

AGENDA

Board of Zoning Appeals / Planning Commission Meeting
Tuesday, September 12, 2023 - 6:00pm

Pre-agenda @ 5:30pm

- ✧ **Call to Order**
- ✧ **Roll Call**
- ✧ **Approval of Agenda: September 12, 2023**
- ✧ **Approval of Board of Zoning Appeals/Planning Commission Minutes**
 - August 8, 2023
- ✧ **Zoning Appeals**
 - PC2330: Reynaldo Puerto request a variance of Sec. 90-69[C](1) -Walls and Fences to keep the 4ft picket fence in front yard. 4005 3rd Street; PIN 60019 07008
- ✧ **Adjournment**
- ✧ **Planning Commission**
 - PC2331: Hana Abouharb request to rezone 0 Silk Hope Road; PIN 60090D 02007 from C-1 to C-2.
- ✧ **Adjournment**

Public Hearing by City Council for PC2331 is scheduled for September 18, 2023 with Consideration by City Council scheduled for October 2, 2023. 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
August 8, 2023 - 6:00PM

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

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

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

Visitors: Enclosed

Vice-Chair Perry asked for a motion to remove PC2329: Woo Joo Jang request for a variance to establish a use as a truck/trailer shop with no merchandise sales to be located at 220 Dean Forest Road. PIN 60924A 02004 from the agenda. Commissioner Cox made a motion to remove the item; Commissioner Ashley second the motion. Vote passes with no opposition.

Vice-Chair Perry asked for a motion to approve the agenda. Commissioner Cox made a motion to approve the agenda with a second by Commissioner Selph the vote passes with no opposition.

Vice-Chair Perry asked for a motion to approve the July 11, 2023 minutes. Commissioner Cox made a motion to approve with second by Commissioner Orrell; vote passes with no opposition.

Board of Zoning Appeals

PC2328: Steven Carbone request a variance from Sec. 90-11 to have a building on a lot that doesn't abut a publicly dedicated, publicly approved or publicly maintained street at 1622 Dean Forrest Road; PIN 60988A 02007

Vice-Chair Perry gave a reading of the item. Planning Consultant Denise Grabowski gave an overview of the proposal. The City Staff recommended approval of the variance request to allow for the construction of a building on a lot which abuts a private street.

Alec Metzger; EMC Engineering said the request allows the business the ability to expand and the variance is needed in order to construct off of the gravel access road.

Vice-Chair Perry asked for questions, comments or those in favor of the request.

Joseph Kimker; 5235 Ogeechee Road stated he is speaking on behalf of Mr. Carbone; property owner and if Mr. Carbone says he's going to do something he will.

Vice-Chair Perry called for any additional comments; being none she called for those in opposition. With no opposition, Vice-Chair Perry calls for a motion. Commissioner Selph makes a motion to approve, Commissioner Cox seconded. Vote passes with no opposition.

Vice-Chair Perry called for a motion to adjourn the Board of Zoning Appeals/Planning Commission meeting. Commissioner Cox made a motion to adjourn the ZBA meeting, Commissioner Selph seconded, vote passes with no opposition.

Planning Commission

Vice-Chair Perry called the Planning Commission meeting to order.

PC2319: Steve Carbone; Industrial Electro Mechanics requests a general development review of property 1622 Dean Forest Road; PIN 60988A 02007 for a mechanic shop.

Vice-Chair Perry gave a reading of the item. Planning Consultant Denise Grabowski gave an overview of the proposal. The City Staff recommended approval of the general development plan.

Vice-Chair Perry asked for questions, comments or those in favor of the request.

Alec Metzger; EMC Engineering stated site plans have been prepared showing parking and drainage.

Commissioner Selph asked for fencing details with regards to type and location.

Mr. Metzger said the fencing will be chain-linked around the property with a row of trees to provide privacy to Morgan Road.

Vice-Chair Perry asked for further questions or comments; being none she called for those in opposition. With no opposition, Vice-Chair Perry calls for a motion. Commissioner Cox makes a motion to approve; Commissioner Ashley seconded. Vote passes with no oppositions.

PC2323: Beacon Outdoor Billboards requests for a general development plan for a billboard at 5195 Ogeechee Road; PIN 60990D 01005.

Vice-Chairman Perry gave a reading of the item. Planning Consultant Denise Grabowski gave an overview of the proposal. The City Staff recommended approval of the outdoor advertising/separate use sign permit.

Lou Ferrando; Beacon Outdoor Billboard Advertising stated this is a straight proposal for a front and back billboard; the property owner is part of a negotiation for leasing in 20 years for the City for advertising as a benefit package, the billboard is 40 feet overall, it is not on top of a berm and based inside of the fence.

Joseph Kimker; 5195 Ogeechee Road said the City gets a segment on the sign for the lifetime of the sign.

Vice-Chair Perry asked for additional comments or questions; being none she calls for those in opposition. With no opposition; Vice-Chair Perry calls for a motion. Commissioner Bruner makes a motion to approve; Commissioner Ashley seconded. Vote passes without opposition.

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

Respectfully submitted
TTR

City of Garden City Variance Application



Development Information

Development Name (If applicable)	
Property Address	
Current Zoning	Current Use
Parcel ID	Total Site Acreage
Section of the zoning code from which you are seeking a variance:	
Describe the variance request you are requesting.	
Would denial of this request create practical difficulty or an unnecessary hardship?	
Does the property have extraordinary and exceptional conditions because of its size, shape or topography?	
Are the conditions of the property unique to this piece of property?	
Would approval of this variance request cause any detriment to adjoining properties or the community?	
Please provide any additional information that you deem relevant.	

City of Garden City Variance 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)
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.

 Print Name

Reynaldo Puerto
 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



GARDEN CITY
PLANNING &
ECONOMIC DEVELOPMENT

MEMORANDUM

To: Garden City Planning Commission & Board of Appeals
From: Denise R. Grabowski, AICP, LEED AP, Planning Manager Consultant
Date: September 6, 2023
Re: PC 2330 – 4005 3rd Street

Application Type	Variance
Case Number	PC 2330
Applicant	Reynaldo Puerto
Name of Project	NA
Property Address	4005 3 rd Street
Parcel IDs	60019 07008
Area of Property	0.14 acres
Current Zoning	R-2, Residential
Land Use	Residential

GENERAL INFORMATION

Project Description: The applicant is requesting a variance from section 90-69(C)(1) of the Garden City Zoning Ordinance to allow a 4' picket fence in the front yard.

Additional Background: The applicant has installed a 6' privacy fence in the back and side yards and a 4' decorative fence along the side lot lines, extending to the street (front yard). The 6' privacy fence was installed without a fence permit, so the building official issued a stop work order and directed the owner to submit an application for a fence permit. The applicant submitted a fence permit application on 05/25/2023. The application was approved on 05/26/2023. When the permit was received by the building official, it was assumed to be for the 6' privacy fence already under construction. Once the front yard fence was constructed, the building official reached out to the property owner again, stating that a fence is not permitted in the front yard. The property owner stated that the permit submitted on 05/25/2023 was for the new 4' fence in the front yard, which is consistent with the application. The building official stated that a front yard fence would only be allowed with a variance.

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;*

Due to the confusion around the fence application, the permit for the 4' fence was approved by the City of Garden City. Therefore, requiring the applicant to remove the fence could be considered a financial hardship.

3. *Conditions are peculiar to the particular piece of property involved; and*

No.

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 will not be a detriment to the public good or impair the purpose and intent of this chapter. There are other properties in the neighborhood with decorative, transparent fences along the side lot lines and front yards. Photos of the installed fence are provided on the following page.

RECOMMENDATION

Approval of the variance request to allow for the 4' picket fence to remain, provide the applicant submits the documentation for the previously constructed 6' privacy fence as directed by the building official.

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.



PC2330: VARIANCE



9/7/2023, 12:01:18 PM

Municipal Boundary

BLOOMINGDALE

GARDEN CITY

POOLER

PORT WENTWORTH

SAVANNAH

THUNDERBOLT

TYBEE ISLAND

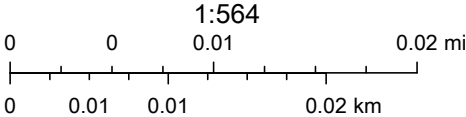
VERNONBURG

UNINCORPORATED

Owner, PIN and Address Labels

Property Boundaries (Parcels)

SAGIS



City of Garden City Rezoning Application



Development Information

Development Name (If applicable)

Property Address

0 Silk Hope Rd

Current Zoning

C-1

Current Use

land

Parcel ID

60990002007

Proposed Water Supply

☒ Public ☐ Private

Proposed Zoning

C-2

Proposed Use

Food truck facility or Any property
USE w/ C-2
Used car lot

Total Site Acreage

1.2

Proposed Sewage Disposal

☒ Public ☐ Private

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

Vacant land (wooded area)

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

Food truck facility for storage and logistics

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

There are other storage facilities currently
across the street

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

It would still be the same as there is currently
storage facilities across the street

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

NO

Main Street

Please provide any additional information that you deem relevant.

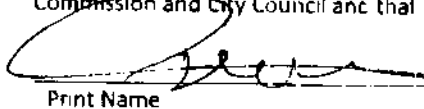
City of Garden City Rezoning Application



Applicant Information

Owner	
Name	Address
Hana Abouharb	D Silk Hope Rd
Phone	Email
407-552-4960	manara.harba@aol.com
Nature of Ownership Interest	
Is the Owner an: <input checked="" type="checkbox"/> Individual <input type="checkbox"/> Partnership <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Firm <input type="checkbox"/> Corporation <input type="checkbox"/> Association	
Note: If a corporation, submit a list of officers, directors & major stockholders with name, address and title.	
If a partnership: Submit list of all partners with name, address and title.	
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 Planning Commission and City Council and that my application cannot be approved unless I am represented.



Print Name

Signature

7-11-2023
Date

Hana Abouharb

OFFICE USE ONLY		
Received By	Date Received	Case Number
Submitted 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: September 7, 2023
Re: PC 2331 – 0 Silk Hope Road

Application Type	Zoning Map Amendment (Rezoning)
Case Number	PC 2331
Applicant	Hana Abouharb
Name of Project	N/A
Property Address	0 Silk Hope Road
Parcel ID	60990D 02007
Area of Property	0.75 acres
Existing Zoning	C-1, Light Commercial
Existing Land Use	Undeveloped
Proposed Zoning	C-2, Heavy Commercial
Proposed Land Use	Food truck facility, used car lot, or any use within C-2
Comp Plan – Future Land Use	Commercial

GENERAL INFORMATION

Project Description: The property is located between US 17/Ogeechee Road and Silk Hope Road, with access via Silk Hope Road.

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 is bounded by commercial (C-1) and residential (R-1) zoned property. Properties across US 17/Ogeechee Road are zoned commercial (C-2).
- 2. Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?*

US 17/Ogeechee Road is a commercial corridor.

3. *Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established single-family neighborhoods on minor streets, leading to congestion, noise and traffic hazards?*

The property is currently accessed via Silk Hope Road, a small residential street. Silk Hope Road is not well suited to accommodate high traffic volumes or heavy commercial vehicles.

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

The property is located in close proximity to an established single-family residential neighborhood. Commercial development should be adequately screened from residential areas.

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

The property, if rezoned, may be viable for commercial activity, although access is limited and the size and shape of the property may limit development opportunities.

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

The rezoning of this property could increase pressure on the adjacent C-1 commercial properties to heavy commercial (C-2) zoning.

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

The Future Land Use Map indicates this area as Commercial, which is consistent with its current and proposed zoning.

RECOMMENDATION

Based upon the current application, staff recommends **denial** of the rezoning request from Light Commercial (C-1) to Heavy Commercial (C-2). The Planning Commission may recommend **approval** of the rezoning request with contingencies, which staff would recommend include conditions that the applicant demonstrating access to the parcel without utilization of Silk Hope Road and inclusion of the "P" designation to require general development plan approval by the Planning Commission.

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.

PC2331: REZONING C-1 TO C-2



9/7/2023, 2:51:20 PM

Municipal Boundary

BLOOMINGDALE

GARDEN CITY

POOLER

PORT WENTWORTH

SAVANNAH

THUNDERBOLT

TYBEE ISLAND

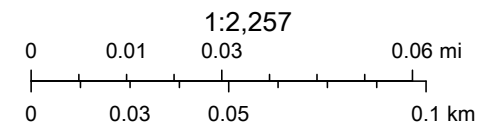
VERNONBURG

UNINCORPORATED

Owner, PIN and Address Labels

Property Boundaries (Parcels)

SAGIS



SAGIS
SAGIS |