

AGENDA

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

Pre-agenda @ 5:00pm

- ✧ **Call to Order**
- ✧ **Roll Call**
- ✧ **Approval of Agenda July 11, 2023**
- ✧ **Approval of Board of Zoning Appeals/Planning Commission Minutes**
 - June 13, 2023
- ✧ **Zoning Appeals**
 - PC2327: Sabriya Scott, Scott Realty Professionals, request a variance from Section 90-72 to build a single-family home with 5ft setbacks on each side at 0 Old Louisville Road; PIN 60825 03030
- ✧ **Adjournment**
- ✧ **Planning Commission**
 - **Old Business**
 - PC2313: Beacon Outdoor Billboards requests a general development plan for a billboard at 2606 US Highway 80; PIN: 60926 03031.
 - PC2314: Beacon Outdoor Billboards requests a general development plan for a billboard at 211 US Highway 80; PIN: 60020 06002B.
 - PC2315: Beacon Outdoor Billboards requests a general development plan for a billboard at 4904 Augusta Rd; PIN: 60009 02004.
 - PC2310: Roberts Management Inc requests a general development plan for a billboard at Heidt Ave; PIN: 60802 07001A
- ✧ **Adjournment**

**PROCEDURES FOR CONDUCTING PUBLIC HEARINGS ON PROPOSED ZONING DECISIONS
BEFORE GARDEN CITY'S CONSOLIDATED BOARD OF ZONING APPEALS/PLANNING
COMMISSION AND STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWERS OF THE
BOARD OF ZONING APPEALS AND THE PLANNING COMMISSION**

I. Procedures for Conducting Public Hearings on Proposed Zoning Decisions:

All public hearings conducted by the Consolidated Board of Zoning Appeals/Planning Commission for Garden City, Georgia, on proposed zoning decisions shall be conducted as follows:

- (1) All public hearings conducted by the Consolidated Board of Zoning Appeals/Planning Commission on matters referred to it shall be called to order by the presiding officer.
- (2) The presiding officer shall open the hearing by stating the specific zoning matter being considered at the public hearing, and shall explain the procedures to be followed in the conduct of the hearing and further stating that printed copies of the adopted standards governing the exercise of the zoning powers of the Board of Zoning Appeals and Planning Commission, and the procedures governing hearings before the Board are available to the public.
- (3) The presiding officer shall determine the number of attendees who desire to testify or present evidence at the hearing.
- (4) When there is a large number of individuals wishing to testify at a hearing, the presiding officer may invoke time limits on individual speakers. In such cases, these time limits shall apply to all speakers. Proponents, including the petitioner or the petitioner's agent requesting the zoning decision, shall have no less than ten (10) minutes for the presentation of data, evidence, and expert opinions; opponents of the proposed decision shall have an equal minimum period of time. The presiding officer may grant additional time; provided, however, an equal period of time shall be granted both sides.
- (5) The petitioner requesting the proposed decision, or the petitioner's agent, shall be recognized first and shall be permitted to present and explain the request for the decision. Thereafter, all individuals who so desire shall be permitted to speak in favor of the matter.
- (6) After all individuals have had an opportunity to speak in accordance with subparagraph (5) above, those individuals present at the public hearing who wish to speak in opposition to the proposed decision shall have an opportunity to speak.
- (7) Once all parties have concluded their testimony, the presiding officer shall adjourn the public hearing.

II. Standards Governing the Exercise of The Zoning Powers of Garden City's Board of Zoning Appeals:

The Board of Zoning Appeals shall have the following powers:

- (1) To hear and decide appeals where it is alleging that there is an error in any order, requirement, decision, or determination made by an administrative official in the enforcement of Chapter 90 of the Garden City Code of Ordinances.
- (2) To decide upon requests for permission to establish uses which the Board of Zoning Appeals is required to pass under the terms of Chapter 90 of the Garden City Code of Ordinances. The application to establish such use shall be approved on a finding of the Board of Zoning Appeals that:
 - (a) The proposed use does not affect adversely the general plans for the physical development of the city, as embodied in Chapter 90 of the Garden City Code of Ordinances and in any master plan or portion thereof adopted by the Mayor and Council.
 - (b) The proposed use will not be contrary to the purposes stated for Chapter 90 of the Garden City Code of Ordinances.
 - (c) The proposed use will not affect adversely the health and safety of residents and workers in the city.
 - (d) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood.
 - (e) The proposed use will not adversely affect the existing uses in the neighborhood.
 - (f) The proposed use will be placed on a lot of sufficient size to satisfy the space requirements of such use.
 - (g) The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use such facility, vehicular movement, noise or fume generation or type of physical activity.

- (h) The standards set forth for each particular use for which a permit may be granted have been met.

The Board of Zoning Appeals may impose or require such additional restrictions and standards as may be necessary to protect the health and safety of workers and residents in the community and to protect the value and use of the property in the general neighborhood. The proposed use shall be subject to the minimum area, setback, and other locational requirements of the zoning district in which it will be located. The proposed use shall be subject to the off-street parking and service requirements of Chapter 90 of the Garden City Code of Ordinances. Wherever the Board of Zoning Appeals shall find, in the case of any permit granted pursuant to the provisions of said Chapter 90, that any of the terms, conditions or restrictions upon which such permit was granted are not being complied with, the Board shall rescind and revoke such permit after giving due notice to all parties concerned and granting full opportunity for a public hearing.

- (3) To authorize upon appeal in specific cases such variance from the terms of Chapter 90 of the Garden City Code of Ordinances as will not be contrary to the public interest where owing to special conditions a literal enforcement of the provisions of said Chapter will, in an individual case, result in practical difficulty or unnecessary hardship. Such variance may be granted in such individual cases of practical difficulty or unnecessary hardship upon a finding by the Board of Appeals that:
- (a) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography;
 - (b) The application of said Chapter 90 to this particular piece of property would create practical difficulty or unnecessary hardship;
 - (c) Such conditions are peculiar to the particular piece of property involved; and,
 - (d) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of said Chapter 90.

No variance shall be granted for a use of land or building or structure that is prohibited by Chapter 90 of the Garden City Code of Ordinances.

III. Powers and Duties of the Planning Commission.

The Planning Commission is granted all powers and is assigned all duties that the City's Mayor and Council is authorized and empowered to grant and assign, to include the following:

- (1) Making comprehensive surveys and studies of existing conditions and probable future developments and preparing such plans for physical, social, and economic growth as will best promote the public health, safety, morals, convenience, prosperity, or general welfare, as well as efficiency and economy in the development of the city.
- (2) Preparing a master plan or parts thereof for the development of the city.
- (3) Preparing and recommending for adoption to the city council a zoning ordinance or resolution and map for the city.
- (4) Preparing and recommending for adoption to the city council regulations for the subdivision of land within the city, and administering the regulations that may be adopted.
- (5) Preparing and recommending for adoption to the city council a plat or an official map showing the exact location of the boundary lines of existing, proposed, extended, widened, or narrowed streets, public open spaces, or public building sites, together with regulations to control the erection of buildings or other structures within such lines, within the city or a specified portion thereof.
- (6) Making, publishing, and distributing maps, plans, and reports and recommendations relating to the master plan and development of the city to public officials and agencies, public utility companies and civic, educational, professional, and other organizations and citizens.
- (7) Recommending to the executive or legislative officials of the city programs for public improvements and the financing thereof.
- (8) Reviewing all proposed amendments to the zoning ordinance, the subdivision ordinance, and the zoning map, and making recommendation as per Garden City Code Section 90-201 in each case to the city council for approval or denial.
- (9) Approving site and development plans as per Garden City Code Sections 90-43, 90-47, 90-48 and 90-49.
- (10) Approving certain uses in the mixed-use zoning districts as per Garden City Code Section 90-49.

**PROCEDURES FOR CONDUCTING PUBLIC HEARINGS ON PROPOSED ZONING DECISIONS
BEFORE GARDEN CITY'S MAYOR AND COUNCIL
AND STANDARDS GOVERNING THE EXERCISE OF CITY COUNCIL'S ZONING POWER**

Procedures for Conducting Public Hearings on Proposed Zoning Decisions:

All public hearings conducted by the Board of Zoning Appeals for Garden City, Georgia, on proposed zoning decisions shall be conducted as follows:

- (1) All public hearings by the Mayor and Council on zoning amendments shall be chaired by the Mayor.
- (2) The Mayor shall open the hearing by stating the specific zoning amendment being considered at the public hearing and further stating that printed copies of the adopted standards governing the exercise of the Mayor and Council's zoning power and the procedures governing the hearing are available to the public.
- (3) The Director of the City's Planning and Zoning Department shall advise the Mayor and Council of the recommendation of the Planning Commission when applicable.
- (4) The Mayor shall determine the number of attendees who desire to testify or present evidence at the hearing.
- (5) When there is a large number of individuals wishing to testify at a hearing, the Mayor may invoke time limits on individual speakers. In such cases, these time limits shall apply to all speakers. Proponents, including the petitioner or the petitioner's agent requesting the zoning decision, shall have no less than ten (10) minutes for the presentation of data, evidence, and expert opinions; opponents of the proposed decision shall have an equal minimum period of time. The Mayor may grant additional time; provided, however, an equal period of time shall be granted both sides.
- (6) The petitioner requesting such zoning decision, or the applicant's agent, shall be recognized first and shall be permitted to present and explain the request for the zoning decision. Thereafter, all individuals who so desire shall be permitted to speak in favor of the zoning decision.
- (7) After all individuals have had an opportunity to speak in accordance with subparagraph (6) above, those individuals present at the public hearing who wish to speak in opposition to the requested zoning decision shall have an opportunity to speak.
- (8) The Mayor may limit repetitious comments in the interest of time and may call for a show of hands of those persons present in favor of or opposed to the proposed decision.
- (9) It shall be the duty of the Mayor to maintain decorum and to assure the public hearing on the proposed decision is conducted in a fair and orderly manner.
- (10) Once all parties have concluded their testimony, the Mayor shall adjourn the public hearing.

Standards Governing the Exercise of The Zoning Powers of Garden City's Mayor and Council:

Prior to making a zoning amendment, the Mayor and Council shall evaluate the merits of a proposed amendment according to the following criteria:

- (1) Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?
- (2) Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?
- (3) Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?
- (4) Will this request place irreversible limitations or cause material detriment on the area similarly zoned as it is or on future plans for it?
- (5) Is there an imminent need for the rezoning and is the property likely to be used for the use requested?
- (6) Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?

Board of Zoning Appeals/Planning Commission
June 13, 2023 - 6:00PM

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

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

Staff: Denise Grabowski (Planning Manager -Consultant), Jonathan Trego (Planning and Zoning Supervisor) and James Gerard (City Attorney)

Visitors: Enclosed

Chairman Jackson asked for a motion to approve the May 9, 2023 minutes. Commissioner Orrel made a motion to approve the minutes. Commissioner Cox seconded; vote passes with no opposition.

Chairman Jackson asked for a motion to approve the May 23, 2023 Special Discussion meeting minutes. Vice-Chair Perry made a motion to approve the minutes. Commissioner Selph seconded; vote passes with no opposition.

Chairman Jackson asked for a motion to approve the agenda. Vice-Chair Perry a motion to approve the agenda, Commissioner Bruner seconded, vote passes with no opposition.

Board of Zoning Appeals

PC2322: Austin Cantrell, America's Home Place, representing property owner Larry Wimpy request a variance to build a single-family dwelling at 315 Chatham Villa Drive; PIN 60017 03004

Chairman Jackson gave a reading of the item. Planning Consultant Denise Grabowski gave an overview of the proposal. The City recommended approval of the variance request.

Applicant Austin Cantrell came forward and gave a quick summary of his plans to rebuild a single-family dwelling that was previously destroyed by fire. Mr. Cantrell stated the new dwelling will be a similar footprint with 210 additional square feet in the same location with the same homeowner but will have more square footage.

Richard Garcia said he is the resident of the home that was owned by grandparents Marian and Larry Wimpy; will need a larger home to accommodate a large family and appreciates if it the request passes.

Vice-Chair Perry commended Mr. Garcia on rebuilding home after loss due to fire.

Chairman Jackson asked for questions, comments or those in favor of the request; being none he called for those in opposition. With no opposition, Chairman Jackson calls for a motion. Commissioner Selph makes a motion to approve, Commissioner Cox seconded. Vote passes with no opposition.

Commissioner Selph made a motion to adjourn the ZBA meeting, Commissioner Cox seconded, vote passes with no opposition.

Planning Commission

Chairman Jackson called the Planning Commission meeting to order.

Chairman Jackson asked for a motion to un-table PC2304: Joshua Yellin; Hunter Maclean requests a general development plan review for proposed development as a service station for electric fleet vehicles to be located at 2202 US Highway 80; PIN 60080 01012, 2207 US Highway 80; PIN 60880 01013, 2301 US Highway 80; PIN 60881 04001, 2303 US Highway 80; PIN 60881 04002, 2305 US Highway 80; PIN 60081 04003 and US Highway 80; PIN 60881 04004. Commission Orrel makes a motion to un-table PC2304; Commissioner Selph seconded to motion. Vote passes without opposition.

Planning Consultant Denise Grabowski stated this case has been before the Planning Commission for previous discussion. The City recommended approval of the general development plan.

With no further discussion; Chairman Jackson called for a motion. Commissioner Monroe makes a motion to deny; Commissioner Selph seconded. Vote passes by majority with Vice-Chair Perry voting in opposition.

Josh Yellin stated we have filed with the City a Notice of Constitutional Objections for record.

PC2320: Tom Havens; Coastal Civil Engineering requests a general development plan review of for addition of a 5,661 sq. ft. metal building and associated access improvements to 1620 Dean Forest Road; PIN 60988A 02009.

Chairman Jackson gave a reading of the item. Planning Consultant Denise Grabowski gave an overview of the proposal. The City recommended approval of the General Development Plan.

Tom Havens said the request is to add 5660 sq. ft. to an existing building, the entire back parcel is graveled and the landscaping will not be disturbed, the frontage along the 12000 sq. ft. has some landscaping.

Chairman Jackson asked for additional comments or questions; being none he called for those in opposition.

Kelly MacMillan stated he owned 1618 Dean Forest Road and has easement concerns, problems with water runoff and the applicant doesn't have his permission to proceed. Mr. MacMillan stated he objects and that his attorney has prepared documents that need to be signed before the project is permitted.

Denise Grabowski said the petitioner provided documentation of the deed and plat for legal access to Morgan Road; Staff is satisfied with the submittal, the subdivision happened as shown with the parcel line from Sagis that shows boundary line. Easements that go with the property are specific to those properties.

Mr. MacMillan said according to my attorney no one has the right to access the easement; we want to get together to discuss granting access and maintain the easement. He said the 30ft easement has been in place since 1985.

James Gerard; City Attorney said the ordinance says the lot must adjoin a public Right-of-Way; which it does(Dean Forest Road).

Vice-Chair Perry said there is requirement for the length of the easement and Mr. Macmillan has a valid case.

Commissioner Selph said are there three more businesses on this road and would this affect the other businesses?

Denise Grabowski said this is a civil matter between two parties; the language was included on the plat when access was created. The maintenance and blocking of a private road are a civil matter.

Bill Glass, attorney on behalf of the applicant said the matters to address are private regarding the easement as it was created 40 years ago, the language is shown on the 1985 plat and Morgan Road is private. Mr. MacMillan may have been given the wrong information by his team. My client has access easement and utility rights along with the other businesses. The only way it goes away is if all agree; this is a good building plan and a good local business.

Vice- Chair Perry said is there a time limit on the title rights? Has Mr. MacMillan owned the property the entire time?

Mr. Glass stated Mr. MacMillan has not owned the property the entire time, the title rights run with the property as assigned and extended. The easement on the plat is for access and utilities. This is a private civil matter. The request before the Board is whether the General Development Plan makes sense. Mr. MacMillan purchased the property in 2017 with these rights in place.

Commissioner Monroe said please clarify access improvements; at what point do we consider stormwater runoff?

Mr. Havens said this is a simple system that is still going to sheet flow with the volume taken out.

Denise Grabowski stated this will go to third-party engineer reviews prior to permitting.

Ryan Hughes said I will pay my share of the maintenance. This site offers plenty of parking for my tenants; there are no trucks only delivery of motors for repair and pick-up.

Commissioner Monroe asked Staff to address the setback concerns.

Denise Grabowski stated the setback is zero, which is all that is required for an industrial development. There are no landscape buffer requirements for neighboring properties which are also in industrial zoning districts.

Mr. MacMillan said there will be unloading and blocking my access. I will make semi's back down Dean Forest Road.

Commissioner Monroe said Mr. MacMillan what you are stating is a legal issue, we as a Board are here to review the General Development Plan.

Mr. Hughes stated we will take any responsibility on part of the civil matters.

Chairman Jackson asked for further questions; being none Chairman Jackson calls for a motion. Commissioner Selph makes a motion to approve; Commissioner Cox seconded. Vote passes by majority with Vice-Chair Perry voting in opposition.

PC2324: Ryan Smith request a general development review of 108 Burgess Road; PIN 60988 01005, 110 Burgess Road; PIN 60988 01006, 112 Burgess Road; PIN 60988 01007, 114 Burgess Road; PIN 60965 01001 and 116 Burgess Road; PIN 60956 01002 for proposed development of modular offices.

Chairman Jackson gave a reading of the item. Planning Consultant Denise Grabowski gave an overview of the proposal. The City recommended approval of the General Development Plan.

Ryan Smith; applicant and Rusty Windsor; Kimley-Horn stated the buildings are to be designed by an architect; they will be modular buildings built offsite and put on a permanent foundation. The buildings will be setup with the wheels removed. The site is zoned heavy industrial and is a tough site. There is a stand of trees that we are planning to keep.

Commissioner Selph stated we want this development to be aesthetically pleasing and we have a preference on building characteristics; I would like to see masonry skirting.

Mr. Smith said the buildings will be built to local codes.

Denise Grabowski stated code has statement included that a development must meet landscape requirements, they have room for vegetative screens with the front for visibility along Dean Forest Road.

Vice-Chair Perry asked who is the ideal tenant, what type façade are the buildings and how will you beautify the site?

Mr. Smith the tenant will be logistics based; options for the façade are being considered and we'll look at the competitive in relation to the site.

Chairman Jackson asked for questions, comments or those in favor of the request; being none he called for those in opposition. With no opposition, Chairman Jackson calls for a motion. Vice-Chair Perry makes a motion to approve with the condition of masonry skirting to each unit; Commissioner Cox seconded. Vote passes without opposition.

PC2325: City of Garden City request an ordinance to amend the Code of Ordinances of Garden City, Georgia and the Zoning Ordinance to bring the ordinances in compliance with changes to the zoning procedures law implanted by the HB1405(Georgia Laws Act 881) to repeal all ordinances in conflict herewith; and for other lawful purposes.

Chairman Jackson gave a reading of the item. Planning Consultant Denise Grabowski gave an overview of the proposal and section changes.

Commissioner Monroe asked for more clarification from the City Attorney and does this only refer to zoning changes.

James Gerard; City Attorney said the change allows for Staff to adhere to State standards and allows for simplification to enforce and be placed for advertising notification of requirements. It allows for considerations; establishes boundaries and it does not dissolve Planning Commission Duties.

Vice-Chair Perry said are their future plans to dissolve the Planning Commission?

Mr. Gerard said we need a Planning Commission; it's a functioning body. The adjusted sections increase the length of time for notices and hearings. It gives the Director of Planning the

authority to accept the service of the petition and the Mayor to accept on behalf of the City. Anything pending or prior to July 1st goes under the old law.

Chairman Jackson asked for questions, comments or those in favor of the request; being none he called for those in opposition. With no opposition, Chairman Jackson calls for a motion. Commissioner Orrel makes a motion to recommend to Council to approve; Commissioner Cox seconds the motion. Vote passes without opposition.

Vice-Chair Perry makes a motion to adjourn, Commissioner Selph seconds; motion passes with no opposition.

Respectfully submitted
TTR

City of Garden City Variance Application



Development Information

Development Name (If applicable)

N/A

Property Address

0 OLD LOUISVILLE RD

GARDEN CITY, GA 31408

Current Zoning	Current Use
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R-2 — Residential	VACANT LAND
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Parcel ID	Total Site Acreage
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60825 03030	0.16
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Section of the zoning code from which you are seeking a variance:

90-72

Describe the variance request you are requesting.

The lot is 60 x 105 and I requesting for approval to build a new construction home on this lot with 5 feet set backs on both sides.

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

Yes, it will make the lot invaluable to the Seller because a home couldn't be built there.

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

No.

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

No, it's just a vacant lot.

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

No, a new construction affordable home will better the neighborhood. There is already a residential home on the right side of the vacant lot and it's on a 60x105 lot.

Please provide any additional information that you deem relevant.

This is a vacant lot where cars are currently being parked with trash and debris scattered around. Building a new home will be an improvement to the neighborhood. Most of the existing homes on this street are built on lots that are 60 x100 or less. Providing affordable housing is needed in Garden City.

City of Garden City Variance Application



Applicant Information

Owner	
Name	Address
Elizabeth Gordon Driggers	4214 Old Louisville Rd, Garden City, GA 31408
Phone	Email
912-667-0106	gduckie6969@yahoo.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)
Vince Helmly	Vince Helmly
Phone	Email
912-429-9395	helmlyv@aol.com

Authorized Agent (Requires Authorized Agent Form)	<input type="checkbox"/> Check here to receive staff review comments via email
Company Name	Contact (Individual Name)
Scott Realty Professionals	Sabriya Scott
Phone	Email
912-844-0682	sabriya@scottrealtyprofessionals.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 Board of Zoning Appeals and that my application cannot be approved unless I am represented.

Sabriya Scott

Print Name

Signature

06/05/2023

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: July 3, 2023
Re: PC2327 – Old Louisville Road, Garden City

Application Type	Variance
Case Number	PC 2327
Applicant	Elizabeth Driggers
Name of Project	NA
Property Address	Old Louisville Road
Parcel ID	60825 03030
Area of Property	.16 acres
Existing Zoning	Residential, R-2
Existing Land Use	Vacant
Proposed Land Use	Residential

GENERAL INFORMATION

Project Description: The applicant is requesting a variance from Sec. 90-72 of the Garden City zoning ordinance to reduce the side setback requirement from eight (8) feet to five (5) feet.

Background / Additional Context: The development standards for a single-family dwelling on this parcel are provided below. (Note: This section of Old Louisville Road is classified as a Minor and Marginal Access Street).

Lot Area Per Dwelling Unit (square feet)	Minimum Lot Width (feet)	Front Setback from Centerline of Street (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Height (feet)
8,400	80	50	8	25	36

The survey provided by the applicant indicates the incorrect front setback requirement. The required front setback is 50' from the *centerline* of Old Louisville Road rather than the 50' front setback from the right-of-way/property line as shown on the survey.

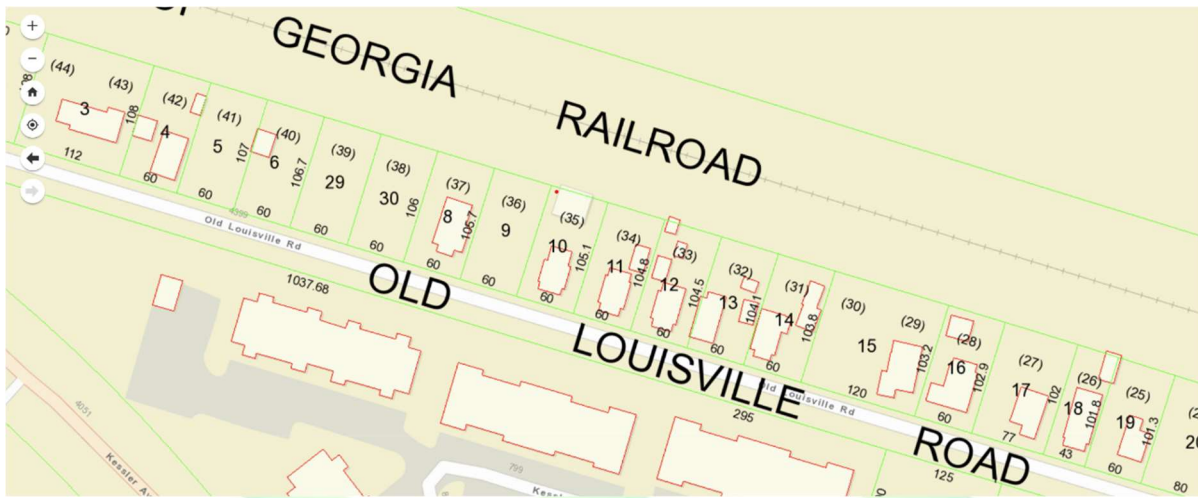
Sec. 90-100 – Substandard lots of record, allows for the construction of a one-family dwelling on an existing lot of record that does not meet the minimum lot size or lot width requirements. Therefore, this application does not require a variance for the lot width.

FINDINGS

Staff has determined this application is complete and contains all the required information. In conformance with the City of Garden City Zoning Ordinance Section 90-213(3), the Board of Appeals may authorize upon appeal in specific cases such variance from the terms of the zoning ordinance as will not be contrary to the public interest where owing to special conditions a literal enforcement of the provisions of this chapter will, in an individual case, result in practical difficulty or unnecessary hardship. Such variance may be granted in such individual cases of practical difficulty or unnecessary hardship upon a finding by the board of appeals that:

1. *There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;*
No, there are no unique size or shape dimensions of the lot.
2. *The application of this chapter to this particular piece of property would create practical difficulty or unnecessary hardship;*
No, the setbacks as required do not create hardship.
3. *Conditions are peculiar to the particular piece of property involved; and*
No, this is a standard lot size along Old Louisville Road.
4. *Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of this chapter.*

Most of the homes in this area were likely built prior to the development of zoning regulations. The existing setbacks for similar lots vary widely. To assess the request within the context of development of the area, staff conducted an analysis of existing 60' lots along Old Louisville Road, summarized in the chart below. These dimensions are only estimates, based on information available on www.sagis.org. (Note: The south side of Old Louisville Road, across from the subject property, is developed as a multi-family group development project and therefore not included in the analysis).



Lot No.	Primary Structure		Secondary Structure	
	Side Setback (W)	Side Setback (E)	Side Setback (W)	Side Setback (E)
4	27	5	0	0
5	NA	NA	NA	NA
6	NA	NA	0	42
29	NA	NA	NA	NA
30	Subject Property			
8	22	6	NA	NA
9	NA	NA	NA	NA
10	15	16	8	17
11	19	14	40	5
12	15	17	4	40
13	0	35	33	3
14	2	28	37	2
16	6	11	5	30
19	28	6	NA	NA
Total # non-conforming side setbacks	3	3	4	4

Of the 13 comparable lots, three lots do not have a primary structure on the property. Of the remaining lots, four of the ten lots have at least one setback that is less than the required eight feet on the primary structure. All the comparable lots have at least one setback that is less than eight feet. The eight-foot side setback requirements, when taken together, provide 16 feet between the structures. Even with the variation in existing setbacks, the two closest primary structures (on lots 12 and 13) still maintain 16 feet from one another.

RECOMMENDATION

The application does not fully meet the requirements that warrant a variance request, as there are no peculiar dimensions or conditions associated with the property. However, the zoning requirements do not adequately reflect the development patterns of the area; therefore, it is reasonable to consider characteristics of the surrounding area. This is a challenging area as development consists of a mix of single-family and multi-family. The property is also adjacent to a

rail line. New development in the area is desirable and the requested variance by the applicant is reasonable. Pending no objections from neighboring properties, staff recommends approval of the variance request.

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 building plans will require City staff approval via its standard process and a building permit must be issued before vertical construction shall commence.





PROPOSED FRONT ELEVATION

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



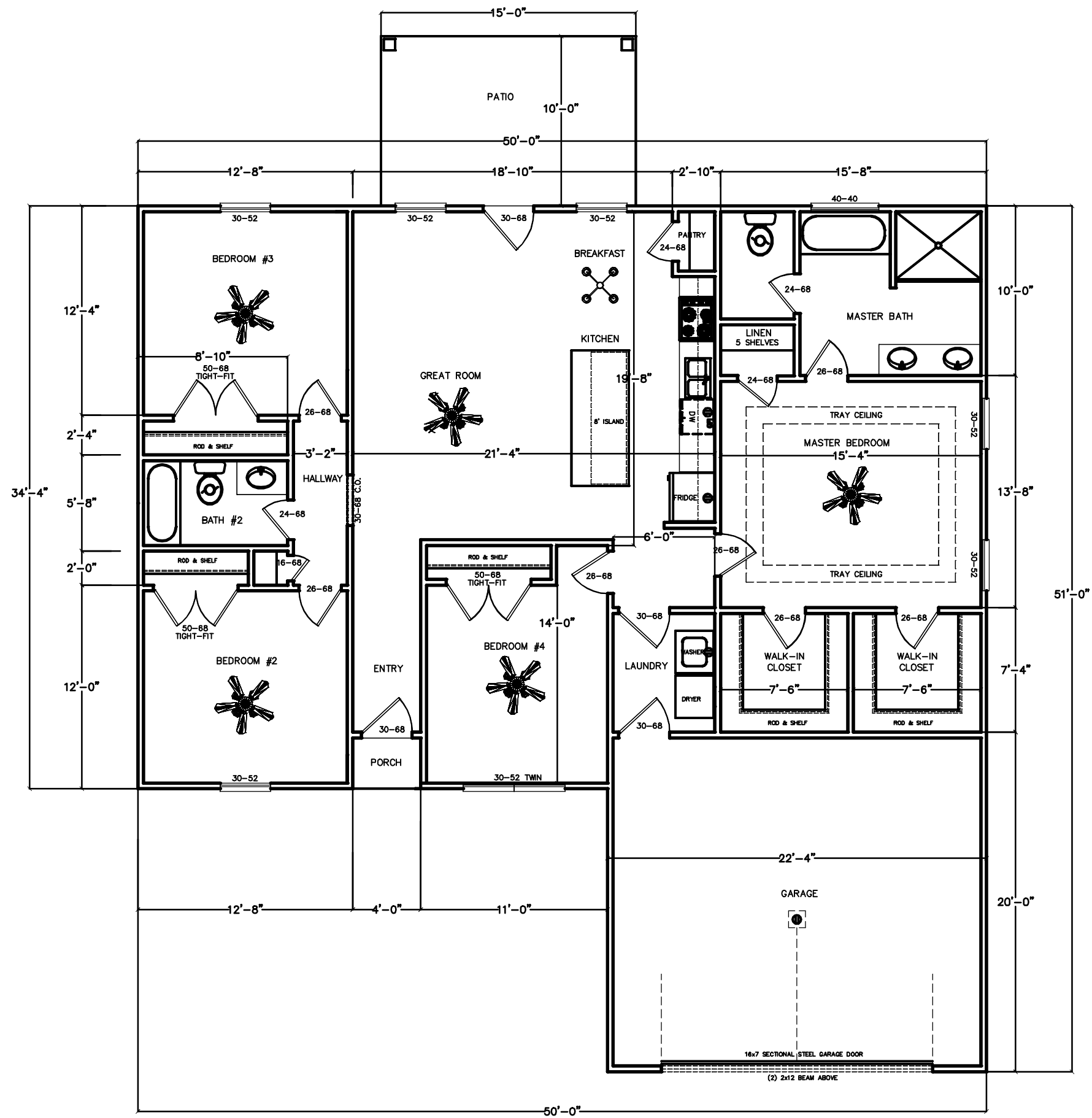
PROPOSED FRONT ELEVATION B

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



PROPOSED REAR ELEVATION

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



PROPOSED FLOOR PLAN

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

City of Garden General Development Plan Application



Development Information

Development Name		
Beacon Outdoor Billboard		
Property Address		
2606 US Hwy 80		
Phased development?		If yes, indicate proposed number of phases:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Parcel ID	Total Site Acreage	Zoning
60926 03031	.48	C-2
Project Description		
ERECT AN LED BILLBOARD ON PROPERTY		
Water Supply		Sewage Disposal
<input type="checkbox"/> Public <input type="checkbox"/> Private N/A		<input type="checkbox"/> Public <input type="checkbox"/> Private N/A

Applicant Information

Owner	
Name	Address
Robert M Chu	2606 US Hwy 80
Phone	Email
912-665-2803	chuconstruction@comcast.net
Engineer/Surveyor	<input type="checkbox"/> Same as authorized agent <input type="checkbox"/> Check here to receive staff review comments via email
Company Name	Contact (Individual Name)
Phone	Email
Authorized Agent (Requires Authorized Agent Form) <input type="checkbox"/> Check here to receive staff review comments via email	
Company Name	Contact (Individual Name)
Beacon Outdoor Advertising	Lou Ferrando
Phone	Email
706-540-4212	Lou@Beaconoutdooradv.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.

Lou Ferrando

Print Name

Signature

2/9/23

Date

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

MEMORANDUM

To: Garden City Planning Commission & Board of Appeals
From: Denise R. Grabowski, AICP, LEED AP, Planning Manager Consultant
Date: July 3, 2023
Re: PC 2313 – Billboard – 2606 U.S. Highway 80

<i>Application Type</i>	<i>Sign Permit/Site Plan</i>
<i>Case Number</i>	PC 2313
<i>Applicant</i>	Beacon Outdoor Billboards
<i>Name of Project</i>	Billboard
<i>Property Address</i>	2606 U.S. Highway 80
<i>Parcel IDs</i>	60926 03031
<i>Area of Property</i>	0.49 acres
<i>Current Zoning</i>	C-2A
<i>Proposed Land Use</i>	Outdoor Advertising (Billboard)/Separate Use Sign

GENERAL INFORMATION

Project Description: The applicant has applied for a permit to install a double-sided Multiple Message Sign (MMS) LED billboard, adjacent to U.S. Highway 80, on the same property as Chu's Convenience Mart. Each sign face (display area) is 378 square feet and measures 10.5' x 36' per sign face. The proposed height is 40 feet.

Pursuant to Section 90-158, the Planning Commission is authorized to determine code compliance for outdoor advertising and separate use signs. This application was originally presented to the Garden City Planning Commission on March 14, 2023, and was tabled until the applicant received a permit from the Georgia Department of Transportation (GDOT) for the proposed billboard. The application was approved by GDOT on 05/17/2023.

FINDINGS

Based on the information provided, the proposed sign meets the requirements of Section 90-174.

RECOMMENDATION

Approval of the Outdoor Advertising/Separate Use sign permit.

Note: Approval, if granted, by the Planning Commission only constitutes the initial step in the overall process and additional requirements still must be met prior to commencement of any construction activities. The Petitioner should note that final approval of the site plan will require City staff approval of the detailed engineering plans for the project through the City's standard process and a Land Disturbance Activity (LDA) Permit must be issued prior to construction. The Petitioner should 5

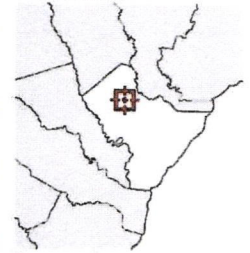




Chatham County, GA



Overview



Legend

- Parcels
- Water

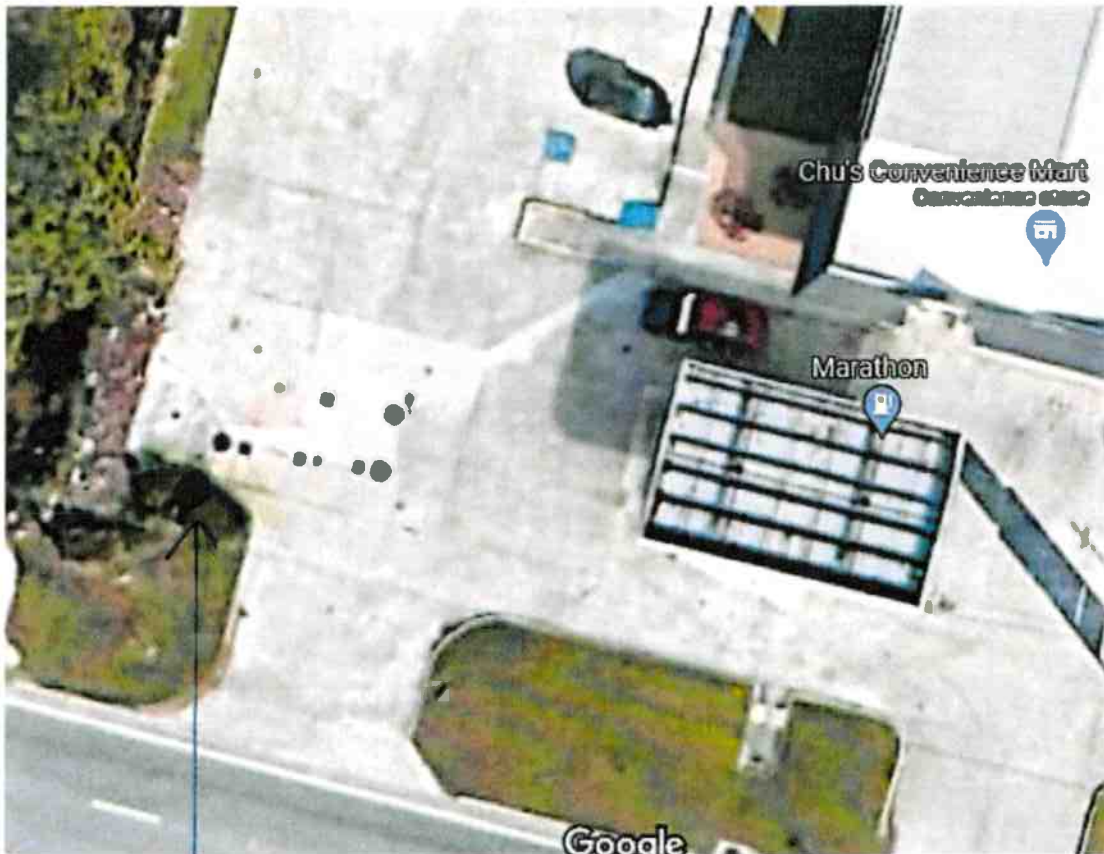
Parcel ID	60926 03031	Alternate ID	2929231	Owner Address	CHU ROBERT M
Sec/Twp/Rng	0--	Class	C3 - Commercial Lots		7726 JOHNNY MERCER BLVD
Property Address	2606 US HIGHWAY 80	Acreage	0.48		SAVANNAH, GA 31410
	GARDEN CITY				
District	(060) GARDEN CITY				
Brief Tax Description	LOT 2 RECOMBINATION OF LOTS AB & D BLK A WOODLAWN TERRACE				
	(Note: Not to be used on legal documents)				

Date created: 1/22/2023

Last Data Uploaded: 1/21/2023 11:38:27 AM



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



Sign Location

30° CATWALKS (Optional)

SEE DETAIL A

PLAN VIEW

DETAIL A

SECTION E-E
(Outside Catwalks Optional)

SECTION H-H
N.T.S.

W10x12

2 1/2"

3" x 3" x 3/4"

5" LONG

W6x9

3/4" A325 BOLTS (TYP)

SECTION D-D

N.T.S.

Diagram showing the elevation view of the display case. Dimensions include a total width of 34'-2" including trim, with a 34'-6" display area. Horizontal segments are 3'-6", 9'-2", 9'-2", 9'-2", and 3'-6". Vertical dimensions on the left are 10'-7 1/2" including trim, 10'-5 1/2" display area, and 30". Components labeled include W10x12 UPRIGHTS (TYP), 20" dia. 312 WALL PIPE, and 42 KSI MIN. YIELD STRESS (TENSION BARS). A circular detail callout labeled 'SEE DETAIL B' is shown on the base.

0'-0" OVERALL HEIGHT

22°-0' DEEP

THIS STRUCTURE AS DESIGNED IS CAPABLE OF SUPPORTING UP TO TWO (2) DIGITAL UNITS WEIGHING APPROXIMATELY 4,725# EACH.

24" TYP

14"

WE 14"

3"x3"x1/4" CONTINUOUS LAT. BRACES

30" 16"

END VIEW

SEE DETAIL F

SEE DETAIL K

W12x26

20"

F4325 BOLT.S

3" DIA (4-REQD.)

1/4"

1/4"

1/4"

W12x26

24" LONG

Ø20" .312

TORSION BAR

CUT HOLE IN SADDLE BEAM, SLEEVE TORSION BAR THROUGH AND WELD ALL AROUND

DETAIL K

DETAIL K
N.T.S.

GRADE

6" MIN.

3'-0"

DIAMETER

ELEVATION VIEW

22'-0" DEEP

5'-0" DIAMETER

AUGER FOOTING DETAIL
N.T.S.

9'-0" x 9'-0" x 13'-0"
CUBE FOOTING DETAIL
N.T.S.

[illegible]

GENERAL NOTES:

All design, detailing, fabricating and construction shall conform to the following codes and specifications:

a. The International Building Code (2018 Edition) w/Georgia Amendments).

b. American Society of Testing and Materials (ASTM) specifications.

c. Building Code Requirements for Reinforced Concrete (ACI 318-(Current Edition))

d. Code of Welding in Building Construction of the American Welding Society (AWS) (Current Edition).

e. Specifications for Structural Steel Fabrication and Erection of Structural Steel for Buildings by the American Institute of Steel Construction (AISC) (Current Edition)

Concrete shall be $f'_c=2500$ P.S.I. @ 28 days
Compressive Strength, Standard Weight (150 P.C.F.)

Reinforcing Steel (if required) shall be ASTM A-615 Grade 60.

a. All steel reinforcement shall be free from mud, oil, rust or coatings that would reduce or destroy bond.

b. All reinforcing bars shall lap 30 diameters minimum, except as noted.

c. Minimum concrete cover on top, sides and main bars shall be 3/4" for slab, wall and surface not exposed to weather or in contact with ground, 3 inches for unformed surfaces deposited against the ground except as noted.

Structural Material Specifications

a. Structural Steel and Plates shall be A-36

b. W-Shape beams shall be (F_y=50 ksi) Minimum

c. Structural tubing shall be ASTM A-500, Grade B, (F_y=46 ksi)

d. Structural steel piping shall be ASTM A-53, Grade B, Type E or S, (F_y=35 ksi), ASTM A572 Grade 42 (F_y=42 ksi) or ASTM A572 Grade 50 (F_y=50 ksi), unless otherwise noted.

(See drawing for individual member specifications)

Anchor Bolts (if required) shall be ASTM F-1554 Grade 36, unless otherwise noted.

High strength bolts for connections shall be ASTM A-325, unless otherwise noted.

Welding electrodes shall comply with AWS D1.1-(Current Edition), E70xx.

Design Wind Speed= 135 MPH (I.B.C.)
Equivalent Wind Load= 47.02 PSF @ 40'-0" above the ground. (3 Sec Wind Gusts.)

Exposure $C_s =$ I=1.0 I=1.0, I=1.0, I=1.0

Soil Bearing Capacity Requirements:

a. Spread Footings shall be --- P.S.F.

b. Curb or Auger Footing: Minimum Lateral Soil Bearing Capacity shall be (150 P.S.F. + 2.0 P.S.F. per foot of depth. (1/3 assume per BS 2003 Sec 388.1 & use per Section 388.14)

d. Contractor shall verify all dimensions and conditions in the field before erection and notify the Engineer of any discrepancies.

Splicing of pipes having an equal diameter, wall and yield is permitted. A full penetration weld around (see AWS D11) shall be used and must be performed by a certified welder. Splices shall not be within one half of the foundation depth below grade, within 10' above grade or within 10' above telescoping splices. Unless noted otherwise.

e. The structure shown, as designed, is capable of supporting up to two (2) digital units weighing up to approximately 4,725 lbs each.

This drawing is for permitting purposes only, unauthorized use is prohibited.

Selective Structures, LLC
811 East Avenue
Athens, TN 37303

DESCRIPTION:
10'-6" x 36'-0" CM, 15'V @ 40'-0" O.A.H
w/Up to Two (2) 4,725# Digital Units
Location: 211 US-80
Savannah, GA



GINN
ENGINEERING
SERVICES

GINN ENGINEERING SERVICES, LL
1971 FLATROCK RD.
WATKINSVILLE, GA 30677
678-232-0872

A circular professional engineer seal for the State of Georgia. The outer ring contains the text "GEORGIA" at the top and "ALEXANDER JOHNSTON GINN" at the bottom, separated by two stars. Inside the ring, the text reads "REGISTERED" at the top, "No. PE045301" in the center, "PROFESSIONAL" below it, "1-3-23" below that, and "ENGINEER" at the bottom. A red ink signature, "Alex Johnston", is written across the seal.

REVISIONS:	
R1-	
DRAWN BY:	JNG
DATE:	12/13/22
SELECTIVE#	Permitting
SCALE:	1/4"=1'-0"
PROJ.#	#####
DWG.#	AG-013

60926 06014
TREERICE BRIAN S & IDALENA M
610 GRIFFIN AVE

60926 06015
TREERICE IDALENA MYERS
2622 US HIGHWAY 80

60926 03013
KINARD AMY LYNN
2620 US HIGHWAY 80

60926 03016
LEWIS R B
2616 US HIGHWAY 80

60926 03017
NGUYEN VIET HONG ET AL
2616 US HIGHWAY 80

60926 03019
SCHAMBAUGH DAVID K
2614 US HIGHWAY 80

60926 03021
ZM DG GARDEN CITY LLO
2610 US HIGHWAY 80

60926 03024
FOXFIELD, LLC
2604 US HIGHWAY 80

60926 03030
CHU ROBERT M
TALMADGE AVE

60926 03027
PURVIS SONNIE B
603 TALMADGE AVE

60926 03026
GARDEN CITY
TALMADGE AVE

60926 03024
FOXFIELD, LLC
2604 US HIGHWAY 80

60926 03031
CHU ROBERT M
2606 US HIGHWAY 80

60926 03028
MURPHY DEBRA D
601 TALMADGE AVE

60926 06039
BLISSETT DAVID L & PATRICIA B
2015 GOVERNOR ST

60881 01004
PINTAIL HOLDINGS LLC
554 TALMADGE AVE

60881 01005
SMILEY RONALD H
558 TALMADGE AVE

60881 01006
BOYD TED M & LAJUAN S
602 TALMADGE AVE

60881 01007
BEASLEY RONELLA C
608 TALMADGE AVE

60881 01008
BEASLEY RONELLA C
TALMADGE AVE

60881 01009
ABUNDANT LIFE DELIVERANCE CENTER INC
US HIGHWAY 80

60927 01056
SMITH MARCUS A JR
2776 US HIGHWAY 80

60927 01055
VIETNAMESE NATIONALISTS OF
2621 US HIGHWAY 80

60927 01033
HAYES KAREN K
2616 US HIGHWAY 80

60927 01032
MOGULLOUGH BRANDON J
2613 US HIGHWAY 80

60927 01034
VELASCO RIGOBERTO
2611 US HIGHWAY 80

60927 01029
NGUYEN BINH H
2605 US HIGHWAY 80

60927 01028
TRAN SHELIA
302607 US HIGHWAY 80

60927 01030
BURDEN ROBERT WALDO
2609 US HIGHWAY 80

60927 01050
COLE CHARLES R
2605 US HIGHWAY 80

60927 01051
FREEMAN NANCY JO ARMSTRONG & GRADY S JR
707 TALMADGE AVE

60881 05001
COLE CHARLES R
722 TALMADGE AVE

GARDEN CITY

GA. HWY

TALMADGE AVE

GRIFFIN AVE

COVINGTON AVE

Google Inc. SAGIS

City of Garden General Development Plan Application



GARDEN CITY

Development Information


Development Name		
Beacon Outdoor Billboard		
Property Address		
211 US Hwy 80		
Phased development?		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If yes, indicate proposed number of phases:		
Parcel ID	Total Site Acreage	Zoning
60020 06002B	.8022	C-2A
Project Description		
Erect a LED billboard on the property		
Water Supply		
<input type="checkbox"/> Public <input type="checkbox"/> Private N/A		
Sewage Disposal		
<input type="checkbox"/> Public <input type="checkbox"/> Private N/A		

Applicant Information

Owner	
Name	Address
Janic Stephens/RJKA Quick Lock LLC	211 US Hwy 80
Phone	Email
912-596-1998	jsquickrx@aol.com
Engineer/Surveyor	<input type="checkbox"/> Same as authorized agent <input type="checkbox"/> Check here to receive staff review comments via email
Company Name	Contact (Individual Name)
Phone	Email
Authorized Agent (Requires Authorized Agent Form)	
<input type="checkbox"/> Check here to receive staff review comments via email	
Company Name	Contact (Individual Name)
Beacon Outdoor Advertising	Lou Ferrando
Phone	Email
706-540-4212	Lou@Beaconoutdooradv.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.

Lou Ferrando
Print Name


Signature

2/9/23
Date

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

MEMORANDUM

To: Garden City Planning Commission & Board of Appeals
From: Denise R. Grabowski, AICP, LEED AP, Planning Manager Consultant
Date: July 3, 2023
Re: PC 2314 – Billboard – 211 U.S. Highway 80

<i>Application Type</i>	<i>Sign Permit/Site Plan</i>
<i>Case Number</i>	PC 2314
<i>Applicant</i>	Beacon Outdoor Billboards
<i>Name of Project</i>	Billboard
<i>Property Address</i>	211 U.S. Highway 80
<i>Parcel IDs</i>	60020 06002B
<i>Area of Property</i>	0.88 acres
<i>Current Zoning</i>	C-2A
<i>Proposed Land Use</i>	Outdoor Advertising (Billboard)/Separate Use Sign

GENERAL INFORMATION

Project Description: The applicant has applied for a permit to install a double-sided illuminated billboard, adjacent to U.S. Highway 80, on the same property as Quick Lock Mini Storage. Each sign face (display area) is 378 square feet and measures 10.5' x 36' per sign face. The proposed height is 40 feet.

Pursuant to Section 90-158, the Planning Commission is authorized to determine code compliance for outdoor advertising and separate use signs. This application was originally presented to the Garden City Planning Commission on March 14, 2023, and was tabled until the applicant received a permit from the Georgia Department of Transportation (GDOT) for the proposed billboard. The application was approved by GDOT on 06/15/2023.

FINDINGS

Based on the information provided, the proposed sign meets the requirements of Section 90-174.

RECOMMENDATION

Approval of the Outdoor Advertising/Separate Use sign permit pending approval by the Georgia Department of Transportation.

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

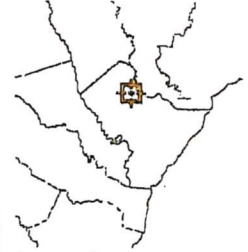




Chatham County, GA



Overview



Legend

- Parcels
- Water

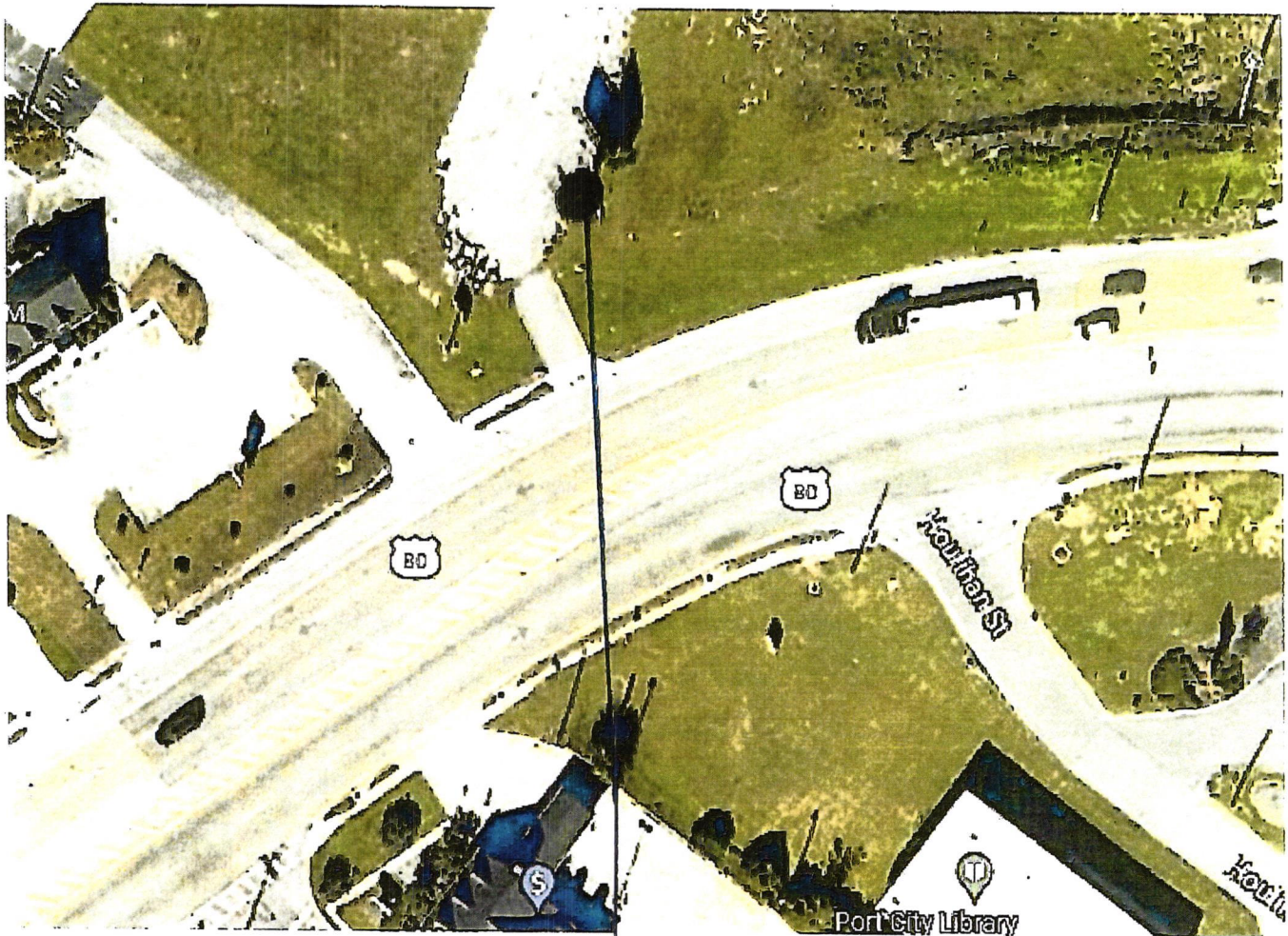
Parcel ID	60020 06002B	Alternate ID	2998045	Owner Address	RJKA QUICK LOCK LLC
Sec/Twp/Rng	0--	Class	C3 - Commercial Lots		45 COVE DR
Property Address	211 US HIGHWAY 80	Acreage	0.8		SAVANNAH, GA 31419
	GARDEN CITY				
District	(061) GARDEN CITY W/TRANSIT				
Brief Tax Description	PORTIONS OF LAUREL CROFT SUB PT OF ABRAHAMS STREET & HOULIHAN STREE				
	(Note: Not to be used on legal documents)				

Date created: 1/22/2023

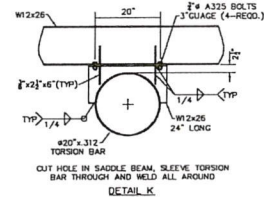
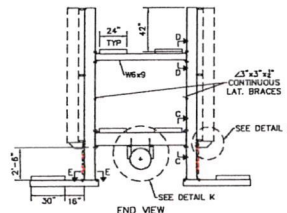
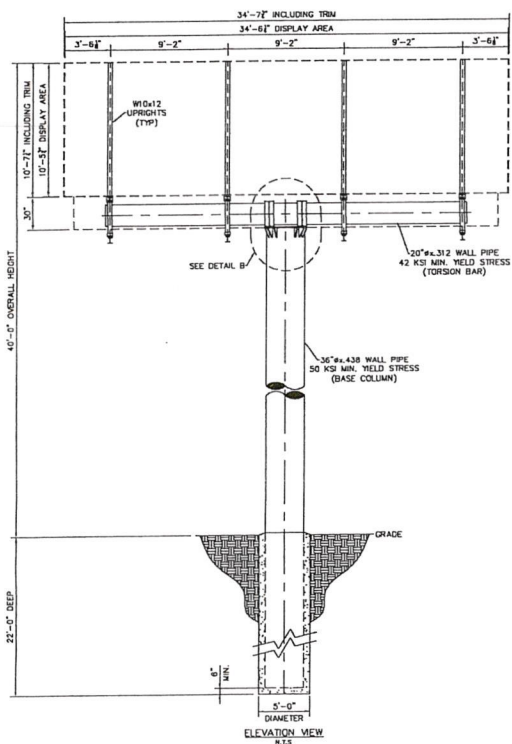
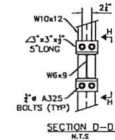
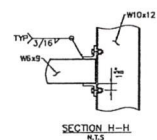
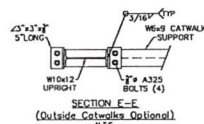
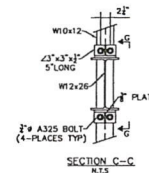
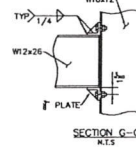
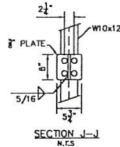
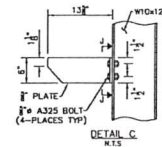
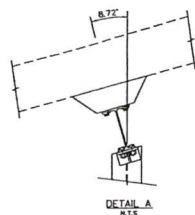
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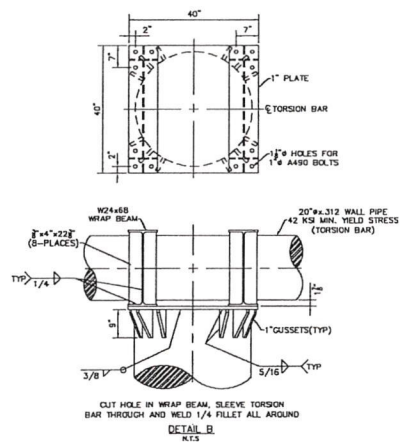
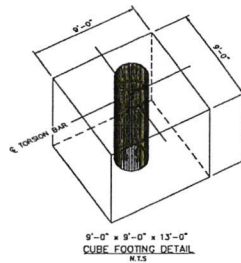
The City of Garden City, Georgia
100 Central Avenue, Garden City, Georgia 31405
Phone: 912.966.7777 Fax: 912.963.2735



PLAN VIEW



AUGER FOOTING DETAIL



- This drawing is for permitting purposes only, unauthorized use is prohibited.

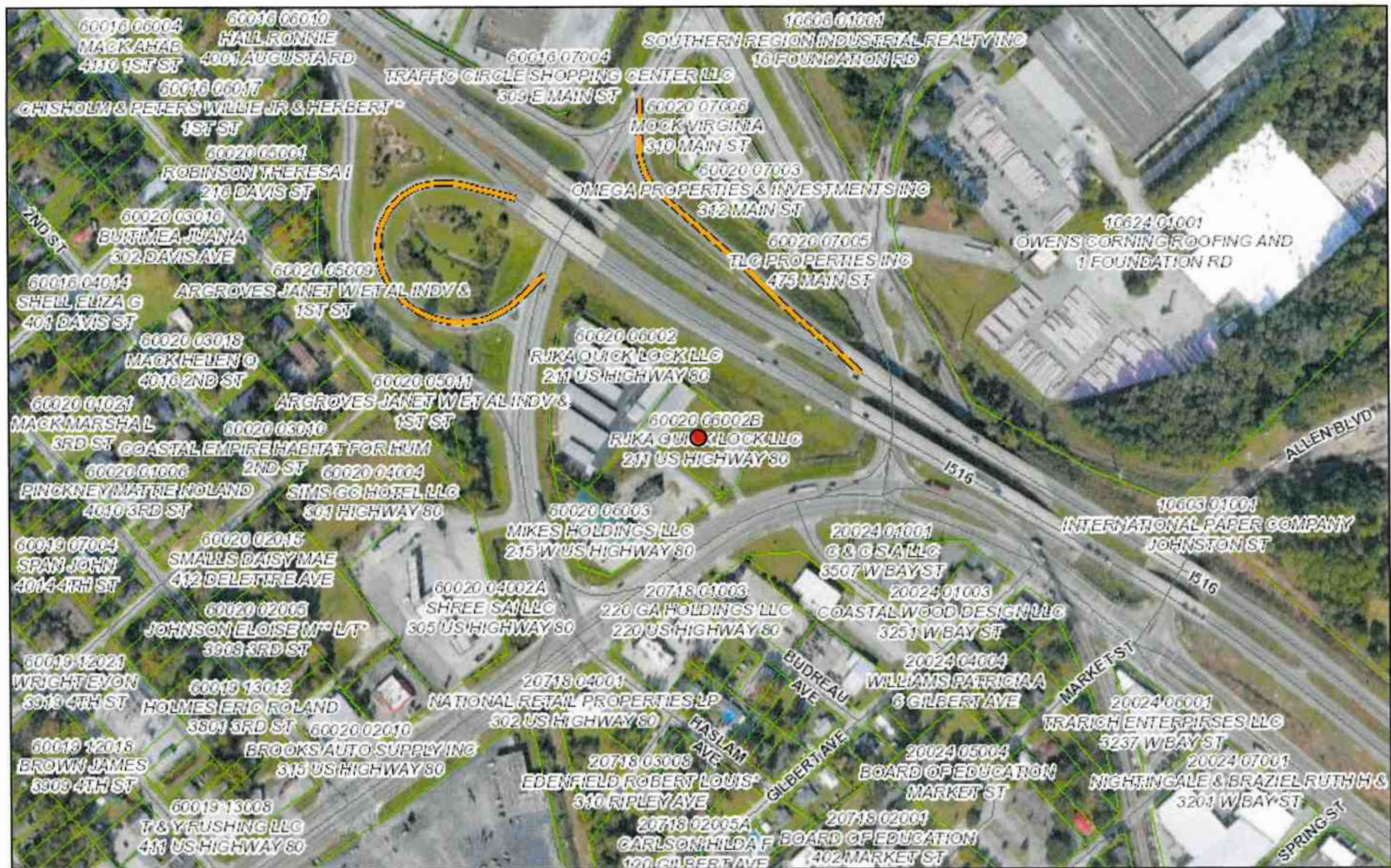
DESCRIPTION:
10'-6" x 36'-0" CM, 15'V @ 40'-0" O.A.H.
w/Up to Two (2) 4,725# Digital Units
Location: 211 US-80
Savannah, GA

 **GINN**
ENGINEERING
SERVICES

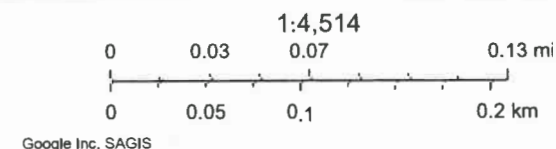
GINN ENGINEERING SERVICES, LLC
1971 FLATROCK RD.
WATKINSVILLE, GA 30677
678-232-0872



R1-	REVISIONS:	
DRAWN BY:	JNG	
DATE:	12/13/22	
SELECTIVE#	Permitting	
SCALE:	1/4"=1'-0"	
PROJ.#	#####	
DWG.#	AG-Q13	



Local Roads	Interstate	Parkways
Major Roads	Local Roads	Interstate
Parkways	Major Roads	Owner, PIN and Address Labels



City of Garden General Development Plan Application



Development Information

Development Name		
Beacon Outdoor Billboard		
Property Address		
4904 Augusta Rd		
Phased development?		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If yes, indicate proposed number of phases:		
Parcel ID	Total Site Acreage	Zoning
60009 02004	.6405	C-2
Project Description		
Erect a LED billboard on the property		
Water Supply		
<input type="checkbox"/> Public <input type="checkbox"/> Private N/A		
Sewage Disposal		
<input type="checkbox"/> Public <input type="checkbox"/> Private N/A		

Applicant Information

Owner	
Name	Address
Thomas C Welch	4904 Augusta Rd
Phone	Email
912-964-9222	threeguysautomotive@gmail.com
Engineer/Surveyor	<input type="checkbox"/> Same as authorized agent <input type="checkbox"/> Check here to receive staff review comments via email
Company Name	Contact (Individual Name)
Phone	Email
Authorized Agent (Requires Authorized Agent Form)	
<input type="checkbox"/> Check here to receive staff review comments via email	
Company Name	Contact (Individual Name)
Beacon Outdoor Advertising	Lou Ferrando
Phone	Email
706-540-4212	Lou@Beaconoutdooradv.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.

Lou Ferrando
Print Name
Signature
Date 2/9/23

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

MEMORANDUM

To: Garden City Planning Commission & Board of Appeals
From: Denise R. Grabowski, AICP, LEED AP, Planning Manager Consultant
Date: July 3, 2023
Re: PC 2315 – Billboard – 4904 Augusta Road

<i>Application Type</i>	<i>Sign Permit/Site Plan</i>
<i>Case Number</i>	PC 2314
<i>Applicant</i>	Beacon Outdoor Billboards
<i>Name of Project</i>	Billboard
<i>Property Address</i>	4904 Augusta Road
<i>Parcel IDs</i>	60009 02004
<i>Area of Property</i>	0.64 acres
<i>Current Zoning</i>	C-2
<i>Proposed Land Use</i>	Outdoor Advertising (Billboard)/Separate Use Sign

GENERAL INFORMATION

Project Description: The applicant has applied for a permit to install a double-sided Multiple Message Sign (MMS) LED billboard, adjacent to U.S. Highway 80 on the same property as 3 Guys Garage. Each sign face (display area) is 378 square feet and measures 10.5' x 36' per sign face. The proposed height is 40 feet.

Pursuant to Section 90-158, the Planning Commission is authorized to determine code compliance for outdoor advertising and separate use signs. This application was originally presented to the Garden City Planning Commission on March 14, 2023, and was tabled until the applicant received a permit from the Georgia Department of Transportation (GDOT) for the proposed billboard. The application was approved by GDOT on 05/17/2023.

FINDINGS

Based on the information provided, the proposed sign meets the requirements of Section 90-174.

RECOMMENDATION

Approval of the Outdoor Advertising/Separate Use sign permit.

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

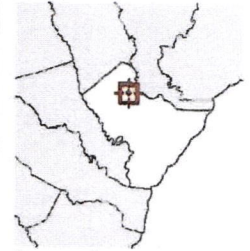




Chatham County, GA



Overview



Legend

- Parcels
- Water

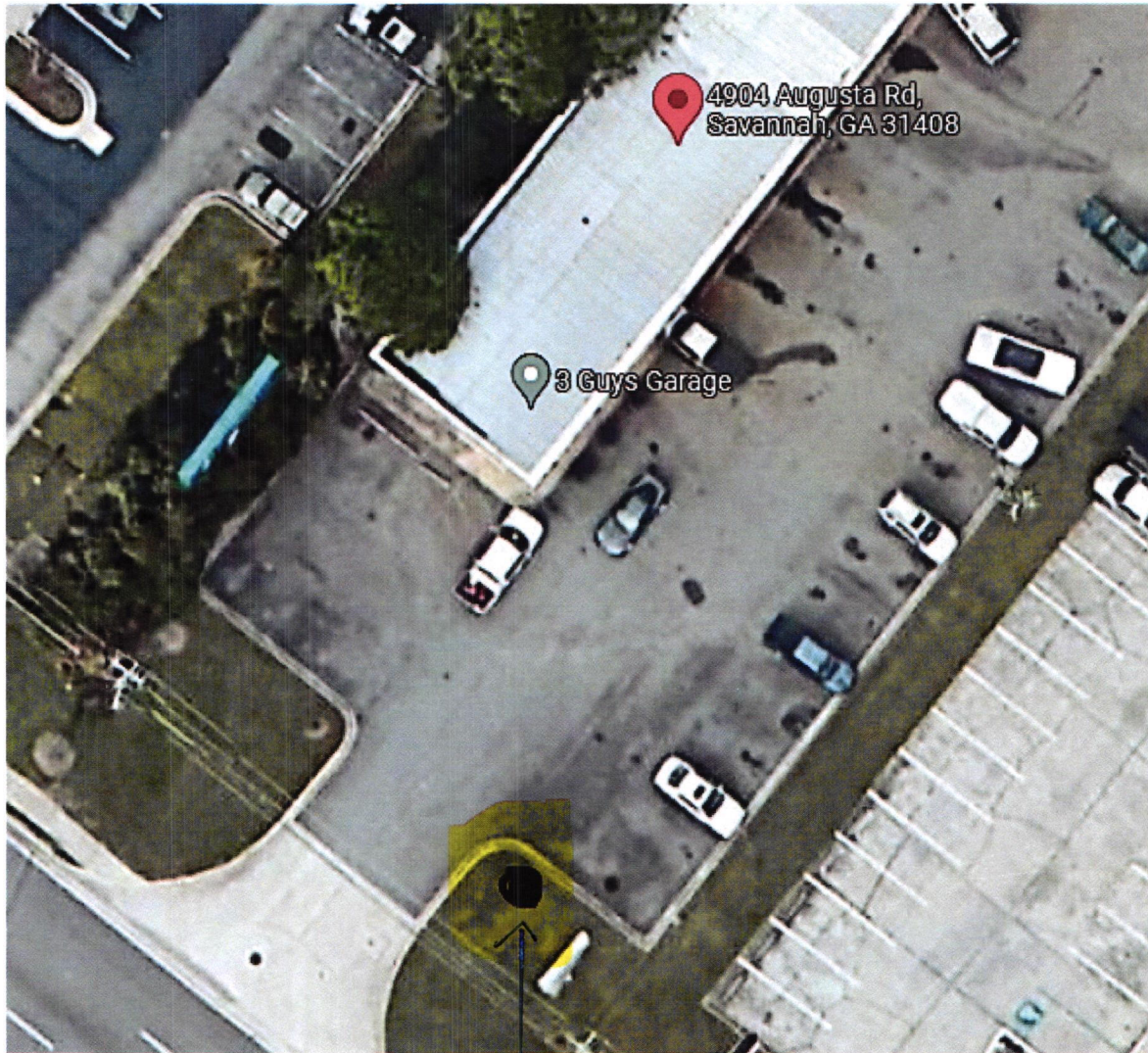
Parcel ID	60009 02004	Alternate ID	2953297	Owner Address	WELCH THOMAS C IV
Sec/Twp/Rng	0--	Class	C3 - Commercial Lots		4904 AUGUSTA RD
Property Address	4904 AUGUSTA RD	Acreage	0.63		GARDEN CITY, GA 31408
	GARDEN CITY				
District	(060) GARDEN CITY				
Brief Tax Description	TCT 56 SUB OF 61 THRU 75 IND CITY GARDENS easement PRB 39P 78				
	(Note: Not to be used on legal documents)				

Date created: 1/21/2023

Last Data Uploaded: 1/21/2023 11:38:27 AM

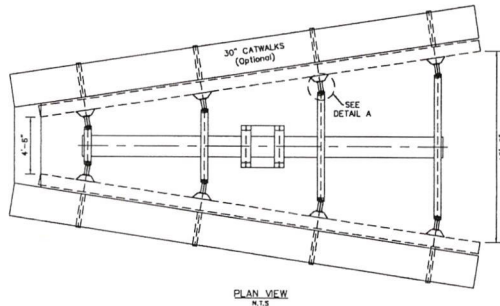


The City of Garden City, Georgia
100 Central Avenue, Garden City, Georgia 31405
Phone: 912.966.7777 Fax: 912.963.2735

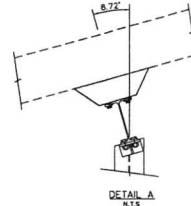


Sign Location

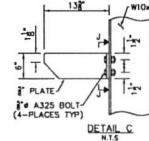
NOTE: 24" UPPER & LOWER INSIDE CATWALKS NOT SHOWN FOR CLARITY



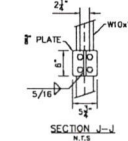
PLAN VIEW
N.T.S.



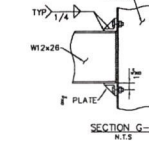
DETAIL A
N.T.S.



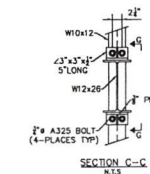
DETAIL C
N.T.S.



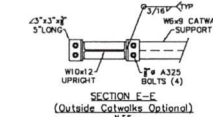
SECTION J-J
N.T.S.



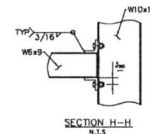
SECTION G-G
N.T.S.



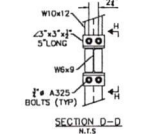
SECTION C-C
N.T.S.



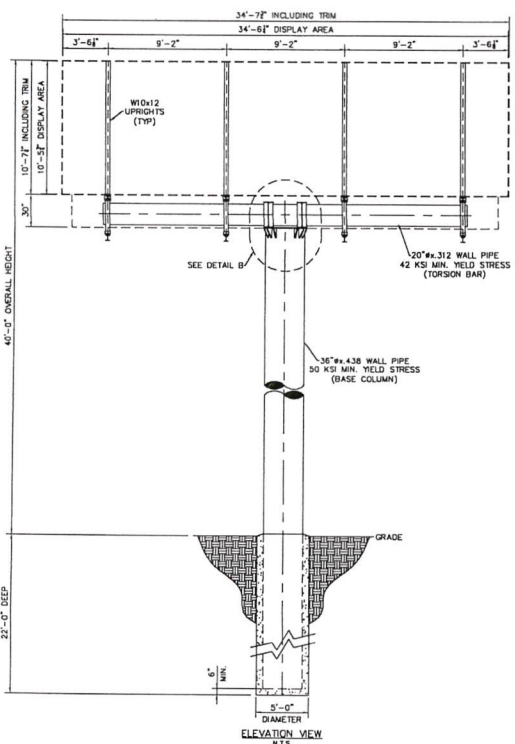
SECTION E-E
(Outside Catwalks Optional)
N.T.S.



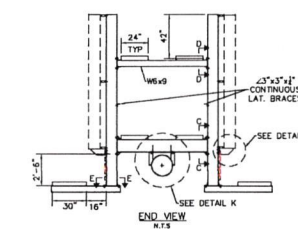
SECTION H-H
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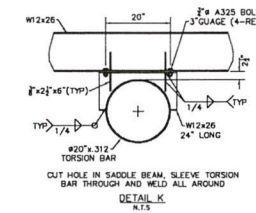
SECTION D-D
N.T.S.



ELEVATION VIEW
N.T.S.

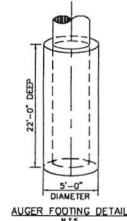


END VIEW
N.T.S.

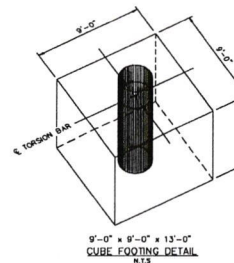


DETAIL K
N.T.S.

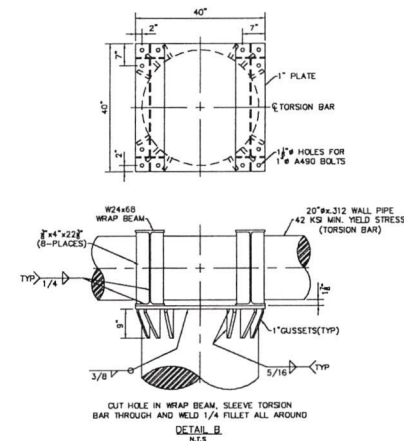
THIS STRUCTURE AS DESIGNED IS CAPABLE OF SUPPORTING UP TO TWO (2) DIGITAL UNITS WEIGHING APPROXIMATELY 4,725# EACH.



AUGER FOOTING DETAIL
N.T.S.



CUBE FOOTING DETAIL
N.T.S.



DETAIL B
N.T.S.

- GENERAL NOTES:**
- All design, detailing, fabricating and construction shall conform to the following codes and specifications:
 - The International Building Code (2018 Edition)
 - w/Georgia Amendments
 - American Society of Testing and Materials (ASTM) specifications.
 - Building Code Requirements for Reinforced Concrete (ACI 318-(Current Edition))
 - Code for Welding in Building Construction of the American Welding Society (AWS) (Current Edition)
 - Specification for the Design, Fabrication and Erection of Structural Steel for Buildings by the American Institute of Steel Construction (AISC) (Current Edition)
 - Concrete shall be $f_c=2500$ P.S.I. @ 28 days Compressive Strength, Standard Weight (150 P.C.F.)
 - Reinforcing Steel (if required) shall be ASTM A-615 Grade 60.
 - All reinforcing steel shall be free from mud, oil, rust or coatings that would reduce or destroy bond.
 - All reinforcing bars shall lap 30 diameters minimum, except as noted.
 - Minimum concrete cover on ties, stirrups and main bars shall be 3/4 inch for slab, wall and surfaces not exposed to weather or in contact with ground; 3 inches for unform surfaces deposited against the ground except as noted.
 - Structural Material Specifications
 - Structural Steel and Plates shall be A-36
 - W-Shape beams shall be (F_y=50 ksi) Minimum
 - Structural tubing shall be ASTM A-500, Grade B, (F_y=46 ksi)
 - Structural piping shall be ASTM A-53, Grade B, Type E or S, (F_y=35 ksi), ASTM A572 Grade 42 (F_y=42 ksi) or ASTM A572 Grade 50 (F_y=50 ksi), unless otherwise noted. (See drawing for individual member specifications).
 - Anchor Bolts (if required) shall be ASTM F-1554 Grade 36, unless otherwise noted.
 - High strength bolts for connections shall be ASTM A-325, unless otherwise noted.
 - Welding electrodes shall comply with AWS D1.1-(Current Edition), E70xx.
 - Design Wind Speed= 135 MPH (I.B.C.)
Equivalent Wind Load= 47.0 PSF @ 40'-0" above the ground. (3 Sec Wind Gusts.)
Exposure "C" $\rho=1.0$ $G=1.05$
 - Soil Bearing Capacity Requirements:
 - Spread Footings shall be --- P.S.F.
 - Cube or Auger Footing: Minimum Lateral Soil Bearing Capacity shall be (150 $\frac{lb}{ft^2}$ * 2) = 300 P.S.F. per foot of depth. (1/3 increase per EC 203 Section 18.8.1 & lines for increase per Section 18.8.14)
 - Contractor shall verify all dimensions and conditions in the field before erection and notify the Engineer of any discrepancies.
 - Splicing of pipes having an equal diameter, wall and yield is permitted. A full penetration weld all around (per AWS D1.1) shall be used and must be performed by a certified welder. Splices shall not be within one half of the foundation depth below grade, within 10' above grade or within 10' above telescoping splices. Unless noted otherwise.
 - The structure shown, as designed, is capable of supporting up to two (2) digital units weighing up to approximately 4,725# each.

This drawing is for permitting purposes only, unauthorized use is prohibited.

Selective Structures, LLC
811 East Avenue
Athens, TN 37303

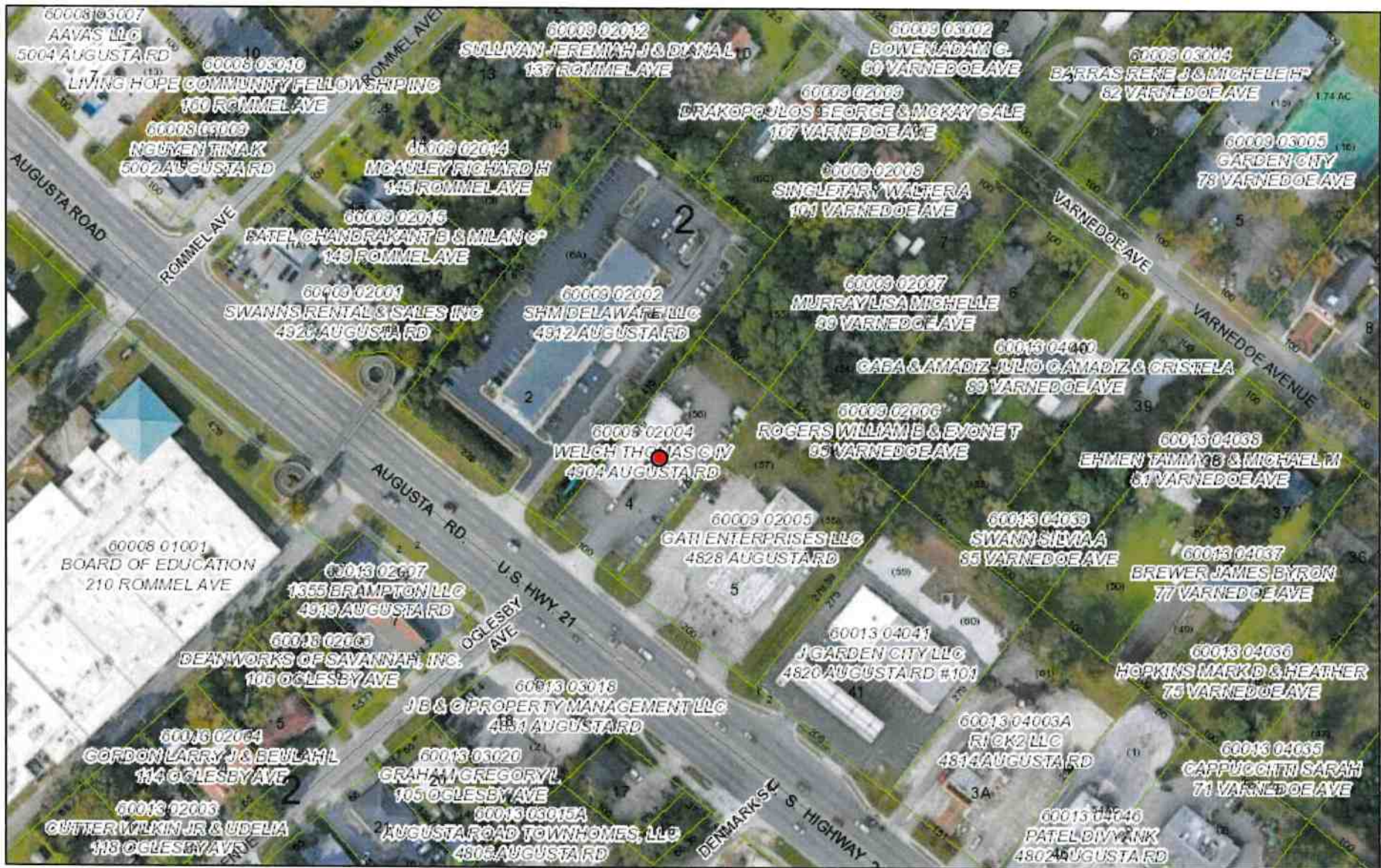
DESCRIPTION:
10'-6" x 36'-0" CM, 15'V @ 40'-0" O.A.H.
w/Up to Two (2) 4,725# Digital Units
Location: 4904 Augusta Rd.
Savannah, GA

GINN ENGINEERING SERVICES, LLC
1971 FLATROCK RD.
WATKINSVILLE, GA 30677
678-232-0872

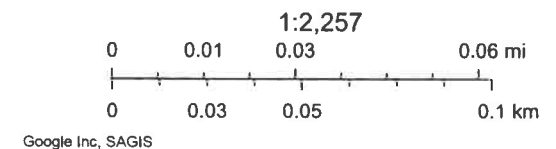
REVISIONS:

NO.	DATE	DESCRIPTION
1	12/13/22	Permitting
2	1/4"=1'-0"	Scale
3	ACI-014	Code
4	1 OF 1	Sheet

REGISTERED PROFESSIONAL ENGINEER
No. PE045301
ALEXANDER JOHNSTON GINN



Local Roads	Interstate	Parkways
Major Roads	Local Roads	Interstate
Parkways	Major Roads	Owner, PIN and Address Labels



City of Garden General Development Plan Application



Development Information

Development Name

Beacon Outdoor Billboard

Property Address

Heidt Ave

Phased development?

☐ Yes ☒ No

If yes, indicate proposed number of phases:

Parcel ID

60802 07001A

Total Site Acreage

.576

Zoning

C-3

Project Description

Erect AN LED Billboard on the Property

Water Supply

☐ Public ☐ Private N/A

Sewage Disposal

☐ Public ☐ Private N/A

Applicant Information

Owner

Name

Roberts Management Inc

Address

HEIDT AVE

Phone

912-610-1883

Email

carmenA@savtoy.com

Engineer/Surveyor

☐ Same as authorized agent

☐ Check here to receive staff review comments via email

Company Name

Contact (Individual Name)

Phone

Email

Authorized Agent (Requires Authorized Agent Form)

☐ Check here to receive staff review comments via email

Company Name

Beacon Outdoor Advertising

Contact (Individual Name)

Lou Ferrando

Phone

706-540-4212

Email

Lou@Beaconoutdooradv.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.

Lou Ferrando

Print Name

Signature

2/9/23

Date

OFFICE USE ONLY

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

MEMORANDUM

To: Garden City Planning Commission & Board of Appeals
From: Denise R. Grabowski, AICP, LEED AP, Planning Manager Consultant
Date: July 3, 2023
Re: PC 2310 – Billboard – Heidt Avenue

Application Type	Sign Permit
Case Number	PC 2310
Applicant	Roberts Management
Name of Project	Billboard
Property Address	Heidt Avenue
Parcel IDs	60802 07001A
Area of Property	.58 acres
Current Zoning	C-2A
Proposed Land Use	Outdoor Advertising (Billboard)/Separate Use Sign

GENERAL INFORMATION

Project Description: The applicant has applied for a permit to install a single-sided electronic billboard on Heidt Avenue, near U.S. Highway 80, on the same property as Low Country Collision Center. The sign face (display area) is 382 square feet and measures 36' x 10'6". The proposed height is 50 feet.

Pursuant to Section 90-158, the Planning Commission is authorized to determine code compliance for outdoor advertising and separate use signs. This application was originally presented to the Garden City Planning Commission on March 14, 2023, and was tabled until the applicant received a permit from the Georgia Department of Transportation (GDOT) for the proposed billboard.

The original application for a multiple message sign ("MMS") was denied by GDOT on 05/03/2023, as it did not meet the minimum spacing requirement of 5,000 feet from another MMS. A subsequent application for a static billboard was approved by GDOT on 05/17/2023.

FINDINGS

The maximum height of a billboard adjacent to a local street is 30 feet per Section 90-174.

RECOMMENDATION

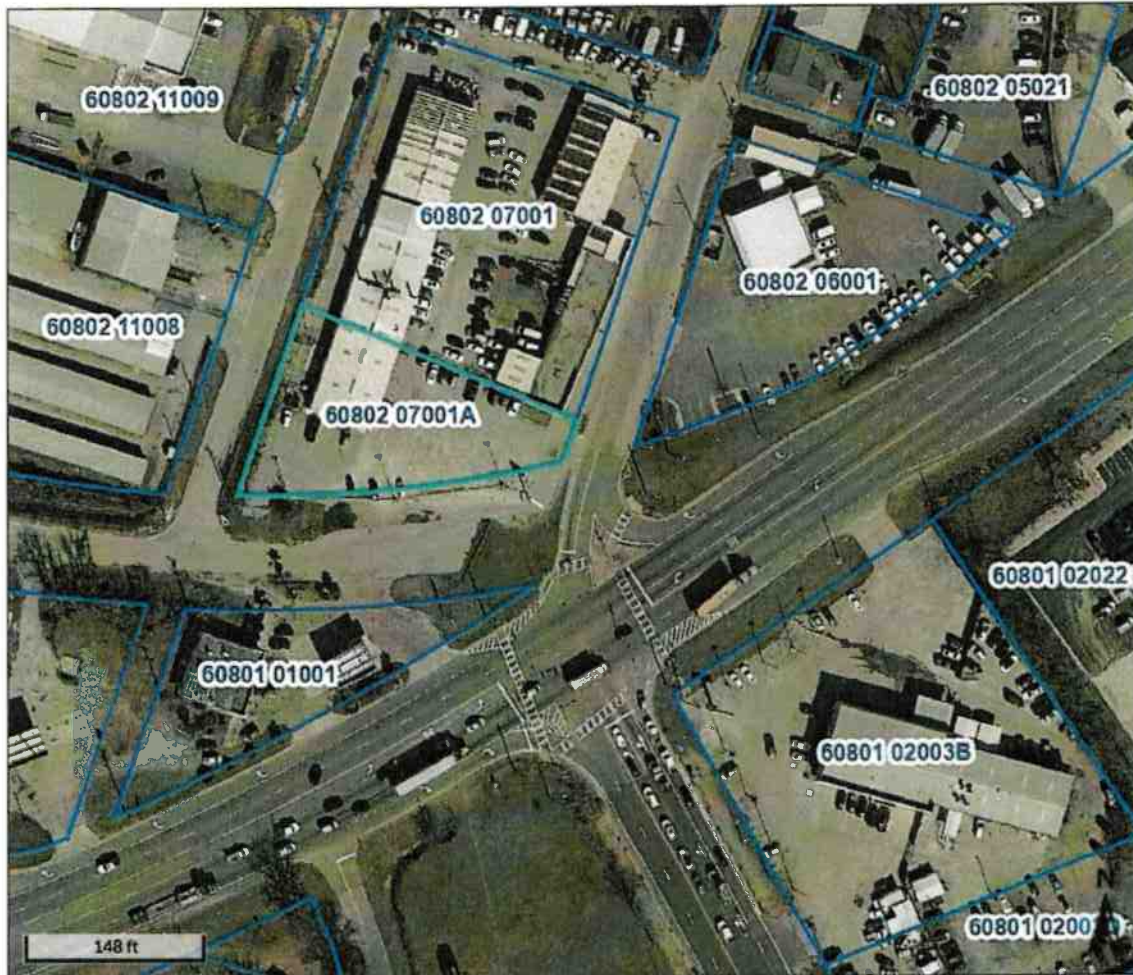
Approval of the Outdoor Advertising/Separate Use sign permit for a static billboard, not to exceed 30 feet in height.

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





Chatham County, GA



Overview



Legend

- Parcels
- Water

Parcel ID	60802 07001A	Alternate ID	3024535	Owner Address	ROBERTS MANAGEMENT INC
Sec/Twp/Rng	0--	Class	C3 - Commercial Lots		P O BOX 60817
Property Address	HEIDT AVE	Acreage	0.576		SAVANNAH, GA 31420
	GARDEN CITY				
District	(060) GARDEN CITY				
Brief Tax Description	PARCEL C BEING KNOWN AS TRACT 1 OF A RECOMBINATION OF LOTS 118 THRU 128 CENTRAL JUNCTION HGTS				
	PRB 14P 48.576 ac				
	(Note: Not to be used on legal documents)				

Date created: 2/7/2023
Last Data Uploaded: 2/7/2023 9:26:37 AM

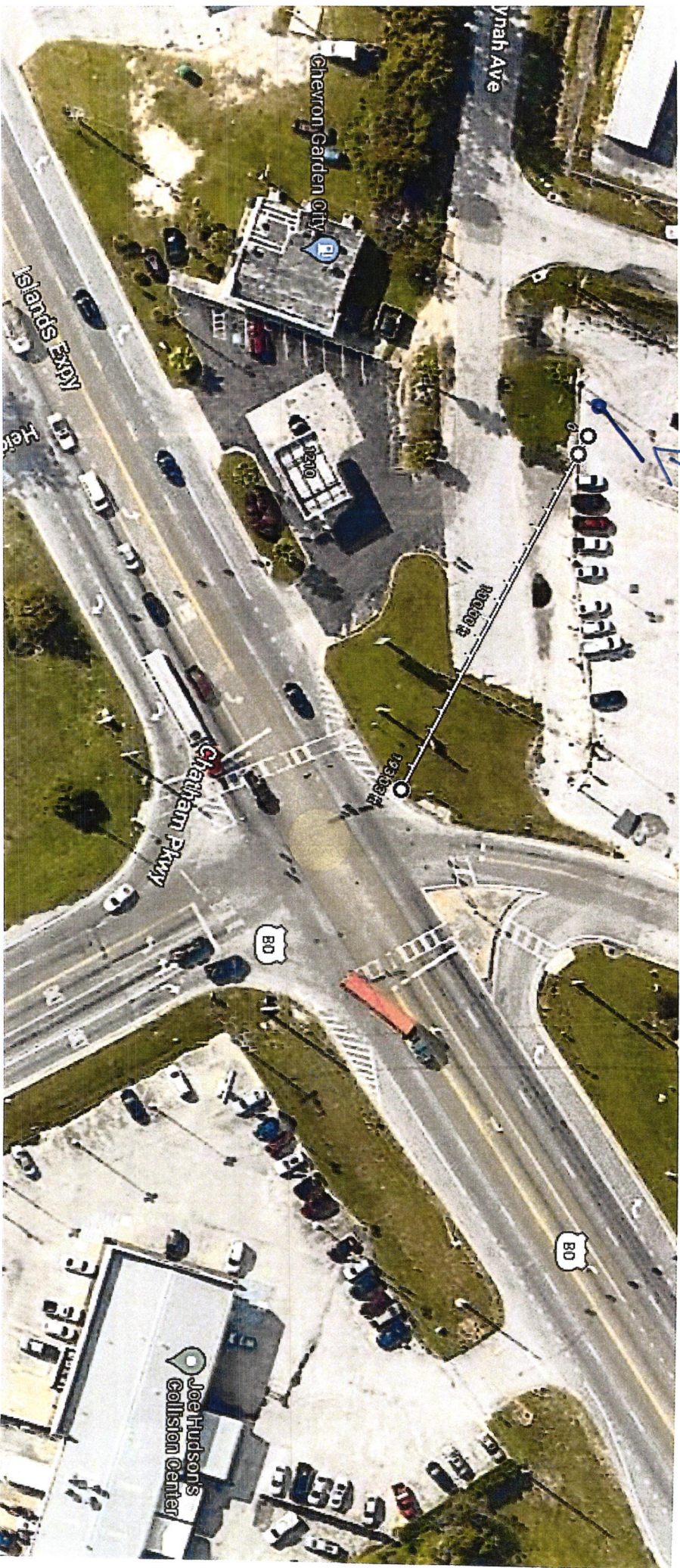


The City of Garden City, Georgia
100 Central Avenue, Garden City, Georgia 31405
Phone: 912.966.7777 Fax: 912.963.2735

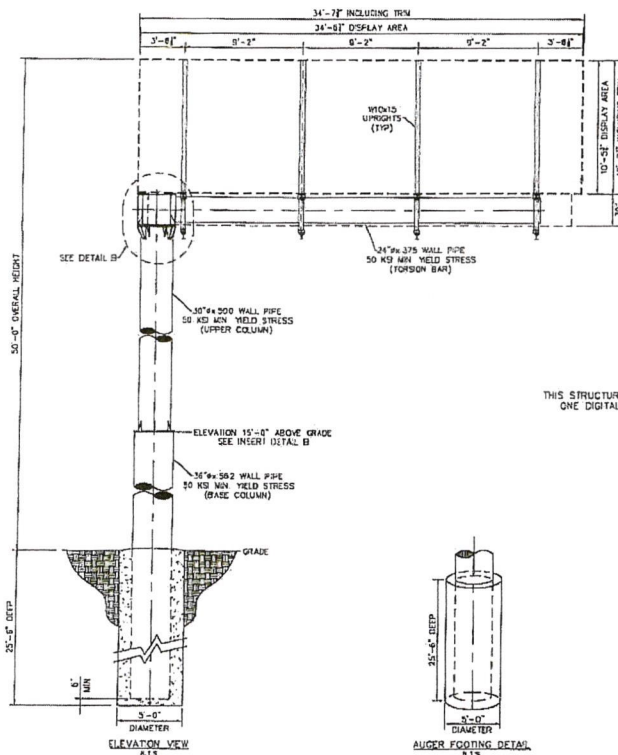
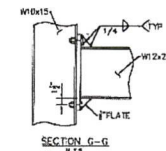
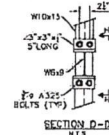
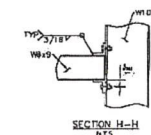
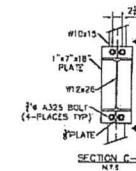
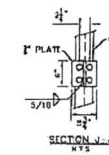
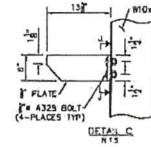
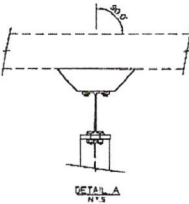
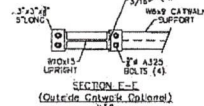
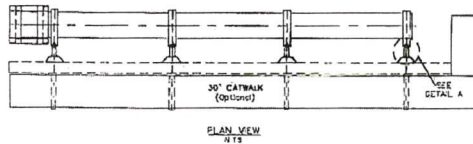


Sign Location

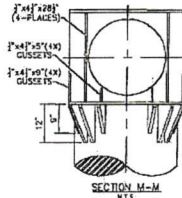
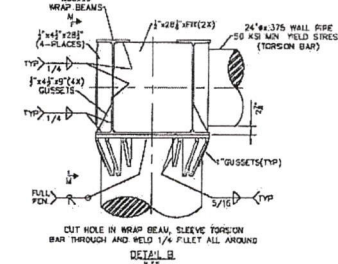
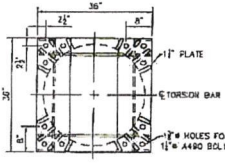
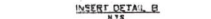
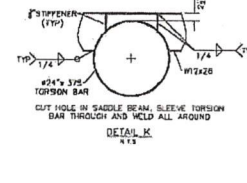
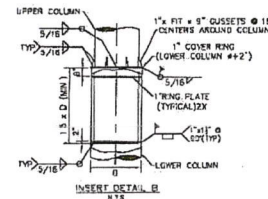
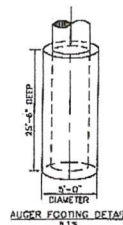
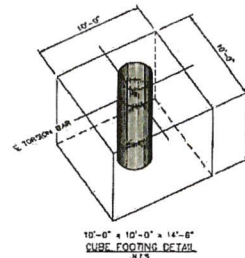
proposed new
single sided 10'6" x 36'
Digital



NOTE: 24" UPPER & LOWER NEOL
CATWALKS NOT SHOWN FOR CLARITY



THIS STRUCTURE AS DESIGNED IS CAPABLE OF SUPPORTING
ONE DIGITAL UNIT WEIGHING APPROXIMATELY 4,725#



GENERAL NOTES:

- All design, detailing, fabricating and construction shall conform to the following codes and specifications:
 - The International Building Code (2018 Edition w/Georgia Amendments)
 - American Society of Testing and Materials (ASTM) specifications
 - Building Code Requirements for Reinforced Concrete (ACI 318 - Current Edition)
 - Code for Welding in Building Construction of the American Welding Society (AWS) (Current Edition)
 - Specification for the Design, Fabrication and Erection of Structural Steel for Buildings by the American Institute of Steel Construction (AISC) (Current Edition)
- Concrete shall be $f_c=2500$ P.S.I. @ 28 days Compressive Strength, Standard Weight (150 P.C.F.)
- Reinforcing Steel (if required) shall be ASTM A-615 Grade 60
 - All reinforcing steel shall be free from rust, oil, or coatings that would reduce or destroy bond
 - All reinforcing bars shall lap 30 diameters minimum, except as noted
 - Maximum concrete cover on bars, slabs and walls shall be 3/4 inch for slab, wall and surfaces not exposed to weather or in contact with ground, 1 inch for surfaces exposed to weather or in contact with ground, except as noted.
- Structural Material Specifications
 - Structural Steel and Plates shall be A-36
 - W-Shape beams shall be $F_y=50$ ksi Minimum
 - Structural tubing shall be ASTM A-500 Grade B, $F_y=45$ ksi
 - Structural piping shall be ASTM A-53, Grade B, Type E or S, $F_y=35$ ksi, ASTM A572 Grade 42 $F_y=42$ ksi or ASTM A572 Grade 50 $F_y=50$ ksi, unless otherwise noted. (see drawing for individual member specifications)
- Anchor Bolts (if required) shall be ASTM F-1554 Grade 36, unless otherwise noted
- High strength bolts in connections shall be ASTM A-325, unless otherwise noted
- Welding electrodes shall comply with AWS D1.1 (Current Edition), E70xx
- Design Wind Speed = 135 MPH (1 B.C.)
Equivalent Wind Load = 48.4 PSF @ 50'-0" above the ground (3 Sec Wind Gusts)
Exposure "C" $I_p=1.0$ $G=1.0$
- Soil Bearing Capacity Requirements:
 - Spread Footings shall be ≥ 2.0 P.S.F
 - Cube or Auger Footing: Minimum Lateral Soil Bearing Capacity shall be $(100 \frac{lb}{ft^2} \times 2) = 200$ P.S.F. per foot of depth (1/3 increase per 10' below 100' & then no increase per Section 186.1.1)
- Contractor shall verify all dimensions and conditions on the field before erection and notify the Engineer of any discrepancies
- Splicing of pipes having an equal diameter, wall and field is permitted & full penetration weld of crown (per AWS D11) shall be used and must be performed by a certified welder. Splices shall not be within one half of the foundation depth below grade within 10' above grade or within 10' above telescoping splices, unless noted otherwise.
- The structure shown, as designed, is capable of supporting one (1) digit with weighing up to approximately 4,725#

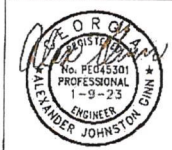
This drawing is for permitting purposes only, unauthorized use is prohibited

Selective Structures, LLC
811 East Avenue
Athens, TN 37303

DESCRIPTION
10'-6" x 36'-0" FF, SF @ 50'-0" O.A.H.
w/One (1) 4,725# Digital Unit
Location: 1025 US-80
Garden City, GA



GINN ENGINEERING SERVICES, LLC
1971 FLATCREEK RD.
WATKINSVILLE, GA 30677
678-237-0872



REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	DATE: 12/13/22
3	SCALE: 1/4"=1'-0"
4	PROJ #
5	DWG # AG-008
6	SHEET# 1 OF 1

