

SCALE: 1" = 160'-0"

LYNCH
associates
architects

CONCEPT PLAN

GARDEN CITY MULTI-FAMILY RESIDENCES
1445 DEAN FOREST ROAD, GARDEN CITY, GEORGIA, 31405

09/28/23

A2

City of Garden General Development Plan Application



GARDEN CITY

Development Information

Development Name

Beacon Outdoor LED (MMS) Billboard

Property Address

1398 Dean Forest Rd

Phased development?

☐ Yes ☒ No

If yes, indicate proposed number of phases:

Parcel ID

Total Site Acreage

Zoning

Parcel Number 60989 01016A

1.99 Acres

C-2

Project Description

Erect LED (MMS) Billboard 40' Tall 382 sq ft per side

Water Supply

☐ Public ☒ Private N/A

Sewage Disposal

☐ Public ☒ Private N/A

Applicant Information

Owner

Name

Michael Wayne Bruner

Address

110 Sunshine Ave Savannah GA 31405

Phone

912-604-3167

Email

mbruner23@gmail.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 LLC

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

9/12/23

Date

OFFICE USE ONLY

Received By

Date Received

Case Number

Submittal Format

☐ Electronic ☐ Paper ☐ 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: January 3, 2024
Re: PC01-24-1068 – Billboard – 1398 Dean Forest Road

<i>Application Type</i>	<i>Sign Permit/Site Plan</i>
<i>Case Number</i>	PC01-24-1068
<i>Applicant</i>	Beacon Outdoor Billboards
<i>Name of Project</i>	Billboard
<i>Property Address</i>	1398 Dean Forest Road
<i>Parcel IDs</i>	60989 01016A
<i>Area of Property</i>	1.99 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, at the corner of SR 307/Dean Forest Road and Sunshine Avenue on the same property as Savannah Cleaning Systems. Each sign face (display area) is 382 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.

FINDINGS

The City Council enacted a six-month moratorium on the issuance of sign permits for outdoor advertising or separate use signs on September 18, 2023. This moratorium is effective through March 18, 2024, unless the moratorium is shortened or extended by action of Mayor and Council. The applicant submitted a partial application on September 12, 2023. The application was not deemed complete until the Georgia Department of Transportation (GDOT) outdoor advertising permit was received by the office on December 4, 2023. The permit was approved by GDOT on November 15, 2023.

RECOMMENDATION

Table action on the Outdoor Advertising/Separate Use sign permit request until the outdoor advertising/separate use sign moratorium is lifted.

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.





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

SIGN PERMIT APPLICATION

The undersigned, herein named, requests permission to erect a sign:

Type of Sign:	LED Billboard
Property Address:	1398 Dean Forest RD
Property Owner:	Michael Bruner
Proposed use of Building:	
Materials to be used:	Steel
Height of Sign:	40'
Square Footage of Proposed Sign:	382 sq ft per side
Pin Listing:	Parcel Number 60989 01016A
Zoning Classification:	C-2

I am familiar with and understand the sign ordinance regarding the character of construction, electrical work, etc., and agree to abide by all of same.

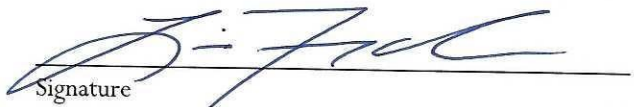
In consideration of the granting of the above requested permit I/we do hereby agree that I/we, in all respects, construct the work in accordance with the above statement and the Plans and Specifications herewith submitted, and filed in the Inspections Department, and in compliance with all the laws and Ordinances of the City of Garden City, Georgia.

Lou Ferrando
Name (Print)

205 Wooden Wheel Lane Bluffton SC 29909
Address

Beacon Outdoor Advertisinf LLC
Company Name

706-540-4212
Phone Number


Signature

OFFICE USE ONLY

Plan Submitted: _____

Permit Fee: \$ _____

The Sign Permit is approved subject to all Ordinances of the City of Garden City referring to building construction, electrical work, etc.

Building Inspector / Code Enforcement Officer

GENERAL NOTES

- All design, detailing, fabricating and construction shall conform to the following codes and specifications:
 - The International Building Code (2015 Edition)
 - AISC Steel Construction Manual (13th Edition)
 - Concrete Reinforcing Steel Institute (CRSI) Code of Practice for Reinforced Concrete (ACI 318--Current Edition)
 - Code for Welding in Building Construction (AWS D1.1) (Current Edition)
 - Specification for Structural Steel Fabrication and Welding 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 (Epoxyed) shall be ASTM A-615 Grade 60
 - All reinforcing bars shall be lap welded or welded in the shop or field.
 - All lap welding shall be lap welded or welded in the shop or field.
 - When concrete cover or lap, straps and non bars shall be contact with ground, 3 inches for uncoated surfaces exposed to the ground except as noted.
- Structural Material Specifications
 - Structural Steel and Plates shall be A-36
 - W-Shape beams shall be (F=50 ksi) Minimum
 - Structural tubing shall be ASTM A-500 Grade B (F=46 ksi)
 - Plate shall be ASTM A-572 Grade 50 (F=50 ksi)
 - Type I or S (F=35 ksi) or ASTM A-572 Grade 50 (F=50 ksi), unless otherwise noted.
 - (See drawing for individual member specifications)
- Anchor bolts (Embedment) shall be ASTM A-307 Grade A, unless otherwise noted
- High strength bolts for connection shall be ASTM A-325, unless otherwise noted
- Welding electrode shall comply with AWS D1.1 (Current Edition) E70xx
- Design Wind Speed= 135 MPH (100 C.F.) Equivalent Wind Load= 58.4 PSF @ 50'-0" above ground level (3 Sec. Wind Gusts) Exposure C $V=130$ $G=1.0$
- Soil Bearing Capacity Requirements
 - Soil bearing capacity shall be $f=1.5$ P.S.F.
 - Club or Auger test shall be performed in the field before erection and notify the Engineer of any discrepancies.
 - Soil bearing capacity shall be $f=1.5$ P.S.F. per foot of depth.
 - Soil bearing capacity shall be $f=1.5$ P.S.F. per foot of depth.
 - Soil bearing capacity shall be $f=1.5$ P.S.F. per foot of depth.
- Carport shall verify all dimensions and conditions in the field before erection and notify the Engineer of any discrepancies.
- Sealing of joint having an equal diameter, will and yield a permitted A 10' hole in wrap beam, sleeve, torque bar through and weld 1/4" fillet all around.
- The structure shown is designed as capable of supporting one (1) digital unit weighing up to approximately 475#

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

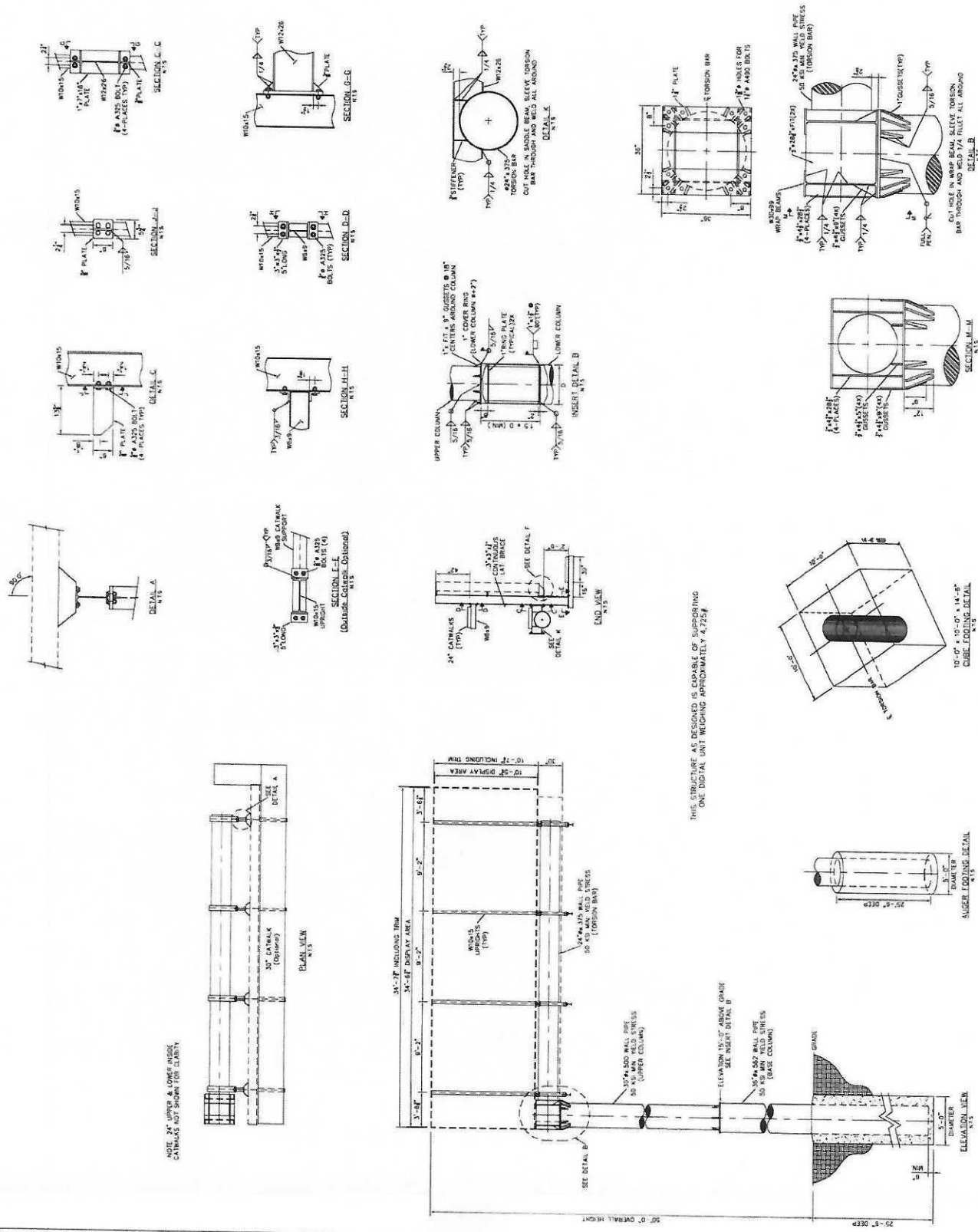
Selective Structures, LLC

811 East Avenue
Athens, TN 37014

10'-6" x 36'-0" FF, SF @ 50'-0" O.A.H
w/One (1) 4.75W Digital Unit
Location 1398 Dean Forest Rd
Garden City, GA

GINN ENGINEERING SERVICES, LLC
3971 LAYLOCK RD.
WATKINSVILLE, GA 30677
978-231-6872

REVISIONS			
NO.	DATE	BY	CHK
1	12/13/22	WJS	WJS
2	1/11/23	WJS	WJS
3	1/11/23	WJS	WJS
4	1/11/23	WJS	WJS
5	1/11/23	WJS	WJS
6	1/11/23	WJS	WJS
7	1/11/23	WJS	WJS
8	1/11/23	WJS	WJS
9	1/11/23	WJS	WJS
10	1/11/23	WJS	WJS
11	1/11/23	WJS	WJS
12	1/11/23	WJS	WJS



NOTE: 3" UPPER & LOWER HOLES
CATWALKS NOT SHOWN FOR CLARITY

THIS STRUCTURE AS DESIGNED IS CAPABLE OF SUPPORTING
ONE DIGITAL UNIT WEIGHING APPROXIMATELY 475#

25'-0" DEPTH

ELEVATION 10'-0" ABOVE GRADE
SEE INSET DETAIL B

25'-0" DEPTH



Chatham County, GA



Overview



Legend

- Parcels
- Water

Parcel ID	60989 01016A	Alternate ID	2969735	Owner Address	BRUNER MICHAEL WAYNE
Sec/Twp/Rng	0--	Class	C3 - Commercial Lots		110 SUNSHINE AVENUE
Property Address	1398 DEAN FOREST RD	Acreage	1.99		SAVANNAH, GA 31405
	SAVANNAH				
District	(060) GARDEN CITY				
Brief Tax Description	P TOF LOT 1 RECOMBINATION OF PT OF THE LOVELL CO TCT PRB 26P 32 1.57 ac				
	(Note: Not to be used on legal documents)				

Date created: 9/12/2023

Last Data Uploaded: 9/12/2023 6:42:46 AM



150' setback from Sunshine Rd



Chatham County, GA

Summary

Parcel Number 60989 01016A
Location Address 1398 DEAN FOREST RD
 SAVANNAH GA 31405
Legal Description P TOF LOT 1 RECOMBINATION OF PT OF THE LOVELL CO TCT PRB 26P 32 1.57 ac
Property Class C3 - Commercial Lots
Neighborhood 04800.00 - D800 DEAN FOREST RD
Tax District (060) GARDEN CITY
Zoning P-C-2
Acres 1.99
Homestead N
Exemptions

[View Map](#)


Owner

[BRUNER MICHAEL WAYNE](#)
 110 SUNSHINE AVENUE
 SAVANNAH GA 31405
 January 1, 2023 Owner
 BRUNER MICHAEL WAYNE

Assessment

	2023 Certified	2022 Certified	2021 Certified	2020 Certified	2019 Certified
LUC	353	353	353	353	353
Class	C3	C3	C3	C3	C3
+ Land Value	\$333,700	\$333,700	\$333,700	\$263,300	\$263,300
+ Building Value	\$70,400	\$59,600	\$51,600	\$46,800	\$46,800
= Total Value	\$404,100	\$393,300	\$385,300	\$310,100	\$310,100
Assessed Value	\$161,640	\$157,320	\$154,120	\$124,040	\$124,040

Valuation Notice

[2023 Assessment Notice \(PDF\)](#)

Land

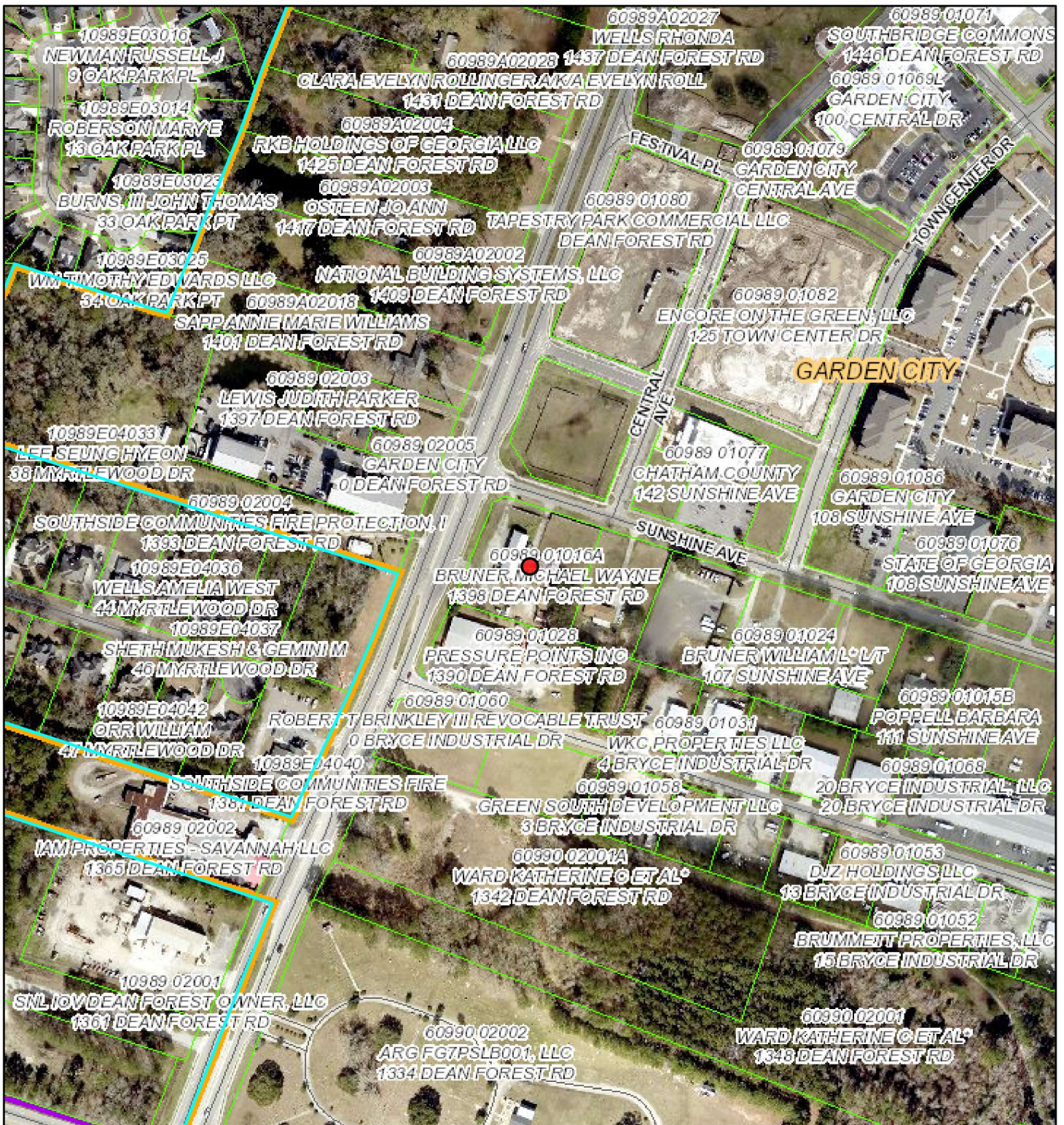
Description	Land Type	Land Code	Square Feet	Acres	Front Foot
GENERAL COMMERCIAL 1	S	G1	86,684	1.9900	0

Total Acres:
 1.9900

Commercial Improvement Information

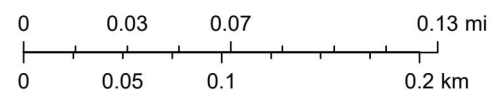
Card	1	Units	0
Building No	1	Year Built	1985
Structure	Equipment (S)	Total Sq Footage	3200
Card	2	Units	0
Building No	1	Year Built	1985
Structure	Equipment (S)	Total Sq Footage	2640
Card	3	Units	0
Building No	1	Year Built	1985
Structure	Retail Store	Total Sq Footage	690
Card	4	Units	0
Building No	1	Year Built	1985
Structure	Retail Store	Total Sq Footage	255














Billboard Sign Application: 1398 Dean Forest Road



1/4/2024, 3:21:46 PM

1:4,514



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

City of Garden General Development Plan Application



Development Information

Development Name

Constantine Triangle - Convenience Store

Property Address

1727 Old Dean Forest Road

Phased development?

☐ Yes ☒ No

If yes, indicate proposed number of phases:

Parcel ID

60988 03006

Total Site Acreage

1.68

Zoning

P-C-2A

Project Description

Eight pump gas station/convenience store with associated parking

Water Supply

☒ Public ☐ Private

Sewage Disposal

☒ Public ☐ Private

Applicant Information

Owner

Name

Bob Burdell

Address

3715 Northside Pkwy, Bldg 400, Ste 425, Atlanta, GA 30327

Phone

404-502-8837

Email

bburdell@strategicrepartners.com

Engineer/Surveyor

☒ Same as authorized agent

☐ Check here to receive staff review comments via email

Company Name

Coleman Company

Contact (Individual Name)

Scott Allison

Phone

912-200-3041

Email

sallison@cci-sav.com

Authorized Agent (Requires Authorized Agent Form)

☐ Check here to receive staff review comments via email

Company Name

Coleman Company

Contact (Individual Name)

Scott Allison

Phone

912-200-3041

Email

sallison@cci-sav.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.

Scott Allison - Coleman Company

Print Name

Scott Allison

Signature

Digitally signed by Scott Allison
Date: 2023.11.29 14:34:25-05'00'

11/29/23

Date

OFFICE USE ONLY

Received By

Date Received

Case Number

Submittal Format

☐ Electronic ☐ Paper ☐ 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: January 3, 2024
Re: PC01-24-1070 – 1727 Old Dean Forest Road

Application Type	General Development Plan
Case Number	PC01-24-1070
Applicant	Scott Allison
Name of Project	Constantine Triangle – Convenience Store
Property Address	1727 Old Dean Forest Road
Parcel IDs	60988 03006
Area of Property	1.68 acres
Current Zoning	P-C-2A
Proposed Land Use	Gas station / Convenience Store

GENERAL INFORMATION

Project Description: This project consists of a gas station with eight pumps and a convenience store.

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*
The applicant is proposing to construct a gas station/convenience store, which is an allowed use in the C-2 zoning district (use 46).
- 2. Façade elevation plan indicating building orientation and scale; exterior construction materials, including texture and color; roof shape, window and door openings, porches, and balconies; architectural style or structure and the facade architectural treatment.*
See attached.
- 3. Fences, landscaping, and buffers.*

The applicant has provided the conceptual landscape plan, which includes the required 10' buffer strip around the parking area. Staff recommends additional landscaping and/or architectural details at the rear and side of the building, visible from Dean Forest Road.

4. *Driveway and parking orientation, in keeping with the established character in the area.* Access to the property is via Old Dean Forest Road.
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.* All signs shall comply with the Garden City sign ordinance.

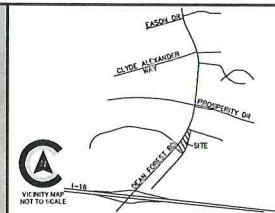
The applicant has provided the required information.

RECOMMENDATION

Approval of the General Development Plan.

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.



SITE DATA:
ZONING: P-C-2A
BUILDING SQUARE FOOTAGE: 3,500 SF
PARKING REQUIREMENTS
SERVICE STATIONS: 1 SPACE PER PUMP
GENERAL BUSINESS: 1 SPACE PER 200 SF
1 SPACE PER 200 SF / 3,500 SF = 17 SPACES
PARKING PROVIDED:
1 SPACE PER PUMP PROVIDED AT PUMP
SPACES FOR BUILDING = 16 SPACES

SITE INFORMATION (CONSTANTINE TRIANGLE - CONVENIENCE STORE)
PROPERTY ADDRESS: 1727 OLD DEAN FOREST ROAD
PROPERTY OWNER: BORN BROS
OWNER ADDRESS: 3715 BIRTHSIDE DRIVE, BLDG. 405, SUITE 405, ATLANTA, GA 30327
OWNER REPRESENTATIVE: SCOTT ALLISON, COLEMAN COMPANY, 912-240-0041
allison@coleman.com
PROPERTY PIR: 4000000000
PROPERTY AREA: 4.91 ACRES
BUILDING: 1 BUILDING AT 3,500 SF
PARKING: ROADWAYS & DUMPSTER: 0.10 AC, (BOTH); SIDEWALKS: 0.01 AC
GREEN SPACE: 4.81 AC
(NET OF PARKING LOT)
NOTES:
1. THIS PROPERTY IS LOCATED IN ZONE X, NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FLOODING EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 130101241A, EFFECTIVE DATE: JANUARY 15, 2018.
2. THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE 18N.
3. WATER AND SEWER WILL BE PROVIDED BY CITY OF GARDEN CITY.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF GARDEN CITY, GEORGIA, STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.
5. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
6. ALL UTILITIES, RIGHTS-OF-WAY, EASEMENTS, AND ANY UTILITIES FOR PUBLIC USE AS SHOWN ON THIS PLAN ARE HEREBY DEDICATED FOR THE USE INTENDED.

COLEMAN COMPANY
ENGINEERS • SURVEYORS
Garden City, Georgia 31407-2000 FAX: 903-644-1000

NOT FOR CONSTRUCTION

SITE PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE UPON FINAL SURVEY AND JURISDICTIONAL INVESTIGATION

REVISIONS:

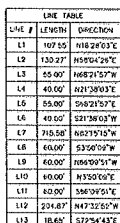
CONCEPTUAL PLAN

CONSTANTINE TRIANGLE CONVENIENCE STORE
1727 OLD DEAN FOREST RD.
LOCATED IN GARDEN CITY, GA
PREPARED FOR HD COMPANIES

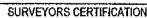
JOB NUMBER: 23-581
DATE: 10/19/23
DRAWN BY: JWS
CHECKED BY: SMA
SCALE: AS NOTED

GENERAL DEVELOPMENT PLAN

SHEET:
CP1.0



CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	545.57	2924.79'	104°45.4"	275.14'	N54°46'28"E	547.87'
C2	616.95'	1151.60'	59°25.93"	315.94'	N17°05'18"E	609.73'



TO: P8/STRATEGIC GARDEN CITY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OLD PEPER
NATIONAL TILE INSURANCE COMPANY, AND BANK ONE, ITS SUCCESSORS AND/OR ASSIGNS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a)(b), 8, 11, 13, 14, 15, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 12/10/2020.

AS REQUIRED BY SUBSECTION (3) OF C.G.C.A.
SECTION 15-6-02, THIS PLAT WAS PREPARED
BY A LAND SURVEYOR AND APPROVED BY ALL
APPLICABLE LOCAL, STATE AND FEDERAL AGENCIES AS
EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES,
STAMPS, OR STATEMENTS OF ADOPTION. ANY
FURTHER INFORMATION SHOULD BE COMBINED WITH THE
PURCHASE ON USER OF THIS PLAT AS TO INTENDED
USE OF LAND. FURTHER INFORMATION MAY BE OBTAINED
FROM UNDISCLOSED LAND SURVEYOR OFFICES THAT THIS
PLAT COMPLIES WITH THE STANDARDS OF THE
"STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS
ESTABLISHED BY THE BOARD OF REGISTRATION OF THE
GEORGIA BOARD OF REGISTRATION OF PROFESSIONAL
ENGINEERS AND LAND SURVEYORS AND AS SET
FORTH IN THE PRACTICE ACT FOR PROFESSIONAL
ENGINEERS AND LAND SURVEYORS."

GEORGIA
PLAT NO. 3417
PLAT
FILED
JAN 14 1987
COUNTY OF
DADE

10/21/21

FOR FURTHER INFORMATION, CONTACT
GOWDARD TAYLOR, JR.
AT 100 N. W. 10TH AVE., SUITE 3417
CORAL GABLES, FL 33134
OR 305.442.1100

SITE DATA
AREA: 81.209 AC; 2,666,261 SF
ZONING: C
PIN: E0909 91001,04002,04002A,04002B
PROPERTY ADDRESS: 155A OLD BEAN FOREST ROAD

REFERENCE:

1. PLAT RECORD BOOK 52, PAGE 670.
2. SUBDIVISION MAP BOOK 105, PAGE 50.
3. PLAT RECORD BOOK 8, PAGE 278.

SURVEY DATE: 12/10/2020
EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "Δ" = 04"
ADJUSTED BY COMPASS RULE:
FLAT ERROR OF CLOSURE: 1/1,075,949
FIELD ERROR OF CLOSURE: 1/196,625

NOTES:

- [illegible]

LEGEND

- M FIVE
 N NOT
 O ONE
 P PER
 Q QUART
 R RENT
 S SIX
 T TEN
 U TWO
 V THREE
 W FOUR
 X FIVE
 Y SIX
 Z SEVEN
 AA EIGHT
 AB NINE
 AC TEN
 AD ELEVEN
 AE TWELVE
 AF THIRTEEN
 AG FOURTEEN
 AH FIFTEEN
 AI SIXTEEN
 AJ SEVENTEEN
 AK EIGHTEEN
 AL NINETEEN
 AM TWENTY
 AN TWENTY ONE
 AO TWENTY TWO
 AP TWENTY THREE
 AQ TWENTY FOUR
 AR TWENTY FIVE
 AS TWENTY SIX
 AT TWENTY SEVEN
 AU TWENTY EIGHT
 AV TWENTY NINE
 AW THIRTY
 AX THIRTY ONE
 AY THIRTY TWO
 AZ THIRTY THREE
 BA THIRTY FOUR
 BB THIRTY FIVE
 BC THIRTY SIX
 BD THIRTY SEVEN
 BE THIRTY EIGHT
 BF THIRTY NINE
 BG FORTY
 BH FORTY ONE
 BI FORTY TWO
 BJ FORTY THREE
 BK FORTY FOUR
 BL FORTY FIVE
 BM FORTY SIX
 BN FORTY SEVEN
 BO FORTY EIGHT
 BP FORTY NINE
 BQ FIFTY
 BR FIFTY ONE
 BS FIFTY TWO
 BT FIFTY THREE
 BU FIFTY FOUR
 BV FIFTY FIVE
 BW FIFTY SIX
 BX FIFTY SEVEN
 BY FIFTY EIGHT
 BZ FIFTY NINE
 CA SIXTY
 CB SIXTY ONE
 CC SIXTY TWO
 CD SIXTY THREE
 CE SIXTY FOUR
 CF SIXTY FIVE
 CG SIXTY SIX
 CH SIXTY SEVEN
 CI SIXTY EIGHT
 CJ SIXTY NINE
 CK SEVENTY
 CL SEVENTY ONE
 CM SEVENTY TWO
 CN SEVENTY THREE
 CO SEVENTY FOUR
 CP SEVENTY FIVE
 CQ SEVENTY SIX
 CR SEVENTY SEVEN
 CS SEVENTY EIGHT
 CT SEVENTY NINE
 CU EIGHTY
 CV EIGHTY ONE
 CW EIGHTY TWO
 CX EIGHTY THREE
 CY EIGHTY FOUR
 CZ EIGHTY FIVE
 DA NINETY
 DB NINETY ONE
 DC NINETY TWO
 DD NINETY THREE
 DE NINETY FOUR
 DF NINETY FIVE
 DG NINETY SIX
 DH NINETY SEVEN
 DI NINETY EIGHT
 DJ NINETY NINE
 DK ONE HUNDRED
 DL ONE HUNDRED ONE
 DM ONE HUNDRED TWO
 DN ONE HUNDRED THREE
 DO ONE HUNDRED FOUR
 DP ONE HUNDRED FIVE
 DQ ONE HUNDRED SIX
 DR ONE HUNDRED SEVEN
 DS ONE HUNDRED EIGHT
 DT ONE HUNDRED NINE
 DU TWO HUNDRED
 DV TWO HUNDRED ONE
 DW TWO HUNDRED TWO
 DX TWO HUNDRED THREE
 DY TWO HUNDRED FOUR
 DZ TWO HUNDRED FIVE
 EA TWO HUNDRED SIX
 EB TWO HUNDRED SEVEN
 EC TWO HUNDRED EIGHT
 ED TWO HUNDRED NINE
 EE THREE HUNDRED
 EF THREE HUNDRED ONE
 EG THREE HUNDRED TWO
 EH THREE HUNDRED THREE
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A PORTION OF THE LOVELL COMPANY TRACT
7TH G.M. DISTRICT, GARDEN CITY, OXATHAM COUNTY, GEORGIA

PREPARED FOR: EVANS GENERAL CONTRACTORS

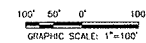
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ENGINEERS • SURVEYORS
1480 Chatham Parkway, Suite 100



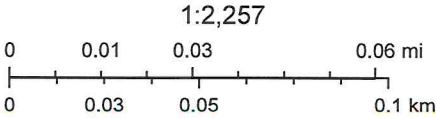






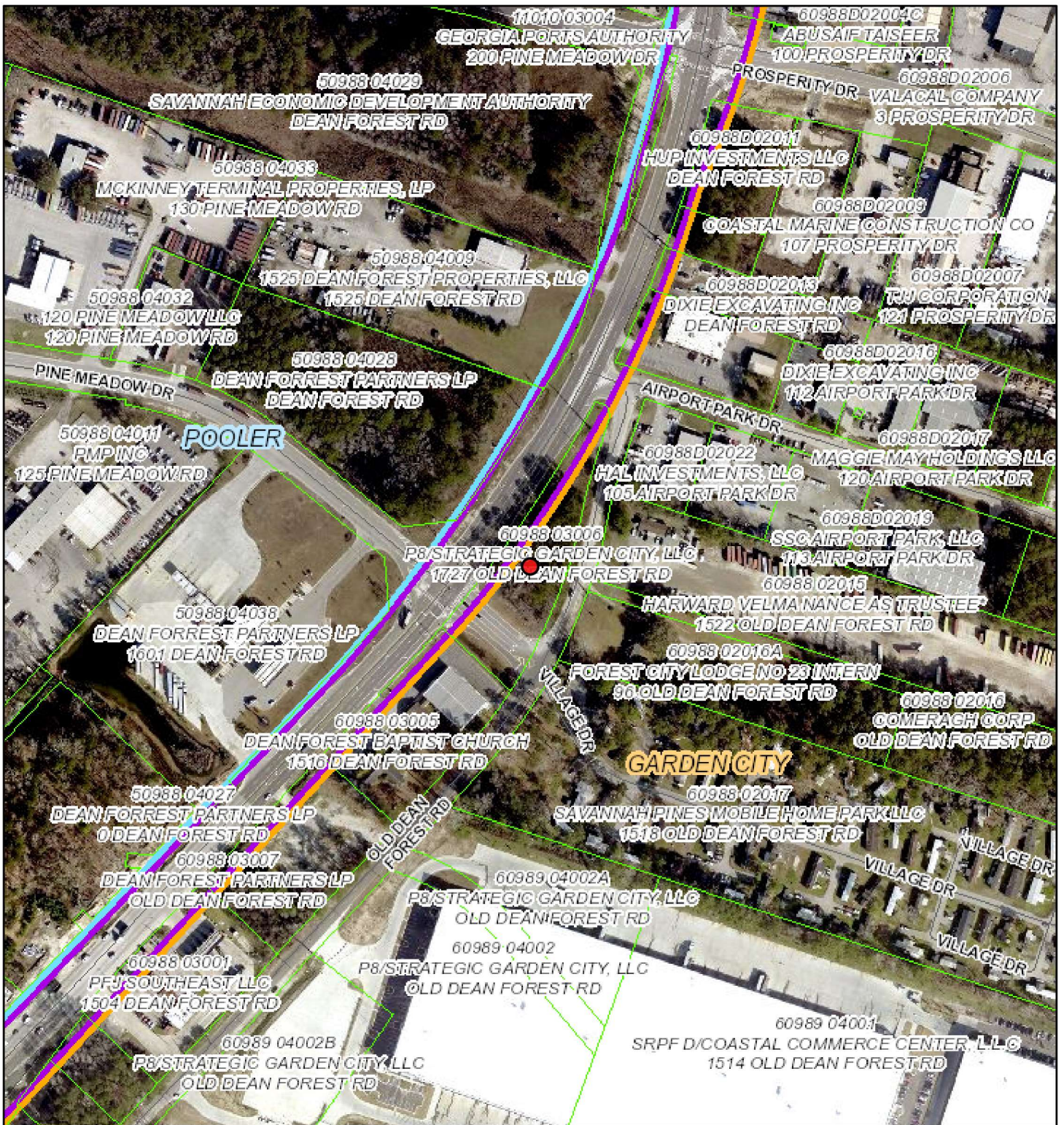
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 Property Boundaries (Parcels)



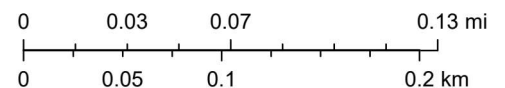
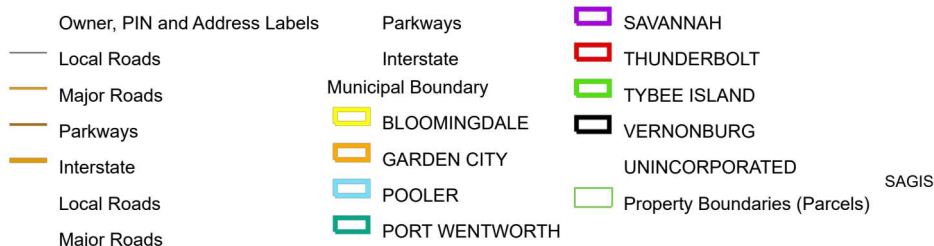
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GDP: 1727 Old Dean Forest Road



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City of Garden Site Plan Application



Development Information

Development Name		
0 & 1 Bryce Industrial Dr.		
Property Address		
0 & 1 Bryce Industrial Dr. Garden City GA 31405		
Phased development?		If yes, indicate proposed number of phases:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Parcel ID	Total Site Acreage	Zoning
6098901060 & combined 6098901059	1.74	P11
Project Description		
Auto body collision center, 15,000 sq. ft.		
- request reduction in buffer allowed with C2 use - sec. 90-262		
Water Supply		Sewage Disposal
<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private		<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private

Applicant Information

Owner	
Name	Address
Robbie Brinkley	121 Business Circle Thomasville GA
Phone	Email
229-224-7623	robby@cdautopaint.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)
Boswell Design Services	Mark Boswell
Phone	Email
912-897-6932	lahbos@bellsouth.net
Authorized Agent (Requires Authorized Agent Form)	<input type="checkbox"/> Check here to receive staff review comments via email
Company Name	Contact (Individual Name)
	Brett Smith
Phone	Email
912-690-4243	smithyscollisionbrett@yahoo.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.

Brett Smith
 Print Name

B-S
 Signature

11-28-23
 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: January 3, 2024
Re: PC01-24-1071 – Bryce Industrial Drive

Application Type	General Development Plan
Case Number	PC01-24-1071
Applicant	Brett Smith
Name of Project	Smitty's Collision Center
Property Address	Bryce Industrial Boulevard
Parcel IDs	60989 01060; 60989 01059
Area of Property	1.74 acres
Current Zoning	P-I-1
Proposed Land Use	Auto body Collision Center

GENERAL INFORMATION

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

FINDINGS

Staff has determined this application is complete and contains all required information. In conformance with the City of Garden City Zoning Ordinance Section 90-48, the following factors are to be considered for a General Development Plan review:

- 1. Proposed uses and overall development plan**
The applicant is proposing to relocate his business to this location. The proposed use (use 66) is permitted in the P-I-1 zoning district.
- 2. Façade elevation plan indicating building orientation and scale; exterior construction materials, including texture and color; roof shape, window and door openings, porches, and balconies; architectural style or structure and the facade architectural treatment.**
See attached.
- 3. Fences, landscaping, and buffers.**

The applicant has provided a conceptual landscape plan with canopy trees and understory plantings.

Section 90-262 of the Garden City Zoning Ordinance requires buffers between differing zoning districts. The adjacent parcel (to the south) is split-zoned I-1 and R-1. The subject property is outlined in blue, below. The portion of the proposed development adjacent to the I-1 zoning does not require a buffer. The portion of the proposed development adjacent to the R-1 zoning requires a 500' buffer.



The ordinance provides the Planning Commission authority to modify the buffer requirements at the time of development plan review when the subject property or buffer complies with certain criteria, including:

- (4) *The required buffer area would occupy more than 30% of the developable area of the site.*
- (5) *The property is zoned industrial (I-1 or I-2) but will be developed for a use which is not classified as an intensive industrial use as specified in Code Section 90-5.*

The proposed development meets both criteria listed above. The applicant is requesting a reduction in the buffer requirement to 25' with vegetation and a fence as shown on the site plan.

- 4. *Driveway and parking orientation, in keeping with the established character in the area. Access to the property is via Bryce Industrial Drive.*
- 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. All signs shall comply with the Garden City sign ordinance.*

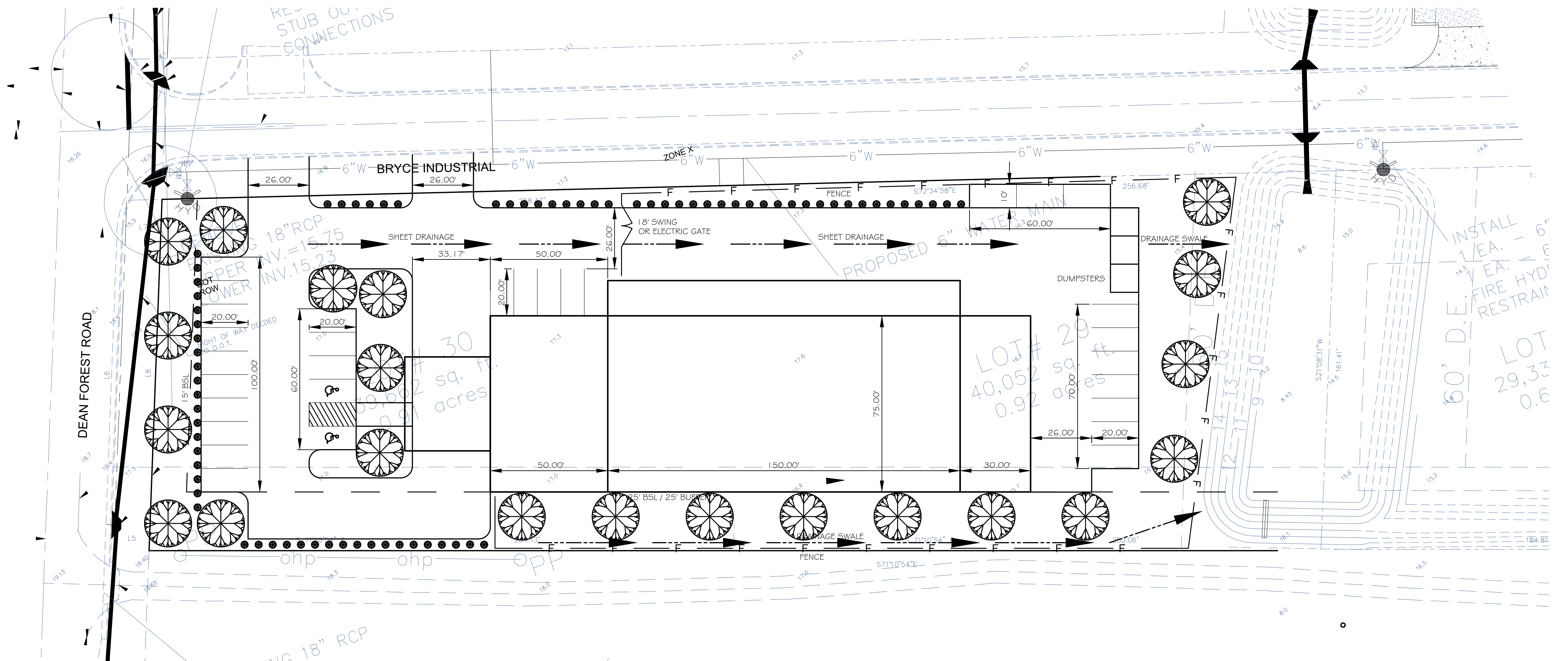
The applicant has provided the required information.

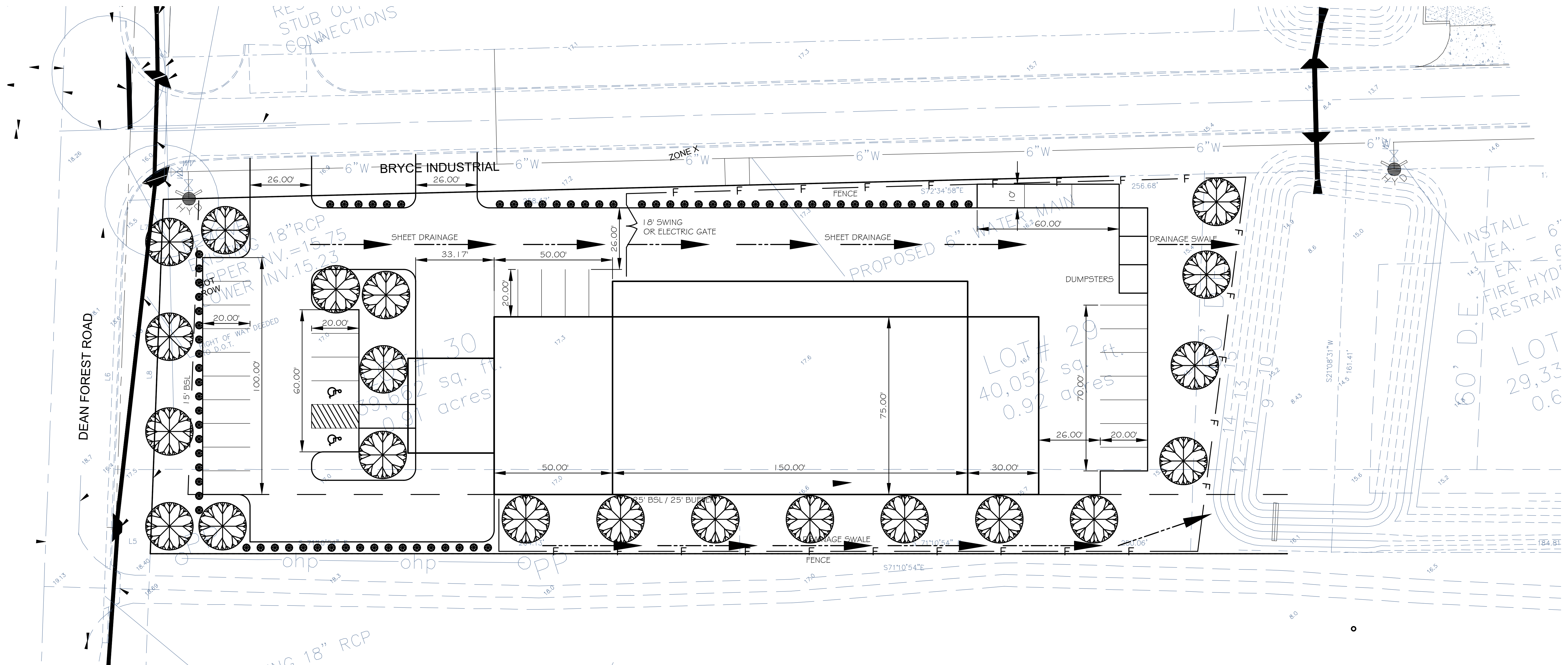
RECOMMENDATION

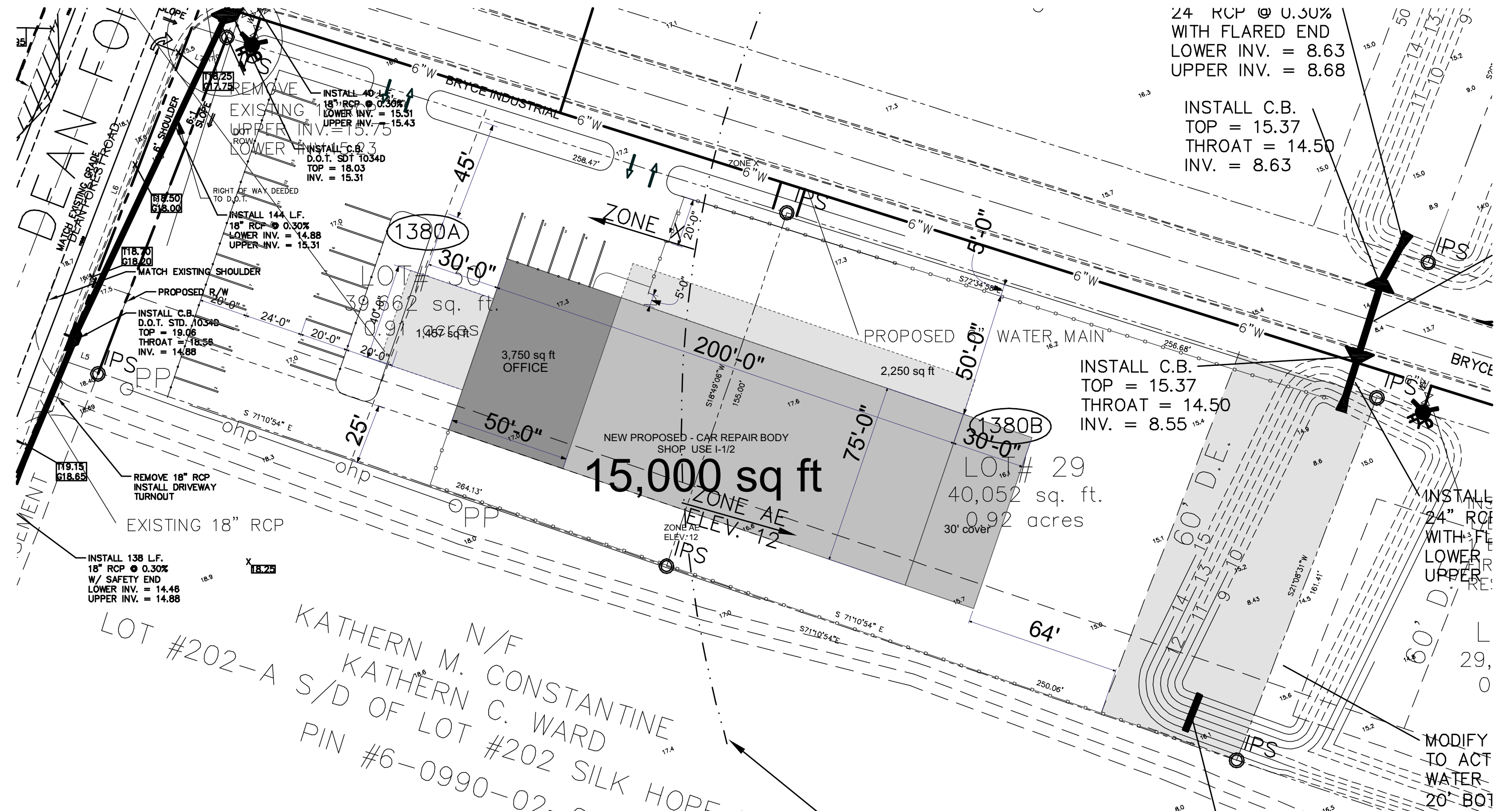
Approval of the General Development Plan.

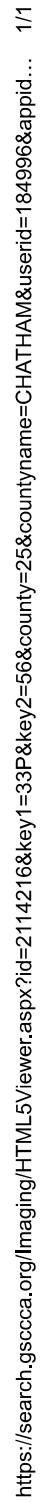
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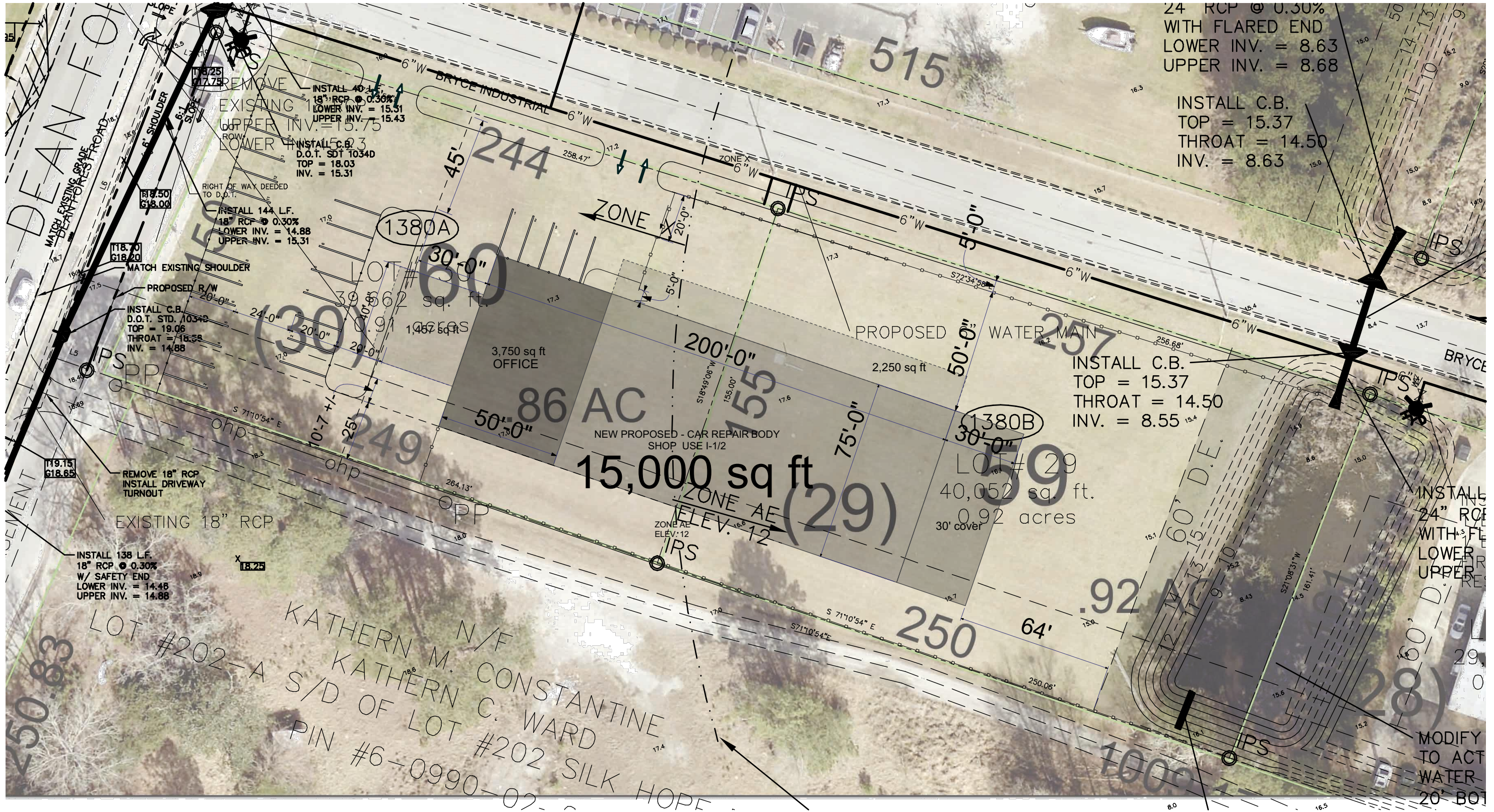
Approval, if granted, by the Planning Commission only constitutes the initial step in the overall process and additional requirements still must be met prior to commencement of any construction activities. The Petitioner should note that final approval of the site plan will require City staff approval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





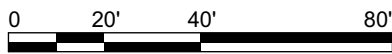


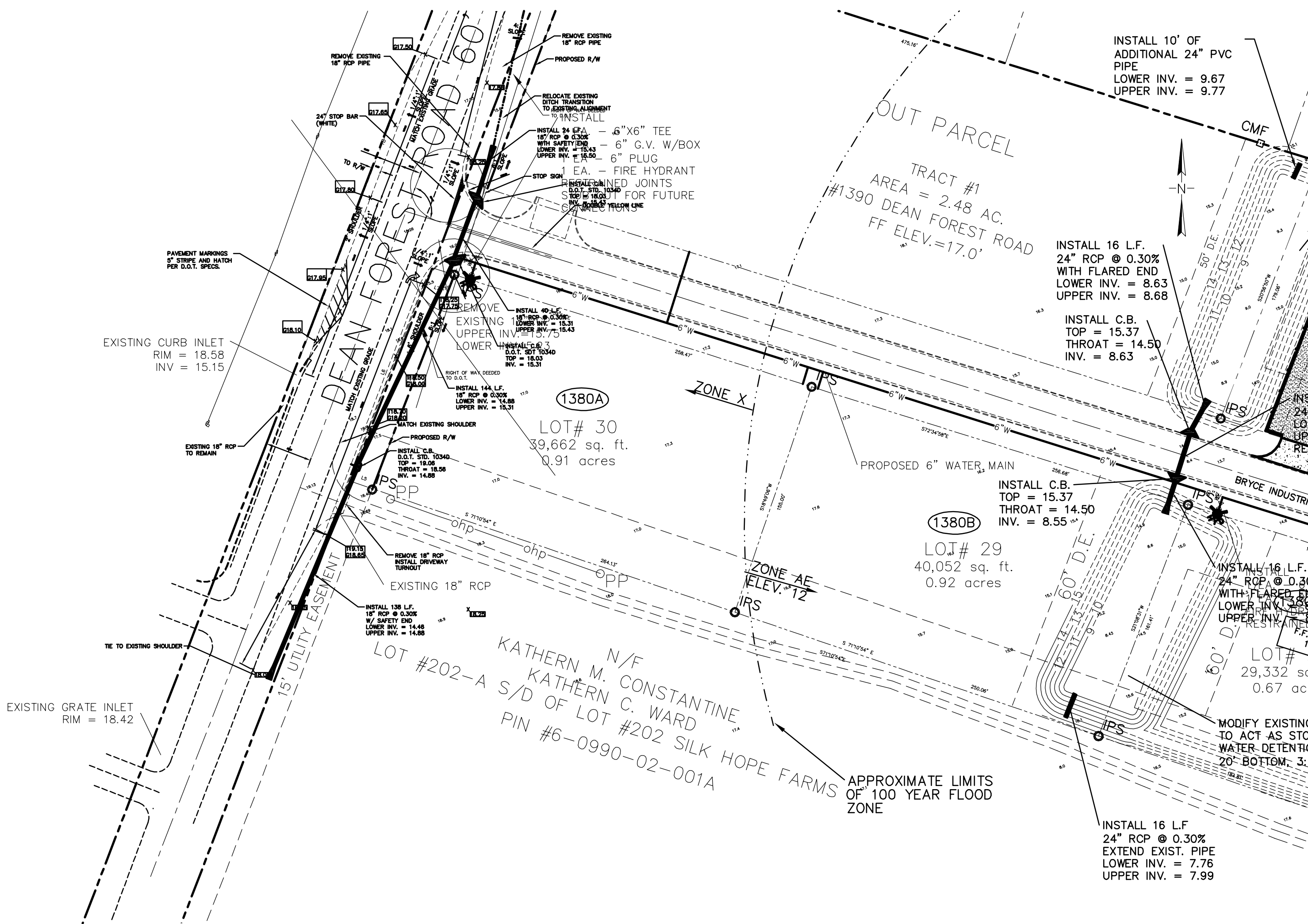




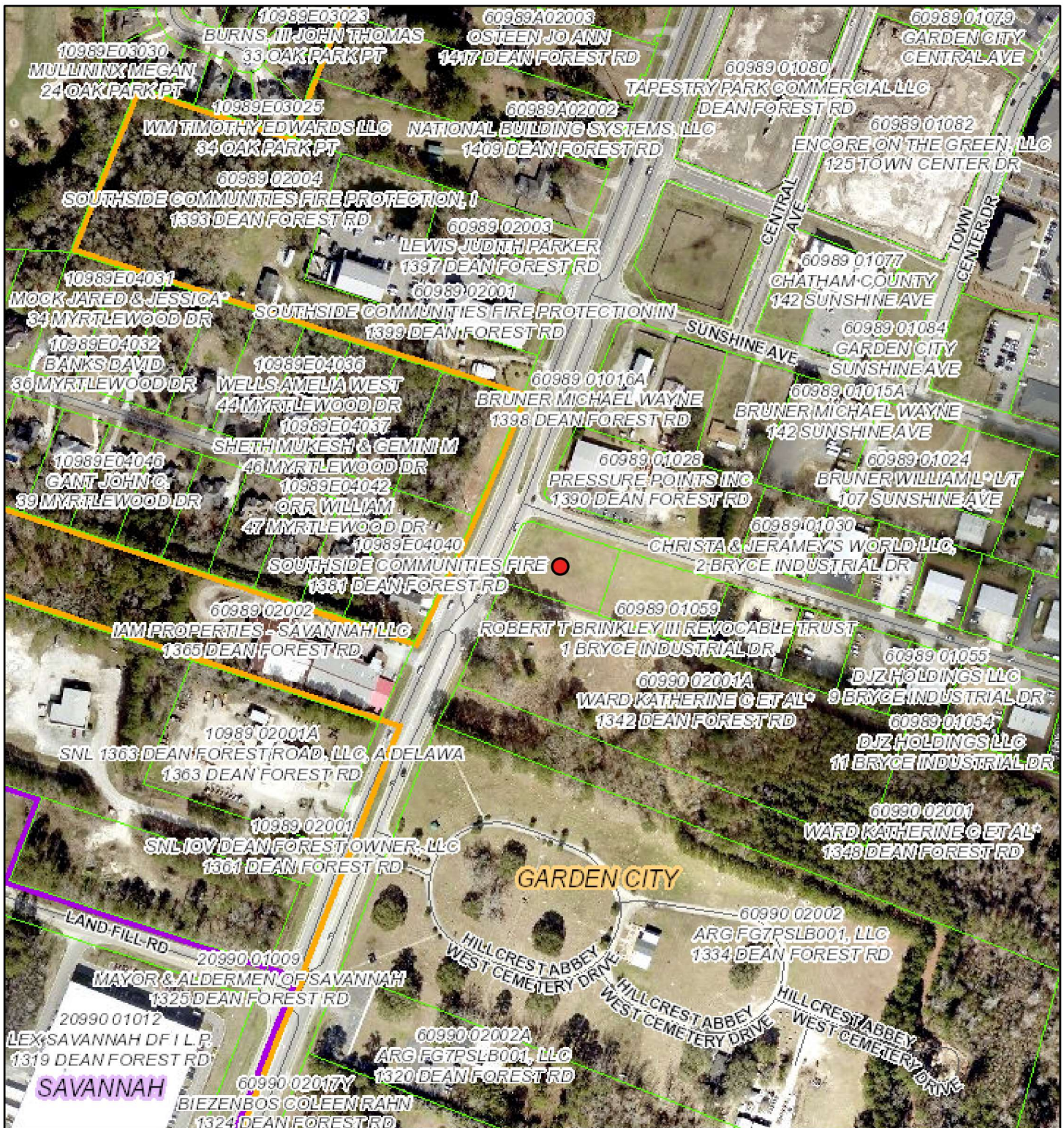
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Architectural Site Plan
SCALE: 1" = 40'



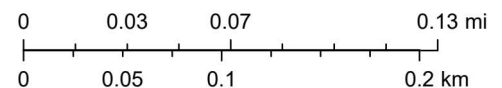
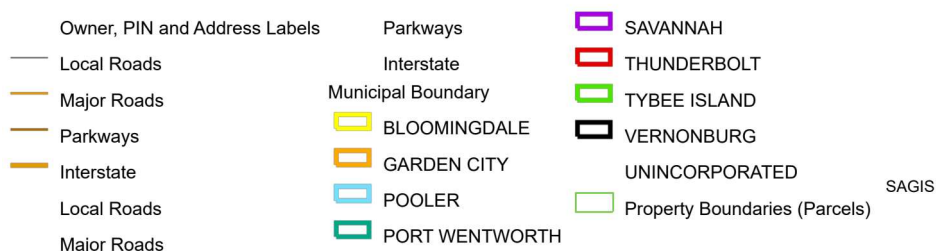


GDP: Bryce Industrial Drive



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