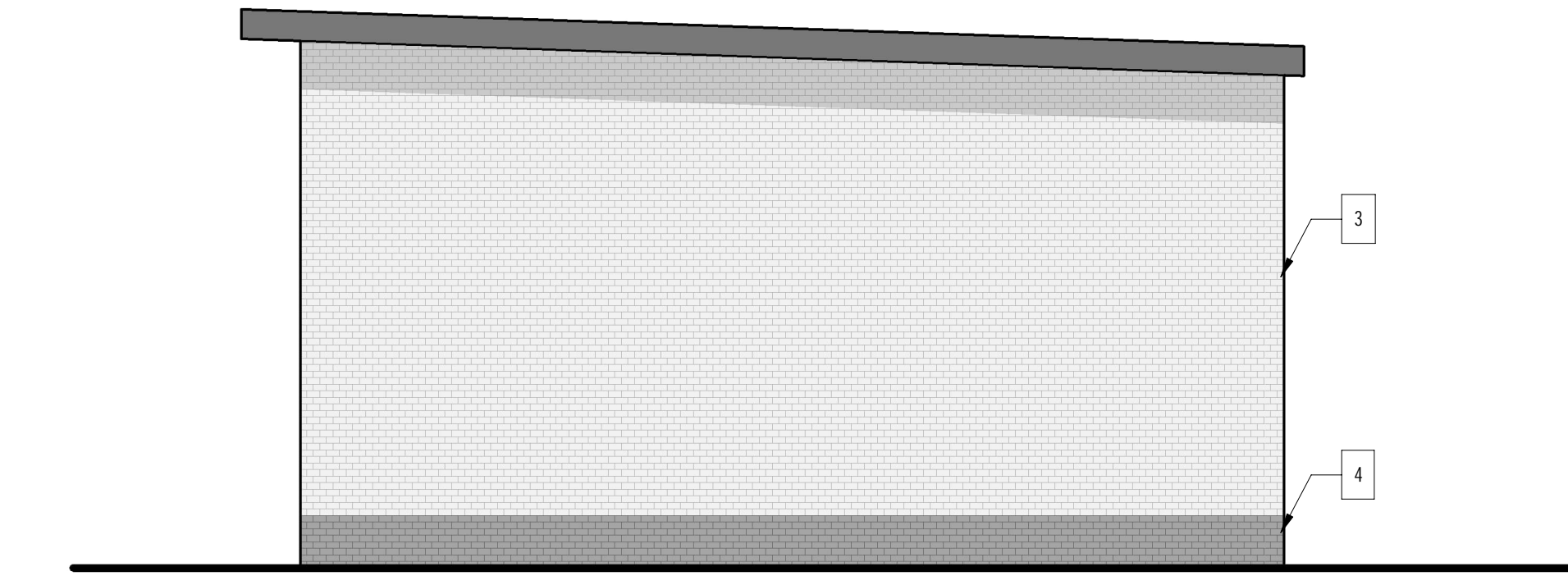
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	1/8" = 1'-0"	



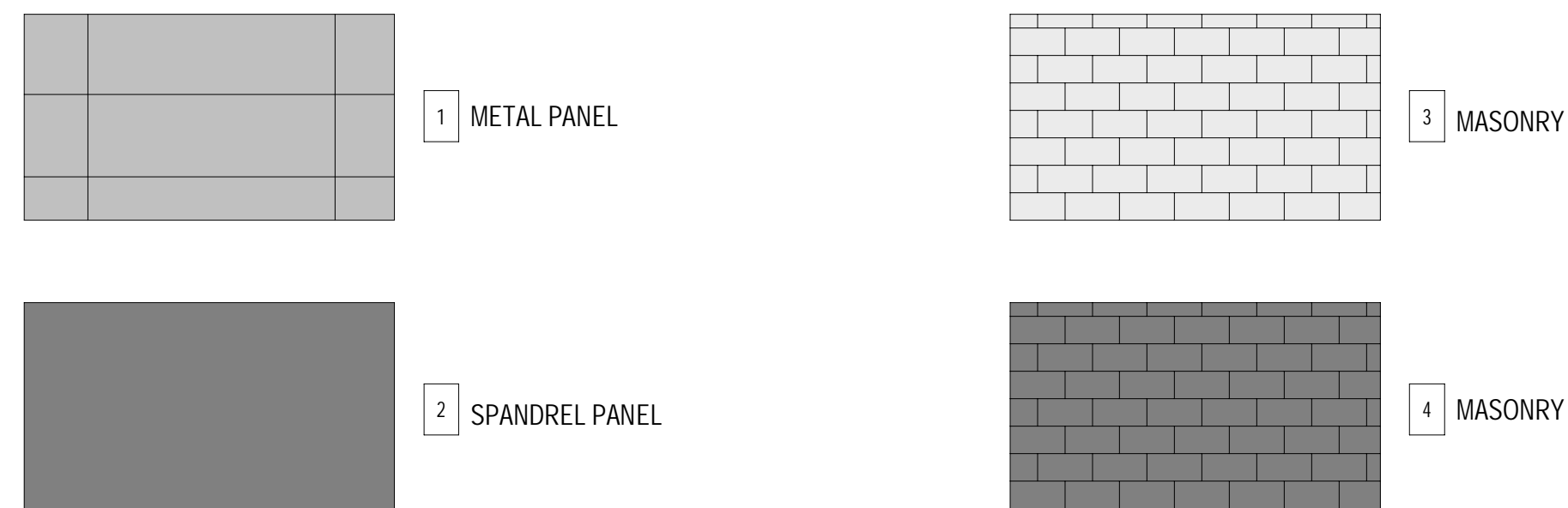
A1	SCALE	MAINTENANCE BLDG GROUND FLOOR
	3/32" = 1'-0"	



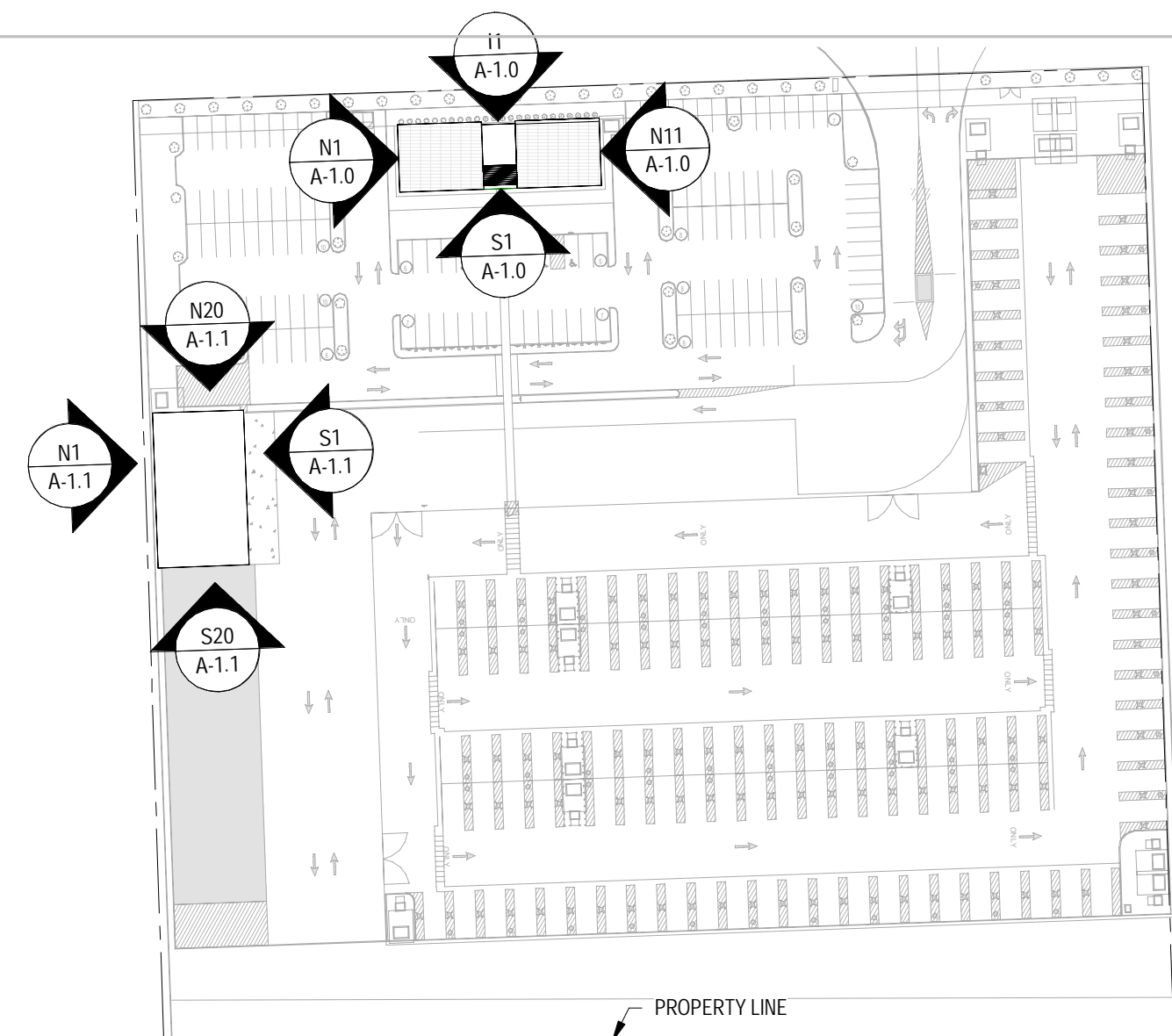
S20	SCALE	MAINTENANCE BLDG PLAN SOUTH
	1/8" = 1'-0"	



N20	SCALE	MAINTENANCE BLDG PLAN NORTH
	1/8" = 1'-0"	



	SCALE	MATERIAL LEGEND
	1/4" = 1'-0"	



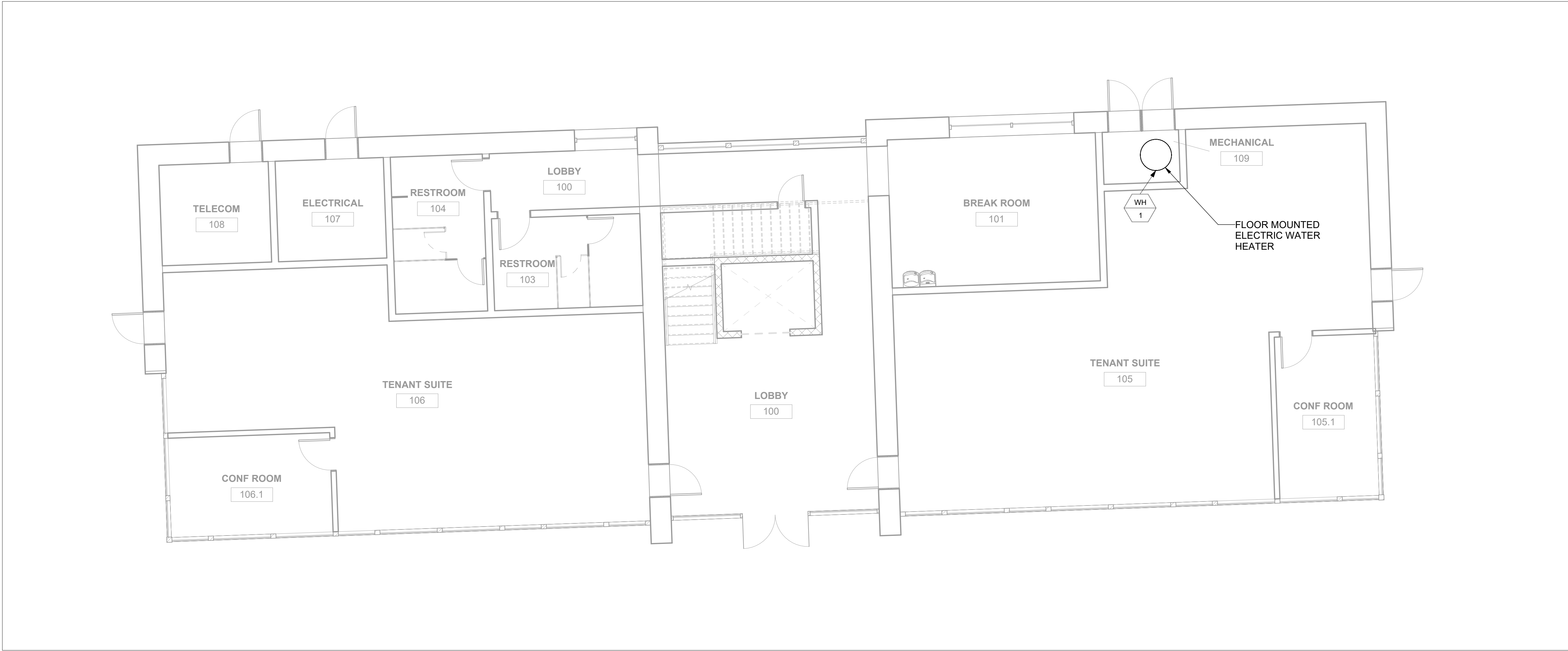
A20	SCALE	SITE PLAN
	1" = 100'-0"	

[illegible]

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1 OPERATIONS - LEVEL 1

3/16" = 1'-0"



SHEET SET CONCEPTUAL MECHANICAL		VOLTERA EV FLEET CHARGING FACILITY 2303 US HIGHWAY 80 GARDEN CITY, GA 31408 CITY OF GARDEN CITY		GEORGIA	
SHEET NUMBER M-1.0		OPERATIONS BUILDING MECHANICAL PLAN - LEVEL 1			
KHA PROJECT 112720000		KHA PROJECT 112720000			
DATE		DATE			
SCALE: 3/16" = 1'-0"		SCALE: 3/16" = 1'-0"			
DESIGNED BY: DUA		DESIGNED BY: DUA			
DRAWN BY: DUA		DRAWN BY: DUA			
CHECKED BY: MS		CHECKED BY: MS			
Kimley»Horn		voltera			
© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 654 EAST GORDON STREET SAVANNAH, GA 31401 WWW.KIMLEY-HORN.COM		MG2			
8444 Westpark Dr, Ste 120 McLean, VA 22102 703 564 8484 MG2.com		NOT FOR CONSTRUCTION			
NO.		REVISIONS		BY	
DATE					

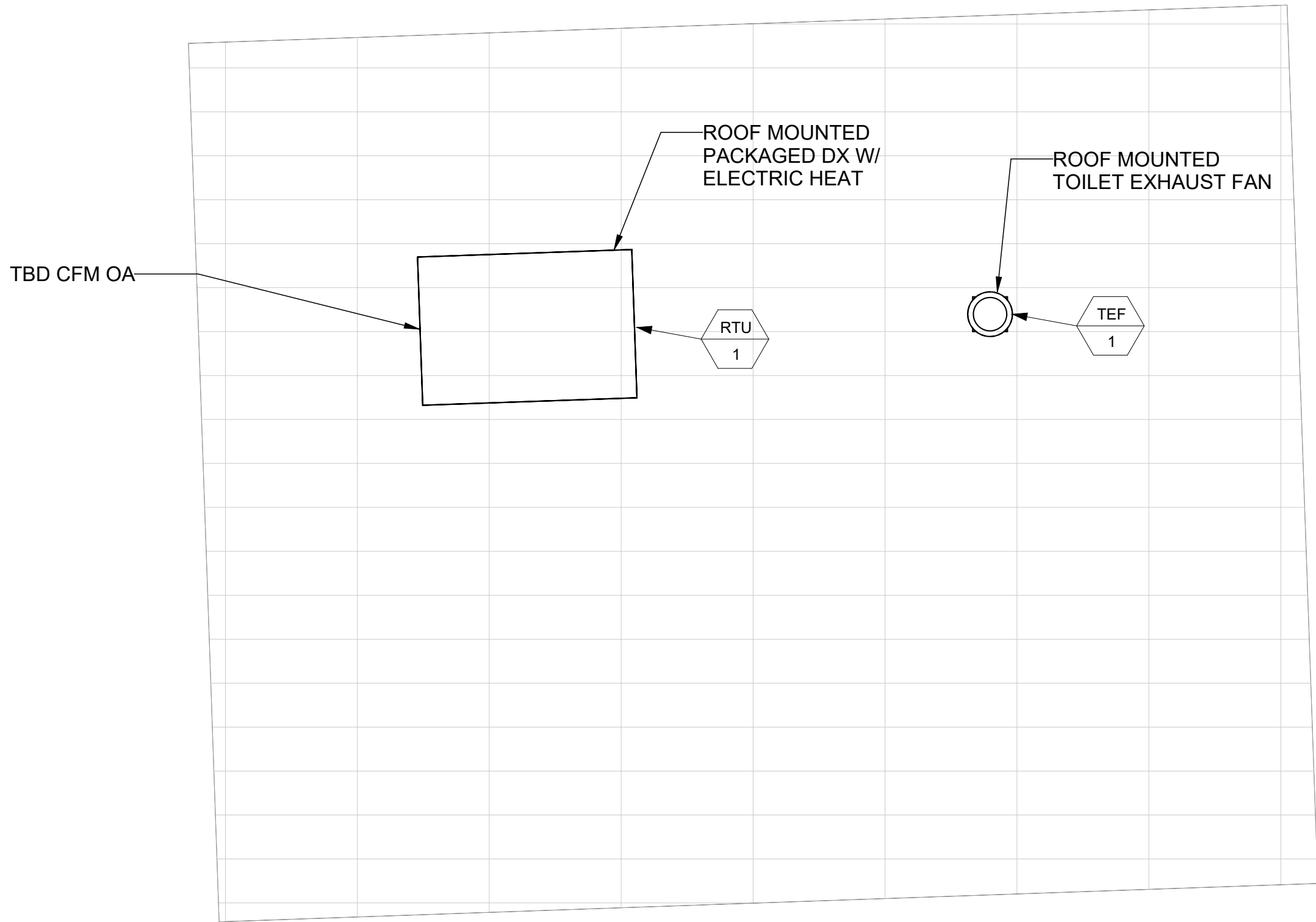


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1

OPERATIONS - ROOF

3/16" = 1'-0"



SHEET SET CONCEPTUAL MECHANICAL		SHEET NUMBER M-1.1	
VOLTERA EV FLEET CHARGING FACILITY 2303 US HIGHWAY 80 GARDEN CITY, GA 31408 CITY OF GARDEN CITY		GEORGIA	
OPERATIONS BUILDING MECHANICAL PLAN - ROOF		<div><div>KHA PROJECT 112720000</div><div>DATE</div><div>SCALE: 3/16" = 1'-0"</div><div>DESIGNED BY: DUA</div><div>DRAWN BY: DUA</div><div>CHECKED BY: MS</div></div>	
voltera		<div><div>Kimley»Horn</div><div>© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 8444 WESTPARK DR., STE 120 MCLEAN, VA 22102 703.564.8484 WWW.KIMLEY-HORN.COM</div></div>	
NOT FOR CONSTRUCTION		NO. REVISIONS BY DATE	
8444 Westpark Dr, Ste 120 McLean, VA 22102 703 564 8484 MG2.com		MG2	

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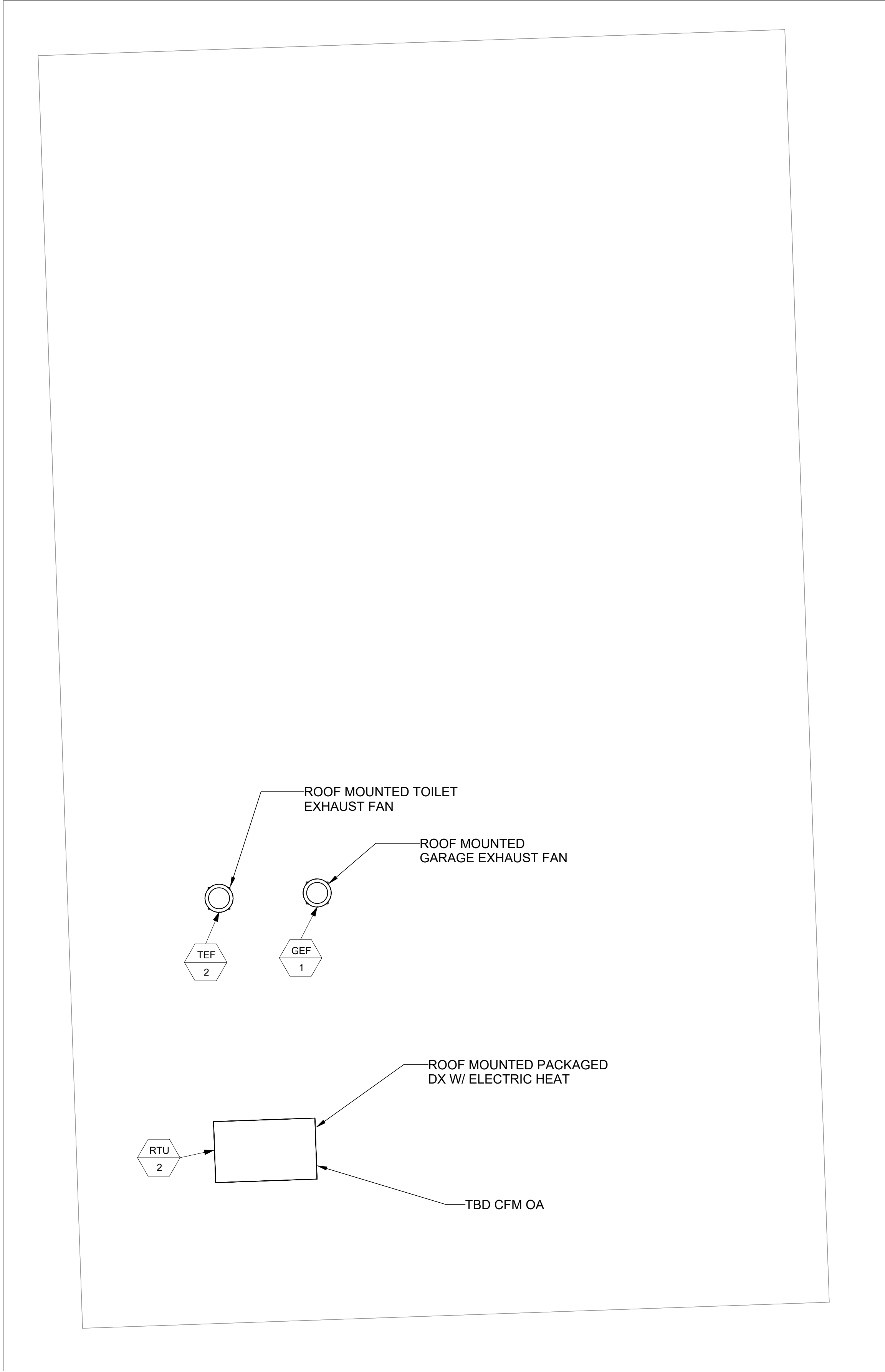


## 1 MAINTENANCE - LEVEL 1

$$3/16'' = 1'-0''$$
[illegible]



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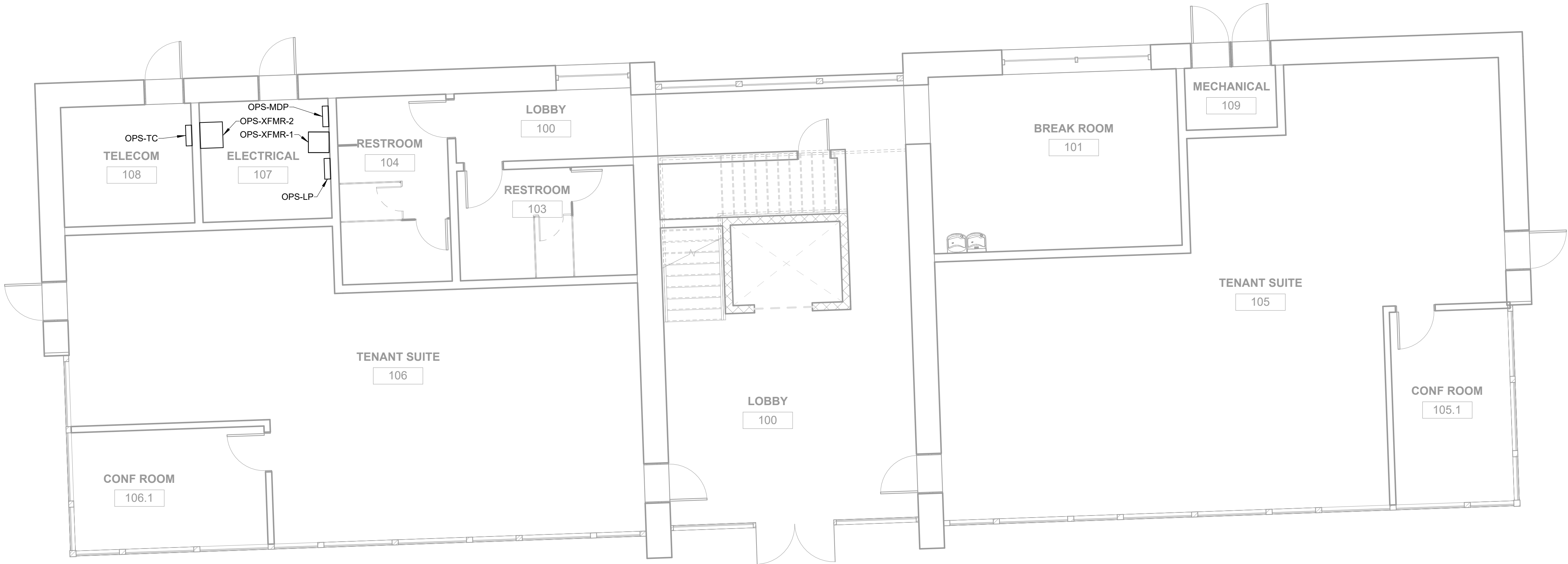


**1 MAINTENANCE - ROOF**  
3/16" = 1'-0"

$$3/16'' = 1'-0''$$

<p><b>VOLTERA EV FLEET CHARGING FACILITY</b>          2303 US HIGHWAY 80          GARDEN CITY, GA 31408</p> <p>CITY OF GARDEN CITY      GEORGIA</p>		<p><b>MAINTENANCE BUILDING MECHANICAL PLAN - ROOF</b></p>		<p>KHA PROJECT 112720000</p> <p>DATE</p> <p>SCALE: 3/16" = 1'-0"</p> <p>DESIGNED BY: DUA</p> <p>DRAWN BY: DUA</p> <p>CHECKED BY: MS</p>		<p><b>voltera</b></p>		<p><b>Kimley»Horn</b></p> <p>© 2023 KIMLEY-HORN AND ASSOCIATES, INC.          554 EAST GORDON STREET          SUITE 100          GARDEN CITY, GA 31408          PHONE: 912-231-4384          WWW.KIMLEY-HORN.COM</p>		<p><b>MG2</b></p> <p>8414 Westpark Dr. Ste 120          McLean, VA 22102</p> <p>703.564.8484          MG2.com</p> <p><b>NOT FOR CONSTRUCTION</b></p>		<p>NO.</p>	<p>REVISIONS</p>	<p>DATE</p>	<p>BY</p>
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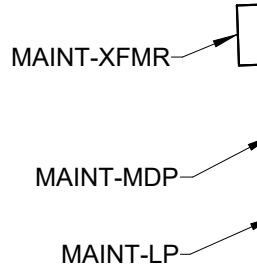
1

LEVEL 1 POWER OPERATIONS BUILDING

3/16" = 1'-0"



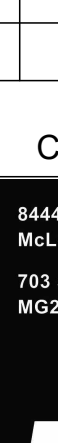
SHEET SET		SHEET NUMBER		VOLTERA EV FLEET CHARGING FACILITY		ELECTRICAL POWER PLAN OPERATIONS BUILDING		KHA PROJECT 112720000		KIMLEY-HORN		NOT FOR CONSTRUCTION		8444 Westpark Dr, Ste 120 McLean, VA 22102 703 564 8484 MG2.com		MG2		Kimley»Horn		© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 554 EAST GORDON STREET SAVANNAH, GA 31401 PHONE: 912-231-4384 WWW.KIMLEY-HORN.COM		NO.		REVISIONS		BY		DATE	
CONCEPTUAL ELECTRICAL		E-1.0		2303 US HIGHWAY 80 GARDEN CITY, GA 31408		OPERATIONS BUILDING		112720000		KIMLEY-HORN		NOT FOR CONSTRUCTION		8444 Westpark Dr, Ste 120 McLean, VA 22102 703 564 8484 MG2.com		MG2		Kimley»Horn		© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 554 EAST GORDON STREET SAVANNAH, GA 31401 WWW.KIMLEY-HORN.COM		NO.		REVISIONS		BY		DATE	
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SHEET SET		SHEET NUMBER		VOLTERA EV FLEET CHARGING FACILITY		ELECTRICAL POWER PLAN OPERATIONS BUILDING		KHA PROJECT 112720000		KIMLEY-HORN		NOT FOR CONSTRUCTION		8444 Westpark Dr, Ste 120 McLean, VA 22102 703 564 8484 MG2.com		MG2		Kimley»Horn		© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 554 EAST GORDON STREET SAVANNAH, GA 31401 WWW.KIMLEY-HORN.COM		NO.		REVISIONS		BY		DATE	
CONCEPTUAL ELECTRICAL		E-1.0		2303 US HIGHWAY 80 GARDEN CITY, GA 31408		OPERATIONS BUILDING		112720000		KIMLEY-HORN		NOT FOR CONSTRUCTION		8444 Westpark Dr, Ste 120 McLean, VA 22102 703 564 8484 MG2.com		MG2		Kimley»Horn		© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 554 EAST GORDON STREET SAVANNAH, GA 31401 WWW.KIMLEY-HORN.COM		NO.		REVISIONS		BY		DATE	
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CONCEPTUAL ELECTRICAL		E-1.0		2303 US HIGHWAY 80 GARDEN CITY, GA 31408		OPERATIONS BUILDING		112720000		KIMLEY-HORN		NOT FOR CONSTRUCTION		8444 Westpark Dr, Ste 120 McLean, VA 22102 703 564 8484 MG2.com		MG2		Kimley»Horn		© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 554 EAST GORDON STREET SAVANNAH, GA 31401 WWW.KIMLEY-HORN.COM		NO.		REVISIONS		BY		DATE	
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CONCEPTUAL ELECTRICAL		E-1.0		2303 US HIGHWAY 80 GARDEN CITY, GA 31408		OPERATIONS BUILDING		112720000		KIMLEY-HORN		NOT FOR CONSTRUCTION		8444 Westpark Dr, Ste 120 McLean, VA 22102 703 564 8484 MG2.com		MG2		Kimley»Horn		© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 554 EAST GORDON STREET SAVANNAH, GA 31401 WWW.KIMLEY-HORN.COM		NO.		REVISIONS		BY		DATE	
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CONCEPTUAL ELECTRICAL		E-1.0		2303 US HIGHWAY 80 GARDEN CITY, GA 31408		OPERATIONS BUILDING		112720000		KIMLEY-HORN		NOT FOR CONSTRUCTION																	

and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



## 1 LEVEL 1 POWER MAINTENANCE BUILDING

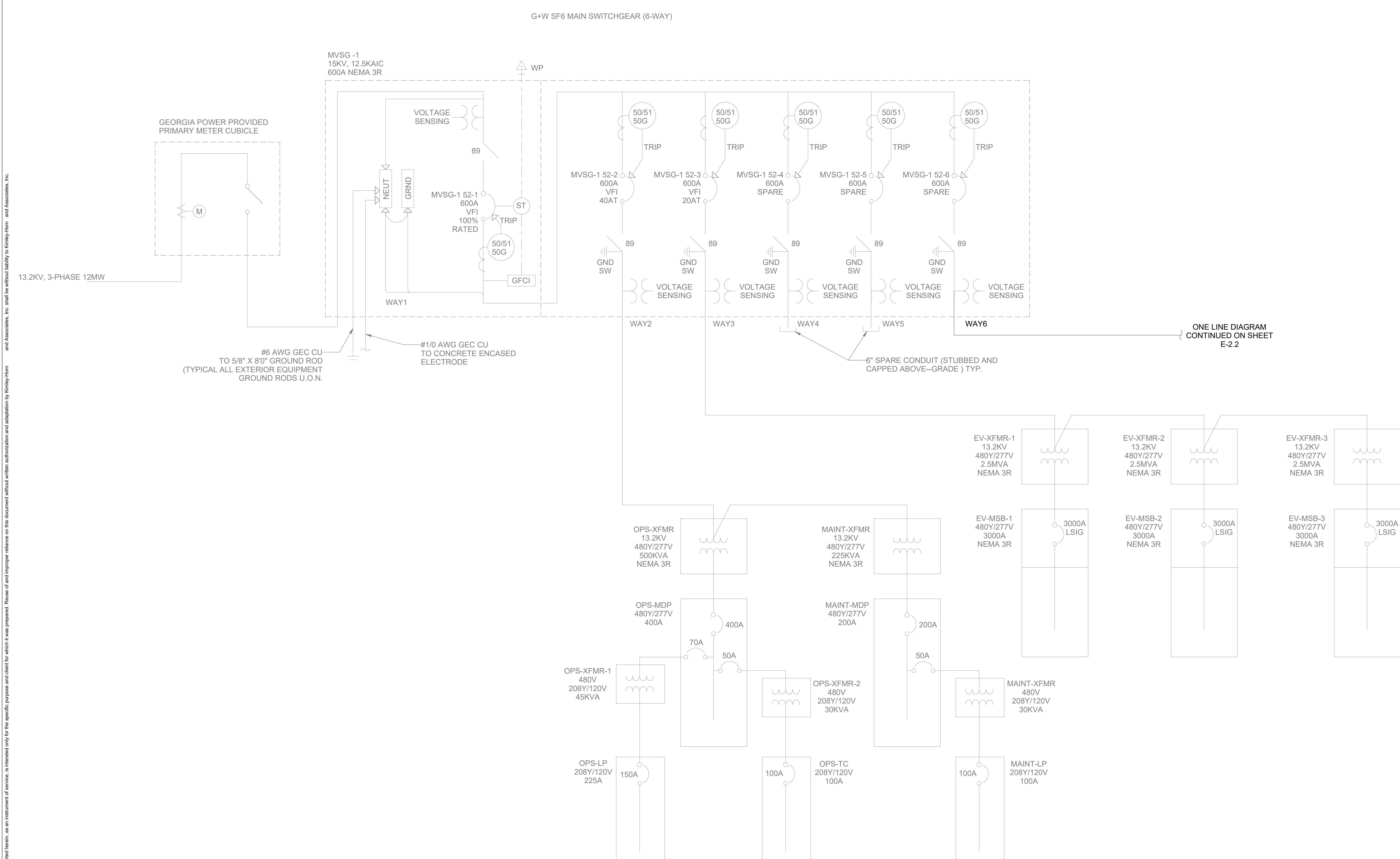
$$3/16'' = 1'-0''$$

SHEET NUMBER		E-1.1	
SHEET SET		CONCEPTUAL ELECTRICAL	
VOLTERA EV FLEET CHARGING FACILITY		CITY OF GARDEN CITY	
2303 US HIGHWAY 80		GEORGIA	
GARDEN CITY, GA 31408			
ELECTRICAL POWER PLAN MAINTENANCE BUILDING			
KHA PROJECT		112720000	
DATE			
SCALE: 3/16" = 1'-0"			
DESIGNED BY: Designer			
DRAWN BY:		Author	
CHECKED BY:		Checker	
			
			
© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 554 EAST GORDON STREET SARASOTA, FL 34236 PHONE: 915-231-4384 WWW.KIMLEY-HORN.COM			
			
8414 Westpark Dr., Ste 120 McLean, VA 22102 703.564.9484 MG2.com			
NOT FOR CONSTRUCTION			
NO.	REVISIONS	DATE	BY














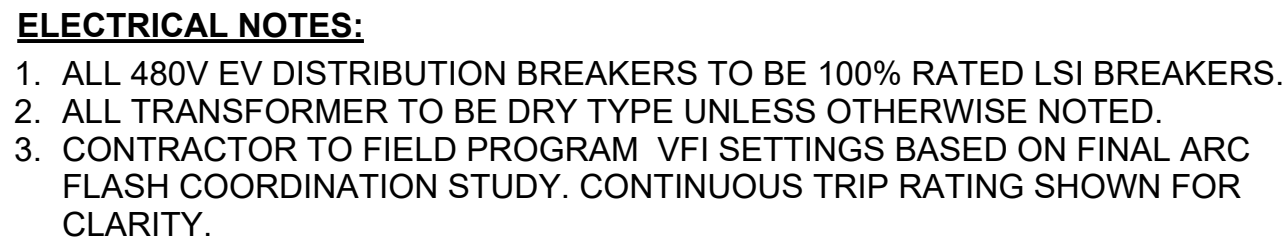
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.












- ELECTRICAL NOTES:**
1. ALL 480V EV DISTRIBUTION BREAKERS TO BE 100% RATED LSI BREAKERS.
  2. ALL TRANSFORMER TO BE DRY TYPE UNLESS OTHERWISE NOTED.
  3. CONTRACTOR TO FIELD PROGRAM VFI SETTINGS BASED ON FINAL ARC FLASH COORDINATION STUDY. CONTINUOUS TRIP RATING SHOWN FOR CLARITY.

ONE-LINE DIAGRAM LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	LOAD BREAK SWITCH		CIRCUIT BREAKER
	LOAD BREAK SWITCH AND FUSE		UTILITY C METER
	LOAD BREAK SWITCH AND VFI		EMERGENCY DISCONNECT
	MOLDED CASE PROTECTIVE RELAY		VOLTAGE SENSING
			VOLTAGE SENSOR

[illegible]



ONE-LINE DIAGRAM LEGEND			
SYMBOL		DESCRIPTION	
	LOAD BREAK SWITCH		CIRCUIT BREAKER
	LOAD BREAK SWITCH AND FUSE		UTILITY C METER
	LOAD BREAK SWITCH AND VFI		EMERGENCY DISCONNECT
	50/51 PROTECTIVE RELAY		VOLTAGE SENSING
			VOLTAGE SENSOR

[illegible]

8444 Westpark Dr, Ste 120  
McLean, VA 22102  
703 564 8484  
MG2.com



**Kimley»Horn**  
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
554 EAST GORDON STREET  
SAVANNAH, GA 31401  
PHONE: 912-231-4384  
WWW.KIMLEY-HORN.COM



KHA PROJECT 112720000	DATE	SCALE: As indicated	DESIGNED BY: Designer	DRAWN BY: Author	CHECKED BY: Checker
--------------------------	------	---------------------	-----------------------	------------------	---------------------

ELECTRICAL  
ONE-LINE  
DIAGRAM - PHASE  
2

CITY OF GARDEN CITY  
GEORGIA

E-2.2



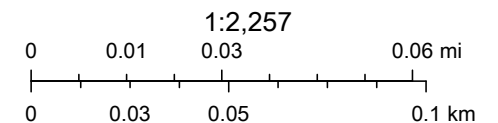
# SAGIS Map Viewer



11/29/2022, 3:13:21 PM

Zoning

Property Boundaries (Parcels)



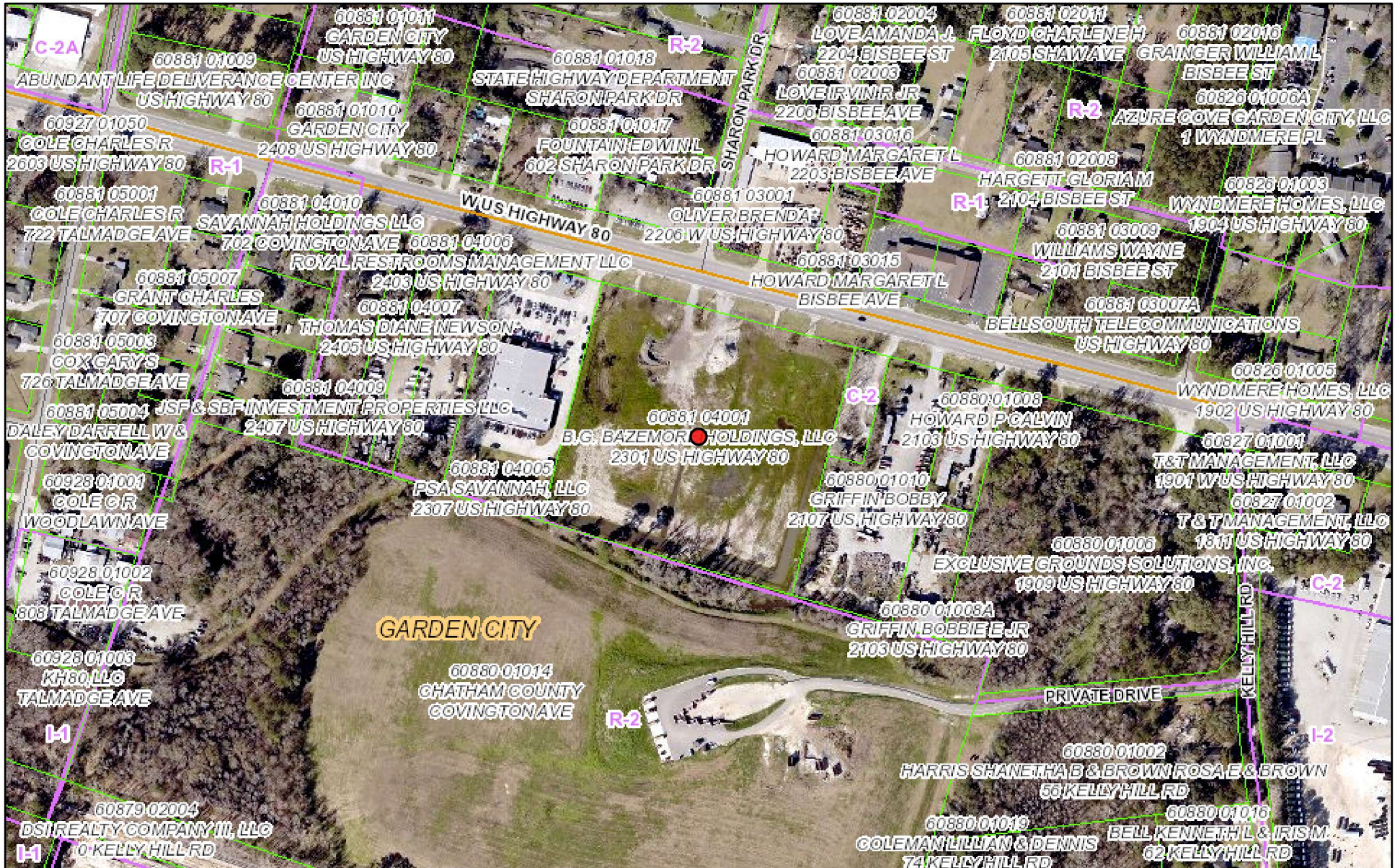
Esri Community Maps Contributors, City of Hinesville, Savannah Area GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph,

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Esri Community Maps Contributors, City of Hinesville, Savannah Area GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA | SAGIS |

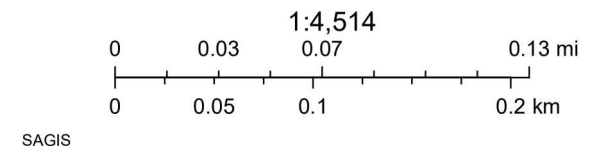


# 2301 US Highway 80: GDP



3/4/2024, 4:42:08 PM

Local Roads	Local Roads	Municipal Boundary	SAVANNAH	UNINCORPORATED
Major Roads	Major Roads	BLOOMINGDALE	THUNDERBOLT	Zoning
Parkways	Parkways	GARDEN CITY	TYBEE ISLAND	Owner, PIN and Address Labels
Interstate	Interstate	POOLER	VERNONBURG	Property Boundaries (Parcels)
		PORT WENTWORTH		



SAGIS  
SAGIS |



# City of Garden City Rezoning Application



## Development Information

Development Name (If applicable)

SAIA Savannah Project

Property Address

5231 Ogeechee Road

Savannah, Georgia 31419

Current Zoning

C-2, RA

Proposed Zoning

I-1

Current Use

Vacant land, single family residence

Proposed Use

Office/Warehouse, Cross Dock, Ancillary Parking

Parcel ID

60990D 01006, 60991 06003, 60991 06004

Total Site Acreage

28.57

Proposed Water Supply

☐ Public ☒ Private

Proposed Sewage Disposal

☐ Public ☒ Private

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

Wooded lot, single family residence

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

General office/Warehouse and cross-dock facility for SAIA LTL freight with ancillary truck and trailer parking

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

Truck terminal, vacant land

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

The proposed use is consistent with nearby uses and development patterns. Site designed for buildings and car parking in front, truck parking in rear.

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.

No. The proposed use is consistent with nearby uses and development patterns.

Please provide any additional information that you deem relevant.

# City of Garden City Rezoning Application



## Applicant Information

Owner	
Name	Address
See Attached Schedule "A".	
Phone	Email

### Nature of Ownership Interest

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

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

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

Engineer/Surveyor <input type="checkbox"/> Same as authorized agent <input checked="" type="checkbox"/> Check here to receive staff review comments via email	
Company Name	Contact (Individual Name)
Atlantic Coast Consulting, Inc.	Marc Liverman
Phone	Email
912-236-6471	marc.liverman@atlcc.net

Authorized Agent (Requires Authorized Agent Form) <input checked="" type="checkbox"/> 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

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.

Robert L. McCorkle, III

Print Name

Signature

Date

1-31-24

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:** May 9, 2024  
**Re:** PC 3-24-1077 – SAIA Savannah Project - 5231 Ogeechee Road

<b>Application Type</b>	<b>Zoning Map Amendment (Rezoning)</b>
<b>Case Number</b>	PC 3-24-1077
<b>Applicant</b>	Kevin Beckwith, Belinda Lee Kimker, John Kimker III, Eric Kimker, Joseph Kimker
<b>Name of Project</b>	SAIA Savannah Project
<b>Property Address</b>	5231 Ogeechee Road
<b>Parcel ID</b>	60990D 01006, 60991 06003, 60991 06004
<b>Area of Property</b>	28.57 acres
<b>Existing Zoning</b>	C-2 / R-A
<b>Existing Land Use</b>	Undeveloped, residential
<b>Proposed Zoning</b>	I-1
<b>Proposed Land Use</b>	Warehouse, Cross Dock, Ancillary Parking
<b>Comp Plan – Future Land Use</b>	Commercial

## GENERAL INFORMATION

**Project Description:** General office/warehouse and cross-dock facility for SAIA LTL Freight with ancillary truck and trailer parking.

## 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 90-201(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?*

This property is located on the border of the City of Garden City with unincorporated Chatham County. Adjacent parcel uses and zoning:

North – Salt Creek Boat Ramp and Park and Progressive Recreation Center (across US Hwy 17) – zoned C-1;

South: undeveloped, R-A (unincorporated Chatham County);

East – truck terminal, zoned I-1 and undeveloped, zoned R-A (unincorporated Chatham County);

West – Salt Creek, zoned R-A (unincorporated Chatham County).

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

Within the city limits of Garden City, several other small, industrially zoned properties are located to the east. These properties are not contiguous to the subject properties. The majority of the properties along US 17/Ogeechee Road in Garden City are zoned commercial.

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 subject property is located on US 17/Ogeechee Road just east of Dean Forest Road. While it is not anticipated that traffic on residential streets will be impacted, the ingress/egress will be across the street from Salt Creek Boat Ramp and Park and the Progressive Recreation Center. US 17/Ogeechee Road is a four-lane highway with a center, dual-left turn lane. Trucks leaving the site to access Dean Forest Road, the Georgia Ports Authority, and I-16 will make a left turn across US 17, which is of particular concern.

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 property is located directly across from the Chatham County Park and Boat Ramp, which is the only boat ramp in Garden City and includes a community park with a pavilion, picnic tables, and playground. This is also a major gateway into Garden City for travelers heading north on US 17/Ogeechee Road. US 17 is also the north/south corridor of the Georgia Bicycle Route for coastal Georgia as designated by the Georgia Department of Transportation. Two of the adjacent properties are also zoned as residential-agricultural. Rezoning of these properties to industrial could have a detrimental impact on the area.

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 a warehouse facility, particularly close to the Savannah Port of the Georgia Ports Authority.

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 could increase pressure on the additional in the vicinity to petition for industrial zoning.

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

This rezoning request is not consistent with the Comprehensive Plan. 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 Heavy Commercial (C-2) and Residential-Agriculture (R-A) to Industrial (I-1).

## RECOMMENDED MOTION

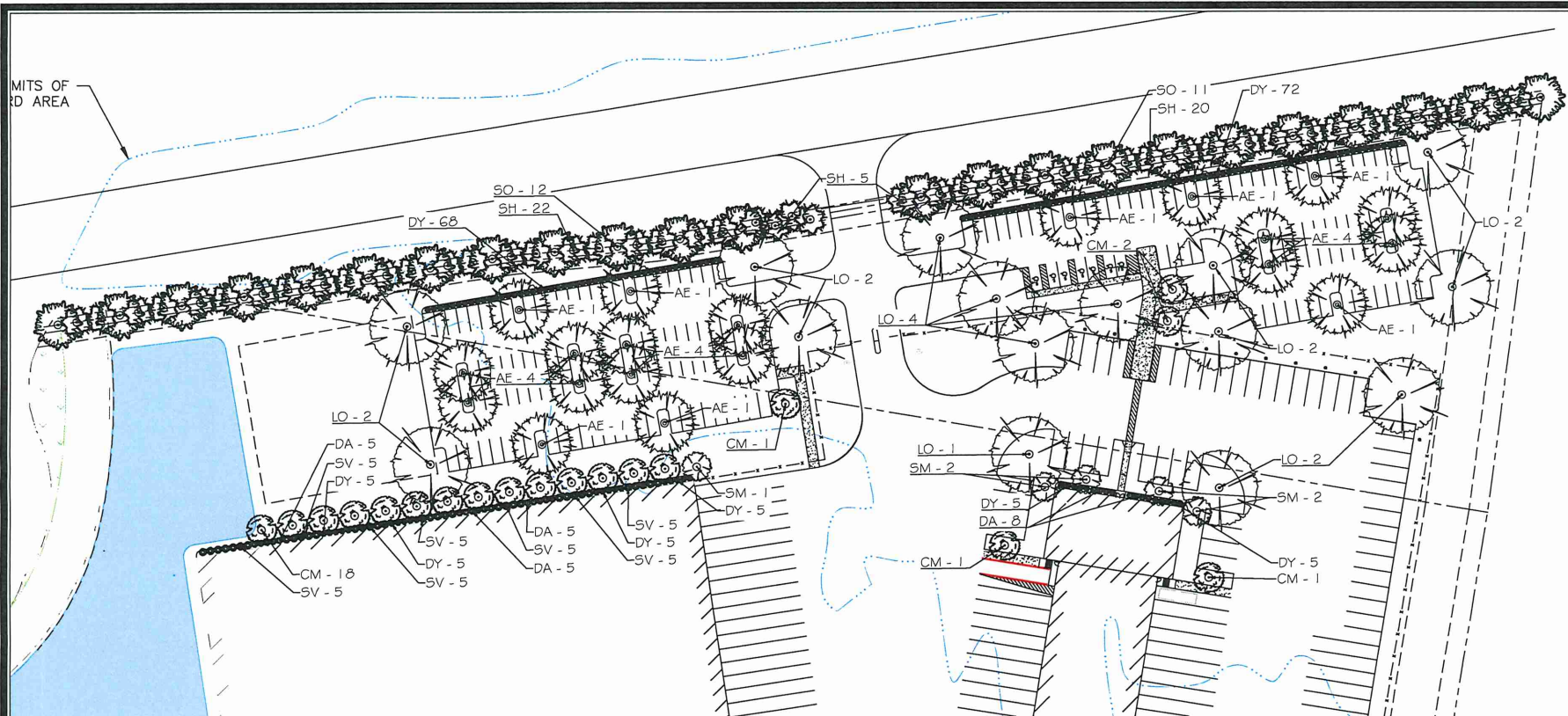
I move to recommend the **denial** of rezoning application PC 3-24-1077 to the City Council.

### *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.*







PLANT SCHEDULE

ABBV.	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT	SPREAD	NOTES
SO	23	SPRINGBROOK OAK	<i>Quercus shumardii</i>	4.5 gal.	25'-10'	4'-6'	2.5' cal. minimum
SH	47	SAVANNAH HOLLY	<i>Ilex x attenuata 'Savannah'</i>	3.0 gal.	6'-0"	3'-0"	1.5' cal. minimum
AE	23	AMERICAN ELM	<i>Ulmus americana 'New Harmony'</i>	4.5 gal.	8'-10'	4'-0"	2.5' cal. minimum
LO	15	LIVE OAK	<i>Quercus virginiana</i>	4.5 gal.	25'-10'	4'-6'	2.5' cal. minimum
SM	5	SILVER MAGNOLIA	<i>Magnolia x soulangeana</i>	5.0 gal.	6'-0"	3'-0"	2' height minimum @ installation
CM	18	CRAB APPLE	<i>Malus baccata 'Natchez'</i>	5.0 gal.	6'-0"	3'-0"	2' height minimum @ installation
SV	37	SWIFT VIRGINIA	<i>Viburnum acerifolium</i>	7 gal.	24'	18'-24'	2' height minimum @ installation
DY	153	DWARF YARROW HOLLY	<i>Ilex verticillata 'Nana'</i>	7 gal.	24"	18'-24"	2' height minimum @ installation
DA	24	DWARF VARIETAL ARBUTUS	<i>Arbutus x canadensis 'Francis Masson'</i>	7 gal.	24"	18'-24"	2' height minimum @ installation

LANDSCAPE NOTES:  
1) PLANT SYMBOLS ARE DRAWN TO THEIR MATURE SPREAD DISTANCE.

# RIGHT OF WAY LANDSCAPE REQUIREMENTS

TOTAL PLANTINGS REQUIRED:  
1 CANOPY TREE PER 50 LF  
1 UNDERSTORY TREE PER 25 LF

LANDSCAPE STRIP TOTAL LF = 1,206 LF OF PROPERTY FRONTAGE - 43 LF ENTRY DRIVE  
= 1,163 LF

CANOPY TREES REQUIRED = 1,163 LF / 50 LF = 23.3 = 23 CANOPY TREES  
UNDERSTORY TREES REQUIRED = 1,163 LF / 25 LF = 46.6 = 47 UNDERSTORY TREES

TOTAL PLANTINGS PROVIDED:  
CANOPY TREES PROVIDED = 23  
UNDERSTORY TREES PROVIDED = 47

MEETS MINIMUM REQUIREMENTS



**Atlantic Star LLC.**  
Landscape Architecture/Living Roofs  
103 Winchester Dr., Sarasota, FL 34237  
P: 941.375.2447



REVISION	DATE	BY	APP. NO.

PROJECT	DATE	BY	APP. NO.

**SAIA FREIGHT**  
Landscape Architect  
103 Winchester Dr., Sarasota, FL 34237  
P: 941.375.2447

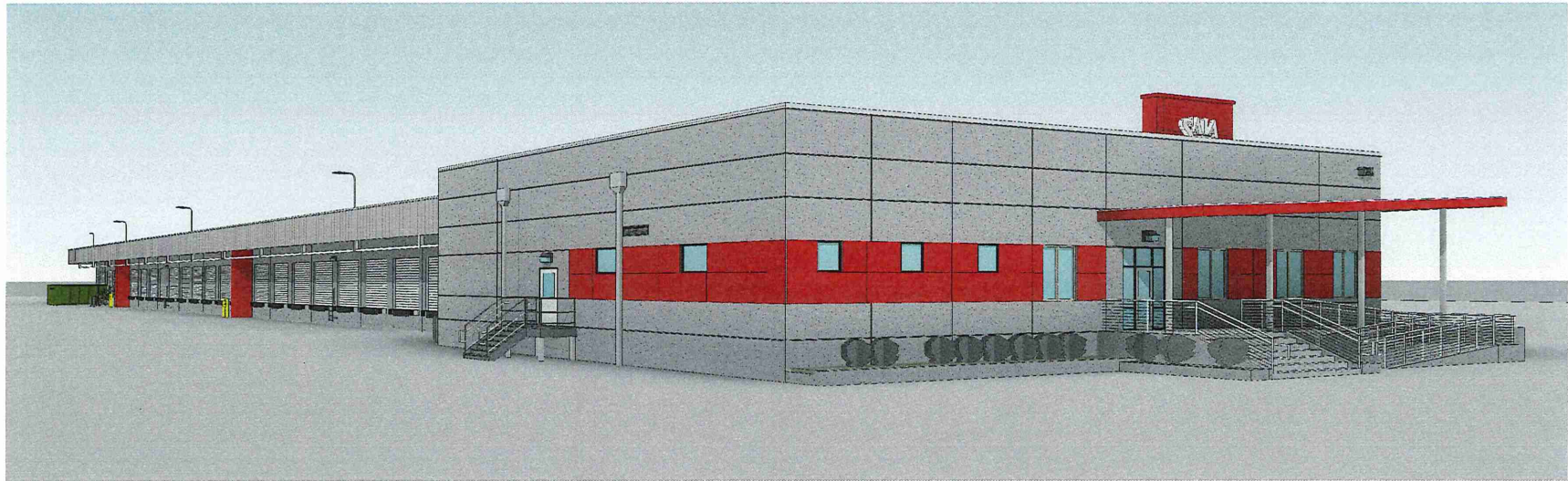
ROADWAY FRONTAGE LANDSCAPE PLAN

SHEET

L-1

OF 1





SAIA MOTOR FREIGHT LINE, LLC



SAIA MOTOR FREIGHT LINE, LLC  
SAIA LTL FREIGHT - SAVANNAH, GA  
PROPOSED BUILDING ELEVATIONS

24 x 36 =  
11 x 17 = NO SCALE  
12.12.2023



HOLLEWORTH DESIGN GROUP, LLC  
49 Music Square West Suite 500  
Nashville, Tennessee 37203  
615.296.9146  
www.thuMDG.com





DRIVER PERSPECTIVE - OGEECHEE ROAD SOUTHBOUND

N.T.S.



DRIVER PERSPECTIVE - OGEECHEE ROAD NORTHBOUND

N.T.S.



ATLANTIC COAST  
CONSULTING, INC.  
770-594-5998  
www.atlcc.net  
Roswell, GA  
Savannah, GA  
Knoxville, TN



06930  
LEVEL II CERTIFICATION

PROJECT:

5231 OGEECHEE RD  
GARDEN CITY, GA  
PIN# 6-0990-D01-006,  
6-0991-06-003, &  
6-0991-06-004  
7th G.M. DISTRICT  
CHATHAM COUNTY, GA

SAIA MOTOR  
FREIGHT LINE,  
LLC.

11465 JOHNS CREEK PARKWAY  
SUITE 400  
JOHNS CREEK, GA 30097  
678-542-3938

REVISIONS

A. Rezoning Exhibit	01/24/2024
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Drawn by: DAS	Checked by:	QC by:
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PROJECT NUMBER:

IO94-101  
January 2024

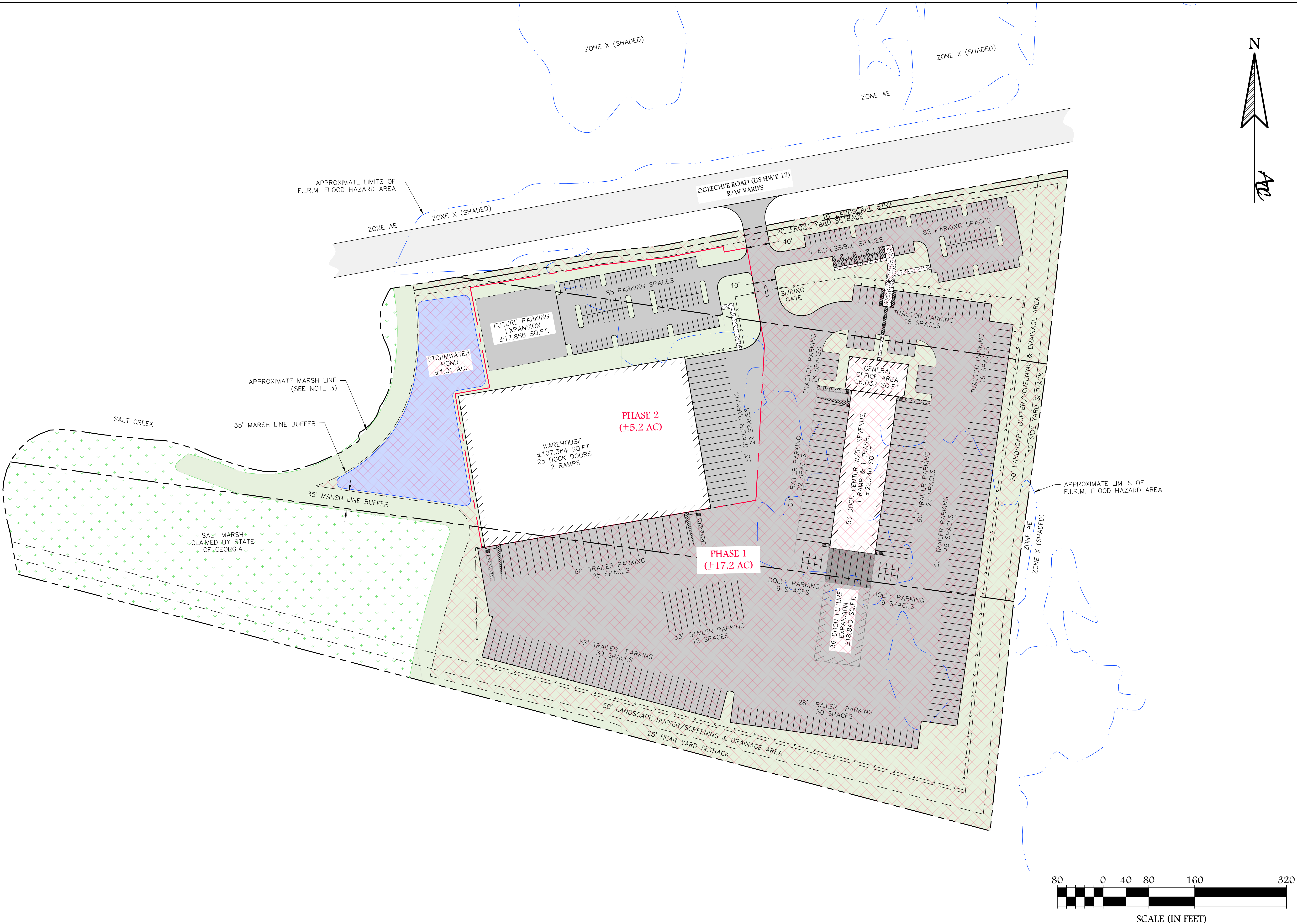
GARDEN CITY SITE  
LAYOUT CONCEPT  
RENDERINGS

C-102

NOTES:

1. PERSPECTIVE RENDERINGS PROVIDED BY BLUELIME STUDIO, DATED JANUARY 31, 2024.
2. PERSPECTIVES REPRESENT FULL BUILD-OUT OF PHASES 1 AND 2.






GREENSPACE CALCULATIONS	
TOTAL PROJECT AREA:	28.03 AC.
PROPOSED GREENSPACE:	7.29 AC.
PERCENTAGE GREENSPACE =	26%

PARKING COUNT TABLE	
EMPLOYEE PARKING	170 (7 ACCESSIBLE)
30' TRACTOR	50
28' TRAILER	30
53' TRAILER	121
60' TRAILER	76
DOLLY PARKING	18

- NOTES:
- EXISTING CONDITIONS DERIVED FROM SURVEY PREPARED BY PIRKLE & ASSOCIATES SURVEYING, INC. DATED AUGUST 22, 2023.
  - A PORTION OF THE PROPERTY SHOWN LIES WITHIN SPECIAL FLOOD HAZARD AREA ZONE AE PER FEMA F.I.R.M. PANEL 13051C0140G, EFFECTIVE DATE AUGUST 16, 2018.
  - MARSH LINE DETERMINED BY ECS SOUTHEAST, LLP IN A WETLAND DELINEATION STUDY DATED MAY 24, 2023.



ATLANTIC COAST  
CONSULTING, INC.  
770-594-5998  
www.atlcc.net  
Roswell, GA  
Savannah, GA  
Knoxville, TN



06930  
LEVEL II CERTIFICATION

PROJECT:  
5231 OGEECHEE RD  
GARDEN CITY, GA  
PIN# 6-0990-D01-006,  
6-0991-06-003, &  
6-0991-06-004  
7th G.M. DISTRICT  
CHATHAM COUNTY, GA

SAIA MOTOR  
FREIGHT LINE,  
LLC.  
11465 JOHNS CREEK PARKWAY  
SUITE 400  
JOHNS CREEK, GA 30097  
678-542-3938

REVISIONS	
A. Rezoning Exhibit	01/24/2024

Drawn by: DAS	Checked by:	QC by:
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PROJECT NUMBER:  
IO94-101  
January 2024

GARDEN CITY SITE  
LAYOUT SUMMARY  
C-101

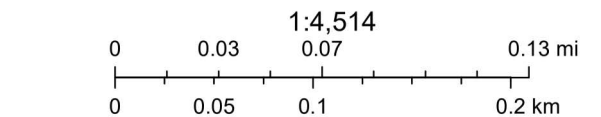


# 5231 Ogeechee Road; Ogeechee Road



3/4/2024, 4:53:02 PM

Local Roads	Local Roads	Municipal Boundary	PORT WENTWORTH	VERNONBURG
Major Roads	Major Roads	BLOOMINGDALE	SAVANNAH	UNINCORPORATED
Parkways	Parkways	GARDEN CITY	THUNDERBOLT	Owner, PIN and Address Labels
Interstate	Interstate	POOLER	TYBEE ISLAND	Property Boundaries (Parcels)



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# MEMORANDUM

**To:** Garden City Planning Commission & Board of Appeals  
**From:** Denise R. Grabowski, AICP, LEED AP, Planning Manager Consultant  
**Date:** May 9, 2024  
**Re:** PC 2325 – Zoning Text Amendment – Chapter 90, Article VI, Sec. 90-174.

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City Council enacted moratorium on the issuance of permits for new outdoor advertising or separate-use signs within the city limits on September 18, 2023. City Council extended this moratorium until June 4, 2024.

The City Attorney has prepared the following text amendment for review and consideration by the Planning Commission.

Summary of changes:

- Revised zoning districts to heavy commercial (C-2) or industrial (I-1 and I-2);
- Revised size from 480 square feet with dimensions not exceeding 12 feet in height or 42 feet in width to 382 square feet with dimensions not exceeding 10.5 feet in height or 36 feet in width;
- Limit outdoor advertising or separate-use signs to state or federal highways;
- Revised required separation between signs from 1000 feet to 1500 feet;
- Modifies the required distance of an outdoor advertising or separate-use signs from intersections from 150' to 400'; from a church, school, cemetery, public park from 200' to 1000'; from residentially zoned areas from 100' to 1000';
- Prohibits outdoor advertising or separate use signs on a building wall or roof;
- Modifies the required distance between LED signs from 2,500 feet to 5,000 feet;
- Adds a maximum number of LED signs, with a provision for the conversion of existing nonconforming signs to LED signs; and,
- Adds criteria for the consideration of outdoor advertising and separate use signs by the Planning Commission;
- Requires GDOT permit for tree removal and/or pruning.

ORDINANCE 2024-

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF GARDEN CITY, GEORGIA, AS AMENDED, TO REVISE CHAPTER 90, ARTICLE VI, PERTAINING TO SIGNS, FOR THE PURPOSE OF REVISING THE PROVISIONS THEREOF REGARDING THE LIMITATIONS, SAFEGUARDS, AND CONTROLS FOR THE LOCATION OF OUTDOOR ADVERTISING OR SEPARATE USE SIGNS; TO REPEAL ALL ORDINANCES IN CONFLICT HERewith; TO PROVIDE FOR SEVERABILITY; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

BE IT ORDAINED BY The Mayor and Council of Garden City, Georgia, and it is hereby ordained by the authority thereof that:

Section 1. Chapter 90, Article VI, of the Code of Ordinances of Garden City, Georgia, as amended, relating to signs placed in Garden City, Georgia, is hereby amended by deleting Section 90-174 pertaining to outdoor advertising and separate use signs in its entirety, and by substituting in lieu thereof the following:

“Sec. 90-174. Outdoor Advertising or Separate Use Signs.

To preserve and promote the public health, safety, and welfare of the citizens of Garden City, Georgia, to maintain and enhance the visual environment, and to preserve the right of citizens to enjoy Garden City’s scenic beauty, to improve pedestrian and traffic safety, and to minimize the possible adverse effect of outdoor advertising or separate use signs on nearby public and private property, the following regulations shall govern the location of such signs within the City unless otherwise expressly provided for in Chapter 90 to the contrary:

- (1) An outdoor advertising or separate use sign may be located on any property located in a heavy commercial (C-2, C-2A, and C-2A (B&W)) or industrial (I-1 and I-2) zoning district in addition to any other freestanding signs authorized by this Article so long as such sign complies with the pertinent provisions of the Garden City Code of Ordinances.
- (2) Outdoor advertising or separate use signs are allowed on only parcels fronting state or federal highways. Such signs are limited to 382 square feet in sign area with dimensions not exceeding 10.5 feet in height or 36 feet in width.
- (3) A Georgia DOT permit must be obtained for all outdoor advertising and separate use signs.



- (4) Outdoor advertising or separate use signs shall be erected to a height of not more than 50 feet above the highest point of the driving surface of the highway lanes closest to the sign.
- (5) All portions of a sign face and support members of any outdoor advertising or separate use sign shall be set back from all buildings, structures, and property lines at least 75 feet.
- (6) Only one outdoor advertising or separate use sign shall be allowed per platted lot. Outdoor advertising or separate use signs shall be no less than 1,500 feet apart, measuring from the two closest points and only one sign face shall be allowed to face the same direction per location. This allows back-to-back or "V" formation signs but prohibits two signs side-by-side or over-and-under, facing the same direction. The faces of a sign constructed in the form of a "V" shall not exceed 45 degrees.
- ~~(7) No outdoor advertising or separate use sign shall be installed or erected at any time where there are fifty-five (55) or more existing outdoor advertising or separate use signs within the City. For purposes of this provision, lawfully constructed outdoor advertising and separate use signs that exist as of the effective date of this Ordinance which have less than 50 square feet of sign area shall not be included.~~
- (78) No outdoor advertising or separate use sign, or any part thereof, shall be erected, used, operated, or maintained:
- a. within 400 feet of the nearest edge of the right-of-way of another intersecting right-of-way;
  - b. within 1,000 feet of any church, school, cemetery, public park or public building;
  - c. overhanging a public right-of-way; ~~or a private road or drive;~~

- d. within 1,000 feet from any residentially zoned area as measured from the outermost perimeter of the sign; or,
- e. obstructing a scenic view including, but not limited to, marshes, natural waterways, ~~pastures~~, forests, and other pastoral scenery.

(89) Sign illumination shall not cause beams or rays of light to be directed to a roadway or adjacent properties. Flashing illumination such as, without limitation, flashing, running, or sequential lights are prohibited except as expressly provided herein.

(940) The following outdoor advertising or separate use signs are expressly prohibited unless specifically stated otherwise in this Article:

- a. Signs employing movement including, but not limited to, changeable copy signs, pennants, flags, banners, streamers, propellers, discs, and search lights.
- b. Signs that include lights which flash, blink, or turn on and off intermittently, but not including time and temperature signs.
- c. Signs employing direct, indirect, or internal flashing, or other illumination with light sources or reflectivity of such brightness that constitute a hazard to ground or air traffic or a nuisance as defined by Official Code of Georgia Annotated Section 41-1-1 et seq., as determined by the City Manager.
- d. Inflatable signs including, but not limited to, balloons.
- e. Roof billboards which are erected or painted on a roof or which extend in height above the roof line of the building on which the sign is erected.
- f. Any sign which may be confused with or obstruct

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the view of any authorized traffic sign or signal, obstructs the site distance triangle at any street or highway intersection, or extends into the public right-of-way.

- (104) Outdoor advertising or separate use signs shall not be placed on a building wall or on the roof of a building. They shall only be freestanding pole or pylon signs and shall not be allowed as monument signs. Each shall constitute a self-supporting structure erected on one pole permanently attached to a concrete foundation. The foundation shall be designed to carry the weight and wind load of the sign, in the soil which it is placed. The sign's pole and supporting apparatus shall be fabricated only from painted or galvanized steel or metal. No portion of the supporting structure for the sign shall be visible above the advertising display area.
- (112) Extrusions beyond the face of any outdoor advertising or separate use sign, excluding aprons, are prohibited.
- (123) There shall be an initial inspection of outdoor advertising or separate use signs and reinspection every five (5) years.
- (134) No trees shall be cut, trimmed, or pruned in locating, erecting, or maintaining any outdoor advertising or separate use sign without first obtaining a permit from the Georgia Department of Transportation. A copy of the permit shall be provided to the City prior to any disturbance of vegetation.-
- (145) With respect to outdoor advertising or separate use signs that contain alphanumeric characters, graphics, or symbols defined by a small number of matrix elements using different combinations of light-emitting diodes ("LED's"):
  - a. Such signs shall contain static messages only, and shall not have movement or flashing on any part of the sign structure, design, or pictorial segment of the sign; nor shall such sign have varying light intensities during the display of any single message.
  - b. Each display on an electronic changeable message

LED sign shall remain fixed for at least ten seconds.

- c. When a message on an electronic changeable message LED sign is changed, the change shall be accomplished in three seconds or less.
- d. Any electronic changeable message LED sign shall contain a default design that will freeze the display in one position if a malfunction occurs.
- e. No auditory message or mechanical sounds may be emitted from the sign.
- f. Electronic changeable message LED signs may not operate at brightness levels of more than 0.20 foot candles above ambient light levels as measured at the following distances:

<u>SIGN SQ. FEET</u>	<u>DISTANCE</u>
<300 feet	150 feet
301 feet-400 feet	200 feet

- g. The owner of a LED outdoor advertising or separate use sign shall arrange for an annual certification of the lumens showing compliance by an independent contractor and provide said certification to the City.
- h. Each sign must have a light sensing device that will adjust the brightness of the display as the natural ambient light conditions change.
- i. No LED outdoor advertising or separate use sign shall be located within 5,000 feet of another LED billboard sign on *either side of the road*.
- j. Electronic changeable message LED signs shall meet the same installation and permitting requirements and inspections as set out for all other signs.
- k. The owner of a LED outdoor advertising or separate



use sign shall coordinate with the local authorities to display, when appropriate, emergency information important to the traveling public including, but not limited to, Amber Alerts or alerts concerning terrorist attacks or natural disasters. Emergency information messages shall remain in the advertising rotation according to the protocols of the agency that issues the information.

1. The owner of said LED outdoor advertising or separate use sign shall provide the City of Garden City contact information for a person who is available to be contacted at any time and who is able to turn off the electronic sign promptly after a malfunctioning occurs. If, at any time more than 95% of the LED display lights malfunction or are no longer working, the owner of said LED sign shall ~~blank the display until the needed repairs are made. make repairs to the sign within sixty (60) days-~~ or the sign will require removal.
- m. If the City of Garden City finds that the LED outdoor advertising or separate use sign causes a glare or otherwise impairs the vision of the driver of a motor vehicle, the owner of the sign, within twenty-four (24) hours of a request by the City, shall reduce the intensity of the sign to a level acceptable to the City.
- n. Each sign must comply with all Georgia Department of Transportation rules and regulations applicable to electronic changeable message signs which do not conflict with this Article.
- o. Effective \_\_\_\_\_, 2024, no more than three (3) LED outdoor advertising or separate use signs shall be erected or converted in the City ~~in addition to the nineteen (19) LED advertising or separate use signs already in existence.~~ Notwithstanding, one (1) new LED outdoor advertising or separate use sign will be permitted when ~~at~~ the number of existing nonconforming outdoor advertising or separate use

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signs that correspond to a ratio is removed, unless provided herein. The ratio shall be 2.5 square feet of existing nonconforming outdoor advertising or separate use sign face space for every 1.0 square foot of LED outdoor advertising or separate use sign face to be erected. Nonconformity shall be determined by the applicable sections of this Ordinance.

(156) No variance shall be granted for billboard areas or billboard distance separation.

(167) The potential impacts of an outdoor advertising and separate use signs are significant given the size and height of such structures. It is in the best interest of the City to adopt criteria for assessing such impacts. Accordingly, an outdoor advertising or separate use sign shall be subject to approval by the Planning Commission which shall be guided by the following factors in determining whether approval of an application for an outdoor advertising or separate use sign is appropriate:

- a. Whether the size of the lot is sufficient to allow compliance with all setbacks considering the relationship of the proposed outdoor advertising or separate use sign to adjacent lots and development patterns in the area;
- b. The impact the proposed outdoor advertising or separate use sign may have on the view of noteworthy features of the landscape as viewed by motorists and adjacent property owners, and the aesthetic impact on surrounding properties;
- c. The effect the proposed outdoor advertising or separate use sign may have on traffic safety;
- d. Any accompanying or unique feature of the proposed outdoor advertising or separate use sign, including plans for lighting and landscaping; and,
- e. Any other factor related to the suitability of the proposed outdoor advertising or separate use sign



for the proposed site, including any conditions or limitations proposed by the applicant.

- f. Notwithstanding the above criteria, the content of an outdoor advertising or separate use sign shall not be among the factors considered by the Planning Commission in deciding an application to erect such a sign.

(178) Each outdoor advertising or separate use sign shall have attached thereto a legend identifying the agent or agency responsible for the erection and maintenance of such sign. Such legend shall set forth the permit number issued by the City for such sign.

(189) Every outdoor advertising and separate use sign, including its supports, braces, guys, and anchors, shall be maintained in a safe, presentable, and good structural material condition at all times, which includes the repair or replacement of defective parts, painting, repainting, cleaning, and other acts required for the maintenance of said sign. The surrounding premises of each sign shall be maintained in a clean, sanitary, and inoffensive condition, and free and clear of all obnoxious substances, rubbish, and weeds.

(1929) The advertising or copy area shall be replaced periodically to maintain good appearance. When the sign displays no advertising copy, its face shall continue to have a tight, closed, or solid surface concealing the sign's supporting apparatus, and shall be of a uniform color."

Section 2. This Ordinance and its parts are declared to be severable. If any section, subsection, clause, sentence, word, provision, or portion of this Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, this decision shall not affect the validity of the Ordinance as a whole. All parts of the Ordinance not declared invalid or unconstitutional shall remain in full force and effect as if such portion so declared or adjudged unconstitutional or invalid were not originally part of the Ordinance, even if the surviving parts of the Ordinance result in greater restrictions after any unconstitutional or invalid provisions are stricken. The City Council declares that it would have enacted the remaining parts of the Ordinance if it had known

that such portion thereof would be declared or adjudged unconstitutional or invalid. The City Council declares its intent that should this Ordinance be declared in part or in whole unconstitutional or invalid, signs are to be subject to regulations applicable to “structures” contained in the Zoning Ordinance. If any part of this Ordinance is found to be in conflict with any other Ordinance or with any other part of this Ordinance, the most restrictive or highest standard shall prevail. If any part of this Ordinance is explicitly prohibited by federal or state statute, that part shall not be enforced.

Section 3. This ordinance shall become effective on the date of passage.

Section 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Rhonda Ferrell-Bowles  
Clerk of Council

RECEIVED AND APPROVED this the \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
BRUCE CAMPBELL, Mayor

Read first time:

Read second time and approved:



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- (1) An outdoor advertising or separate use sign may be located on any property located in a heavy commercial (C-2, C-2A, and C-2A(B&W)) or industrial (I-1 and I-2) zoning district in addition to any other freestanding signs authorized by this Article so long as such sign complies with the pertinent provisions of the Garden City Code of Ordinances.
- (2) Outdoor advertising or separate use signs are allowed on only parcels fronting state or federal highways. Such signs are limited to 382 square feet in sign area with dimensions not exceeding 10.5 feet in height or 36 feet in width.
- (3) A Georgia DOT permit must be obtained for all outdoor advertising and separate use signs.

- (4) Outdoor advertising or separate use signs shall be erected to a height of not more than 50 feet above the highest point of the driving surface of the highway lanes closest to the sign.
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- (7) No outdoor advertising or separate use sign, or any part thereof, shall be erected, used, operated, or maintained:
  - a. within 400 feet of the nearest edge of the right-of-way of another intersecting right-of-way;
  - b. within 1,000 feet of any church, school, cemetery, public park or public building;
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  - d. within 1,000 feet from any residentially zoned area as measured from the outermost perimeter of the sign; or,
  - e. obstructing a scenic view including, but not limited to, marshes, natural waterways, forests, and other pastoral scenery.
- (8) Sign illumination shall not cause beams or rays of light to be directed to a roadway or adjacent properties. Flashing illumination such as, without limitation, flashing, running,



or sequential lights are prohibited except as expressly provided herein.

- (9) The following outdoor advertising or separate use signs are expressly prohibited unless specifically stated otherwise in this Article:
- a. Signs employing movement including, but not limited to, changeable copy signs, pennants, flags, banners, streams, propellers, discs, and search lights.
  - b. Signs that include lights which flash, blink, or turn on and off intermittently, but not including time and temperature signs.
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  - d. Inflatable signs including, but not limited to, balloons.
  - e. Roof billboards which are erected or painted on a roof or which extend in height above the roof line of the building on which the sign is erected.
  - f. Any sign which may be confused with or obstruct the view of any authorized traffic sign or signal, obstructs the site distance triangle at any street or highway intersection, or extends into the public right-of-way.
- (10) Outdoor advertising or separate use signs shall not be placed on a building wall or on the roof of a building. They shall only be freestanding pole or pylon signs and shall not be allowed as monument signs. Each shall constitute a self-supporting structure erected on one pole permanently attached to a concrete foundation. The foundation shall be designed to carry the weight and

wind load of the sign, in the soil which it is placed. The sign's pole and supporting apparatus shall be fabricated only from painted or galvanized steel or metal. No portion of the supporting structure for the sign shall be visible above the advertising display area.

- (11) Extrusions beyond the face of any outdoor advertising or separate use sign, excluding aprons, are prohibited.
- (12) There shall be an initial inspection of outdoor advertising or separate use signs and reinspection every five (5) years.
- (13) No trees shall be cut, trimmed, or pruned in locating, erecting, or maintaining any outdoor advertising or separate use sign without first obtaining a permit from the Georgia Department of Transportation. A copy of the permit shall be provided to the City prior to any disturbance of vegetation.
- (14) With respect to outdoor advertising or separate use signs that contain alphanumeric characters, graphics, or symbols defined by a small number of matrix elements using different combinations of light-emitting diodes ("LED's"):
  - a. Such signs shall contain static messages only, and shall not have movement or flashing on any part of the sign structure, design, or pictorial segment of the sign; nor shall such sign have varying light intensities during the display of any single message.
  - b. Each display on an electronic changeable message LED sign shall remain fixed for at least ten seconds.
  - c. When a message on an electronic changeable message LED sign is changed, the change shall be accomplished in three seconds or less.
  - d. Any electronic changeable message LED sign shall contain a default design that will freeze the display in one position if a malfunction occurs.
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- g. The owner of a LED outdoor advertising or separate use sign shall arrange for an annual certification of the lumens showing compliance by an independent contractor and provide said certification to the City.
- h. Each sign must have a light sensing device that will adjust the brightness of the display as the natural ambient light conditions change.
- i. No LED outdoor advertising or separate use sign shall be located within 5,000 feet of another LED billboard sign on *either side of the road*.
- j. Electronic changeable message LED signs shall meet the same installation and permitting requirements and inspections as set out for all other signs.
- k. The owner of a LED outdoor advertising or separate use sign shall coordinate with the local authorities to display, when appropriate, emergency information important to the traveling public including, but not limited to, Amber Alerts or alerts concerning terrorist attacks or natural disasters. Emergency information messages shall remain in the advertising rotation according to the protocols of the agency that issues the information.
- l. The owner of said LED outdoor advertising or separate use sign shall provide the City of Garden City contact information for a person who is

available to be contacted at any time and who is able to turn off the electronic sign promptly after a malfunctioning occurs. If, at any time more than 95% of the LED display lights malfunction or are no longer working, the owner of said LED sign shall blank the display until the needed repairs are made.

- m. If the City of Garden City finds that the LED outdoor advertising or separate use sign causes a glare or otherwise impairs the vision of the driver of a motor vehicle, the owner of the sign, within twenty-four (24) hours of a request by the City, shall reduce the intensity of the sign to a level acceptable to the City.
  - n. Each sign must comply with all Georgia Department of Transportation rules and regulations applicable to electronic changeable message signs which do not conflict with this Article.
  - o. Effective \_\_\_\_\_, 2024, no more than three (3) LED outdoor advertising or separate use signs shall be erected or converted in the City in addition to the nineteen (19) LED outdoor advertising or separate use signs already in existence. Notwithstanding, one (1) new LED outdoor advertising or separate use sign will be permitted when a number of existing nonconforming outdoor advertising or separate use signs that correspond to a ratio is removed, unless provided herein. The ratio shall be 2.5 square feet of existing nonconforming outdoor advertising or separate use sign face space for every 1.0 square foot of LED outdoor advertising or separate use sign face to be erected. Nonconformity shall be determined by the applicable sections of this Ordinance.
- (15) No variance shall be granted for billboard areas or billboard distance separation.
- (16) The potential impacts of an outdoor advertising and separate use signs are significant given the size and height



of such structures. It is in the best interest of the City to adopt criteria for assessing such impacts. Accordingly, an outdoor advertising or separate use sign shall be subject to approval by the Planning Commission which shall be guided by the following factors in determining whether approval of an application for an outdoor advertising or separate use sign is appropriate:

- a. Whether the size of the lot is sufficient to allow compliance with all setbacks considering the relationship of the proposed outdoor advertising or separate use sign to adjacent lots and development patterns in the area;
  - b. The impact the proposed outdoor advertising or separate use sign may have on the view of noteworthy features of the landscape as viewed by motorists and adjacent property owners, and the aesthetic impact on surrounding properties;
  - c. The effect the proposed outdoor advertising or separate use sign may have on traffic safety;
  - d. Any accompanying or unique feature of the proposed outdoor advertising or separate use sign, including plans for lighting and landscaping; and,
  - e. Any other factor related to the suitability of the proposed outdoor advertising or separate use sign for the proposed site, including any conditions or limitations proposed by the applicant.
  - f. Notwithstanding the above criteria, the content of an outdoor advertising or separate use sign shall not be among the factors considered by the Planning Commission in deciding an application to erect such a sign.
- (17) Each outdoor advertising or separate use sign shall have attached thereto a legend identifying the agent or agency responsible for the erection and maintenance of such sign. Such legend shall set forth the permit number issued by the City for such sign.

- (18) Every outdoor advertising and separate use sign, including its supports, braces, guys, and anchors, shall be maintained in a safe, presentable, and good structural material condition at all times, which includes the repair or replacement of defective parts, painting, repainting, cleaning, and other acts required for the maintenance of said sign. The surrounding premises of each sign shall be maintained in a clean, sanitary, and inoffensive condition, and free and clear of all obnoxious substances, rubbish, and weeds.
- (19) The advertising or copy area shall be replaced periodically to maintain good appearance. When the sign displays no advertising copy, its face shall continue to have a tight, closed, or solid surface concealing the sign's supporting apparatus, and shall be of a uniform color.”

Section 2. This Ordinance and its parts are declared to be severable. If any section, subsection, clause, sentence, word, provision, or portion of this Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, this decision shall not affect the validity of the Ordinance as a whole. All parts of the Ordinance not declared invalid or unconstitutional shall remain in full force and effect as if such portion so declared or adjudged unconstitutional or invalid were not originally part of the Ordinance, even if the surviving parts of the Ordinance result in greater restrictions after any unconstitutional or invalid provisions are stricken. The City Council declares that it would have enacted the remaining parts of the Ordinance if it had known that such portion thereof would be declared or adjudged unconstitutional or invalid. The City Council declares its intent that should this Ordinance be declared in part or in whole unconstitutional or invalid, signs are to be subject to regulations applicable to “structures” contained in the Zoning Ordinance. If any part of this Ordinance is found to be in conflict with any other Ordinance or with any other part of this Ordinance, the most restrictive or highest standard shall prevail. If any part of this Ordinance is explicitly prohibited by federal or state statute, that part shall not be enforced.

Section 3. This ordinance shall become effective on the date of passage.

Section 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.



ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Rhonda Ferrell-Bowles  
Clerk of Council

RECEIVED AND APPROVED this the \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
BRUCE CAMPBELL, Mayor

Read first time:

Read second time and approved: