

AGENDA

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

Pre-agenda @ 5:00pm

- **Call to Order**
- **Roll Call**
- **Approval of Agenda**
 - July 9, 2024
- **Approval of Board of Zoning Appeals/Planning Commission Minutes**
 - June 11, 2024
- **Zoning Appeals**
 - No Cases to be heard
- **Planning Commission**
 - PC-5-24-1079: Nathaniel Smalls on behalf of the estate of Gussie Mae Small requests to rezone the parcel known as 0 Heidt Ave; PIN 60801 03004 from R-2 to C-2A
 - PC-6-24-1080: The City of Garden City requests an ordinance to amend the Code of Ordinances to add an ordinance for the regulation of electric vehicle charging stations.
 - PC-6-24-1081: The City of Garden City requests an ordinance to amend the Code of Ordinances to add an ordinance for the regulation of short-term vacation rentals.
 - PC-6-24-1082: The City of Garden City and All in One Car Export LLC requests to rezone 2799 US Highway 80, Garden City, GA 31408: PINS: 60926 05016, 60926 05017, 60926 05018, 60926 05019, and 60926 05020 from R-1 to R-2.
- **Adjournment**

Public Hearing by City Council for PC-5-24-1079, PC-6-24-1080, PC-6-24-1081, and PC-6-24-1082 are scheduled for July 15, 2024 with Consideration by City Council scheduled for August 19, 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

June 11, 2024 - 6:00PM

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

Roll Call: Vice-Chair Jenecia Perry; Chair Michael Bruner; Parliamentarian, Jeff Ashley, Chad Flowers, Wayne Joyner, Charlie Orrell and Misty Selph were present.

Yuridia Maldonado was absent.

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

Visitors: Enclosed

Chair Bruner called for a motion to approve the agenda. Commissioner Selph made a motion to approve the agenda with an amendment for a case number correction, with a second by Commissioner Orrell; the vote passes with no opposition.

Chair Bruner asked for a motion to approve the April 09, 2024 minutes. Vice-Chair Perry made a motion to approve with second by Commissioner Selph; the vote passes with no opposition.

Board of Zoning Appeals

PC-6-24-1086: Scott Allison, Coleman Company requests to establish a use for truck repair in an I-1 zoning district at 1580 Dean Forest Road; PIN 60988 02018

Denise Grabowski gave an overview and staff recs (approval.)

Scott Alison, petitioner came forward to speak on behalf of the application, gave overview of his application. Spoke about the Council Conditions for the property and spoke on the features of the site.

Commissioner Selph asked about fencing on rear of pond.

Scott Alison said yes there would be one.

Vice Chair Perry asked about side of property.

Scott Alison talked about trees in easement to the side of the pond.

Vice Chair Perry said vegetation is important to commission members.

Chair Bruner asked if there are any other speakers? There were none.

Vice Chair Perry made a motion to approve- Commissioner Selph seconded, vote passed with no opposition.

PC-6-24-1087: James Melvin Joyner requests a variance of section 90-14 (L) to build a 4800 sq.ft; 5580 sq. ft. impervious at 126 C Salt Creek Road; PIN 60990B 02007.

Denise Grabowski gave an overview and staff recommendations (approval.)

Chair Bruner asked petitioner to come forward.

Melvin Joyner came forward to speak on behalf of his application. He has tractors and antique cars that he wants to store indoors.

Commissioner Selph asked if anyone is running a business from that.

Melvin Joyner said no, he operates next door.

Vice-Chair Perry asked what kind of business.

Melvin Joyner said electrical contracting.

Commissioner Selph asked about the existing house?

Melvin Joyner said that nobody lives in it.

Chair Bruner asked if there any other questions?

Commissioner Orell spoke the amount of woods and how deep into the property it was.

Melvin Joyner spoke about the woods near his property.

Chair Bruner asked if the house is in good condition?

Melvin Joyner said that it needs some work and that there are no active utilities

Vice Chair Perry said she is concerned considering the growth of the area and what if the woods are not there in the future.

Melvin Joyner spoke about how secluded he is from any of the neighbors and spoke about history of living in the neighborhood.

Vice Chair Perry asked about utilities for the shed.

Melvin Joyner said probably electrical but no plumbing.

Chair Bruner asked not even a bathroom?

Melvin Joyner said no.

Chair Bruner asked if there any other speakers?

Christina Kimker approached, and spoke in favor of the application. She said it is important to be able to use properties for personal purposes.

Marsha Daniel spoke in favor of the application, she talked about the history of the family living there, and spoke that there was not likely to be major development in that area, and that the family is respected in the neighborhood.

Chair Bruner asked if there are any other speakers? There were none.

Chair Bruner asked for a motion. Commissioner Orrel motion to approve on condition that it will remain storage, Commissioner Ashley seconded.

PC-6-24-1088: Scott Allison; Coleman Company requests to establish a use for a veterinarian urgent care center at 1481 Dean Forest Road; PIN 60989A 02025.

Denise gave an overview and staff recommendations (approval.)

Scott Allison approached to speak on the petition. He spoke about the business model of the veterinarian and proposed use of the building. There would be no outdoor animals or kenneling of animals.

Commissioner Selph asked are you going to make site improvements?

Scott Allison said no, but there may be some minor interior improvements.

Vice Chair Perry said that she is so happy to bring her dog there.

Chair Bruner anyone who would like to speak? No speakers came forward.

Chair Bruner called for a motion- Commissioner Orrell motion to approve Vice Chair Perry seconded. Vote passes with no opposition.

Commissioner Selph made a motion to adjourn, Commissioner Ashley seconded. Vote passes with no opposition.

Planning Commission

PC-3-24-1089: Greg Stewart requests a general development plan review of 1260 Dean Forest Road for proposed development as GLIT Industries, LLC. PIN 60990 02009.

Vincent Porto arrived to speak on behalf of his brother, and the future tenant for the building came forward (American Motors Collision Center.)

Commissioner Selph asked about the site plans and fencing use on the property.

Vincent Porto said he did not know and asked if there was a need for fencing.

Commissioner Selph asked Denise Grabowski about the site plan for landscaping.

Denise Grabowski said they would confirm this during the civil engineering review.

Commissioner Selph asked about outdoor storage of vehicles.

Denise Grabowski read the ordinance.

Commissioner Selph told the applicant it would be nice if there was fencing or screening.

Denise Grabowski talked about the configurations of the lot.

Chair Bruner asked if the body shop will occupy 100% of the building?

The tenant said yes he will occupy the building.

Commissioner Ashley asked if the paint booth will be inside.

The tenant said yes.

Chair Bruner asked if there are any other speakers? There were none.

Being none called for motion- Vice Chair Perry motion to approve Commissioner Ashley seconded. Vote passed with no opposition.

PC-3-24-1082: Renfro Outdoor Advertising requests a general development plan for a billboard on 0 Salt Creek Road; PIN 60960 01046.

Denise gave overview and staff recommendations (approval.)

Jed Renfro came forward to speak on behalf of the application. Spoke about the face size.

Chair Bruner asked if the billboard was digital or static.

Jed Renfro Said static.

Commissioner Selph asked about difference between GDOT and GC Permit.

Jed Renfro clarified.

Denise Grabowski talked about the size.

Jed Renfro agreed with her statement.

Chair Bruner asked if there are any other speakers?

Commissioner Selph makes a motion to approve – Commissioner Ashley seconded. Vote passes with no opposition.

PC-5-24-1083: Renfro Outdoor Advertising requests a general development plan for a billboard on 0 Salt Creek Road; PIN 60960 01047.

Denise Grabowski gave an overview and staff recommendations (approval.)

The applicant said he did not feel the need to speak again. There were no questions for the applicant.

Vice Chair Perry made a motion to approve. Commissioner Selph seconded. Vote passes with no opposition.

Commissioner Selph makes a motion to adjourn, Commissioner Ashley seconded. Vote passes with no opposition.

Respectfully submitted,

JRT

City of Garden City Rezoning Application



Development Information

Development Name (If applicable)	
00 Nield Ave	
Property Address	
60801 - 03004	
Current Zoning	Proposed Zoning
Residential R2	Commercial C2A
Current Use	Proposed Use
Residential vacant property	Commercial C2A
Parcel ID	Total Site Acreage
2024.3025557	0.95
Proposed Water Supply	Proposed Sewage Disposal
<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private
Describe the current use of the property you wish to rezone, including property characteristics (developed, wooded, cleared, etc.)	
Vacant property	
Describe the use that you propose to make of the land after rezoning	
Planning to build a dispatch building center for non-emergency transport	
Describe the uses of the other property in the vicinity of the property you wish to rezone	
Many Commercial warehouse houses and C2 property adjacent to the property im trying to rezone.	
Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property	
There will be no impact on the property or adjacent nearby	
Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools? Describe the proposed access.	
The property will be used only for a dispatch call center. (No vehicles will be stored on the property)	
Please provide any additional information that you deem relevant.	
If the rezoning is permitted I will comply with all requirments put forth by Garden City	

City of Garden City Rezoning Application



Applicant Information

Owner	
Name	Address
Phone	Email

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)
Nathaniel Smalls, Jr	Nathaniel Smalls, Jr
Phone	Email
912 631 6243	Nathaniel Smalls, Jr 199@yahoo.com

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

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

Print Name: Nathaniel Smalls Jr
 Signature: Nathaniel Smalls Jr
 Date: 05/16/2024

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 Consultant
Date: July 1, 2024
Re: PC-5-24-1079 0 Heidt Avenue

<i>Application Type</i>	<i>Zoning Map Amendment (Rezoning)</i>
<i>Case Number</i>	PC-5-24-1079
<i>Applicant</i>	Nathaniel Smalls
<i>Name of Project</i>	N/A
<i>Property Address</i>	0 Heidt Avenue
<i>Parcel ID</i>	60801 03004
<i>Area of Property</i>	0.95 acres
<i>Existing Zoning</i>	R-2, Residential
<i>Existing Land Use</i>	Undeveloped
<i>Proposed Zoning</i>	C-2A, Commercial with alcohol sales
<i>Proposed Land Use</i>	Office
<i>Comp Plan – Future Land Use</i>	Mixed Use

GENERAL INFORMATION

Project Description: The applicant is proposing to develop the site for a medical transport dispatch office. No vehicles will be on site.

Background / Additional Context: The property is in an area that includes a mix of residential and commercial uses. This section of Heidt Avenue is still more residential in nature, while Hoss Drive, which connects to Heidt Avenue, is heavily commercial.

FINDINGS

Staff has determined this application is complete and contains all required information. In conformance with the City of Garden City Zoning Ordinance Section 90-201(c), the following factors are to be considered for a rezoning request:

1. *Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?*

The property to the north is zoned commercial (C-2) and has a residence on the property. The property to the south is zoned residential (R-2) and has a residence on the property. The property to the east, across Heidt Avenue, is zoned industrial (I-1) but is used commercially for South State Bank (with access from Chatham Parkway). The property to the west (with access from U.S. Highway 80) is zoned industrial (I-1) and is the site of an automobile junkyard.

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

No, the property to the north is zoned commercial and adjacent properties are zoned industrial.

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?*

Yes. Heidt Avenue is a "minor/marginal access" street and not suited for substantial commercial traffic.

4. *Will this request place irreversible limitations or cause material detriment on the area similarly zoned as it is or on future plans for it?*

This parcel is immediately adjacent to two residential properties, although one of the properties is zoned commercial.

5. *Is there an imminent need for the rezoning and is the property likely to be used for the use requested?*

The applicant plans to develop the property for a dispatch office.

6. *Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?*

The rezoning of this property to C-2A could impact the existing residents in the area.

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

The Future Land Use Map indicates this area as Mixed Use.

ACTIONS

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

- i. *Recommend approval* of the proposed zoning decision as presented;
- ii. *Recommend approval* of the proposed zoning decision with modifications or conditions;
- iii. *Defer action of the proposed zoning decision* upon motion of the Planning Commission or at the request of the applicant. The applicant may revise the proposal based on the comments at the meeting and resubmit it for formal action at a future meeting; or
- iv. *Recommend denial* of the proposed zoning decision.

RECOMMENDATION

There are several residents along Heidt Avenue and the rezoning of this property to C-2A could allow for a use which could have a negative impact on these residents. However, the area is also heavily

commercial in nature, so a rezoning request is warranted. The proposed use is allowed in the C-1 zoning district as well as C-2. Furthermore, the proposed use does not warrant the “A” designation to allow for alcohol sales. Therefore, staff recommends a modification of the request from C-2A to C-1.

Approval with modification of the rezoning request from Residential (R-2) to Commercial (C-1).

RECOMMENDED MOTION

I move to recommend to City Council the **approval** of rezoning application PC-5-24-1079 with the modification of the rezoning from R-2 to C-1.

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.

GARDEN CITY

U.S. HIGHWAY 80

HEIDT AVENUE

CHATHAM PARKWAY

HOSS DRIVE

60801 01008
1312 CHATHAM LLC
1312 US HIGHWAY 80

60801 01007
DAVE YOGESH KUMARIN & SUNTABEN Y
US HIGHWAY 80

60801 01004
DAVE SUNTABEN
1300 US HIGHWAY 80

60801 01003
SAVAN ENTERPRISES INC
1212 US HIGHWAY 80

60801 01001
WAHI GURU LLC
1210 US HIGHWAY 80

60801 03006
SMALLS & YOUNG SAMUEL & ELIS
HEIDT AVE

60801 03005
SMALLS & YOUNG SAMUEL & ELIS
US HIGHWAY 80

60801 03004
SMALLS & YOUNG MAE
HEIDT AVE

60801 03003
PARLIN CYNTHIA Y
1405 HEIDT AVE

60801 03002
PARLIN CYNTHIA Y
1407 HEIDT AVE

60801 03001
KING JAMES
1421 US HIGHWAY 80

60801 02003B
RLW PROPERTIES LLC
1028 US HIGHWAY 80

60801 02003D
RLW PROPERTIES LLC
1028 US HIGHWAY 80

60801 02006
101 CHATHAM PARKWAY LLC
101 CHATHAM PARKWAY

60801 02008
100 CHATHAM PARKWAY LAND LLC
100 CHATHAM PARKWAY

60801 02025
ROBERTS GALAND SAVANNAH, LLC
WEST CHATHAM CT

60801 02009
126 CHATHAM PARKWAY LLC
126 CHATHAM PARKWAY

60801 02007
9 HOSS DRIVE LLC
9 HOSS DR

60801 02002A
150 CHATHAM PARKWAY & 9 HOSS DRIVE LLC
150 CHATHAM PARKWAY

60827 01013
LKO SAVANNAH INC
1323 W US HIGHWAY 80

60827 01014
LKO SAVANNAH INC
1321 W US HIGHWAY 80

SAGIS
SAGIS |

ORDINANCE 2024-

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF GARDEN CITY, GEORGIA, AS AMENDED, BY AMENDING CHAPTER 22 OF THE SAID CODE TO DEFINE AND REGULATE THE OPERATION OF ELECTRIC VEHICLE CHARGING STATIONS AS BUSINESSES WITHIN THE CITY; BY AMENDING ZONING CHAPTER 90, ARTICLES I & II, TO ADD ELECTRIC VEHICLE CHARGING STATIONS TO THE PERMITTED USES LISTED IN CODE SECTION 90-47(b); TO REPEAL ALL ORDINANCES IN CONFLICT HERewith; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

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

Section 1: The Mayor and Council hereby find that it is necessary to regulate the operation of electric vehicle charging stations in the City in order to ensure the proper maintenance of such establishments, to minimize adverse effects of such uses on surrounding residential communities, to preserve the character of neighborhoods where such uses occur and to ensure the health, safety and welfare of such establishments.

Section 2: Chapter 22 of the Garden City Code, entitled "Businesses," is hereby amended by adding thereto the following Article XVI to read as follows:

"ARTICLE XVI.

ELECTRIC VEHICLE CHARGING STATIONS

Sec. 22-701.

Purpose and intent. The purpose of this Article is to provide for and regulate the siting, installation, operation, and modification of electric vehicle charging stations in a manner that provides access to charging stations for the growing number of electric vehicles in a manner that promotes the public health, safety, general welfare, and good zoning practice. The following regulations and standards for electric vehicle charging stations are based upon whether the charging station is classified as an accessory use or a principal use, as well as, the type of charging station, which shall be categorized as either a Level 1, 2 or 3 charging station.

Sec. 22-702.

Definitions. Electric Vehicle Charging Station, Accessory: A charging station that is classified as an accessory use when provided for the convenience of the residential or non-residential occupant(s) of a parcel, such as residents of dwelling units, non-residential occupants that incorporate electric vehicles within their fleet of vehicles, or other similar occupant(s).

Electric Vehicle Charging Station, Public: A charging station that is classified as a principal use when made available on a retail basis to non-occupant(s) of a parcel.

Electric Vehicle Charging Station, Private: A charging station that is classified as a principal use which is not made available on a retail basis to the general public.

Sec. 22-703.

Designation of Electric Vehicle Charging Stations. Electric Vehicle Charging Stations shall be differentiated as follows:

- (1) Level 1 is considered slow charging and operates on a 15 to 20 amp breaker on a 120 volt AC circuit. Level 1 chargers are mounted inside or outside of a structure and are used for charging personal vehicles only.
- (2) Level 2 is considered medium charging and operated on a 40 to 100 amp breaker on a 208 or 240 volt AC circuit.
- (3) Level 3 is considered fast or rapid charging and operated on a 60 amp or higher breaker on a 480 volt or higher three phase circuit with special grounding equipment. Level 3 stations are typically referred to rapid charging stations and typically use DC power and industrial grade electrical outlets that allow for faster recharging of electric vehicles.

Electric vehicle (EV) Charging Station. A public or private parking space that is served by battery charging station equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle.

Sec. 22-704.

Permitted locations.

- (a) Principal Use. Public and private Electric Vehicle (EV) Charging Stations as a principal use of the property shall be limited to Level 2 and Level 3 EV Charging Stations and shall be permitted in only R1N (B), M(B), C-1(B), C-2, C-2A, C-2A (B&W), I-1, and I-2 zoning districts except when the charging station primarily

serves trucks designed to transport freight, carry payloads, or perform utilitarian work, in which case such use shall be limited to industrial zoning districts.

(b) Accessory Use. Electric Vehicle (EV) Charging Stations when treated as an accessory use shall be allowed as follows:

- (1) Private EV Charging Stations are permitted as accessory uses in all zoning districts.
- (2) Public EV Charging Stations are permitted as accessory uses to allowed nonresidential uses in all zoning districts.
- (3) Where the principal use of a parcel is residential, only Level 1 and Level 2 EV Charging Stations shall be allowed on such parcel.

Sec. 22-705.

General requirements. Unless otherwise specified, the following standards shall apply to all EV Charging Stations.

- (a) EV Charging Stations and their associated equipment shall meet the minimum yard setbacks for the use district in which they are located, whether the charging station is classified as an accessory or principal use.
- (b) EV Charging Stations and their associated equipment shall not be located within any required landscaping area.
- (c) Vehicle charging equipment must be designed and located so as to not impede pedestrian, bicycle, or wheelchair movement, or create safety hazards on sidewalks.
- (d) Except for the charging station, all other equipment, transformers, etc., shall be screened from street view and adjacent parcels that are either zoned residential or contain a residential use.
- (e) Public EV Charging Stations shall be maintained in all respects, including the functioning of the equipment. A phone number or other contact information must be provided on the equipment for reporting when an EV Charging Station is not functioning or other problems are encountered.
- (f) Public EV Charging Stations shall be reserved for parking and charging of electric vehicles only. No person shall stop, stand, or park any vehicle in areas designated for electric vehicle charging for any purpose except charging of any electric vehicle.
- (g) Information must be posted identifying voltage and amperage levels and any type of use, fees, or safety information related to the EV Charging Station. Public EV Charging Stations must be posted with signage indicating that the space is reserved for electric vehicle charging purposes only. For purposes of this provision,

“charging” means that an electric vehicle is parked at an EV Charging Station and is connected to the battery charging station equipment.

- (h) The installation of any EV Charging Station shall meet the requirements of the National Electric Code Article 625 and performed by a Georgia registered and licensed electrician. Electrical service to the EV Charging Station shall be provided by underground electrical service only.
- (i) An EV Charging Station space may be counted towards satisfying minimum off-street parking space requirements.
- (j) For EV Charging Stations rated at more than 60 amps or more than 150 volts to ground, a means of disconnect that is capable of being located in the open position must be installed in a readily accessible location and within sight of the electric charging connector.”

Section 3: Chapter 90, Article II, Section 90-47(b), of the Code of Ordinances of Garden City, Georgia, as amended, entitled “Zoning; Permitted Uses” is amended by adding the following as Paragraphs ____, ____, and ____ of uses listed therein:

“Para. _____. Electric Vehicle Charging Stations, Public: R-I-N(B), M(B), C-1(B), C-2, C-2A, C-2A (B&W), I-1, I-2, subject to compliance with the provisions of Chapter 22, Article XVI, Sections 22-701 et seq., and the following:

- (a) Level 2 and Level 3 Electric Vehicle Charging Stations are only permitted.
- (b) If the Electric Vehicle Charging Station primarily charges trucks which are designed to transport freight or carry payloads, it shall be permitted in only I-1 and I-2 zoning districts.
- (c) Major auto repair shall not be permitted.

Para. _____. Electric Vehicle Charging Stations, Private: M (B), I-1, I-2, subject to compliance with the provisions of Chapter 22, Article VI, Sections 22-701 et seq., and the following:

- (a) Level 2 and Level 3 Electric Vehicle Charging Stations are only permitted.
- (b) If the Electric Vehicle Charging Station primarily charges trucks which are designed to transport freight or carry payloads, it shall be permitted in only I-1 and I-2 zoning districts.
- (c) Major auto or truck repair shall not be permitted.

Para. _____. Electric Vehicle Charging Stations, Accessory: R-1, R-2, R-I-N, M, C-1, C-2, C-2A, C-2A (B&W), I-1, I-2, subject to compliance with the provisions of Chapter 22, Article XVI, Sections 22-701 et seq., and the following:

- (a) Where the principal use of a parcel is residential, only Level 1 and Level 2 EV Charging Stations shall be allowed on such parcel.

Section 4. This ordinance shall be effective as of the date of passage.

Section 5. All ordinances of parts of ordinances in conflict herewith are hereby repealed.

Section 6. If any section, subsection, paragraph, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed severable and such holding shall not affect the validity of the remaining portions hereof.

ADOPTED this the _____ day of _____, 2024, by the Mayor and Council of the City of Garden City, Georgia.

Clerk of Council

RECEIVED AND APPROVED THIS _____ day of _____, 2024.

BRUCE CAMPBELL, Mayor

Read first time:

Read second time and passed:

MEMORANDUM

To: Garden City Planning Commission & Board of Appeals
From: Denise R. Grabowski, AICP, LEED AP, Planning Manager Consultant
Date: July 2, 2024
Re: PC 6-24-1080 – Zoning Text Amendment – Electric Vehicle Charging Stations

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

The purpose of the ordinance is to regulate the siting, installation, operation, and modification of electric vehicle charging stations. The ordinance references three types of charging infrastructure:

- Level 1 chargers run on standard 120-volt circuits and are often referred to as “trickle charge”
- Level 2 chargers run on 22-volt power
- Level 3 chargers are known as DC fast chargers

Section 22-704 provides for public and private Electric Vehicle (EV) charging stations as a principal use in RIN (B), M(B), C-1(B), C-2, C-2A, I-1, and I-2. Private EV stations are permitted as an accessory use in all districts, public EV stations are permitted as an accessory use in nonresidential districts.

EV charging stations designed to serve trucks designed to transport freight or carry payloads will be permitted in I-1 and I-2.

ORDINANCE 2024-

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF GARDEN CITY, GEORGIA, AS AMENDED, BY AMENDING CHAPTER 22 OF THE SAID CODE TO DEFINE AND REGULATE THE OPERATION OF SHORT-TERM RENTALS AND BED AND BREAKFAST ESTABLISHMENTS AS BUSINESSES THROUGH A LICENSING APPLICATION PROCESS ESTABLISHING REQUIREMENTS RELATING TO MANAGEMENT, MINIMUM BUILDING AND SAFETY STANDARDS, OCCUPANCY LIMITS, AND PARKING AND THROUGH AN ENFORCEMENT PROCESS ESTABLISHING PENALTIES FOR NON-COMPLIANCE AND AN APPEAL PROCESS FOR CONTESTING SAME; BY AMENDING ZONING CHAPTER 90, ARTICLES I & II, TO DEFINE AND ADD SHORT-TERM RENTALS AND BED AND BREAKFAST ESTABLISHMENTS TO THE PERMITTED USES LISTED IN CODE SECTION 90-47(b) WHICH USES SHALL BE PERMITTED IN “R-A” , “R-2”, “R-I-N”, and “M” ZONING DISTRICTS IN GARDEN CITY, GEORGIA; TO REPEAL ALL ORDINANCES IN CONFLICT HERewith; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

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

Section 1: The Mayor and Council hereby find that it is necessary to regulate the operation of short-term rentals and bed and breakfast establishments in the City in order to ensure the availability of quality transient lodging within the City, to ensure the proper maintenance of such short-term rentals and bed and breakfast establishments, to minimize adverse effects of such uses on surrounding residential communities, to preserve the character of neighborhoods where such uses occur, and to ensure the health, safety and welfare of short-term rentals and bed and breakfast establishments.

Section 2: Chapter 22 of the Garden City Code, entitled “Businesses,” is hereby amended by adding thereto the following Article XV to read as follows:

“ARTICLE XV.

SHORT-TERM RENTALS AND

BED AND BREAKFAST ESTABLISHMENTS

Sec. 22-601. Definitions.

“Bed and breakfast establishments” means a dwelling occupied by a family and used incidentally to provide overnight accommodation and meals to transient travelers, operated by an owner or designated operator-in residence, with a maximum number of rented units being six.

“Bedroom” means a room that meets the building code requirements to be used as a sleeping room and for no other primary purpose.

“Code *compliance verification form*” means a document executed by a short-term rental or bed and breakfast establishment owner certifying that the short-term rental or bed and breakfast establishment complies with applicable zoning, building, health, and life safety code provisions. No person shall allow occupancy or possession of any short-term rental or bed and breakfast establishment if the premises or owner thereof is in violation of any applicable zoning, building, health, and life safety code provisions.

“*Noise regulations*” means those regulations contained in Chapter 30, Article IV, Division III, of the Code of Ordinances of the City of Garden City, Georgia.

“*Owner*” means a person(s) or entity that holds legal and/or equitable title to private property.

“*Short-term rental*” means one or more dwelling units, including either a single-family home, duplex or single multifamily residential unit rented not more than 30 consecutive nights. For purposes of this definition, a short term rental shall include all housing types, but shall exclude bed and breakfast establishments.

Sec. 22-602. Applicability.

- (a) All requirements, regulations and standards imposed by this Article XV apply in addition to any other applicable requirements, regulations and standards imposed elsewhere in the Garden City Code of Ordinances.
- (b) The restrictions and obligations contained in this Article shall apply to short-term rentals and bed and breakfast establishment at all times during which such units are marketed and used as short-term rentals and bed and breakfast establishments.
- (c) The allowance of short-term rentals and bed and breakfast establishments pursuant to this Article shall not prevent enforcement of additional restrictions that may be contained in restrictive covenants or other private contractual agreements or arrangements.
- (d) It shall be unlawful for any owner of any property within the City of Garden City, Georgia, to rent or operate a short-term rental of residential property or a bed and breakfast establishment contrary to the procedures and regulations established in this Article, other provisions of the Code of Ordinances of Garden City, Georgia, or any applicable state law.
- (e) This Article is not intended to regulate hotels, motels, or non-bed and breakfast establishments, including, but not limited to, boarding houses, lodging houses, or

rooming houses, or an individual providing long-term rental (more than 30 days) of their home.

Sec. 22-603. Location Allowed/ Prohibited.

- (a) Short-term rentals and bed and breakfast establishments are permitted in R-A, R-2, R-I-N, and M zoning districts within the City.
- (b) Nothing contained in this shall be construed to prohibit motels, hotels, inns, and other commercial lodging uses from being located where otherwise specifically allowed.

Sec. 22-604. Short-Term Rental Permit Required.

No Person shall rent, lease, or otherwise exchange for compensation or advertise for such all or any portion of a dwelling, dwelling unit, building, or structure as a short-term rental without first obtaining a short-term rental permit pursuant to the regulations contained herein.

Sec. 22-605. Bed and Breakfast Establishment Permit Required.

No Person shall rent, lease, or otherwise exchange for compensation or advertise for all or any portion of a dwelling, dwelling unit, building, or structure as a bed and breakfast establishment without first obtaining a bed and breakfast permit pursuant to the regulations contained herein.

Sec. 22-606. Business License Requirements for Short Term Rentals and Bed and Breakfast Establishments.

A separate business license shall be required for each short-term rental or bed and breakfast establishment (except where an owner owns multiple short-term rentals or bed and breakfast establishments in a residential community or multiple residential communities and applies for one permit for a single business license for such short-term rental units or bed and breakfast establishments). The licensing requirements of this Section are in addition to any occupational business tax or hotel/motel tax registration or any other permit or licensing requirements. However, at the discretion of the Director of Planning and Economic Development, the processing of such license required under this Section may be combined with the processing of occupational tax certification or hotel/motel tax registration or any other related permit or license process administered by the City. The Director of Planning and Economic Development is authorized to prescribe forms and procedures for the processing of licenses under this Section.

- (1) *Application for Business License.* Applications for a short term rental or bed and breakfast establishment shall be filed with the Department of Planning and Economic Development prior to the use of the property as a short-term rental or bed and breakfast establishment. Applications shall be on the forms provided by the City. Only the owner of the short-term rental or bed and breakfast establishment may submit an application for the applicable permit. Additionally, all applications must contain, at a minimum, the following information:

- a. The name, address, telephone number, and email address of the owner of the short-term rental or bed and breakfast establishment for which the permit is being issued;
- b. The name, address, telephone number, and email address of the rental agent for the short-term rental or the agent of the bed and breakfast establishment;
- c. The number of bedrooms and approximate square footage in the short-term rental or bed and breakfast establishment, and the maximum number of overnight and daytime occupants;
- d. A labeled floor plan of the dwelling, dwelling unit, building or structure to be used as a short-term rental or bed and breakfast establishment;
- e. An executed Code Compliance Verification Form acknowledging that all designated bedrooms meet all local building and health and life safety code requirements;
- f. A diagram and/or photograph of the premises showing and indicating the number and location of designated on-site paved parking spaces and the maximum number of vehicles allowed for overnight occupants (landscaped areas of any kind not being counted as parking spaces);
- g. Evidence of a valid hotel/motel occupancy tax registration certificate issued by the City. Applications for such registration may be filed concurrently with the application for a business permit;
- h. Evidence of a valid sales tax certification number issued by the Georgia Department of Revenue for collection and remittance of sales tax;
- i. Acknowledgement that the owner and the below-defined local contact persons have read all regulations pertaining to the operation of a short-term rental or bed and breakfast establishment;
- j. Certification of the accuracy of the information submitted, and agreement to comply with all conditions of the application;
- k. Acknowledgement that the owner, the manager of the bed and breakfast establishment, or local contact person for the short-term rental unit has or will post, at the short term rental or bed and breakfast establishment, the notice required in Code Section 22-609(7); and,

1. An application for a permit shall be accompanied by a fee in the amount established in the City's fee schedule which is subject to change on an annual basis as determined by the City's Mayor and Council.
- (2) Attached to and concurrent with the submission of the application described in this Code Section, the owner shall provide:
- a. A written example agreement which shall consist of the form of document to be executed between the owner and occupants of the short-term rental or bed and breakfast establishment and which shall contain the owner/ occupant agreements set forth in Code Section 22-609(1)&(2);
 - b. Proof of the owner's current ownership of the short-term rental or bed and breakfast establishment;
 - c. Proof of insurance indicating the premises is used as a short term rental or bed and breakfast establishment;
 - d. In the case of a short-term rental, written certification from the local contact person that he or she agrees to perform the duties specified in Section 22-609(9);
 - e. In the case of a bed and breakfast establishment, written certification from the local manager that he or she agrees to perform the duties specified in Section 22-609(10);
 - f. A paid tax receipt for the most current year taxes paid for the property;
 - g. If the property is not serviced by public sewer, a septic tank permit or other appropriate documentation from the Chatham County Health Office which denotes the number of bedrooms permitted for the property; and,
 - h. A copy of the government issued photo identification card (i.e., driver's license or other legal identification card) for the owner or owner's agent.
- (3) To ensure that all record owners of property adjacent to a proposed short-term rental or bed and breakfast establishment have sufficient contact information for same, each shall be notified of the use prior to the issuance of a business permit. Notification shall be issued by the applicant and proof of notification provided to the City. Notification to the property owner shall include:

- a. Street address of the proposed short-term rental or bed and breakfast establishment;
- b. Location of any on-site parking for occupants of the short-term rental and bed and breakfast establishment;
- c. Maximum occupancy requirements;
- d. Copy of the short-term rental exemplar rental agreement;
- e. Name of the property owner; and,
- f. Name of rental agent (as to the short-term rental) or manager (in the case of a bed and breakfast establishment), and contact information.

Sec.22-607. Grant or denial of application.

Review of an application shall be conducted within ten (10) days and shall be granted unless the applicant fails to meet the conditions and requirements of this Article XV, or otherwise fails to demonstrate the ability to comply with local, state, or federal law. Any false statements or information provided in the application are grounds for revocation, suspension, and/or imposition of penalties, including denial of future applications.

Sec.22-608. Maximum Occupancies.

(a) Short-term rentals.

- (1) The maximum overnight occupancy (between the hours of 10:00 p.m. and 8:00 a.m.) of any property to be used as a short term rental shall be limited to two persons per bedroom plus two additional persons;
- (2) The maximum daytime occupancy (between the hours of 8:00 a.m. and 10:00 p.m.) of any property to be used as a short-term rental shall be the maximum overnight occupancy times two. For example, if a five-bedroom house is rented, the maximum occupancy between 8:00 a.m. and 10:00 p.m. would be 12 short-term rental overnight occupants and 12 guests, for a total of 24 persons.
- (3) Only six bedrooms may be rented regardless of the total number of bedrooms, provided however, that ten bedrooms may be rented on properties of five or more acres, subject to the number of bedrooms noted by the Chatham County Health Office.

- (b) Bed and breakfast establishments. The maximum overnight occupancy of any property to be used as a bed and breakfast establishment shall be based on the number of bedrooms less one, with an overall maximum of six bedrooms, with no more than two

persons per bedroom. For example, if a five-bedroom house is being used as a bed and breakfast establishment, the occupancy would be calculated by not counting one bedroom (caretaker's room) and then multiplying the number of remaining bedrooms, four bedrooms, by two, with a maximum of eight overnight occupants.

- (c) The maximum occupancies set forth in this Section shall be based on the number of bedrooms set forth in the documentation from the Chatham County Health Office which denotes the number of bedrooms permitted as referenced in Section 22-606(2)(g).

Sec. 22-609. License conditions.

All business licenses issued pursuant to this Article XV are subject to the following standard conditions:

- (1) The owner shall, by written agreement with the occupants, limit overnight occupancy of the short-term rental or bed and breakfast establishment to the specific number of occupants designated in the business license application. Every bedroom shall have an emergency escape or rescue exit and a minimum ceiling height as follows:
 - a. Each bedroom shall have at least one operable window or door for emergency escape or rescue that opens directly to the exterior of the unit. The emergency door or window shall be operable from the inside to provide a full, clear opening without the use of separate tools. Escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet. The minimum net clear openable height dimension shall be 24 inches. The minimum net clear openable width dimension shall be 20 inches. When windows are provided as a means of escape or rescue, they shall have a finished sill height not more than 44 inches above the floor;
 - b. Bedrooms shall have a ceiling height of not less than eight feet, except as provided in this Code Section. If any room has a sloping ceiling, the prescribed ceiling height for the room is required in only one-half of the area thereof;
 - c. An interconnected and hard-wired smoke detection and notification system is required and must be operable and in good working order at all times; and,
 - d. Security cameras must be installed to provide video coverage and recording of the driveway and all entry points.

- (2) The owner shall, by written agreement with the occupants, limit the number of vehicles of overnight occupants to the number designated in the business license application, with the number of vehicles of overnight occupants not to exceed the number of on-site parking spaces of the short-term rental property or the bed and breakfast establishment.
- (3) The owner shall use best efforts to ensure that the occupants and/or guests of the short-term rental or bed and breakfast establishment do not violate noise regulations by notifying the occupants of the rules regarding short-term rental or bed and breakfast establishments, as the case may be, and responding when notified that occupants are violating laws regarding their occupancy. It is not intended that the owner or local contact person act as a peace officer or place himself or herself in harm's way.
- (4) The owner of the short-term rental or bed and breakfast establishment shall post a copy of the business license in a conspicuous place within the short-term rental or bed and breakfast establishment.
- (5) No business licenses issued under Article XV shall be transferred or assigned or used by any person other than the owner to whom it is issued, or at any location other than the one for which it is issued.
- (6) All business licenses issued under Article XV shall be valid for no more than one year, beginning on the date of issuance and expiring on December 31st of that year. Each application for renewal of a permit shall be submitted by 4:00 p.m. thirty (30) days prior to the permit expiration date. Any permittee who has not submitted the renewal application and required fee by 4:00 p.m. thirty (30) days prior to the permit expiration date shall pay a late charge as determined by the Mayor and Council as set forth in the City's fee schedule. If the renewal deadline falls on a Saturday or Sunday, the renewal deadline shall be the following Monday. Any application received after the permit expiration date shall be treated as an initial application and the applicant shall be required to comply with all rules and regulations for the granting of permits as if no previous permit had been held. This will include, but in no way be limited to, a reassessment of the administrative fees and suspension of any and all rental activities during the reapplication process.
- (7) *Sign and notification requirements.* Each short-term rental and bed and breakfast establishment shall have a clearly visible and legible notice conspicuously posted near the main entry door of the dwelling, dwelling unit, building or structure used as a short-term rental or bed and breakfast establishment, containing the following information:

- a. The name of the local contact person (as to short-term rental) or manager (as to bed and breakfast establishment) of unit, and a telephone number at which that party may be reached on a 24-hour basis;
 - b. The maximum number of overnight occupants permitted to stay in the short-term rental or bed and breakfast establishment;
 - c. The maximum number of vehicles allowed to be parked on the property, including a sketch of the location of the on-site parking spaces;
 - d. The maximum number of daytime visitors allowed in addition to the overnight occupants;
 - e. The trash pickup day and notification that trash and refuse shall not be left or stored on the exterior of the property unless it is placed in a curbside container, and that the curbside container shall not be placed for pick-up sooner than 24 hours prior to the pickup day, and must be removed no later than 24 hours after pickup (if owner provides daily trash removal, then this notice is not necessary);
 - f. Notification that an occupant may be cited and fined for creating a disturbance or for violating Article XV or other provisions of the Code of Ordinances;
 - g. Notification that failure to conform to the parking and occupancy requirements of the structure is a violation of this Article XV;
 - h. A statement advising the occupants that any failure to conform to the noise regulation is a violation of Article XV;
 - i. An emergency exit route map with the 9-1-1 emergency number clearly denoted; and,
 - j. The short-term rental permit or bed and breakfast establishment permit.
- (8) *Parking.* Short-term rentals and bed and breakfast establishments shall comply with all applicable ordinances regarding parking. The owner of the short-term rental or bed and breakfast establishment shall provide sufficient parking for guests such that all parking is accomplished on paved parking spaces within the property site. No parking to accommodate renters or invitees of the short-term rental or bed and breakfast establishment is permitted on the city right-of-way or along any roadways at any time. No motor homes, campers or the like shall

be parked or hooked up to utilities at any short-term rental or bed and breakfast establishment.

(9) *Local contact person for Short-Term Rentals.*

- a. Each owner of a short-term rental shall designate a local contact person who has access and authority to assume management of the rental and take remedial measures. An owner of a short-term rental who resides in the city limits of Garden City or within 50 miles of the short-term rental may designate himself or herself as the local contact person. The local contact person shall be required to respond to the location of the short-term rental within one hour after being notified by the police or code enforcement of the existence of a violation of Article XV or any other provisions of this Code, or any disturbance requiring immediate remedial measures or abatement.
- b. The owner must immediately notify the Director of Planning and Economic Development in writing upon a change of local contact person or the local contact person's telephone number. This notification will be on forms prescribed by the Director of Planning and Economic Development. The new revised business license will not extend the expiration date of the business license, and will be issued for a fee of \$25.00, and must be posted within ten days of any change of local contact person information.

(10) *Local manager for Bed and Breakfast Establishments.*

- (a) The owner of a bed and breakfast establishment shall designate a manager on its application for a bed and breakfast establishment permit who has access and authority to assume management of the bed and breakfast establishment and take remedial measures while the bed and breakfast establishment is being occupied by guests.
- (b) An owner may designate himself or herself as the bed and breakfast manager, or may designate any other natural person over the age of 18. The owner of the bed and breakfast establishment is responsible for compliance with the provisions of this Article, and the failure of an agent to comply with this Section shall be deemed noncompliance by the owner.
- (c) An owner may change his or her designation of a bed and breakfast manager temporarily or permanently; however, there shall only be one such manager for a property at any given time. To change the designated agent, the owner shall notify the Director of Planning and Economic

Development in writing of the new manager's identity, together with all information regarding such person as required by this Article.

- (d) Any change in designation of the bed and breakfast manager will not take effect until notice has been provided to the City.
- (e) The bed and breakfast manager shall:
 - (1) Reside on the property of the bed and breakfast establishment and be at least 18 years of age or older.
 - (2) Respond to the property twenty-four (24) hours a day, seven days a week, and within one hour following notification from a duly authorized representative of the City of the existence of a violation of this Article or any other provision of this Code, or any disturbance or complaint requiring immediate remedy or abatement regarding the condition, operation, or conduct of occupants of the short-term rental. This includes, but is not limited to, notification that occupants of the bed and breakfast establishment have created unreasonable noise or disturbances, engaged in disorderly conduct, or have committed violations of the City Code, or other applicable local, state, or federal law pertaining to noise, disorderly conduct, overcrowding, consumption of alcohol, or use of illegal drugs. This is not intended to impose a duty on the bed and breakfast manager to act as a peace officer or otherwise require the agent to place himself or herself in a perilous situation.
 - (3) Receive and accept service of any notice of violation related to the use or occupancy of the property.
 - (4) Monitor the bed and breakfast establishment for compliance with this Article.
- (11) *Hotel/motel tax.* All short-term rentals and bed and breakfast establishments shall be subject to Section 76-74 et seq., of the Garden City Code of Ordinances.
- (12) *Other Requirements.* All short-term rentals and bed and breakfast establishments shall comply with the following:
 - a. Any advertising of the short-term rental or bed and breakfast establishment shall conform to information included in the business permit and the requirements of this Article XV, and shall include notification of the maximum occupancy, maximum number of vehicles allowed, and provisions regulating noise.

- b. Compliance with the standards in this Article XV shall be in addition to compliance with all other provisions of this Code relating to nuisance, peace, and safety.
- c. In addition to any requirements of this Article XV, any structure being operated as a short-term rental or bed and breakfast establishment with a capacity for more than ten overnight guests at a time shall be required to meet all local, state and federal access and life safety codes, rules and regulations that are otherwise applicable to hotels as defined in such codes, rules and regulations. In the event there is a conflict between the requirements of this Article XV and such other codes, rules or regulations, the requirements that are more protective of the public health, safety and welfare shall prevail.

Sec. 22-607. Violation and penalties.

- (a) Violations shall be managed on each individual short-term rental or bed and breakfast establishment, and any resulting penalties shall only be assessed against such short-term rental or bed and breakfast establishment. The following conduct shall constitute a violation for which the penalties specified in this Section may be imposed, or the business license suspended or revoked:

- (1) The owner has violated any of the provisions of this Article XV; or
- (2) The owner has failed to collect and remit to the City the hotel/motel occupancy tax as required.

- (b) The penalties for violations of this Article XV shall be as follows:

- (1) For the first violation within any 12-month period, the penalty shall be a warning notice of violation;
- (2) For the second violation within any 12-month period, the penalty shall be a fine not to exceed \$500.00;
- (3) For the third violation within any 12-month period, the penalty shall be a fine not to exceed \$1,000.00 and/or suspension of the business license (or suspension of the violating short-term rental or bed and breakfast establishment from the applicable business license) for a period not to exceed six months; if the period of suspension runs beyond December 31st, the owner shall not be eligible to apply for renewal of the business license (or reinstatement of the violating short-term rental or bed and breakfast

establishment under the business license) until expiration of the full suspension period; and,

- (4) For a fourth violation within any 12-month period, the business license may be revoked (or removal of the violating short-term rental or bed and breakfast establishment from the applicable business license) in accordance with the provisions below. An owner shall not be eligible to reapply for a business license (or reinstatement of the violating short-term rental or bed and breakfast establishment under the business license) for a period of 12 months from the date of revocation.
- (c) A short-term rental or bed and breakfast establishment that is determined to be operating without the necessary business license required under this Article shall subject the owner to a penalty of \$1,000.00. Each day the unit is marketed or rented for overnight accommodation shall constitute a separate violation.
- (d) *Procedure for imposition of penalties/suspension/revocation.* Penalties, including a notice of violation, shall be imposed and the business license shall be revoked (or suspension or removal of a short-term rental or bed and breakfast establishment from the applicable business license), only in the manner provided in this subsection.
- (1) Initial violations shall result in a notice of violation being directed to the owner and the person designated in the short-term rental or bed and breakfast establishment application as the local contact person if other than the owner. The local contact person shall be responsible for contacting the occupant to correct the problem within sixty (60) minutes. This local contact person is required to visit the property to confirm compliance with this Article, unless compliance can reasonably be confirmed without visiting the property.
 - (2) If non-compliance with provisions of this Article reoccur, the Director of Planning and Economic Development or his/her designee shall conduct an investigation wherever there is reason to believe that an owner has failed to comply with the provisions of this Article. The investigation may include an inspection of the premises, review of law enforcement/security reports, online searches, citations, or neighbor documentation consisting of photos, sound recordings and video, all of which may constitute evidence of violation. Should the investigation support a finding that a violation occurred, the Director of Planning and Economic Development or his/her designee shall issue a written notice of the violation and intention to impose a penalty and/or suspend or revoke the business license (or suspend or remove the short-term rental or bed and breakfast establishment from the applicable business license). The written notice may be served either by

first-class mail, by commercial overnight delivery, by personal service on the owner, or by any other reasonable means of delivery, including email, and shall specify the facts which, in the opinion of the Director of Planning and Economic Development, constitute grounds for imposition of the penalties and/or suspension or revocation, and specify that the penalties will be imposed and/or that the business license will be suspended or revoked (or suspension or removal of the short-term rental or bed and breakfast establishment from the applicable business license) 15 calendar days from the date of the notice unless the owner files with the Director of Planning and Economic Development a request for an appeal hearing before the City Manager. In considering such appeal, the City Manager shall determine whether the Director of Planning and Economic Development has erred in his/her interpretation and/or enforcement of this Article. All interested parties shall have the right to be represented by counsel before the City Manager, to present testimony and evidence, and to cross examine witnesses. The City Manager shall render a determination which shall constitute a final ruling on the application.

(3) Except as otherwise provided in this Article, violations of this Article will be enforced in accordance with the Garden City Code.

- (e) *Business License and fees not exclusive.* The business license and fees required by this Article shall be in addition to any license, permit or fee required under any other provision of this Code, or other local or state law including, but not limited to, the City's Hotel Motel Occupancy Tax under Chapter 74, Article IV, Sections 74-76 et seq. of the City Code. The issuance of any business license pursuant to this Article shall not relieve the owner of the obligation to comply with all other provisions of this Code pertaining to the use and occupancy of the short-term rental or bed and breakfast establishment or the property on which it is located.
- (f) *Penalty.* In addition to the penalties described above, any person violating the provisions of this Article XV by operating a short-term rental or bed and breakfast establishment without a valid business license may be prosecuted according to the general penalties set forth in the City Code.
- (g) *Enforcement.* The Director of Planning and Economic Development and his/her designee are hereby authorized and directed to establish such procedures as may from time to time be required to carry out the purpose and intent of this Article. Garden City Code Enforcement Officers, as well as the Garden City Police Department shall also have authority to enforce this Article XV.
- (h) *Violations by occupants of Short-Term Rentals and Bed and Breakfast Establishments.* Enforcement actions may be brought against occupants of a short-term rental or bed

and breakfast establishment for violations of this Article XV and any other provision of this Code notwithstanding that this Article may also make the owner of the short-term rental or bed and breakfast establishment responsible for the conduct constituting the violation. “

Section 3. Chapter 90, Article I, Section 90-5(b), of the Code of Ordinances of Garden City, Georgia, as amended, entitled “Definitions and Rules of Construction” is amended by adding the following definition of “Short-Term Rental”:

“Short-Term Rental means one or more dwelling units, including either a single-family home, duplex, or single multi-family residential unit rented not more than 30 consecutive nights.”

Section 4. Chapter 90, Article II, Section 90-47(b), of the Code of Ordinances of Garden City, Georgia, as amended, entitled “Zoning; Permitted Uses” is amended by adding the following as Paragraph _____ of uses listed therein:

“Para. _____. Short Term Rentals: R-A, R-2, R-I-N, and M (subject to compliance with the provisions of Chapter 22, Article XV, Sections 22-601 et seq.)”

Section 5. Chapter 90, Article I, Section 90-5(b) of the Code of Ordinances of Garden City, Georgia, as amended, entitled “Definitions and Rules of Construction” is amended by adding the following definition of “Bed and Breakfast Establishments”.

“Bed and Breakfast establishments” means a dwelling occupied by a family and used incidentally to provide overnight accommodation and meals to transient travelers, operated by an owner or designated operator-in residence, with a maximum number of rented units being six.

Section 6. Chapter 90, Article II, Section 90-47(b), of the Code of Ordinances of Garden City, Georgia, as amended, entitled “Zoning; Permitted Uses” is amended by adding the following as Paragraph _____ of uses listed therein:

Para. _____ Bed and Breakfast Establishments: R-A, R-2, R-I-N, and M (subject to compliance with the provisions of Chapter 22, Article XV, Sections 22-601 et seq.)”

Section 7. This ordinance shall be effective as of the date of passage.

Section 8. All ordinances of parts of ordinances in conflict herewith are hereby repealed.

Section 9. If any section, subsection, paragraph, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed severable and such holding shall not affect the validity of the remaining portions hereof.

ADOPTED, this ____ day of _____, 2024.

RHONDA FERRELL-BOWLES
Clerk of Council

RECEIVED AND APPROVED THIS ____ day of _____, 2024.

BRUCE CAMPBELL
Mayor

Read first time:

Read second time and passed:



G A R D E N C I T Y
.....
PLANNING &
ECONOMIC DEVELOPMENT

MEMORANDUM

To: Garden City Planning Commission & Board of Appeals
From: Denise R. Grabowski, AICP, LEED AP, Planning Manager Consultant
Date: July 2, 2024
Re: PC 6-24-1081 – Zoning Text Amendment – Short-Term Vacation Rentals

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

The purpose of the ordinance is to regulate the operation of short-term rentals and bed and breakfast establishments. As proposed, the uses will be permitted in R-A, R-2, R-I-N, and M districts.

City of Garden City Rezoning Application



Development Information

Development Name (If applicable)

Konter Multi-Family Residential Development

Property Address

2779 U.S. Highway 80

Garden City, Georgia 31418

Current Zoning

R-1

Proposed Zoning

R-2

Current Use

Vacant Land

Proposed Use

Multi-Family

Parcel ID

60926 05016, 60926 05017, 60926 05018
60926 05019, 60926 05020

Total Site Acreage

11.42 acres

Proposed Water Supply

☒ Public ☐ Private

Proposed Sewage Disposal

☒ Public ☐ Private

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

The property is currently vacant and heavily wooded.

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

Multi-family residential development consisting of approximately 24 1-bedroom townhomes, 88 2-bedroom townhomes, 24 3-bedroom townhomes, as well as 24 single car garages, 16 storage units, and amenities consisting of a clubhouse, swimming pool, playground/picnic, and car wash.

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

The site is bounded on the East and North by existing residential properties and on the West by an existing commercial/industrial facility.

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

Rezoning of the property to R-2 would allow for the property to be developed with apartments to a density of 16 units per acre. Because of the residential development to the North and East of the property, increasing multi-family demand, and good access via Highway 80, a small townhome development would create maximum profitability and constitute the highest and best use of the site.

Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools? Describe the proposed access.

The zoning change would not result in a use of the property which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The property is directly accessible from U.S. Highway 80 and from a 20 foot road easement that extends through the entire length of the site from South (US Highway 80) to North.

Please provide any additional information that you deem relevant.

City of Garden City Rezoning Application



Applicant Information

Owner	
Name	Address
Garden City, GA (as to 60926 05016, 05018.05019 & 05020)	100 Central Avenue, Savannah, GA 31405
All in One Car Export LLC (as to 60926 05017)	
Phone	Email 54 Telfair Place, Savannah, GA 31408
	Sole Manager & Member of All in One Car Export, LLC

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)
Phone	Email

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 Planning Commission and City Council and that my application cannot be approved unless I am represented.

Garden City, Georgia

Print Name

By: Rhonda Ferrell Bowles
 Signature (Rhonda Ferrell Bowles
 City Manager)

6/4/24
 Date

All in One Car Export, LLC

By: Sandis Jancevski
 Sandis Jancevski, Manager

6/03/2024
 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 Consultant
Date: July 1, 2024
Re: PC-6-24-1082 2799 U.S. Highway 80

Application Type	Zoning Map Amendment (Rezoning)
Case Number	PC-6-24-1082
Applicant	City of Garden City and All in One Car Export LLC
Name of Project	Konter Multi-Family Residential Development
Property Address	2799 U.S. Highway 80
Parcel ID	60926 05016, 60926 05017, 60926 05018, 60926 05019, and 60926 05020
Area of Property	11.42 acres
Existing Zoning	R-1, Residential
Existing Land Use	Undeveloped
Proposed Zoning	R-2, Residential
Proposed Land Use	Townhome development
Comp Plan – Future Land Use	Mixed Use

GENERAL INFORMATION

Project Description: Residential development consisting of 24 1-bedroom townhomes, 88 2-bedroom townhomes, 24 3-bedroom townhomes, as well as 24 single car garages, 16 storage units, and amenities consisting of a clubhouse, swimming pool, playground/picnic area, and car wash.

Background / Additional Context: The proposed development will be located on property that is owned by the City of Garden City plus an adjacent parcel, owned by All in One Car Export LLC. The City initially planned to locate a recreation complex on this property. When the new recreation complex was relocated, the City issued a Request for Proposals (RFP) for the development of this property as a residential area. Konter Homes was awarded the development project by the City of Garden City.

FINDINGS

Staff has determined this application is complete and contains all required information. In conformance with the City of Garden City Zoning Ordinance Section 90-201(c), the following factors are to be considered for a rezoning request:

1. *Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?*
Yes. This area of Garden City includes single-family residential, commercial, and industrial development.
2. *Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?*
No. The R-2 zoning is a logical transition between the R-1 zoning to the east, the I-1 zoning to the west, and the C-1 zoning across U.S. Highway 80 from the site.
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?*
No, the development will be accessed via U.S. Highway 80.
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?*
No.
5. *Is there an imminent need for the rezoning and is the property likely to be used for the use requested?*
Yes, there is a great need for additional housing in Garden City and Chatham County.
6. *Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?*
The rezoning of this property to R-2 could encourage additional residential development in the area.
7. *Such other matters as the Planning Commission deems relevant.*
The Future Land Use Map indicates this area as greenspace, in anticipation of the recreation complex previously anticipated for this site.

ACTIONS

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

- i. *Recommend approval* of the proposed zoning decision as presented;
- ii. *Recommend approval* of the proposed zoning decision with modifications or conditions;
- iii. *Defer action of the proposed zoning decision* upon motion of the Planning Commission or at the request of the applicant. The applicant may revise the proposal based on the comments at the meeting and resubmit it for formal action at a future meeting; or
- iv. *Recommend denial* of the proposed zoning decision.

RECOMMENDATION

Approval of the rezoning request from Residential (R-1) to Residential (C-2).

RECOMMENDED MOTION

I move to recommend to City Council the **approval** of rezoning application PC-5-24-1082.

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.

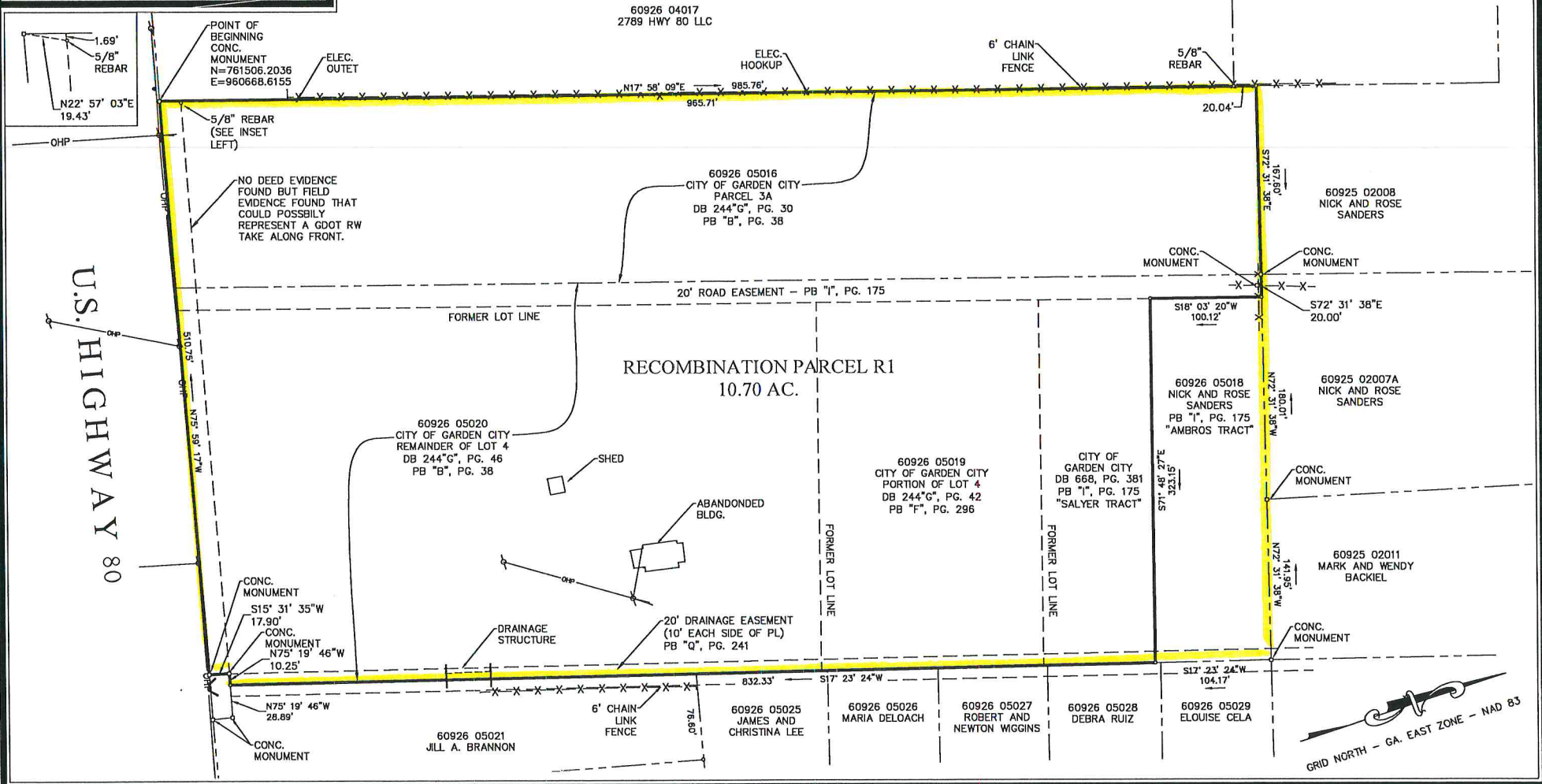
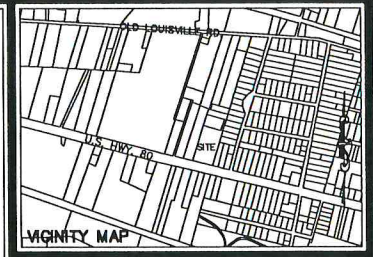
THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT.

NOTES

1. HORIZONTAL DATUM IS GEORGIA STATE PLANE EAST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83). COORDINATES HAVE BEEN ESTABLISHED BY EGPS VRS NETWORK.
2. VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.
4. THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
5. IN MY OPINION, IN ACCORDANCE WITH THE F.I.R.M. NO. 1305100135H, EFFECTIVE DATE AUGUST 16, 2018, THIS PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN. FEMA FLOOD MAPS CHANGE OFTEN AND SHOULD BE CHECKED PRIOR TO ANY CONSTRUCTION.
6. THE CERTIFICATION, AS SHOWN HEREON, IS A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
7. ALL PROPERTY CORNERS ARE 5/8" IRON PINS UNLESS NOTED OTHERWISE.
8. NO GUARANTEE, EITHER STATED OR IMPLIED IS MADE THAT THIS PROPERTY IS NOT SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, RESTRICTIONS, SUB-SURFACE CONDITIONS, OR ANY OTHER MATTERS OF TITLE THAT ARE NOT VISIBLE, NOT DISCLOSED, OR NOT DISCOVERED BY TITLE EXAMINATION.

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.

P. NATHAN BROWN, RLS



GRID NORTH - GA. EAST ZONE - NAD 83

RECOMBINATION PLAT

LANDS OF THE CITY OF GARDEN CITY, GARDEN CITY, GEORGIA
FOR: THE CITY OF GARDEN CITY

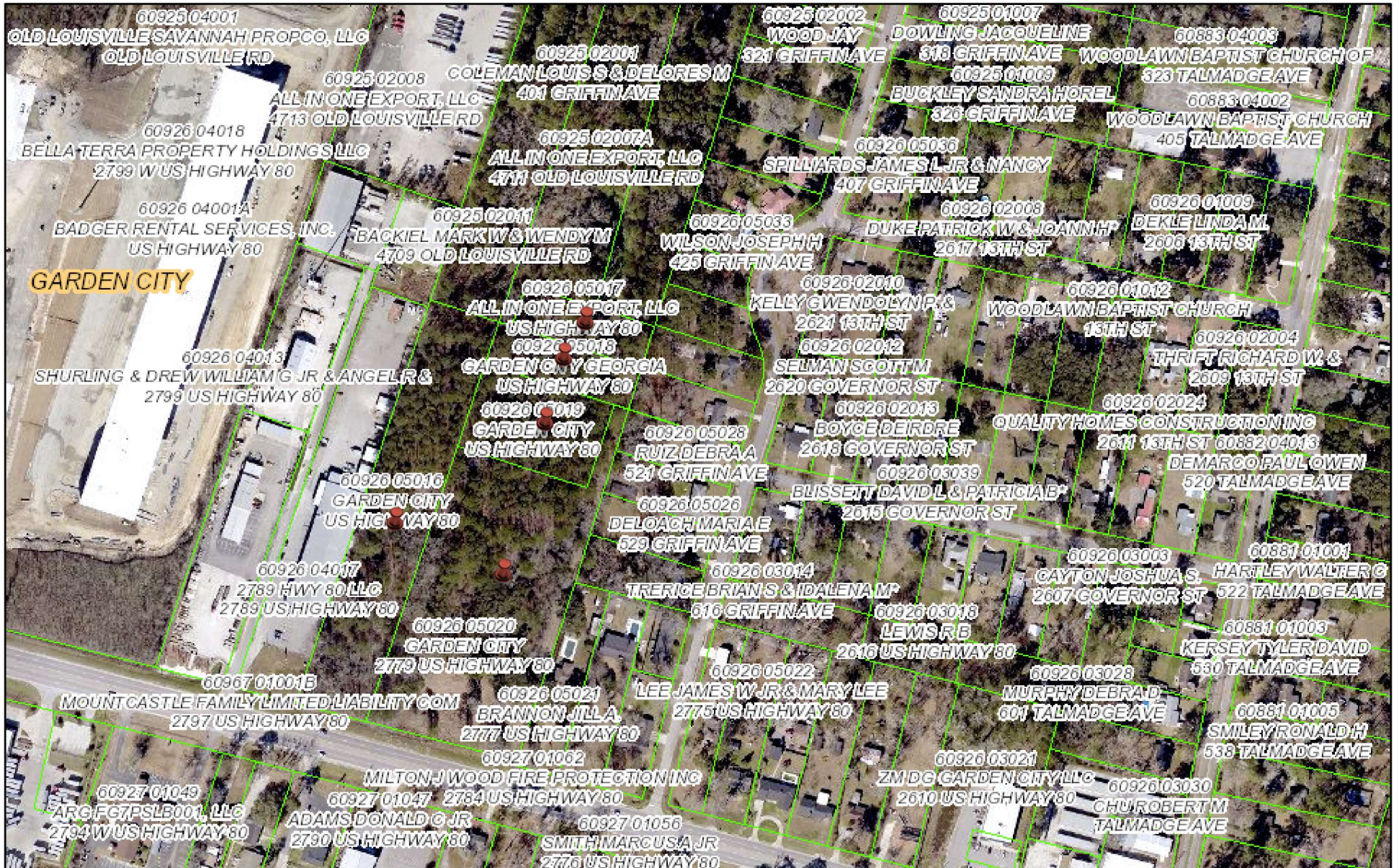
PLAT DATE: MARCH 16, 2023
FIELD DATE: MAR. 2023
REVISED:
JOB NO.
SCALE:

ERROR OF CLOSURE: FIELD - 1/74,560
ERROR OF CLOSURE: PLAT - 1/8898,286
ANGULAR ERROR: 1" PER POINT
EQUIPMENT USED: TOTAL STATION
0 60 120

HUSSEY GAY BELL
Established 1958
329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626

HUSSEY, GAY, BELL &
GEORGE, INC.
AUTHORIZATION: 15F300
GEORGIA
REGISTERED
No. 3185
PROFESSIONAL
LAND SURVEYOR
P. NATHAN BROWN

Zoning Map Amendment R-1 to R2



7/2/2024, 4:11:53 PM

Municipal Boundary

 BLOOMINGDALE

GARDEN CITY

 POOLER

PORT WENTWORTH

 SAVANNAH THUNDERBOLT

 TYBEE ISLAND

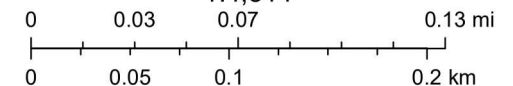

VERNONBURG

UNINCORPORATED

Owner, PIN and Address Labels

Property Boundaries (Parcels)

1:4,514



SAGIS

SAGIS
SAGIS |