

AGENDA

Board of Zoning Appeals / Planning Commission Meeting
Tuesday, April 9, 2024 - 6:00pm

Pre-agenda @ 4:30pm

- **Call to Order**
- **Roll Call**
- **Approval of Agenda**
 - April 9, 2024
- **Approval of Board of Zoning Appeals/Planning Commission Minutes**
 - March 12, 2024
- **Zoning Appeals**
 - PC-4-24-1079: Efren Figueroa request variance to install a chain link fence for the perimeter of property located at 4912 Ogeechee Road; PIN 60957 01006.
 - PC-4-24-1080: Amanda Wilkinson request a variance of Sec. 90-47(b)(6) to convert a detached 2 car garage into a mother-in-law suite at 113 Camellia Avenue; PIN 6009 01015A.
 - PC4-24-1081: Virginia M. Nichols request to establish a use for repairing trucks and trailers to be located at 112 Airport Park Drive; PIN 60988D 02016.
- **Adjournment**
- **Planning Commission**
 - Old Business**
 - PC-3-24-1076: Joshua Yellin request a general development review of 2301 Hwy 80: PIN 60881 04001 for proposed development as a service station for electric fleet vehicles. *Petitioner request a continuance to the April 9, 2024 Planning Commission meeting.
 - PC-3-24-1077: Robert L McCorkle, III request to rezone 5231 Ogeechee Road; PIN 60991 06004 from R-A to I-1, Ogeechee Road; PIN 60991 06003 from C-2 to I-1 and Ogeechee Road; PIN 60990D 01006 from C-2 to I-1 for proposed use as a general office/warehouse and cross-dock facility for SAIA LTL freight with ancillary truck and trailer parking. *Petitioner request a continuance to the April 9, 2024 Planning Commission meeting.
 - PC-3-24-1078: City of Garden City request an ordinance to amend the Code of Ordinances of Garden City, Georgia, as amended, to revise Chapter 90, Article VI, pertaining to signs, for the purpose of revising the provisions thereof regarding the limitations, safeguards, and controls for the location of outdoor advertising or separate use signs; to repeal all ordinances in conflict herewith; to provide for severability; to provide an effective date; and for other purposes.
- **Board Officer Nominations**
- **Adjournment**

Public Hearing by City Council for PC-3-24-1077, PC3-24-1078 is scheduled for April 15, 2024 with Consideration by City Council scheduled for May 6, 2024. 100 Central Avenue, Garden City, Georgia 31405.

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

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

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

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

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

The Board of Zoning Appeals shall have the following powers:

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

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

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

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

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

III. Powers and Duties of the Planning Commission.

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

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

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

Procedures for Conducting Public Hearings on Proposed Zoning Decisions:

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

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

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

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

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

Board of Zoning Appeals/Planning Commission

March 12, 2024 - 6:00PM

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

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

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

Visitors: Enclosed

Denise Grabowski; gave an overview of the agenda. Acting Chair Perry called for a motion to approve the agenda. Commissioner Selph made a motion to approve the agenda with a second by Commissioner Orrell the vote passes with no opposition.

Acting Chair Perry asked for a motion to approve the February 13, 2024 minutes. Commissioner Orrell made a motion to approve with second by Commissioner Selph; the vote passes with no opposition.

Board of Zoning Appeals

PC-3-24-1075: Brandon Novinski request to establish a use as Founders Maintenance; handyman company at 1101 Chatham Parkway Unit A6, PIN 60798 01016; a use which requires Board of Appeals approval.

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

Mr. Novinski said the space will be used as storage and an employee with a reception area for scheduling. This is a local handyman company, no parking of trucks and no tools outside.

Commissioner Orrell said this is a storing of building materials?

Mr. Novinski replied that is correct.

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

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

Planning Commission

PC2333: Cathy Parlor & Brian Newberry request to rezone 1909 US Highway 80; PIN 60880 01009 from C-2 to I-2/C-2. *Petitioner's agent requests to withdraw application for submittal at a future date.

Acting Chair Perry gave a reading of the item. Denise Grabowski gave an overview of the proposal and said City Staff recommendation is for denial of the rezoning request from Heavy Commercial(C-2) to Industrial (I-1) but the petitioner has requested to withdraw and there is no action to be taken.

PC-3-24-1076: Joshua Yellin request a general development review of 2301 Hwy 80: PIN 60881 04001 for proposed development as a service station for electric fleet vehicles. *Petitioner requests continuance to the April 9, 2024 Planning Commission meeting.

Acting Chair Perry gave a reading of the item. Denise Grabowski gave an overview of the proposal and said City Staff recommendation is approval of the general development plan as presented but the petitioner requests a continuance to the April 9, 2024 Planning Commission meeting.

Acting Chair Perry asked for additional questions or comments; being none she then called for a motion. Commissioner Orrel made a motion to approve the request for a continuance. Commissioner Bruner seconds the motion and the vote passes with no opposition.

PC3-24-1077: Robert L McCorkle, III request to rezone 5231 Ogeechee Road; PIN 60991 06004 from R-a to I-1, Ogeechee Road; PIN 60991 06003 from C-2 to I-1 and Ogeechee Road: Pin 60990D 01006 from C-2 to I-1 for proposed use as a general office/warehouse and cross-dock facility for SAIA LTL freight with ancillary truck and trailer parking. *Petitioner requests continuance to the April 9, 2024 Planning Commission meeting.

Acting Chair Perry gave a reading of the item. Denise Grabowski gave an overview of the proposal and said City Staff recommendation is denial of the rezoning request from Heavy Commercial (C-2) and Residential-Agriculture (R-A) to Industrial (I-1) and the petitioner requests continuance to the April 9, 2024 Planning Commission meeting.

Acting Chair Perry asked for additional questions or comments; being none she then called for a motion. Commissioner Orrel made a motion to approve the request for a continuance. Commissioner Selph seconds the motion and the vote passes with no opposition.

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

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

Alex Voss, Lamar Advertising, 45 Telfair Place said we support common sense regulations; we have provided a redline to the City Attorney.

Commissioner Selph said did you get a response from the City Attorney?

Mr. Voss said yes, it was provided to the Planning Consultant, we suggest certain sizes depending upon street placement; the state has standards in place so the wheel doesn't have to be reinvented.

Denise Grabowski stated Planning Staff went out to count signs and returned with 48 signs – need to further investigate the actual number.

Mr. Voss said the fees that are paid are substantial compared to the fees from other areas.

Commissioner Orrel said we don't want lighting affecting residents; we want to ensure the Board is moving in the right direction.

Mr. Voss said we want to be in an appropriate area.

Acting Chair Perry said signs are no longer informational but marketing for a business – it's spatial clutter which is pro-growth and pro-business; this will be here long term and affects the City. She said I have concerns with things that are not appealing.

Mr. Voss said ads are protected under free speech – sometimes it's out of control, this is heavier advertising than any other media.

Commissioner Bruner said recently you have added items above the advertising board; what is the reason for this?

Mr. Voss said this was an oversight on our part. As a company we inspect once a month to annually. The maintenance is annually and we have an operations staff that works out of Garden City. If this ordinance is adopted 99% of it would be non-conformance.

Denise Grabowski said I have the redlined items and will forward to members. The intent is to adopt the ordinance prior to the moratorium.

Commissioner Bruner said we need to look at the long-term effects.

Jed Renfro; Renfro Outdoor said I have concerns of the number of caps as we are a smaller company – there's no way for us to do business. The product will not sell if you have to be so many feet off of the right-of-way. The structures are engineered to meet a 140-mph wind load.

Joseph Kimker; 5195 Ogeechee Road said we have a sign and Garden City has 20 years of free advertising.

Acting Chair Perry asked for additional comments; being none she called for those in opposition.

Ardis Woods: Scenic Chatham County said I am a Chatham County resident and I offer congratulations on the moratorium. Ms. Woods gave an overview of her presentation. Billboards remove trees – people enjoy beauty and roads. A 30-year-old tree was asked to be removed for a billboard, the sign was raised and the road widened which cost a city 4+ million for moving a billboard. The codes in the amendment is questionable. Billboards represent hazards causing more crashes. Billboards have digital information installed to pick up driver's information – there has been a reduction of billboards in Houston and 500 cities with no new billboards. Four states have outlawed billboards – we all have cellphones that give out amber alerts.

Commissioner Selph said the Board appreciates input from the Public and we want to protect the residents – we need fairness to businesses. We ask that City Staff evaluate the finances with regards to the fees.

Denise Grabowsk said the permit falls under the building permit process. She said a meeting to discuss the concerns at a workshop is an option.

Commissioner Selph said the public hearing is for Council comment; a workshop with Council can be held prior to consideration.

Commissioner Ashley said I think the Board should leave the item tabled and request for the workshop.

Acting Chair Perry announces the dates for the City Council hearings. She then asked for further comments and questions; being none she calls for a motion. Commissioner Orrel said with the form this is in I recommend to table the request. Commissioner Bruner seconds the motion; vote passes with no opposition.

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

Respectfully submitted,

TTR

City of Garden City Variance Application



Development Information

Development Name (If applicable)

Property Address

4912 OGEECHEE RD

GARDEN CITY, GA 31405

Current Zoning

COMERCIAL

Current Use

EMPTY LOT

Parcel ID

60957 01006

Total Site Acreage

1.962

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

PERIMETER OF THE PROPERTY

Describe the variance request you are requesting.

We need to install a chain link fence

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

Yes

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

No

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

No

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

No

Please provide any additional information that you deem relevant.

City of Garden City Variance Application



GARDEN CITY

Applicant Information

Owner	
Name	Address
Efren Figueroa	177 Trail Creek Ln. Garden City, GA 31405
Phone	Email
9123081901	office@evolutionautosales.net

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 ☐ Same as authorized agent ☐ Check here to receive staff review comments via email

Company Name	Contact (Individual Name)
T & E LAND SURVEYING, LLC	
Phone	Email
(912) 755-3192	THEWILLIAMS702@GMAIL.COM

Authorized Agent (Requires Authorized Agent Form) ☐ Check here to receive staff review comments via email

Company Name	Contact (Individual Name)
Phone	Email

Campaign Contribution

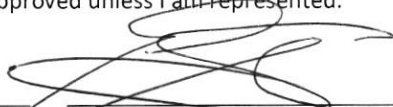
List below the names of local government officials, Garden City City Council, to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00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

Elected Official's Name	Amount or Description of Gift

I understand that I will need to attend or be represented by a duly authorized agent at the meeting of the Board of Zoning Appeals and that my application cannot be approved unless I am represented.

Efren Figueroa

Print Name


Signature

2/23/24
Date

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

MEMORANDUM

To: Garden City Planning Commission & Board of Appeals
From: Denise R. Grabowski, AICP, LEED AP, Planning Manager Consultant
Date: April 3, 2024
Re: PC 4-24-1079 – 4912 Ogeechee Road

Application Type	Variance
Case Number	PC 4-24-1079
Applicant	Efren Figueroa
Name of Project	NA
Property Address	4912 Ogeechee Road
Parcel IDs	60957 01006
Area of Property	1.92
Current Zoning	C-2, Commercial
Current Land Use	Vacant lot

GENERAL INFORMATION

Project Description: The applicant is requesting the use of chain link fence in a commercial district. The applicant is requesting a variance from section 90-96(d)(4)(d) of the Garden City Zoning Ordinance:

(4) Walls and fences erected in commercial districts shall not exceed eight feet in height and in industrial districts shall not exceed ten feet in height, subject to the following:

a. Walls and fences adjacent to a residential zoning district or to a permitted residential use shall not exceed eight feet in height along rear and side yards or six feet in height in front yards. If such fences are constructed of wood, the fence surfaces shall be painted or stained. If such fences are constructed of concrete block, the block shall be painted or stuccoed.

b. Walls and fences shall be set back at least five feet from the property line when abutting a residential district or a permitted residential use. The setback area shall be maintained as a landscaped area.

c. Walls and fences erected in commercial or industrial districts for enclosure, retaining, or concealment purposes (as opposed to decorative purposes) shall be solid or visually opaque and constructed so as to prevent the passage of debris or light, and constructed of materials which are of a uniform shape, color, and design.

d. Walls and fences erected in commercial districts for enclosure, retaining, or concealment purposes shall be constructed of either brick, stone, architectural tile, masonry units, slatted wood, or other similar material (not including chain link or other fence wire except as permitted by [section 90-96\(d\)\(3\)](#)). Walls and fences erected in industrial districts for enclosure, retaining, or concealment purposes shall be constructed of all fencing materials permitted in commercial districts, as well as chain link or other fence wire (excluding barb and razor wire, the use of which is limited by [section 90-96\(d\)\(3\)](#)), and sheet metal which may be used when the fence is not abutting or adjacent to a residential zoning district or a permitted residential use, and is not located in a front yard. Any wall or fence in existence as of April 19, 1999, shall be exempt from the provisions of this subparagraph (4)d. which were adopted on said date, until such time that it needs to be replaced in its substantial entirety.

Section 90-96(d)(3) states:

d. If a fence is constructed of metal, the metal shall be of a decorative type and shall not be constructed with roofing tin. Barbed wire or razor wire may be used for security purposes in business and industrial districts along the top of a fence if such fence is six feet or greater in height, and/or for agricultural uses.

The property is zoned C-2 and adjacent to residential zoning districts.

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.
- 3. Conditions are peculiar to the particular piece of property involved; and*
There are no conditions peculiar to this piece of property.

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

Approval of the variance could be a detriment to the public good or impair the purpose and intent of this chapter.

ACTIONS

The Planning Commission shall take one of the following formal actions:

- i. *Approve the variance* as presented;
- ii. *Approve the variance with modifications or conditions*, in conformance with the intent of the Zoning Ordinance;
- iii. *Defer action* of the variance upon motion of the Planning Commission or at the request of the applicant. The applicant may revise the proposal based on the comments at the meeting and resubmit it for formal action at a future meeting; or
- iv. *Deny the variance* as presented.

RECOMMENDATION

Denial of the variance for application PC 4-24-1081.

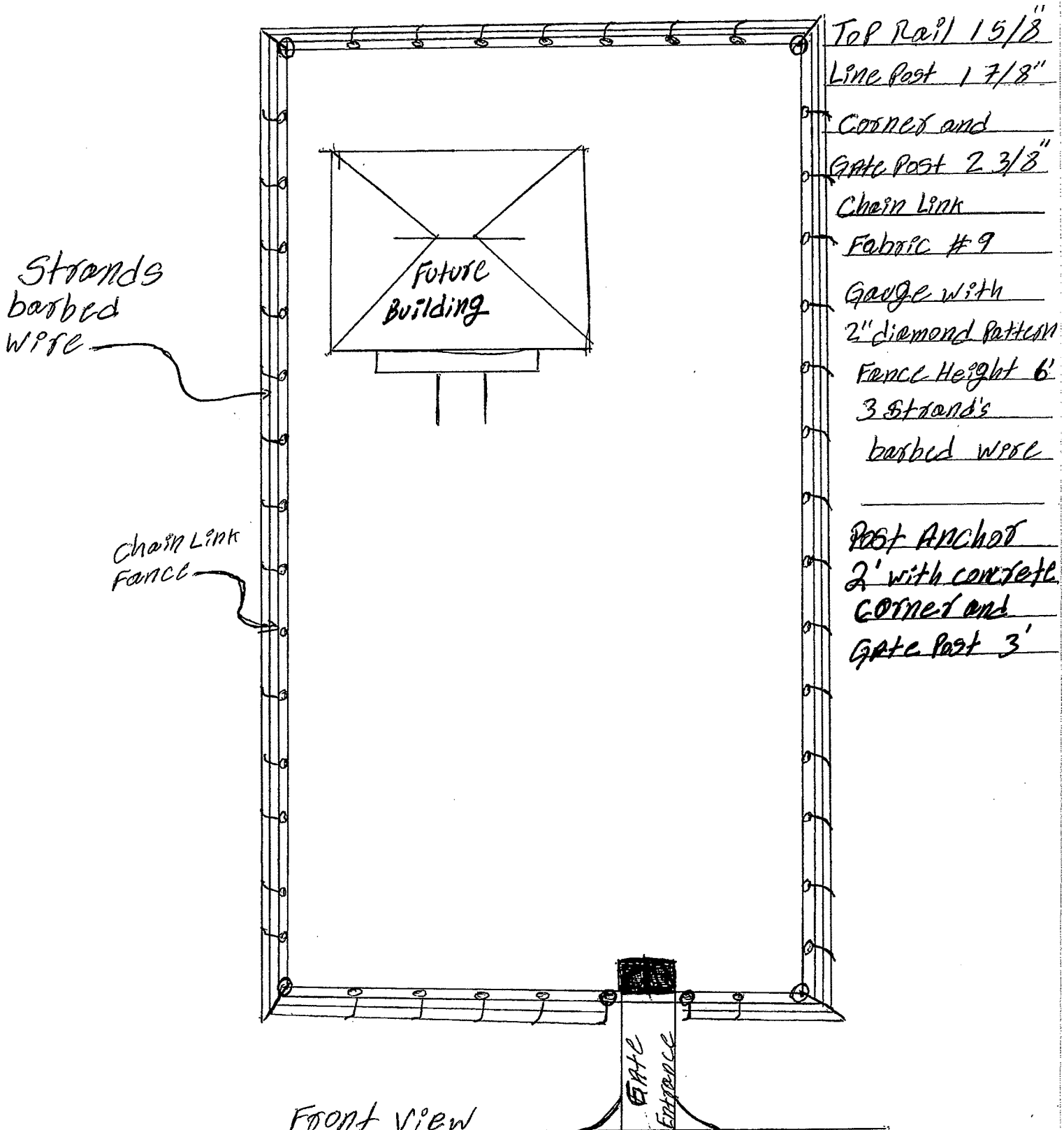
RECOMMENDED MOTION

I move to **deny** the variance for application PC 4-24-1081.

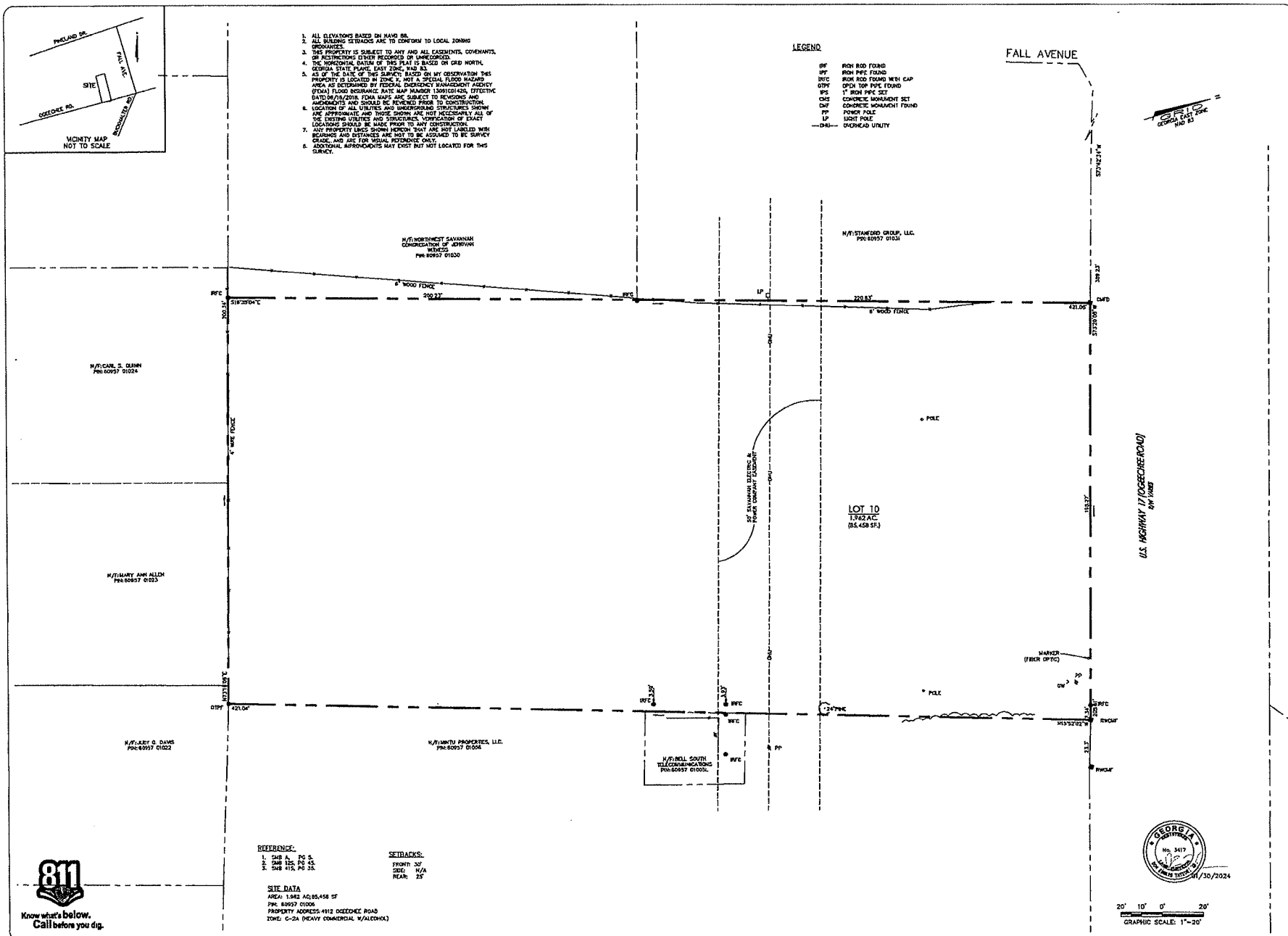
Note:

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.

Comercial Grade chain Link FENCE



July 12



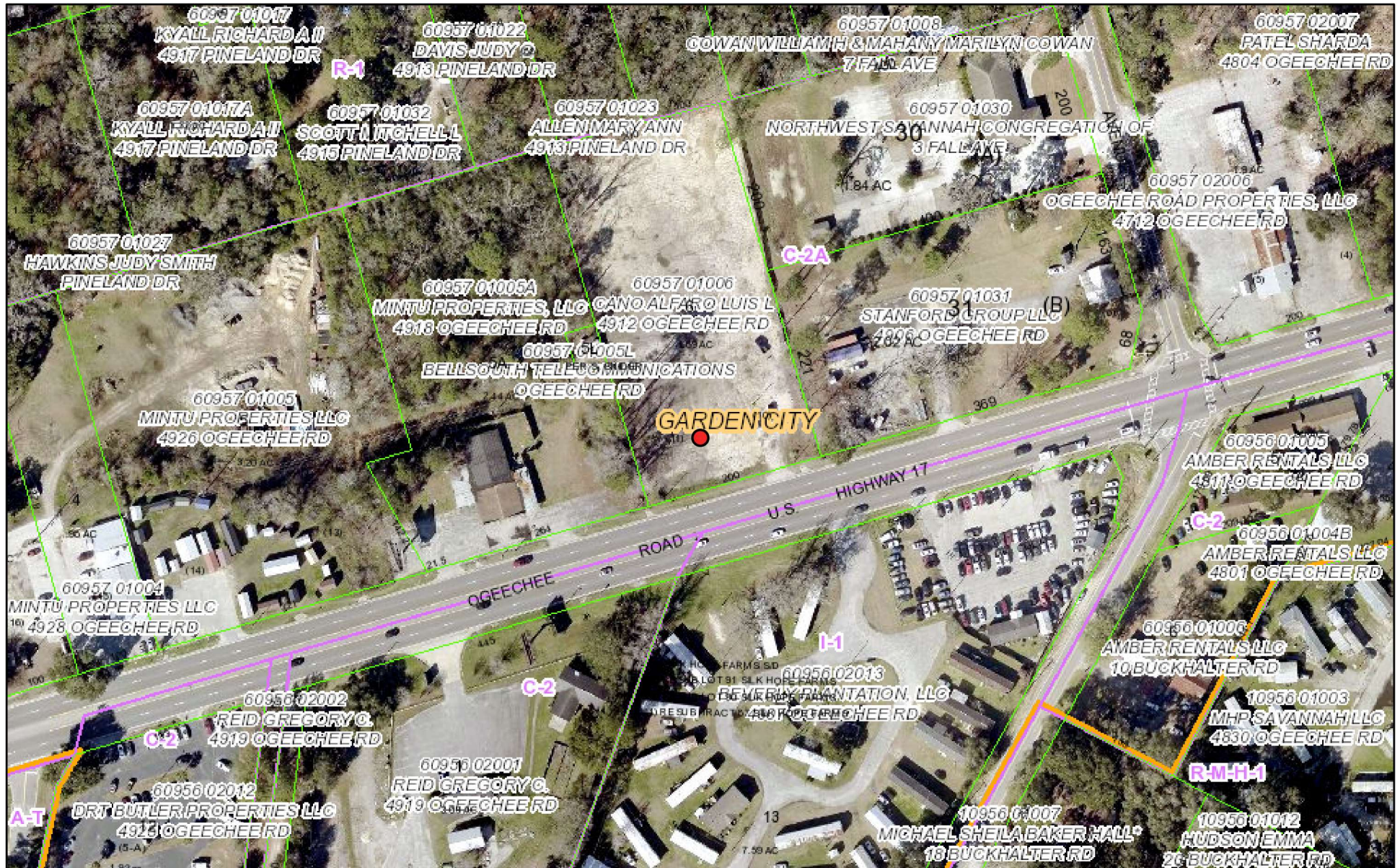
REVISIONS	BY

A RETRACEMENT SURVEY OF
LOT 10 SILK HOPE FARMS
7TH C.M. DISTRICT, GARDEN CITY, CHATHAM COUNTY

DRAWN	BY
CHECKED	BY
DATE	01/30/2024
SCALE	1" = 20'
SHEET	01

811
Know what's below.
Call before you dig.

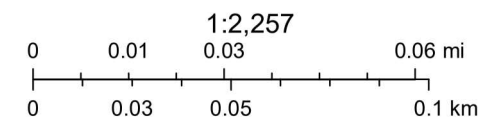
4912 Ogeechee Road: Chain Link Fence



3/6/2024, 9:14:00 AM

Municipal Boundary

- PORT WENTWORTH
- BLOOMINGDALE
- GARDEN CITY
- POOLER
- SAVANNAH
- THUNDERBOLT
- TYBEE ISLAND
- VERNONBURG
- UNINCORPORATED
- Zoning
- Owner, PIN and Address Labels
- Property Boundaries (Parcels)



SAGIS

SAGIS
SAGIS |

City of Garden City Variance Application



GARDEN CITY

Development Information

Development Name (If applicable)

Amanda Wilkinson

Property Address

113 Camelia Ave

Current Zoning

R1

Current Use

single family home

Parcel ID

6000901015A

Total Site Acreage

0.48

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

90-47(b)(6)

Describe the variance request you are requesting.

Converting detached 2 car garage that is already standing, into Mother-in-Law suite

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

Yes, mother-in-law has to move in

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?

N/A

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

It will not affect any neighbors or the neighbor hood

Please provide any additional information that you deem relevant.

I have a mother-in-law that's health is not in good and needs to move in with us.

City of Garden City Variance Application



GARDEN CITY

Applicant Information

Owner	
Name	Address
Amanda Wilkinson	113 Camelia Ave
Phone	Email
9126610708	Mwilkinson0912@comcast.net
Nature of Ownership Interest	
Is the Owner an: <input type="checkbox"/> Individual <input type="checkbox"/> Partnership <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Firm <input type="checkbox"/> Corporation <input type="checkbox"/> Association	
Note: If a corporation, submit a list of officers, directors & major stockholders with name, address and title.	
If a partnership: Submit list of all partners with name, address and title.	
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)
Phone	Email
Campaign Contribution	
List below the names of local government officials, Garden City City Council, to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.	
Elected Official's Name	Amount or Description of Gift

I understand that I will need to attend or be represented by a duly authorized agent at the meeting of the Board of Zoning Appeals and that my application cannot be approved unless I am represented.

Amanda Wilkinson Amanda Wilkinson 2-26-24
 Print Name Signature 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: April 2, 2024
Re: PC 4-24-1081 113 Camillia Avenue

<i>Application Type</i>	<i>Use Request</i>
<i>Case Number</i>	PC 4-24-1081
<i>Applicant</i>	Amanda Wilkinson
<i>Name of Project</i>	NA
<i>Property Address</i>	113 Camellia Ave
<i>Parcel IDs</i>	60009 01015A
<i>Area of Property</i>	0.48 acres
<i>Current Zoning</i>	R-1, Residential
<i>Land Use</i>	Single-family home

GENERAL INFORMATION

Project Description: The applicant is requesting approval to convert an existing garage into an accessory dwelling unit for her mother-in-law.

Additional Background: Per the City of Garden City Zoning Ordinance, the requested use requires approval by the Board of Appeals. The requirements for the requested use are provided below.

Garage apartment: R-A, R-1(B), R-2, R-I-N, M. Such use shall only be permitted on a lot with a single-family dwelling, and such use shall only be permitted in a rear yard. The lot on which such use is to be established shall meet the minimum lot area and lot width requirements for two-family dwellings.

FINDINGS

The garage is in the rear yard. The lot is approximately 20,900 square feet, which exceeds the minimum lot size requirement of 8,400 square feet. The lot width is approximately 112 feet, which exceeds the requirement of 100 feet. Staff has determined this application is complete and contains all the required information.

ACTIONS

The Planning Commission shall take one of the following formal actions:

- i. *Approve the use request as presented;*

- ii. *Approve the use request with modifications or conditions*, in conformance with the intent of the Zoning Ordinance;
- iii. *Defer action* of the proposed use request upon motion of the Planning Commission or at the request of the applicant. The applicant may revise the proposal based on the comments at the meeting and resubmit it for formal action at a future meeting; or
- iv. *Deny the use request* as presented.

RECOMMENDATION

Approval of the use request for application PC 4-24-1081.

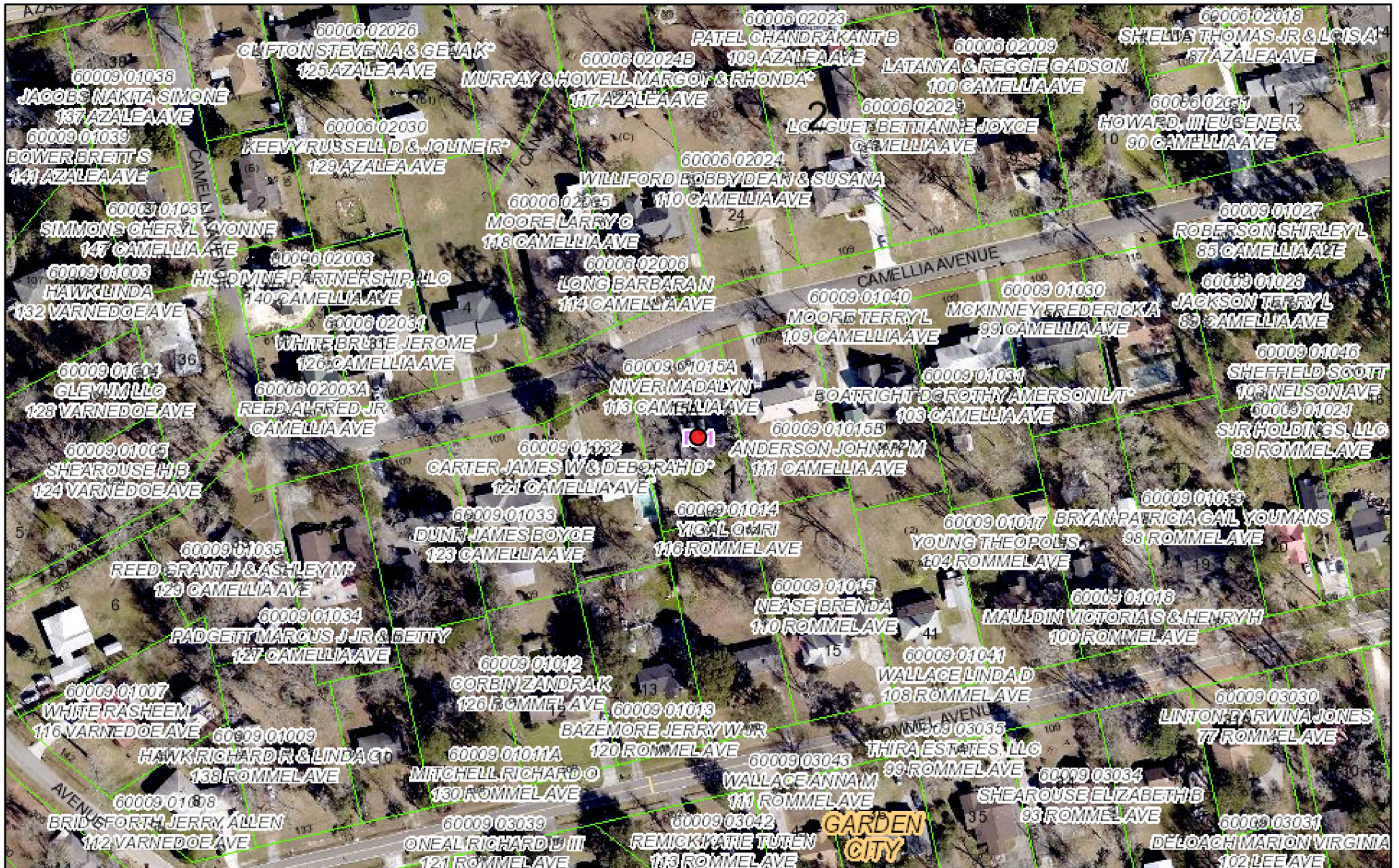
RECOMMENDED MOTION

I move to **approve** the use request for application PC 4-24-1081.

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.

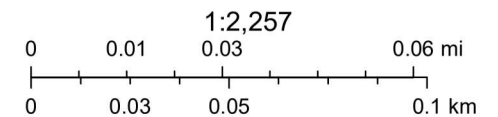
113 CAMELLIA AVENUE: Garage Conversion



3/6/2024, 9:09:30 AM

Municipal Boundary

- PORT WENTWORTH
- BLOOMINGDALE
- GARDEN CITY
- POOLER
- SAVANNAH
- THUNDERBOLT
- TYBEE ISLAND
- VERNONBURG
- UNINCORPORATED
- Zoning
- Owner, PIN and Address Labels
- Property Boundaries (Parcels)



SAGIS

SAGIS
SAGIS |

City of Garden City Variance Application



Development Information

Development Name (If applicable)

Airport Office and Industrial Park (Lot 8)

Property Address

112 Airport Park Drive

Garden City, GA 31408

Current Zoning	Current Use
----------------	-------------

I-1	I-1
-----	-----

Parcel ID	Total Site Acreage
-----------	--------------------

60988D02016	1.15 acre
-------------	-----------

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

(66a)Repairing trucks and trailers: I-1(B)

Describe the variance request you are requesting.

Within Zoning I-1: Sec. 90-47. - Permitted uses. of (66a)Repairing trucks and trailers: I-1(B)

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

Yes

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

No

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

No

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

No

Please provide any additional information that you deem relevant.

This location has been utilized for this variance in past years. In addition, before this property was purchased, meeting with City Administration to include City Manager to review for approval of Low Country Fleet Services business to operate out of this location. We Received a e-mail from Scott Robider 2-9-23 with approval of business at this location

City of Garden City Variance Application

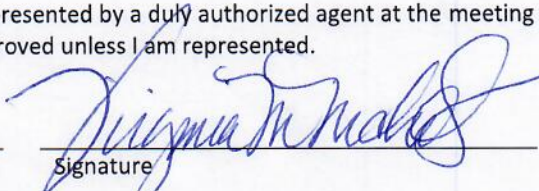


Applicant Information

Owner	
Name	Address
Virginia M Nichols	114A Hope Lane, Savannah, GA 31406
Phone	Email
912-508-6852	Gini@LCFSinc.com
Nature of Ownership Interest	
Is the Owner an: <input type="checkbox"/> Individual <input type="checkbox"/> Partnership <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Firm <input type="checkbox"/> Corporation <input type="checkbox"/> Association	
Note: If a corporation, submit a list of officers, directors & major stockholders with name, address and title.	
If a partnership: Submit list of all partners with name, address and title.	
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)
Phone	Email
Campaign Contribution	
List below the names of local government officials, Garden City City Council, to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.	
Elected Official's Name	Amount or Description of Gift

I understand that I will need to attend or be represented by a duly authorized agent at the meeting of the Board of Zoning Appeals and that my application cannot be approved unless I am represented.

Virginia M. Nichols
Print Name


Signature

2-29-2024
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: April 2, 2024
Re: PC 4-24-1081 Low Country Fleet Services Inc.

Application Type	Use Request
Case Number	PC 4-24-1081
Applicant	Virgina Nichols
Name of Project	Low Country Fleet Services Inc.
Property Address	112 Airport Drive
Parcel IDs	60988D-02016
Area of Property	1.15 acres
Current Zoning	I-1, Industrial
Land Use	Industrial

GENERAL INFORMATION

Project Description: The applicant is requesting approval for a business repairing trucks and trailers.

Additional Background: This area is comprised of heavy commercial and light industrial uses. This business is currently in operation, but the applicant failed to obtain a business license prior to establishing the use. Upon discovering the business was operating without a license, the business was directed to apply for the use approval. The applicant states the previous administration granted permission for the establishment of the business in this location. Per the City of Garden City Zoning Ordinance, the requested use requires approval by the Board of Appeals. The requirements for the requested use are provided below.

(66a) Repairing trucks, manufactured homes, and trailers: I-1(B), I-2.

FINDINGS

The business is in an existing building. Staff has determined this application is complete and contains all the required information.

ACTIONS

The Planning Commission shall take one of the following formal actions:

- i. *Approve the use request as presented;*

- ii. *Approve the use request with modifications or conditions*, in conformance with the intent of the Zoning Ordinance;
- iii. *Defer action* of the proposed use request upon motion of the Planning Commission or at the request of the applicant. The applicant may revise the proposal based on the comments at the meeting and resubmit it for formal action at a future meeting; or
- iv. *Deny the use request* as presented.

RECOMMENDATION

Approval of the use request for application PC 4-24-1081.

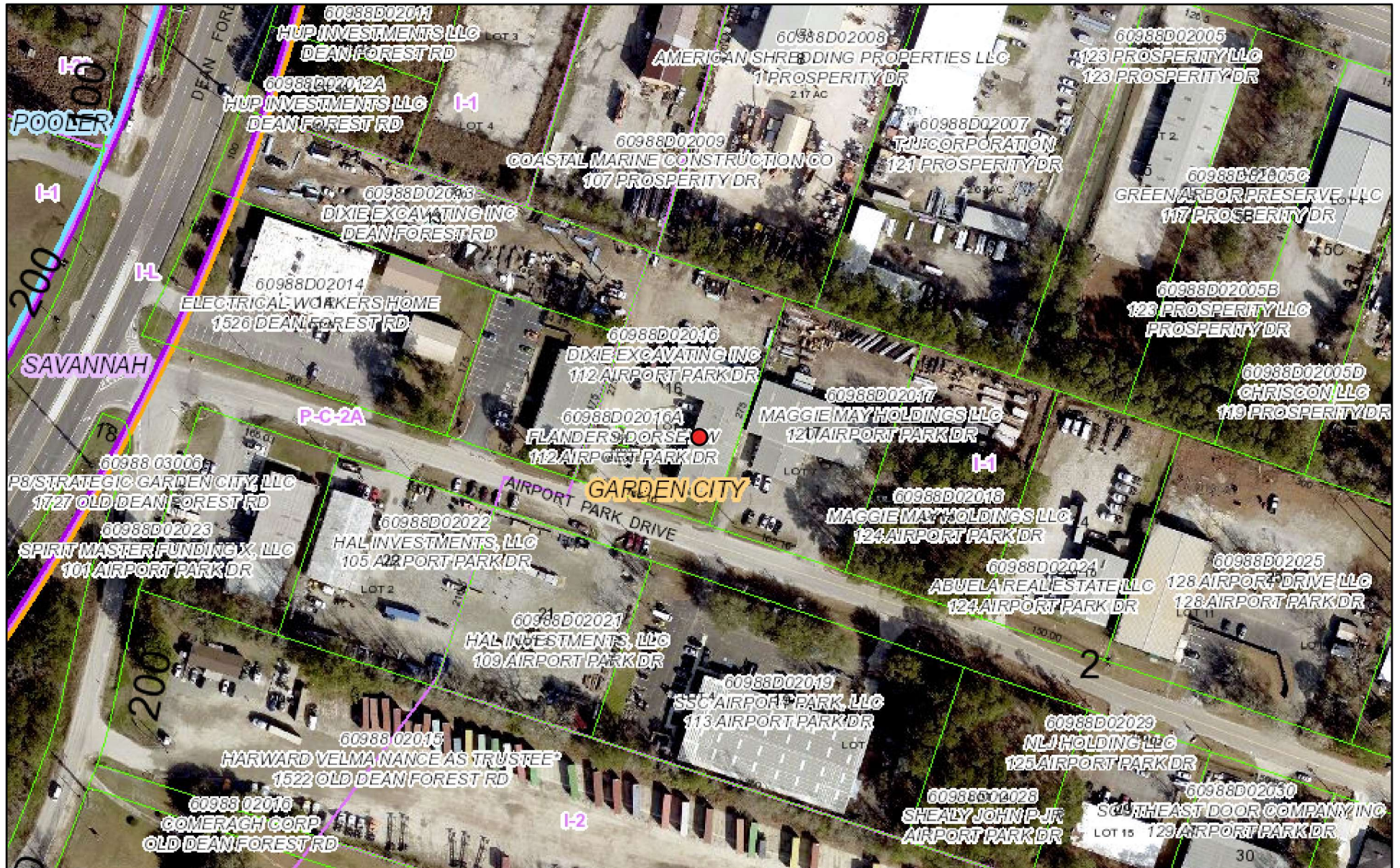
RECOMMENDED MOTION

I move to **approve** the use request for application PC 4-24-1081.

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.

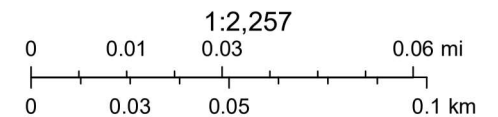
112 AIRPORT PARK DRIVE: Establish A Use



3/6/2024, 9:04:48 AM

Municipal Boundary

- PORT WENTWORTH
- BLOOMINGDALE
- GARDEN CITY
- POOLER
- SAVANNAH
- THUNDERBOLT
- TYBEE ISLAND
- VERNONBURG
- UNINCORPORATED
- Zoning
- Owner, PIN and Address Labels
- Property Boundaries (Parcels)



SAGIS

SAGIS
SAGIS

City of Garden Site Plan Application



Development Information

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

Water Supply	Sewage Disposal
<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private

Applicant Information

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

I understand that I will need to attend or be represented by a duly authorized agent at the meeting of the Planning Commission and that my application cannot be approved unless I am represented.

Joshua Yellin		1/29/2024
Print Name	Signature	Date

OFFICE USE ONLY		
Received By	Date Received	Case Number PC03-24-1076
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: April 2, 2024
Re: PC 2304 – 2202-2205 US Highway 80

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

GENERAL INFORMATION

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

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

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

FINDINGS

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

1. *Proposed uses and overall development plan*

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

2. *Facade elevation plan indicating building orientation and scale; exterior construction materials, including texture and color; roof shape, window and door openings, porches, and balconies; architectural style or structure and the facade architectural treatment.*

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

3. *Fences, landscaping, and buffers.*

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

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

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

5. *Scale, design, and location of exterior signs. Special sign restrictions may be required based on the location and character of the development and surrounding area.*

A monument sign will be provided adjacent to US Highway 80. Signage shall comply with the City of Garden City ordinances and will require a sign permit.

The applicant has provided the required information.

ACTIONS

The Planning Commission shall take one of the following formal actions:

- i. *Approve the general development plan as presented;*
- ii. *Approve the general development plan with modifications or conditions.* The Planning Commission may impose conditions and restrictions so long as the intent of the Zoning Ordinance is carried out and the zoning district regulations established herein are not varied so as to make them less restrictive. The Planning Commission shall specifically state the requirements that must be met before an applicant may be granted final site plan approval;
- iii. *Defer action on the general development plan* upon motion of the Planning Commission or at the request of the applicant. The applicant may revise the proposal based on the comments at the meeting and resubmit it for formal action at a future meeting; or
- iv. *Deny the general development plan* based upon the findings that the proposed plan fails to comply with the requirements for approval.

RECOMMENDATION

Approval of the General Development Plan as presented.

RECOMMENDED MOTION

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

Note:

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



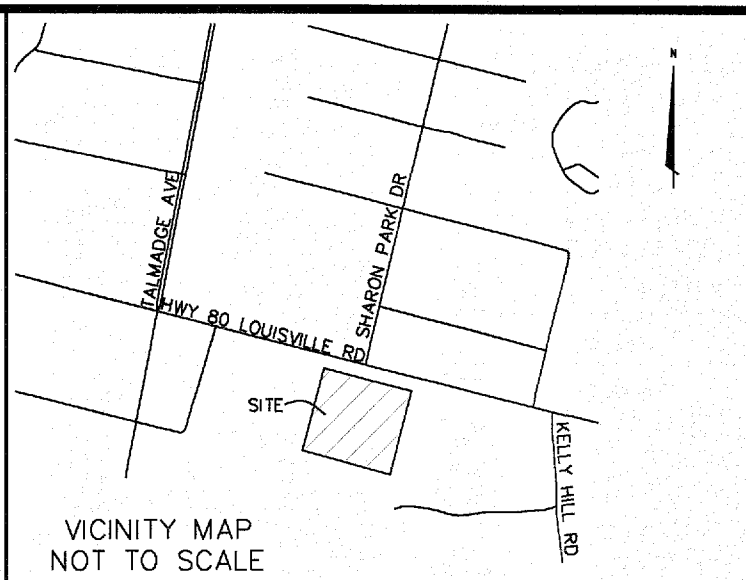
Proprietary and Confidential | Do Not Distribute

voltera

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

Participant ID: 2756053648

BK 53 PG 529



NOTES:

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

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

REFERENCE:

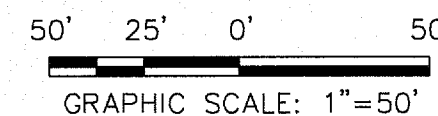
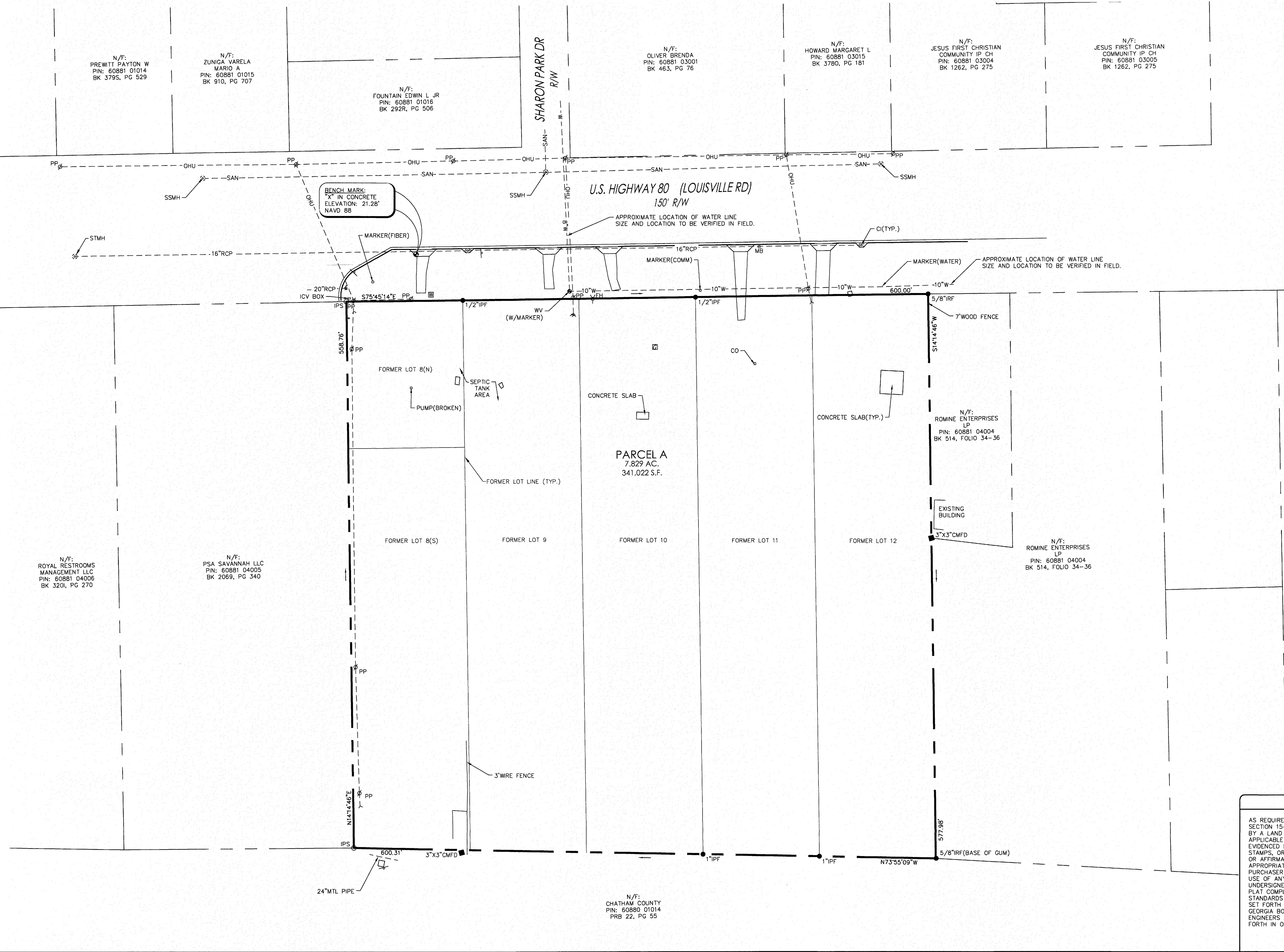
1. BK 514, FOLIO 34-36
2. BK 2375, PG 663-666

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

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

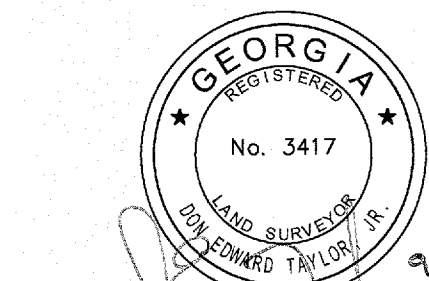
LEGEND

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



SURVEYORS CERTIFICATION

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



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

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

COLEMAN COMPANY
ENGINEERS • SURVEYORS
1480 Chatham Parkway, Suite 100
Savannah, Georgia | (912) 200-3041

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

RECOMBINATION
PLAT

SHEET:

1/1

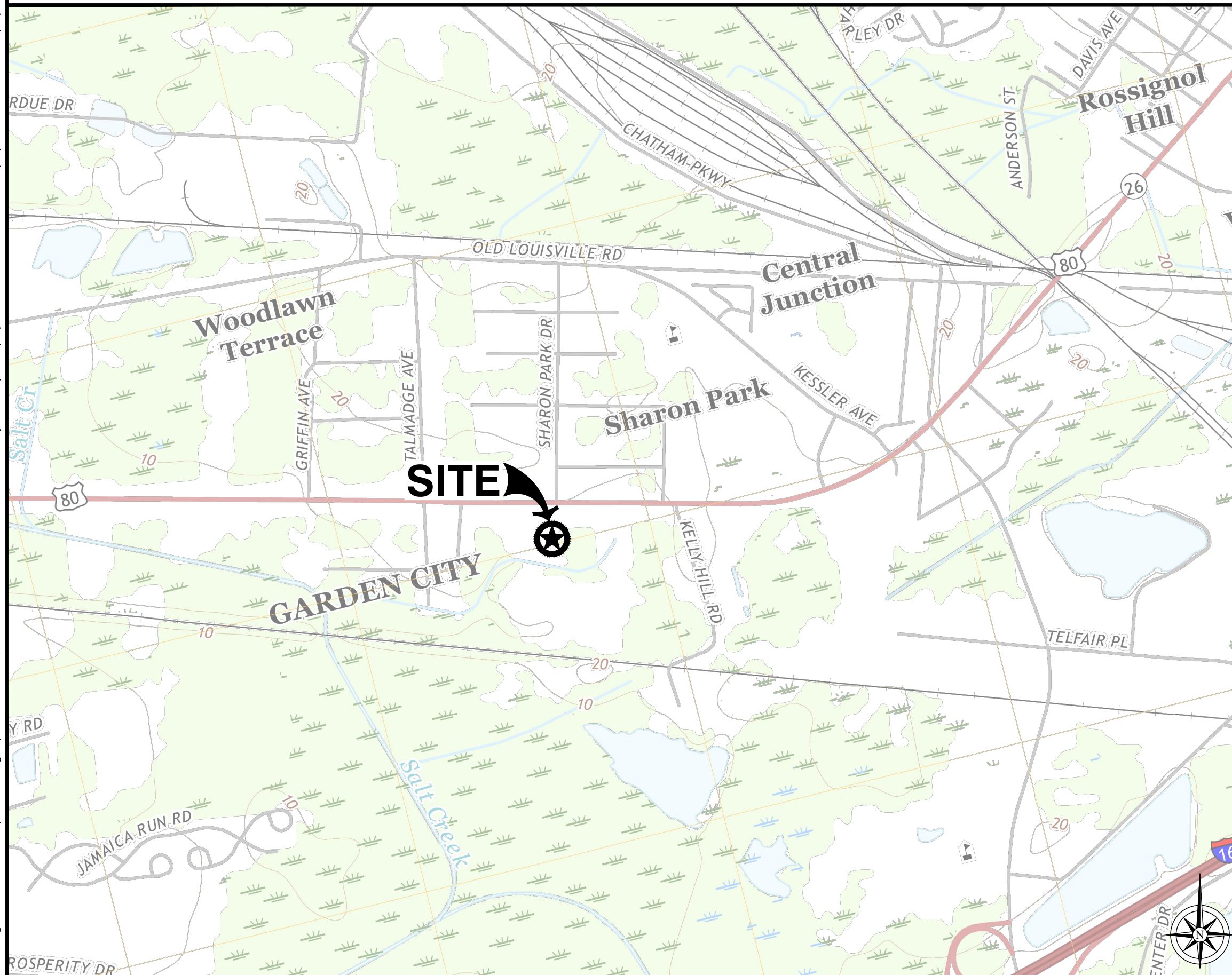
**CONSOLIDATED PARCELS: 6-0880-01-012,
6-0880-01-013, 6-0881-04-001, 6-0881-04-002,
6-0881-04-003, 6-0881-04-004**

APPLICANT: VOLTERA POWER, LLC CONTACT: PETER THOMAS PHONE: (513) 221-9761 EMAIL: PTHOMAS@VOLTERAPOWER.COM	ARCHITECT: MG2 CONTACT: EMILY O'LOUGHLIN PHONE: (703) 564-8484 EMAIL: EMILY.OLOUGHLIN@MG2.COM	SURVEYOR: JAMES M. ANDERSON & ASSOCIATES, INC. CONTACT: MATT ANDERSON, PLS PHONE: (912) 764-2002 EMAIL: MATT@ANDERSONLANDSURVEYORS.COM
PROPERTY OWNER: SAVANNAH EV HOLDINGS, LLC CONTACT: PETER THOMAS PHONE: (513) 221-9761 EMAIL: PTHOMAS@VOLTERAPOWER.COM	CIVIL ENGINEER: KIMLEY-HORN & ASSOCIATES, INC. CONTACT: BRIAN CLOUSER, P.E. PHONE: (912) 328-4448 EMAIL: BRIAN.CLOUSER@KIMLEY-HORN.COM	GEOTECHNICAL ENGINEER: TERRACON CONSULTANTS, INC. CONTACT: GUOMING LIN, P.E. PHONE: (912) 200-9114 EMAIL: GUOMING.LIN@TERRACON.COM
PROGRAM MANAGER: KIMLEY-HORN & ASSOCIATES, INC. CONTACT: DEAN APOSTOLERIS PHONE: (914) 368-9199 EMAIL: DEAN.APOSTOLERIS@KIMLEY-HORN.COM	ELECTRICAL ENGINEER: KIMLEY-HORN & ASSOCIATES, INC. CONTACT: JEFFREY SALLÉE, P.E. PHONE: (757) 213-8635 EMAIL: JEFFREY.SALLEE@KIMLEY-HORN.COM	ENVIRONMENTAL: TERRACON CONSULTANTS, INC. CONTACT: KERRI DOYLE PHONE: (912) 200-9109 EMAIL: KERRI.DOYLE@TERRACON.COM
	MECHANICAL ENGINEER: KIMLEY-HORN & ASSOCIATES, INC. CONTACT: MICHAEL STREICH PHONE: (331) 888-3178 EMAIL: MIKE.STREICH@KIMLEY-HORN.COM	

<p>ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE BUILDING/DWELLING, STRUCTURAL, PLUMBING, MECHANICAL, ELECTRICAL, AND FIRE/LIFE SAFETY CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THE LOCAL GOVERNING AUTHORITIES CODES.</p>	<p>THE APPLICANT IS PROPOSING TO DEVELOP A STATE-OF-THE ART, ELECTRIC VEHICLE (EV) CHARGING FACILITY FOR FREIGHT VEHICLE FLEET OPERATION AND CHARGING. A TOTAL OF 127 CHARGING STALLS ARE PROVIDED FOR CLASS 8 TRUCKS WITH A 1:1 RATIO OF PASSENGER VEHICLE PARKING STALLS. A PROPOSED 4,800 SQUARE-FOOT OPERATIONS BUILDING WILL SERVE THE FACILITY WITH INTERIOR OFFICE SPACE, IN ADDITION TO A 4,500 SQUARE-FOOT MAINTENANCE BUILDING WITH 3 TRUCK BAYS.</p>
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SHEET NUMBER		SHEET TITLE		KIM © 2023 KIM 35 V	
C-0.0	COVER SHEET			voltera	
C-2.0	EXISTING CONDITIONS				
C-3.0	CIVIL LAYOUT PLAN - PHASE 1				
C-3.1	CIVIL LAYOUT PLAN - PHASE 2				
ES-1.0	SITE ELECTRICAL EQUIPMENT LAYOUT - PHASE 1				
ES-1.1	SITE ELECTRICAL EQUIPMENT LAYOUT - PHASE 2				
A-1.0	PLAN & ELEVATIONS - OPERATIONS BUILDING				
A-1.1	PLAN & ELEVATIONS - MAINTENANCE BUILDING				
M-1.0	OPERATIONS BUILDING MECHANICAL PLAN - LEVEL 1			KIM PROJECT 112720000	DATE 04/13/2023
M-1.1	OPERATIONS BUILDING MECHANICAL PLAN - ROOF			SCALE: AS SHOWN	DESIGNED BY: DIA
M-1.2	MAINTENANCE BUILDING MECHANICAL PLAN - LEVEL 1			DRAWN BY: PEP	CHECKED BY: DIA
M-1.3	MAINTENANCE BUILDING MECHANICAL PLAN - ROOF			COVER SHEET	
E-1.0	ELECTRICAL POWER PLAN - OPERATIONS BUILDING				
E-1.1	ELECTRICAL POWER PLAN - MAINTENANCE BUILDING				
E-2.0	ELECTRICAL ONE-LINE DIAGRAM - PHASE 1				
E-2.1	ELECTRICAL ONE-LINE DIAGRAM - PHASE 2			FLEET CILITY Y 80 31408 GEORGIA	
E-2.2	ELECTRICAL ONE-LINE DIAGRAM - PHASE 2				

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



LOCATION MAP



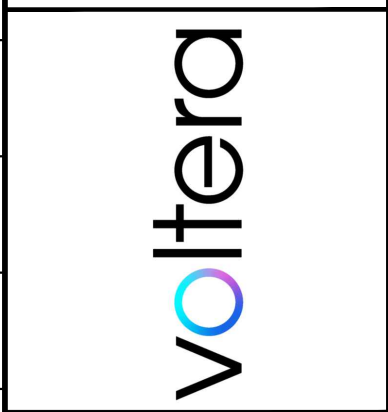
VICINITY MAP

[illegible]

NOT FOR
CONSTRUCTION



Kimley»Horn
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SAVANNAH, GA 31401
PHONE: 912-231-4384
WWW.KIMLEY-HORN.COM



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

COVER SHEET

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

CITY OF GARDEN CITY GEORGIA

SHEET SET
SHEET NUMBER C-0.0