AGENDA

Board of Zoning Appeals / Planning Commission Meeting Tuesday, June 13, 2023 - 6:00pm

Pre-agenda @ 5:00pm

- □ Call to Order
- □ Roll Call
- □ Approval of Agenda
 □ June 13, 2023
- □ Approval of Board of Zoning Appeals/Planning Commission Minutes
 - o May 9, 2023
 - May 23, 2023: Special Discussion Meeting
- **□** Zoning Appeals
 - PC2322: Austin Cantrell, America's Home Place, representing property owner Larry Wimpy request a variance to build a single-family dwelling at 315 Chatham Villa Drive; PIN 60017 03004
- **□** Adjournment
- □ Planning Commission

Old Business

O PC2304: Joshua Yellin; Hunter Maclean requests a general development plan review for proposed development as a service station for electric fleet vehicles to be located at 2202 US Highway 80; PIN 60080 01012, 2207 US Highway 80; PIN 60880 01013, 2301 US Highway 80; PIN 60881 04001, 2303 US Highway 80; PIN 60881 04002, 2305 US Highway 80; PIN 60081 04003 and US Highway 80; PIN 60881 04004

New Business

- PC2320: Tom Havens; Coastal Civil Engineering requests a general development plan review of for addition of a 5,661 sq. ft. metal building and associated access improvements to 1620 Dean Forest Road; PIN 60988A 02009.
- PC2324: Ryan Smith request a general development review of 108 Burgess Road; PIN 60988 01005, 110
 Burgess Road; PIN 60988 01006, 112 Burgess Road; PIN 60988 01007, 114 Burgess Road; PIN 60965 01001
 and 116 Burgess Road; PIN 60956 01002 for proposed development of modular offices.
- PC2325: City of Garden City request an ordinance to amend the Code of Ordinances of Garden City, Georgia and the Zoning Ordinance to bring the ordinances in compliance with changes to the zoning procedures law implemented by the HB 1405(Georgia Laws Act 881) to repeal all ordinances in conflict herewidth; and for other lawful purposes.

□ Adjournment

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

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

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

- 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 May 9, 2023 - 6:00PM

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

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

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

Visitors: Enclosed

Vice Chair Perry announced for the following:

PC2319: Steve Carbone; Industrial Electro Mechanics requests a general development review for construction of a mechanical shop with associated parking and utilities of property formerly known as 1622 Dean Forest Road; PIN 60988A 02007 and now known as 1630 Dean Forest Road PIN 60988A 02034 Lot 7 A, a recombination of a portion of Lot 6 and a portion of Lot 7, on plat entitled "A Recombination Plat of the Northwest Portion of Tract 3" dated October 12, 2022, recorded October 26, 2022 in Plat Book 53, page 545, Chatham County, Georgia records. *ADDEMDUM (Address Authorization of Plat Recombination has been assigned as 1622 Dean Forest Road) *Addendum*: The applicant requested to table item and be placed on the next agenda. The associated items have been removed.

PC2320: Tom Havens; Coastal Civil Engineering requests a general development plan review of for addition of a 5,661 sq. ft. metal building and associated access improvements to 1620 Dean Forest Road; PIN 60988A 02009. *Addendum*: The applicant requested to table item and be placed on the next agenda. The associated items have been removed.

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

Vice Chair Perry asked for a motion to approve the April 11, 2023 minutes. Commissioner Monroe made a motion to approve the minutes. Commissioner Orrel seconded; vote passes with no opposition.

Board of Zoning Appeals

PC2321: Naser Jaber; Global Investment Traders, LLC requests a variance of Sec. 90-72 for proposed development of a four-unit quadplex at 4021 6th Street; PIN 60019 10016.

Vice Chair Perry gave a reading of the item. Planning Consultant Denise Grabowski gave an overview of the proposal. The City recommended denial of the variance request.

Applicant Naser Jaber came forward and gave a quick summary of his plans.

Denise Grabowski stated the minimum lot width for a multifamily unit is 105 with City water and sewer; the lot meets the requirements for a one family dwelling.

Mr. Jaber said this is one lot; the width of the front elevation is 60ft., there will be a drive on either side with parking in the rear.

Commissioner Monroe asked for confirmation of proposed parking in the rear.

Denise Grabowski replied eight-unit spaces in the rear with one unit space proposed in the front.

Vice-Chair Perry said what are the proposed number of bedrooms?

Mr. Jaber replied 3 bedrooms; 2 baths or 2 bedrooms; 2 bath units with at lease 1300 sq. ft. per unit.

Vice-Chair Perry said I would like to see 3 bedroom; 2 bath units as a community will more often than not need the space to accommodate growing families.

Commissioner Bruner said 25ft is not a lot but were looking at 30% of the variance.

Commissioner Monroe stated a larger percentage for variances have been previously granted.

Commissioner Orrel said housing is needed but I want to see a final floor plan.

Denise Grabowski said if the variance is granted a general development plan review does not come back to Planning Commission.

Commissioner Monroe stated the neighborhood as developed for the current multi-family in the community by Roscoe Robinson was done with historically sized lots and any new structure will not be keeping with the character of the existing structures in the city. This development is needed in the city and the community; 25ft is not a large difference.

Vice-Chair Perry stated the applicant is to be held to a high standard for Garden City and the community.

Vice Chair Perry asked for questions, comments or those in favor of the request; being none she called for those in opposition. With no opposition, Vice Chair Perry calls for a motion. Commissioner Monroe makes a motion to approve, Commissioner Cox seconded. Vote passes by majority with Commissioner Ashley and Commissioner Bruner voting in opposition.

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

Planning Commission

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

PC2304: Joshua Yellin; Hunter Maclean requests a general development plan review for proposed development as a service station for electric fleet vehicles to be located at 2202 US Highway 80; PIN 60080 01012, 2207 US Highway 80; PIN 60880 01013, 2301 US Highway 80; PIN 60881 04001, 2303 US Highway 80; PIN 60881 04002, 2305 US Highway 80; PIN 60081 04003 and US Highway 80; PIN 60881 04004

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

Applicant Josh Yellin stated he is present along with owner of Voltera and engineers for the project. This is a fleet charging, safely operated facility site with occupants that meets the zoning requirements.

Commissioner Orrel stated this type of development is new to us; there are safety concerns, runoff concerns and training hazards to consider.

Mr. Thomas said we have broken ground of the same facility in California; there is a limited probability for safety concerns. Voltera is meeting with Georgia Power to address the needed upgrades in order to meet requirements.

Commissioner Ashley said what will be worked on the garage and maintenance building? How is this allowed in C2; how does the runoff not affect the adjoining properties with regards to potential contamination?

Mr. Thomas stated this facility is emissions free, there will not be maintenance such as oil changes. Contamination containment is a part of the overall design for the development.

Vice Chair Perry asked what safety measures are put into place for this type of facility?

Mr. Thomas replied he is unaware of fires spreading and it's very unlikely to occur.

Commissioner Monroe asked are there any federal and state regulations to adhere to and we need the owner to provide more language regarding the development.

Mr. Thomas said the use is private for the Voltera developer; power guidelines are the same as a data center - the switchgears will trip.

Commissioner Bruner said according to 66A how does this use fall into C2 as the this is leased to fleet with overnight stay due to the timeframe to charge the trucks.

Denise Grabowski said the truck repair is a secondary use; this is a fueling of electricity.

Mr. Thomas said the timeframe depends on the customer but they will utilize the least amount of time as possible.

Commissioner Monroe said although this is fueling of electricity this development is not beneficial to the public with the fleet remaining overnight, maintenance repair and servicing. City may want to do more research before moving forward.

Commissioner Bruner asked if there are current facilities up and running?

Mr. Thomas said Arizona is a site that is up and running but not to this scale.

Mr. Yellin said there have been developments recently with gas and diesel stations and we have not heard of any safety concerns. RaceTrac was before you and use classification was debated but determined to be correct. These are emission free vehicles.

Commissioner Bruner stated you are comparing two different things, you are asking for an extended period of time.

Mr. Yellin said the zoning use was determined by City Administrators; we had consultation with the City on the primary use determination.

Mr. Thomas said operations are to be determined; we have state and federal regulations to me met.

Mr. Turner stated a traffic study was completed with 180 trips being done during peak hours; there is also an office component so hours of operation are based on the customer.

Mr. Thomas said the main use is to not for the public; Voltera owns the property, this development should generate jobs in the area for drivers and as a manned site.

Commissioner Monroe said this development adds additional congestion to the roadways.

Vice Chair Perry asked for questions, comments or those in favor of the request; being none she called for those in opposition. With no opposition, Vice Chair Perry calls for a motion. Commissioner Bruner makes a motion to table tentatively until the June meeting with the consideration that City Planning Staff schedule a meeting to discuss zoning usage, maintenance of trucks and overnight storage. Commissioner Monroe seconded; vote passes without opposition.

Commissioner Orrel made a motion to adjourn, Commissioner Monroe seconded. Motion passes with no opposition.

Respectfully submitted TTR

Board of Zoning Appeals/Planning Commission May 23, 2023 - 2:00PM Special Discussion Meeting

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

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

Staff: Denise Grabowski (Planning Manager -Consultant-), Robert Wellmaker (Building Official), Mike Dick(Fire Chief), Carlos Nevarez(Fire Marshal) and Jonathan Trego (Planning and Zoning Supervisor)

Visitors: Enclosed

Chairman Jackson announced this is a special discussion meeting regarding zoning and no decision is to be rendered today.

Chairman Jackson asked for a motion to approve the agenda. Commissioner Perry made a motion to approve the agenda, Commissioner Cox seconded, vote passes with no opposition.

Chairman Jackson asked for a motion to un-table PC2304. Commissioner Perry made a motion to un-table; Commissioner Cox seconded; vote passes without opposition.

PC2304: Joshua Yellin; Hunter Maclean requests a general development plan review for proposed development as a service station for electric fleet vehicles to be located at 2202 US Highway 80; PIN 60880 01012, 2207 US Highway 80; PIN 60880 01013, 2301 US Highway 80; PIN 60881 04001, 2303 US Highway 80; PIN 60881 04002, 2305 US Highway 80; PIN 60881 04003 and US Highway 80; PIN 60881 04004

Chairman Jackson gave a reading of the item. Planning Consultant Denise Grabowski gave an overview of the proposal and stated the discussion is to present additional clarification for the proposed electric vehicles, zoning C2 district, the combination of multiple parcels and the primary use of fuel which is electricity. She stated the City Attorney provided additional information with clarification of use and the applicant has provided additional information with the intended use and activities for the maintenance building onsite and details to the EV use.

Commissioner Bruner gave a reading and overview of concerns for the project (see enclosed). Mr. Bruner said this use request is only a partial description, it's not stated fully and is not complete.

Applicant Josh Yellin stated he submitted the zoning request in consultation with Staff as a definition for automotive service station. Motor vehicles is all encompassing(46A), this will not be major truck repair but we are willing to have dialogue for what is major versus minor – the applicant is open to communicating with everyone.

Commissioner Bruner said this is truck repair which is use 66A.

Commissioner Perry said what criteria is there to determine a primary use versus a secondary use?

Denise Grabowski said per Sec. 90-10 the City Attorney confirmed that this code section pertains to primary use as well as primary building and the clarification as within the previous case meeting - he is who determines the legal interpretation of the Code.

Commissioner Perry said this is not retroactive and asked if we had this in writing.

Denise Grabowski said this is not retroactive, this is his interpretation of this code section; we do not have a memo from the City Attorney in reference to this previous case. She stated that a memo confirming this and other code sections pertaining to the Voltera case was sent via email on May 15th to the City Manager and City Attorney which the City Attorney affirmed her findings by email on May 16th.

Commissioner Bruner said if all items were listed would the Building Official have considered signing off on the zoning use?

Robert Wellmaker; Building Official said based on the usage presented, the buildings and trucking terminal this would not have fit. This is new to the area; truck stops involve refueling with the drivers having lounges. Four-wheeled vehicles can use the location – there are some unknowns. Commercial fleets are usually FedEx and UPS which is a commercial use; I have been in this area since 1970 and yet to see an electric 18-wheeler.

Commissioner Bruner said you are familiar with the Code and if there were to be a secondary usage at an existing site wouldn't you typically investigate?

Robert Wellmaker; Building Official said I would send Code Enforcement out.

Mr. Thomas; Voltera said the development would provide 250 jobs not including operations and the security; there will be five employees directly employed by Voltera. The customer is to be determined but it would provide the chance for the fleet customers to take the full site.

Denise Grabowski said as a comparison, this development is considered as a fuel pro that is not opened to the public.

Commissioner Bruner said anyone with a fuel pro card can utilized their site because it's not gated. The previous meeting mentioned other sites – please clarify current site operations.

Mr. Yellin said this development is regulated by occupational safety standards. Power lines, batteries, safety is robust and will be regulated by Local, State and National Fire Codes. This is the GDP but will be regulated as it goes thru the review pipeline.

Mr. Thomas said Voltera currently has one development operating in Arizona with 14 charges for Uber and Lift; this site is only for passenger vehicles the development in California is under construction and is to serve 65 trucks.

Commissioner Bruner said I understand there have been conversations with the City Manager and I have questions for him and the City Attorney.

Mayor Campbell said per my conversation with the City Manager the request should have passed and it met all of the requirements.

Denise Grabowski said per Sec. 90-196, the Building Official has the authority to determine the usage.

Commissioner Ashley said is the use of changing tires allowable?

Robert Wellmaker said a repair shop is not an incidental use to a convenience store, maintenance on a vehicle is considered repair; for a terminal repair this would be an incidental use.

Mike Dick said we have used the past year to research EV's and the finding is that they are less likely to catch fire, it takes large amounts of water to put out but EV's don't come up as unsafe but when it happens then it's a question of how to control. No one has solid information; the State Fire Marshal is willing to help and we will follow codes.

Commissioner Ashley said does the City have the capability of containment from the chemicals and can the City afford the cost of equipment?

Mike Dick said we are aware of hazards for containment and runoff; we would need to call for assistance and if approved once we get actual plans this can be determined.

Commissioner Perry said you have painted the perfect picture for us to be objective but what about the location – is this the ideal location to be near the Palmetto Armory?

Mike Dick said if it caught fire it would be catastrophic – not likely but possible. The building looks good and this is a learning curve; my job is to be ready for when something happens.

Chairman Jackson said this project provides education and training to fire fighters.

Commissioner Ashley said how is handled if trucks hauling small chassis with a container and has low charge?

Mr. Thomas said the routes are short and the charging site is not sized for trailer trucks. We don't feel there's a high risk as the site is designed to serve non-trailered trucks. There is no provision for trailers to be brought onsite.

Commissioner Monroe said something as small as a hoverboard can cause severe damage; what does the Fire department have in the budget to make the upgrades?

Mike Dick said this is an unknown; we do not have the upgrades in the budget and when it catches fire it will burn violently inside the box.

Commissioner Monroe said per the applicant's memo this is not a truck terminal but what about a bobtail; how are assigned trucks and work orders completed?

Josh Yellin said based on the definition on a truck terminal dispatch coordinates the movement of the truck; this is not happening onsite. There is one end user, no goods, no containers, no trucks – it comes from the fleet operator and not Voltera.

Mr. Thomas said Voltera is not a logistics company and we have no knowledge of where trucks are going.

Denise Grabowski said Voltera does not dispatch; they are in the business of charging trucks.

Commissioner Monroe said storage of trucks constitutes an industrial use because they are being stored while charging. We have a residential area nearby and this adds congestion. There is no public use and it's a truck terminal that's storing which classifies as I-1.

Josh Yellin said this development will take existing fleets that reduces pollution, it does not add new trucks to the roads, the traffic analysis submitted to the City shows the same traffic impact as this is a private establishment that does not provide harm. The use is for trucks to be charged.

Mr. Thomas said it will take 2-6 hours depending on the level of charge for the battery to recharge. Voltera will design 12 charges for electric vehicles as an amenity for personal vehicles or light-duty vehicles – we lease charging amenities only. The fleet company is paying for access for quantity of charges and the variable is the utility cost not volume of kilowatt hours.

Denise Grabowski said the hours of operation coincides with the Ports and the charging station for personal vehicles are for those who are driving the trucks. Voltera leases charges and spaces to fleet companies. There is no leasing of property.

Commissioner Bruner said I have questions received from Commissioner Selph but I feel those questions have been addressed.

Commissioner Monroe said space is being leased, the Dean Forest Road project was zoned to I-2; we have to be accountable for the use.

Josh Yellin said Voltera owns the site, they lease the use of the pumps and the employees of Voltera has day to day operations.

Commissioner Perry said the purpose of the meeting is necessary; we don't understand why this was held during the day; the Board is charged with being active and this takes a big responsibility to be prepared by the fire department.

Josh Yellin said this is a great use for Garden City, we were reluctant to get into specifics because its typically not part of a general development review. We want to make sure all safety mechanisms are in place.

Denise Grabowski said this was a fruitful discussion, GDOT has an EV development plan which is high priority in the State of Georgia as a home to the Ports. We will see more developments like this that will have to meet all requirements but because of the novelty this allows Garden City to setup the blueprint.

Chair Jackson asked for questions or comments; being none he called for a motion to table. Commissioner Bruner makes a motion to table. Commissioner Cox seconded; vote passes without opposition.

Commissioner Perry made a motion to adjourn, Commissioner Coxseconded. Motion passes with no opposition.

Respectfully submitted TTR

May 23, 2023 @ 2:00PM Planning Commission Meeting Special Discussion Meeting About PC2304

I would like to first thank everyone for being here for todays meeting. I think it's safe to say that my fellow commissioners and I believe that this is a very important meeting that will not only set a precedence on the Hwy 80 corridor, but also the future of the planning and zoning commission.

PC2304 was brought before the planning commission on May 9, 2023. Several of the commissioners expressed concern about this particular project in the days coming up to this meeting and the day of. When we received out agenda packet for this meeting, this particular item had a pretty vague description of the operation that was to take place with this development. The project description on the application stated: "Service station for electric fleet vehicles". The first statement under Findings read as follows:

"Proposed uses and overall development plan

This facility is the first of its kind in the area and will provide charging facilities for electric vehicles and trucks. The project is proposed for development in two phases. The first phase will include both buildings, passenger vehicle parking, and 37 truck charging stations. The second phase will add an additional 90 truck charging stations. Phase I is anticipated by the end of 2024; the timeline for Phase II is to be determined."

There are 4 other line items of findings about facade elevation plan, fences, landscaping, buffer, driveway and parking orientation, scale, design, and location of exterior signs.

These are then followed up with a recommendation that the General Development Plan be approved.

I believe this particular project sparked a lot more questions than usual, because (as stated in the findings) it is the first of its kind in this area. There were lots of safety concerns. Lots of questions about the facility, operation and business model.

Initially, I personally had several questions in regards to the safety of charging these large capacity lithium batteries. I come from a 20+ year background in electronics repair and have worked with all types of rechargeable batteries. Lithium based batteries are the first ones that I've seen that burn so intense that it is almost impossible to stop the burning process until all of the fuel has been exhausted. Before the May 9th meeting, I contacted Mr. Trego and Mr. Wellmaker to ask if maybe the fire chief would be able to attend at least pre-agenda to possibly answer some question as to what could or would be done in the case of a fire of one of these vehicles. I was given contact information for the assistant to the fire chief and told to call or email to see if that was an option. I did eventually get in touch with the fire chief, he informed me that he would not be attending the meeting. However he did speak with me on the phone for a few minutes and tried to answer some questions about the concerns of control in the event of a fire.

As we got into our pre agenda meeting and this item came up for discussion, several commissioners had safety concern. Then as we got into more detail of the buildings and

operations, there were concerns as to wether or not this was even allowed in a C-2 Zoning. Our pre-agenda time was up, so we had to move to the courtroom and start our official meeting.

Upon discussion with the petitioner, it became more and more evident that this would not be a service station (remember the request was for: "Service station for electric fleet vehicles"). We will get back to this in a few minutes. This facility would be built, then leased to a company running a fleet of electric semi trucks. It will not be open to the public. They will have a repair facility for repairing these semi trucks, ie: brakes, tires, software updates and general repairs that would exclude any type of oils because they are electric (per the petitioner). Upon doing just a small amount of research, you will find that these trucks still use conventional transmission (transmission fluid), rear end (gear oil), brakes (brake fluid) and cooling system (coolant). I think it would be safe to say that these fluids would also need to be changed from time to time and would most likely take place at the repair/maintenance building.

A typical day would consist of a driver coming in for work in the morning (typically around the time the ports open)he/she would park their personal vehicle in the front parking lot, then get in a truck and leave for their shift. They would be back around noon for a possible shift change and charge. Then the next driver would come in for the second shift and be back with the truck at the end of their shift (typically when the ports close). These trucks would then be charged and sit overnight until the morning shift starts. This mean that once Phase II would be complete, you would potentially have 127 trucks sitting in this lot every night and over the weekends.

When asked about safety concerns and wether there were federal, state and EPA requirements. We were told that Voltera works with the local government on these requirements. This appears to be because since this is all fairly new, there are not any set standards yet. We asked if Voltera had any other facilities like this. The answer was that they are just breaking ground on a facility in CA and they have one facility that is operational in AZ. When questioned more about the one operational facility in AZ, we found that it only has 14 charging stations. This would be the first or maybe second (If CA was finished first) facility of this magnitude. There were also concerns of strain on our power grid for something of this size. It appears that they power company would basically need a substation just for this facility.

When Mrs. Grabowski was asked how or why this would be allowed in a C-2 zoning, she responded with it has already been approved by Mr. Wellmaker (Building Official). When asked about zoning ordinance 66a (repairing trucks, manufactured homes, and trailers) only being allowed in I-2, we were told by Mrs. Grabowski and Mr. Yellin that the primary usage is a service station and the other usages are secondary so it's allowed and once again that it had already been signed off on as an accepted usage.

Per our ordinance most anything dealing with the sales, service, or maintenance of Heavy trucks, requires a zoning of I-2. So wether it's primary or secondary, and I-2 zoning is still required to conduct repairs on heavy trucks or to have overnight parking of heavy trucks. Several months ago we had a business along Hwy 80 that had about 5 trucks being parked overnight. They were told by code enforcement that their zoning did not allow for the truck to be there. They then came before the zoning commission to ask for a variance. Their request was denied. If we approve this GDP, then we are opening the door for all kinds of "secondary usage".

We (the board of commissioners) were questioned by Mr. Yellin and Mrs. Grabowski about why there were so many concerns about this particular project, yet none of these questions were

brought up during the GDP review of a recent traditional fueling station. I think the answer is pretty simple. First, this is something new to this area, so there are going to be more questions. Not only is this new to the area, but it would be one of the first three being developed by Voltera in the country. Second, there are all kinds of state, federal, and EPA guidelines for traditional fueling stations. They have been around for decades, close to a century. These EV stations have not been around long enough to have these guidelines developed. Therefore it is going to be our responsibility to make sure we have all of the necessary safety precautions and plans in place. Last, when comparing this development to the approved development at the corner of Dean Forest and Hwy 80, a large portion of that development property is already zoned I-2. Therefore, there really wasn't much question as to wether or not heavy trucks could be there. All of the properties in question for this item are zoned C-2. Thus not permitting the repair or storage of heavy trucks.

Now I would like to get back to the "Zoning / Permitted Use Verification". Per my earlier reference, it was stated multiple times that Mr. Wellmaker signed off on the usage being permitted. On Wednesday May 10, 2023 I received a copy of the verification form that was signed by Mr. Wellmaker. When the requestor fills out this form, they are to "Describe Fully ALL business activities or intended use of property:" The requestor (Taylor Stein) answered with this quote: "The proposed use of this property is for it to serve as an Electric Vehicle (EV) Charging Facility for freight vehicle fleet operation and charging. Please confirm that this intended use can be classified as a service station under use #46 of theGarden City Zoning Ordinance." There are several issues here. First of all Mr. Taylor Stein left out several details as to ALL business activities or intended use of property. There is nothing stating that heavy truck repair will take place on the property or that heavy trucks will be parked overnight or that you want to classify this as a service station but not serve the public. Second, the request is to be classified as a service station under use #46 of the Garden City Ordinance. Use #46 in our ordinance states "AUTOMOBILE service station, including AUTOMOBILE washeteria. Heavy trucks are typically noted in separate codes or as a sub code and only allowed in I-2 zoning. For example Code #66 (Automobile repair, automobile upholstery shops and paint shops) this is allowed in C-2, C-2A, C-2A(B&W), I-1, and I-2. Just below we see Sub Code #66a (Repairing trucks, manufactured homes and trailers) this is only allowed in I-2. There is a separation between Automobile and heavy truck operations.

Garden City's Definition of (per zoning in municode Sec. 90-5 Definitions and rules of construction) Automobile service station is as follows:

"Automobile service station means a building or lot having pumps and storage tanks at which fuels, oils or accessories for the use of motor vehicles are dispensed, sold or offered for sale at retail, and where repair service is incidental."

According to Merriam-Webster.com an automobile is: a usually four-wheeled automotive vehicle designed for passenger transportation

According to Wikipedia: A car or automobile is a motor vehicle with wheels. Most definitions of cars say that they run primarily on roads, seat one to eight people, have four wheels, and mainly transport people, not cargo

Late last night (around 8:38 PM) we all recieved an email that was forwarded to us by Mrs. Grabowski. This email was communication between Mrs. Grabowski and Mr. Yellin. On Thursday May 11, 2023 @ 10:23 AM, Mrs. Grabowski asked Mr. Yellin to please provide some

additional information regarding the intendended use/activities for the maintenance building for the Voltera project? On Friday May 19, 2023 @ 4:44 PM Mr. Yellin Replied with this (See email)

Commissioners,

Please see the additional information below provided by Josh Yellin, pertaining to the proposed EV charging facility.

Sincerely, Denise

Denise R. Grabowski, AICP, LEED AP

symbioscity

912.484.2018

From: Joshua Yellin < JYellin@huntermaclean.com >

Sent: Friday, May 19, 2023 4:44 PM To: dgrabowski@symbioscity.com

Subject: RE: Voltera

Good Afternoon Denise – I wanted to follow-up on your email regarding the intended use/activities for the maintenance building on site and to provide additional details as to the overall EV use (and specifically why this use <u>not</u> a truck terminal).

First, to the maintenance – as required by the GC zoning ordinance, all repairs permitted on site would be minor repairs – there will be no major repairs.

The repairs would be for brakes and tires, but not for the common major repair items (transmission, collision, body work, etc.).

As the site will only provide minor repairs, it would meet the requirements and definitions of Use 46.

To confirm: no major repair will be permitted; no pumps will be located in the front yard setback; and all service, storage, or similar activities (all of which are permitted with a service station) will be conducted entirely on-site.

We did want to make clear, based upon some of the conversation at the prior hearing, that this use is specifically <u>not</u> a truck terminal and would not meet the definition of truck terminal, which under the ordinance is defined as: a facility used for the purposes of truck assembly or dispatching, which may also include the loading and off-loading of trucks and the storage or handling of goods and materials and major repair and service of trucks.

As to Voltera's use:

There will be no truck assembly;

There will be no truck dispatching;

There will be no loading of trucks;

There will be no offloading of trucks;

There will be no storage of goods and materials;

There will be no handling of good and materials; and

There will be no major repair and service of trucks.

Typically, we see the main requirements for truck terminals are facilities and parking for the trailers and containers – both of which will not be present at this site.

While I am always reluctant to reference google searches, the Voltera project in no way looks like or functions as a truck terminal:

https://www.google.com/search?rlz=1C1GCEB_enUS1019US1019&q=%22truck+terminal%22&tbm=isch_esa=X&ved=2ahUKEwilvY_D3 -AhUzlGoFHdllCn4Q0pQJegQlCRAB&biw=1920&bih=937&dpr=1 - there are no containers, no trailers, and no docks.

Please let me know if we can answer any additional questions prior to the hearing.

Thanks,

Joshua Yellin

Attorney

HunterMaclean

200 E. Saint Julian Street | P.O. Box 9848 | Savannah, GA 31412-0048

Main: 912.236.0261 | Fax: 912.236.4936

Firm Website | My Bio | vCard Download | JYellin@huntermaclean.com

Wildwood Drive	Minor and marginal access	
Winoca Drive	Minor and marginal access	
Woodlawn Avenue	Minor and marginal access	

Street, opened. A street or road shall be deemed to be opened if it either:

- (1) Was available for public use prior to the adoption of the ordinance from which this section derives; or
- (2) Was constructed to city specifications following the adoption of the ordinance from which this section derives.

Street, unopened. A street or road or any part thereof shall be deemed to be unopened if it is not cleared, graded and available for public use.

Structure means anything constructed or erected, the use of which requires more or less permanent location on the ground, or which is attached to something having a location on the ground.

Temporary labor employment center means a building used to assemble persons applying for temporary day labor work.

Trailer means a vehicle with or without its own motive power, which is mounted on wheels or is designed to be so mounted and transported.

Trailer, camper means a trailer designed or used specifically as a recreation unit and not used as a permanent residence, with an overall length not exceeding 30 feet.

Truck stop means a combination of uses housed under a single structure and designed as a service center to accommodate the needs of truckers. Such uses may include gas pumps, service areas, restaurants, minor vehicle repair, overnight motels and other uses related to truckers.

Truck terminal means a facility used for the purposes of truck assembly or dispatching, which may also include the loading and off-loading of trucks and the storage or handling of goods and materials and major repair and service of trucks.

Code #81 I-1 or I-2

Use, accessory means:

- (1) A temporary use of a building established in connection with a construction project or real estate development, excluding facilities for sleeping or cooking.
- (2) A use of a building customarily incidental and subordinate to the principal use of building on a lot and located on the same lot with such principal use or building.

Sec. 90-5. - Definitions and rules of construction.

- (a) For purposes of this chapter:
 - (1) The word "lot" includes the word "plot" or "parcel."
 - (2) The word "building" includes the word "structure."
 - (3) The word "used" or "occupied," as applied to any land or building, shall be construed to include the words "intended, arranged or designed to be used or occupied."
- (b) The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Adult day care center means a building in which is provided basic adult social and maintenance day care services to ambulatory adults, but not including rehabilitation services for the care of alcoholics, drug addicts, psychotics, or mentally ill patients. Except for the living quarters of the operators or workers, no overnight facilities or services are provided.

Alteration of building means any:

- Change in the supporting members of a building such as walls, columns or girders, except such changes as may be required for its safety;
- (2) Addition to a building;
- (3) Change in the use of a building; or
- (4) Change in the location of a building.

Animal boarding place means one or more buildings designed or arranged for the boarding, breeding or care of dogs, cats and other animals for other than agricultural purposes, but not including stables.

Automobile service and repair means a building or lot, or both, in or upon which the business of general motor vehicle repair and service is conducted, but excluding a junk or auto wrecking business.

Automobile service station means a building or lot having pumps and storage tanks at which fuels, oils or accessories for the use of motor vehicles are dispensed, sold or offered for sale at retail, and where repair service is incidental.

Boardinghouse and roominghouse mean a dwelling in which meals or lodging, or both, are furnished for compensation to more than three and less than ten nontransient persons.

Building means any structure, except a trailer, which has a roof and which is designed for the shelter, support or enclosure of persons, animals or property of any kind.

Building, accessory means a building on the same lot as the principal building in which is conducted a use which is customarily incidental and subordinate to the principal use. An unattached accessory building is an accessory building which does not share both a common wall and roofline with the principal building.

NO 10

City of Garden City Variance Application



Development Information

Development Name (If applicable)	
Dunnantu Addinas	
Property Address	
315 Chatham Villa Drive	
Garden City, Ga 31408	
Current Zoning	Current Use
R-1	Residential
Parcel ID	Total Site Acreage
60017 03004	.21
Section of the zoning code from which you are seeking a va	ariance:
Describe the variance request you are requesting.	
5 foot on left and right of property	
Would denial of this request create practical difficulty or ar	n unnecessary hardship?
yes, unable to rebuild the house	
,,	
Does the property have extraordinary and exceptional cond	ditions because of its size, shape or topography?
tight corner lot	
ight corner for	
Are the conditions of the property unique to this piece of p	ronerty?
	Total Addition
previous house located on this property burnt down	
Would approval of this variance request cause any detrime	nt to adjoining properties or the community?
no, roughly built back in the same location	
Please provide any additional information that you deem re	elevant.
he previous house on this lot burnt down and the c	customers are now wanting to rebuild with a similar foot print in
oughly the samer location. This action should not affect adjorning	ng properties since it will be going back to close to original standing.
201 - 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	E SERVICE STATE OF THE SERVICE

City of Garden City Variance Application



Applicant Information

Print Name

0	wner						
	Name	Address					
	Wimpy, Larry	315 Chatham Villa Dr. Garden City, Ga 31408					
	Phone	Email					
	912-964-8487	madisonsavga@comcast.net					
Na	ature of Ownership Interest						
No	the Owner an: <pre>Individual</pre>						
En	gineer/Surveyor B Same as authorize	ed agent					
	Company Name	Contact (Individual Name)					
	America's Home Place	Charlie Gleeson					
	Phone	Email					
	912.335 2669	cgleeson@americashomeplace.com					
Au	thorized Agent (Requires Authorized Agent Form)	■ Check here to receive staff review comments via email					
	Company Name	Contact (Individual Name)					
	America's Home Place	Austin Cantrell					
7,	Phone	Email					
	912-	acantrell@americashomeplace.com					
Cai	mpaign Contribution	Slones @ americashome place					
/ea		City City Council, to whom campaign contributions were made, within two (2) nich campaign contributions total \$250.00 or more or to whom gifts were					
_	Elected Official's Name	Amount or Description of Gift					

		OFFICE USE ONLY	
Received By		Date Received	Case Number
Submittal Format □ Electronic □ Paper	D Both	Fee Amount Paid	Invoice Number

Signature

MEMORANDUM

To: Garden City Planning Commission & Board of Appeals

From: Denise R. Grabowski, AICP, LEED AP, Planning Consultant

Date: June 6, 2023

Re: PC2322 – 315 Chatham Villa Drive, Garden City

Application Type	Variance
Case Number	PC 2322
Applicant	Larry Wim <mark>py</mark>
Name of Project	NA
Property Address	315 Chatham Villa Drive
Parcel ID	60017 03004
Area of Property	.21 acres
Existing Zoning	Residential, R-1
Existing Land Use	Re <mark>sidenti</mark> al
Proposed Land Use	Residential

GENERAL INFORMATION

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

Background / Additional Context: The home that was previously located on this parcel was destroyed by fire. The applicant would like to rebuild the house in a similar manner to the previous home.

FINDINGS

Staff has determined this application is complete and contains all required information. In conformance with the City of Garden City Zoning Ordinance Section 90-213(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:

- There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;
 The shape and dimensions of the lot are unique due to the corner location.
- 2. The application of this chapter to this particular piece of property would create practical difficulty or unnecessary hardship;

 Yes, the triangular shape of the lot limits the development envelope of the property.
- 3. Conditions are peculiar to the particular piece of property involved; and Yes. Most parcels are rectangular in this development.
- 4. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of this chapter.

The home will be located in approximately the same location and orientation as the home that was on the lot previously.

RECOMMENDATION

Approval of the variance request.

Note:

Approval, if granted, by the Planning Commission only constitutes the initial step in the overall process and additional requirements still must be met prior to commencement of any construction activities. The Petitioner should note that final approval of building plans will require City staff approval via its standard process and a building permit must be issued before vertical construction shall commence.

275

34 N. 414. # # Pian of Sifty-signth It from Inderson lot 4 to east side of Itantic St.

> SCALE OF REPRODUCED PRINT

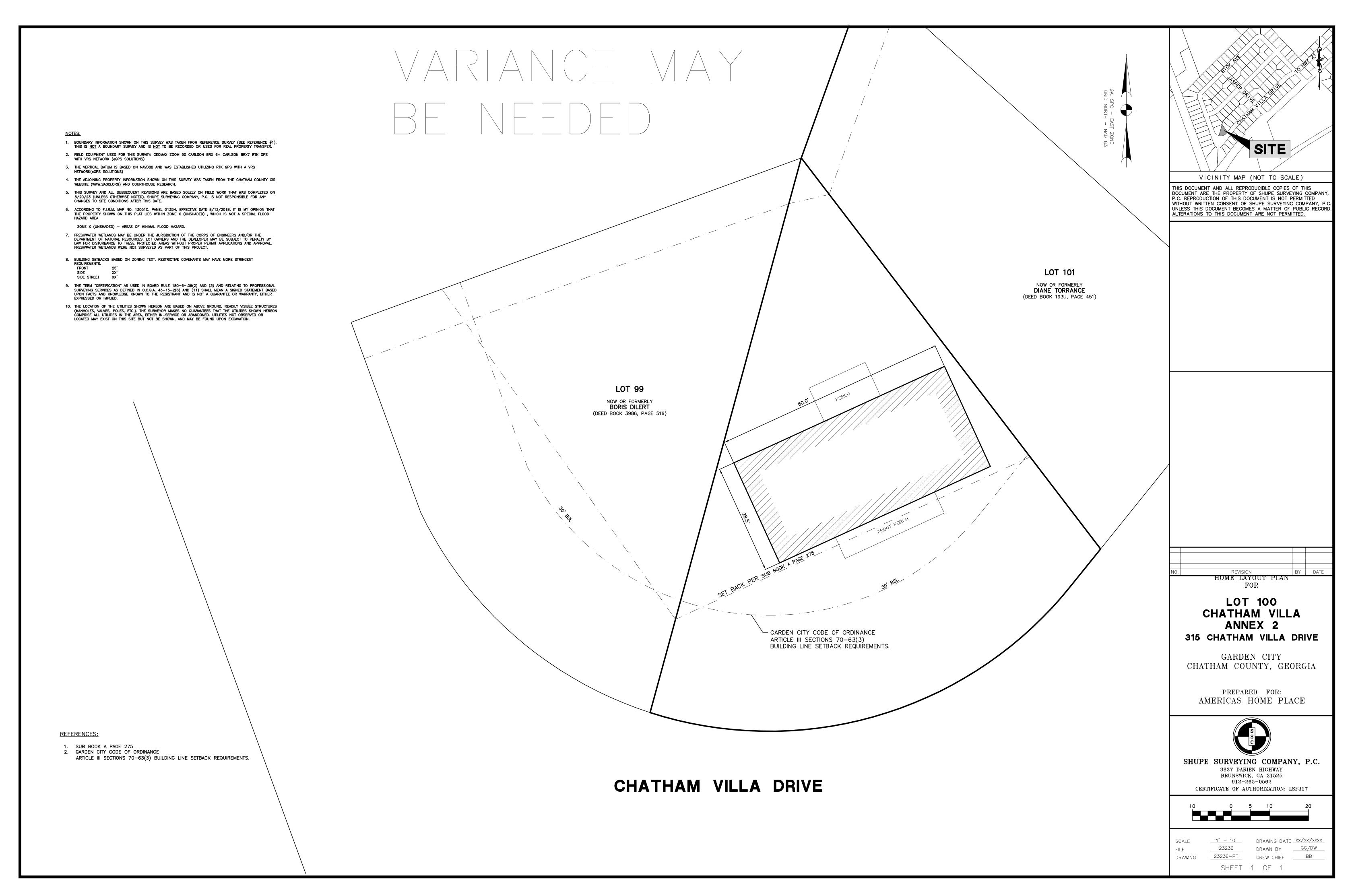
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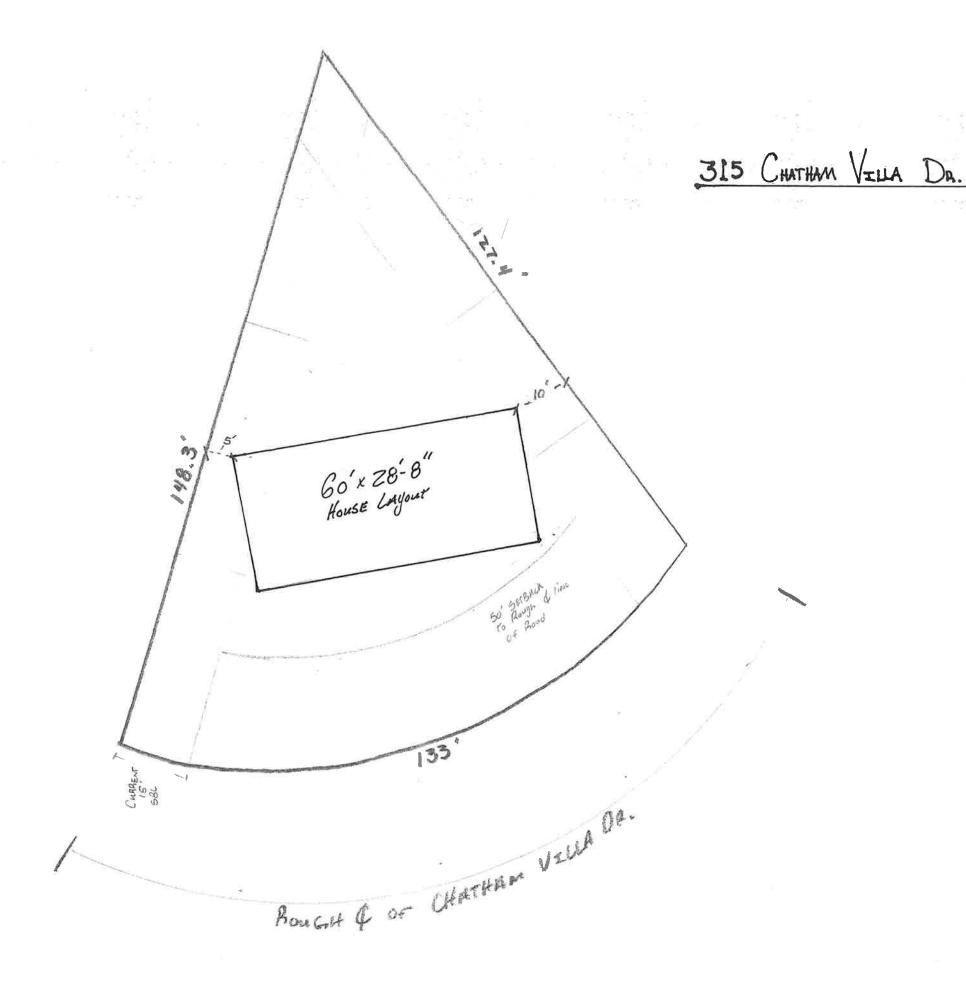
Map Book AP page 257

Warranty Dued. Book 391X

Page SBA

26





1=20

SHEET LIST - CONSTRUCTION						
SHEET NUMBER	SHEET NAME					
E-0	COVER SHEET					
E-1	FRONT & REAR ELEVATIONS					
E-2	LEFT & RIGHT ELEVATION					
E-3	ROOF OVERVIEW					
F-1	FOUNDATION PLAN					
F-1.1	FOUNDATION DETAILS					
F-2	FIRST FLOOR PLAN					
H-1	FIRST FLOOR ELEC & HVAC					

ABBREVIATION LEGEND:

FIVE SHELVES 6 SH. A.F.F. SIX SHELVES ABOVE FINISHED FLOOR BLIND CORNER (CABINET) B.C. C.J. C.M.U. CEILING JOIST CONCRETE MASONRY UNIT C.O. CASED OPENING

CONC CONCRETE

CONTINUOUS RIDGE VENT DOUBLE SHELF AND ROD C.R.V. DBL SH-RD D.H. DOUBLE HUNG DR. or DRR DRAWER

DRAWER SPACE

ENGINEERED VINYL PLANK EVP EXT **EXTERIOR**

F.J. FLOOR JOIST F.S. SUPPLY IN FLOOR (HVAC)

FTG. FOOTING GYP. BD **GYPSUM BOARD**

HOSE BIBB HOT DIPPED GALVANIZED H.D.G.

HDWD HARDWOOD HEADER HT. HEIGHT INT. K.S. INTERIOR

KNEE SPACE KDAT KILN DRIED AFTER TREATMENT L.B.W LOAD BEARING WALL LAUNDRY SINK or LAZY SUSAN

L.S. LVP LVT O.C. O.H. OPT. LUXURY VINYL PLANK LUXURY VINYL TILE ON CENTER OVERHEAD **OPTIONAL**

O.W.H OVER THE WALL HEIGHT PRESSURE TREATED PANT PANTRY

RETURN AIR (HVAC) R/A REINF REINFORCED ROUGH OPENING RΩ S.C. SUPPLY IN CEILING (HVAC) S.D. SMOKE DETECTOR SINGLE HUNG SH-RD SHELF AND ROD

S.J. SINGLE JOIST SM/CO SMOKE AND CARBON MONOXIDE DETECTOR

SPECIFIED SPEC. SPRUCE/PINE/FIR S.R.O SHEETROCK OPENING S.Y.P. SOUTHERN YELLOW PINE T&G TEMP TONGUE AND GROOVE TEMPERED T.O.P. TOP OF PLATE

TRAP. TRAPEZOID (WINDOW) U.N.O. UNLESS NOTED OTHERWISE UTIL UTILITY VANITY

WATER HEATER W/H WINDOW HEADER HEIGHT W.H.H. W.I.C. WALK IN CLOSET

VAN.



FRONT VIEW



GENERAL NOTES:

- MIN 9'-1 1/8" CEILING HEIGHT ON FIRST FLOOR
- ALL LOAD BEARING WALLS & EXT. OPENINGS TO HAVE (2) 2X10 HEADERS U.N.O.
- STANDARD FIRST FLOOR WINDOW HEADERS SHALL BE FRAMED DOWN 2'-2" FROM T.O.P., U.N.O.
- WINDOW HEADERS FOR WINDOWS LOCATED ABOVE KITCHEN SINK SHALL BE FRAMED DOWN 1'-5" FROM T.O.P., U.N.O.
- 7/16" O.S.B. AND HOUSEWRAP REQUIRED
- DIMENSIONS ARE TO SHEATHING EXTERIOR; SUBTRACT 1/2" FROM DIMENSIONS FOR EXTERIOR WINDOW AND DOOR FRAMING LOCATION IF OPENINGS ARE FRAMED BEFORE SHEATHING INSTALLATION
- ALL INTERIOR DOORS ARE EITHER CENTERED ON WALLS OR R.O. STARTED MIN OF 4" FROM ADJOINING WALL UNLESS OTHERWISE DIMENSIONED
- NUMBER OF STAIR TREADS & RISERS MAY VARY AS A RESULT OF LOCAL BUILDING CODES, STANDARDS AND FINAL GRADE
- ALL SHELVES TO BE 12" DEEP U.N.O. HEIGHT OFF FLOOR TO BE:
- 1. SINGLE 68"
- 2. DOUBLE 42" & 84"
- ALL PLUMBING FIXTURES SHOWN ARE A REPRESENTATION OF SIZE AN LOCATION ONLY. ACTUAL STYLE AND BRAND OF FIXTURES MAY VARY PER OFFICE LOCATION
- ALL TUBS/SHOWERS ARE TO HAVE NAILERS AT **FLANGE**
- INSTALL A 24" WIDE WALKWAY FROM ATTIC ACCESS TO FURNACE PLATFORM
- PORCH, STOOP, & DECK HANDRAILS NOT INCLUDED W/ SLAB FOUNDATION
- RAILINGS ARE A FORCED OPTION WHEN PORCH IS OVER 30" HIGH FROM FINISHED GRADE

	Revisio n Date				
Revision Schedule	Revision Description				
	Revision Number				
	,				

		100_03_UD				
	STHOMPSON	000-03-331			FIRST FLOOR HEATED	1,720 SF
						1.720 SF
	CHECKED BY:	KED BY: 2x4 EXTERIOR WALLS	FOR:		FRONT PORCH	170 SF
C RICA'S	STHOMPSON		LARRY WIMPY	MIMPY	REAR PORCH	160 SF
TOWE PLANS	PRINT DATE:	FOUNDATION TYPE:				330 SF
© COPYRIGHT - 2022	4/18/2023 12:17:28 PM	MONO SLAB	315 CHATHAM VILLA DR GARDEN	LA DR GARDEN	TOTAL UNDER ROOF	2,050 SF
			CILY, GA 31408 CHALHAIM CO	CHAI HAM CO		
			<u>OFFICE:</u> SAVANNAH	SOLD BY: JANNA		

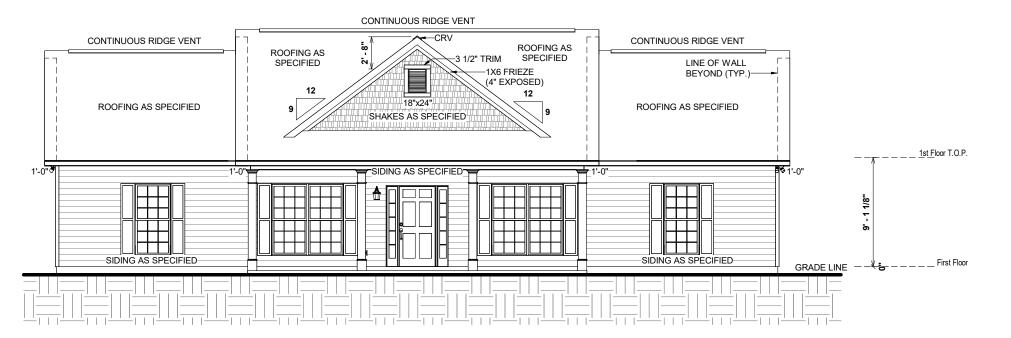
REAR VIEW

OPT. PAPER SIZE: for 1/4" =1'-0" on 24"x36" PAPER SIZE ENLARGE PRINTS TO 200%

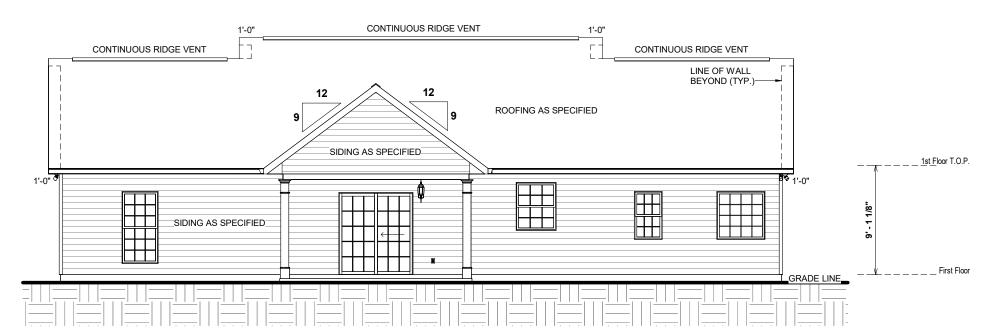
PRELIM CONSTRUCTION PLANS

PAPER SIZE: 11" x 17" SCALE: As indica

ER SHEE



FRONT ELEVATION 1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"

OPT. PAPER SIZE: for 1/4" =1'-0" on 24"x36" PAPER SIZE ENLARGE PRINTS TO 200%

ELEVATION NOTES:

ONLY

• 7/16" O.S.B AND HOUSEWRAP REQUIRED

• FINAL GRADE TO BE DETERMINED ON SITE

• FOUNDATION DRAWN AS REPRESENTATION

7:12 O.W.H. = 5 1/4"

UNLESS OTHERWISE NOTED ON ROOF OVERVIEW

SHEATHING TO OUTSIDE OF FASCIA

PRELIM CONSTRUCTION PLANS

• MIN 9'-1 1/8" CEILING HEIGHT ON FIRST FLOOR • ROOF OVERHANGS, AS NOTED, ARE FROM WALL

2000	Revision Description				
	Revision Number				

-		J				
1,720 SF	1,720 SF	170 SF	160 SF	330 SF	2,050 SF	

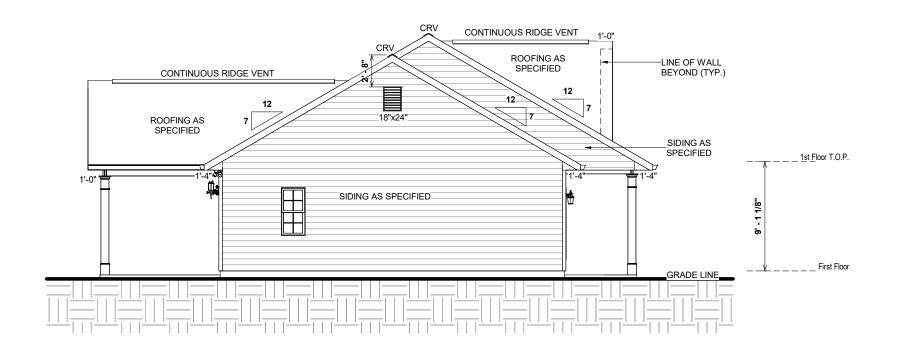
315 CHATHAM VILLA DR GARDEN CITY, GA 31408 CHATHAM CO EE BEDFORD

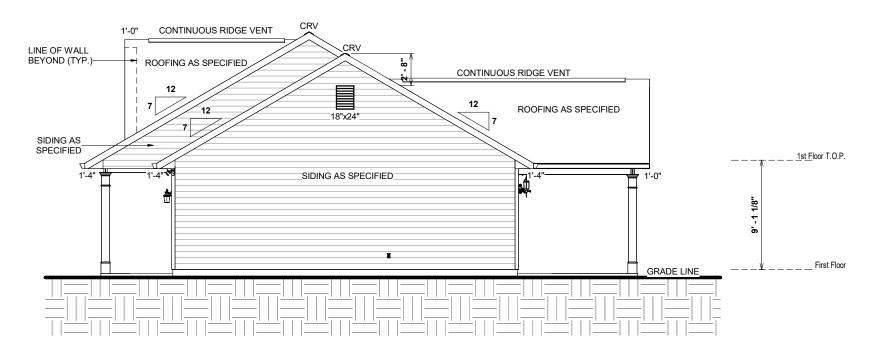
LARRY WIMPY

EXTERIOR WALLS 122-23-008

PAPER SIZE: 11" x 17" | SCALE: As indicate

& REAR





2 RIGHT ELEVATION
1/8" = 1'-0"

1 LEFT ELEVATION 1/8" = 1'-0"

ELEVATION NOTES:

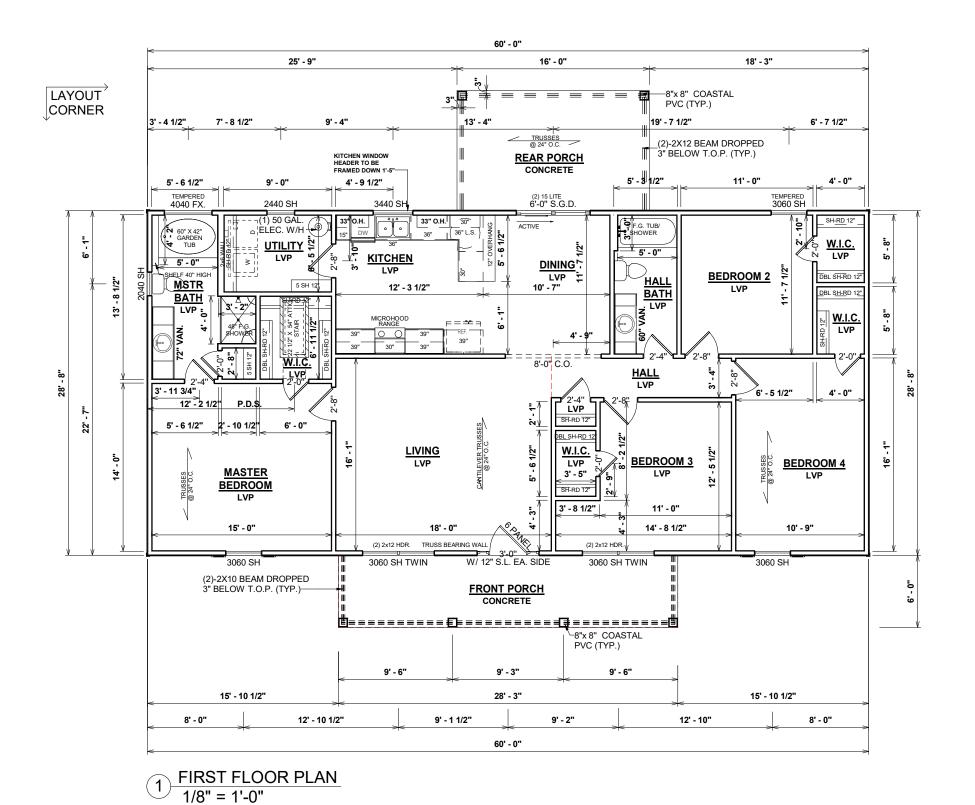
- MIN 9'-1 1/8" CEILING HEIGHT ON FIRST FLOOR
- 7/16" O.S.B AND HOUSEWRAP REQUIRED
- ROOF OVERHANGS, AS NOTED, ARE FROM WALL SHEATHING TO OUTSIDE OF FASCIA
- FINAL GRADE TO BE DETERMINED ON SITE
- FOUNDATION DRAWN AS REPRESENTATION

7:12 O.W.H. = 5 1/4"

UNLESS OTHERWISE NOTED ON ROOF OVERVIEW

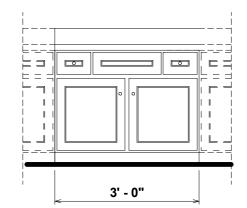
Revisio	اها									
	Revision	Number								
	1,720 SF	1,720 SF	170 SF	160 SF	330 SF	2,050 SF				
AREAS:	FIRST FLOOR HEATED		FRONT PORCH	REAR PORCH		TOTAL UNDER ROOF				
BEDFORD A				LARRY WIMPY		315 CHATHAM VIII A DP CAPDEN	CITY ON STANS CHATTAIN CO.	CILIT, GA ST400 CHALLAIM CO		NAH JANNA
里		Ċ	Ž Š			ď)	ı	<u>OFFICE:</u>	SAVAN
800-86-661 _{mor}	000 02 12	OLIVIN GOIGHTAN PAC			FOUNDATION TYPE:	av 13 ONON	MONO SLAB			
DRAWN BY:	STHOMPSON	רבור אם היא	CHECKED B1.	STHOMPSON	PRINT DATE:	4/18/2023	12:17:30 PM			
ER: PROPERTY OF:				C MERICAS	TOWER PROPERTY.		© COPYRIGHT - 2022	MOITAVE	ELEVATION	

OPT. PAPER SIZE: for 1/4" =1'-0" on 24"x36" PAPER SIZE ENLARGE PRINTS TO 200%



GENERAL NOTES:

- MIN 9'-1 1/8" CEILING HEIGHT ON FIRST FLOOR
- ALL LOAD BEARING WALLS & EXT. OPENINGS TO HAVE (2) 2X10 HEADERS U.N.O.
- STANDARD FIRST FLOOR WINDOW HEADERS SHALL BE FRAMED DOWN 2'-2" FROM T.O.P., U.N.O.
- WINDOW HEADERS FOR WINDOWS LOCATED ABOVE KITCHEN SINK SHALL BE FRAMED DOWN 1'-5" FROM T.O.P., U.N.O.
- 7/16" O.S.B. AND HOUSEWRAP REQUIRED
- DIMENSIONS ARE TO SHEATHING EXTERIOR; SUBTRACT 1/2" FROM DIMENSIONS FOR EXTERIOR WINDOW AND DOOR FRAMING LOCATION IF OPENINGS ARE FRAMED BEFORE SHEATHING INSTALLATION
- ALL INTERIOR DOORS ARE EITHER CENTERED ON WALLS OR R.O. STARTED MIN OF 4" FROM ADJOINING WALL UNLESS OTHERWISE
- NUMBER OF STAIR TREADS & RISERS MAY VARY AS A RESULT OF LOCAL BUILDING CODES, STANDARDS AND FINAL GRADE
- ALL SHELVES TO BE 12" DEEP U.N.O.
- · HEIGHT OFF FLOOR TO BE: 1. SINGLE 68"
- 2. DOUBLE 42" & 84"
- ALL PLUMBING FIXTURES SHOWN ARE A REPRESENTATION OF SIZE AN LOCATION ONLY. ACTUAL STYLE AND BRAND OF FIXTURES MAY VARY PER OFFICE LOCATION
- ALL TUBS/SHOWERS ARE TO HAVE NAILERS AT FLANGE
- INSTALL A 24" WIDE WALKWAY FROM ATTIC ACCESS TO FURNACE PLATFORM
- PORCH, STOOP, & DECK HANDRAILS NOT INCLUDED W/ SLAB FOUNDATION
- RAILINGS ARE A FORCED OPTION WHEN PORCH IS OVER 30" HIGH FROM FINISHED GRADE



891.1 36" VANITY ELEVATION 1/2" = 1'-0"

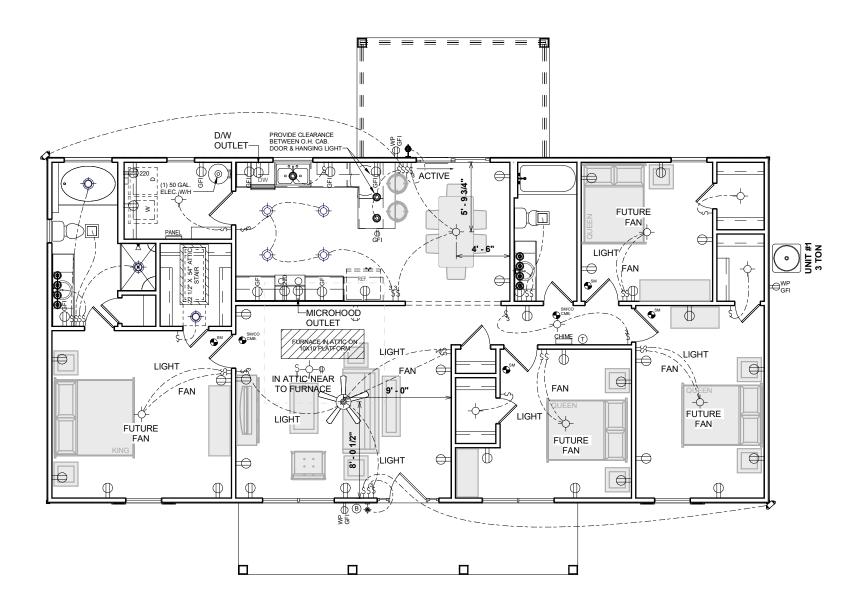
100 July 100 AREAS: FIRST FLOOR HEATED 315 CHATHAM VILLA DR GAF CITY, GA 31408 CHATHAM WIMPY BEDFORD LARRY 122-23-008

OPT. PAPER SIZE: for 1/4" =1'-0" on 24"x36" PAPER SIZE ENLARGE PRINTS TO 200%

PRELIM CONSTRUCTION PLANS

TO REPORT COPYRIGHT VIOLATIONS CALL (770)532-1128 THE USE OF THIS PLAN BY ANYONE OTHER THAN AN AGENT OF "AMERICA'S HOME PLACE, INC." IS IN VIOLATION OF THE FEDERAL COPYRIGHT VIOLATION ACT. \$1000 REWARD FOR RECOVERING AN ACTUAL COPYRIGHT INFRINGEMENT. © COPYRIGHT-ALL RIGHTS RESERVED NOTE: VIOLATORS OF THE COPYRIGHT WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. THIS WORK IS THE INTELLECTUAL PROPERTY OF AMERICA'S HOME PLACE AND SHALL NOT BE REPRODUCED WITHOUT PERMISSION.

PAPER SIZE: 11" x 17" | SCALE: As indica



FIRST FLOOR ELECTRICAL & HVAC 1/8" = 1'-0"

HVAC SYMBOLS (TYPICAL)

SUPPLY - CEILING \boxtimes

SUPPLY - FLOOR > <SUPPLY - WALL

RETURN AIR - CEILING

RETURN AIR - CEILING \vee RETURN AIR - FLOOR

RETURN AIR - WALL

ELECTRICAL NOTES:

- BRANCH CIRCUITS THAT SUPPLY 125V, SINGLE PHASE, 15 & 20 AMP RECEPTACLE OUTLETS IN BEDROOMS SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER. ART. 210-12(b) 2017 NEC
- CONFORM ELECTRICAL WIRING & COMPONENTS TO CURRENT NEC PROVISIONS OF 1 & 2 FAMILY DWELLINGS AS REQUIRED BY CODE
- OUTLET LOCATIONS ARE REPRESENTATION ONLY
- ACTUAL OUTLET LOCATIONS MAY VARY PER LOCAL CODE

HVAC NOTES:

- FURNACE NOT LOCATED ON HEATED AREA TO BE AS CENTRALLY LOCATED AS POSSIBLE. IN ACCORDANCE WITH ALL APPLICABLE CODES
- BUILDER & HVAC CONTRACTOR RESERVE THE RIGHT TO LOCATE SUPPLY VENTS OR LINES
- RETURN AIR REGISTERS TO BE AS CLOSE TO FURNACE UNIT & CENTRALLY LOCATED AS POSSIBLE
- OUTSIDE COMPRESSOR UNIT TO BE LOCATED AS CLOSE TO INTERIOR AIR HANDLER AS POSSIBLE
- OUTSIDE COMPRESSOR UNIT TO BE LOCATED 10' AWAY MIN. FROM DRYER

ELECTRICAL LEGEN	ID		
LIGHTING FIXTURES			-
CEILING FAN			Revision Schedule
CEILING FAN W/ LIGHT			Revis
CEILING MOUNTED LIGHT	-\$-		
RECESSED CEILING LIGHT	-Ø-	ŀ	ļ
PENDANT CEILING LIGHT	0		
FLUORESCENT CEILING LIGHT			;
CEILING EXHAUST FAN	W/ D		
CEILING EXHAUST FAN	W/O LIGHT		
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JUNCTION BOX FOR FUTURE WIRE			iii
FLUORESCENT WALL LIGHT			AREAS
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WALL MOUNT FANITY 4 LIGHT	<u> </u>		li
WALL MOUNT INTERIOR SCONCE	©		
WALL MOUNT FRONT LIGHT	•		
WALL MOUNT REAR LIGHT	Ŷ		
WALL MOUNT COACH LIGHT	•		4
EXTERIOR FLOOD LIGHT	S∏≥		꿈
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DUPLEX OUTLET - 220v			8
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DUPLEX OUTLET - FLOOR MOUNT	0	-	<u> </u>
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4-PLEX OUTLET - FLOOR MOUNT			80
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3-WAY SWITCH	\$3		22-23-008
4-WAY SWITCH	\$ ⁴		_
DIMMER SWITCH	Ş ^D		期 NOB
ROCKER SWITCH	ŚR		잌
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OPT. PAPER SIZE: for 1/4" =1'-0" on 24"x36" PAPER SIZE ENLARGE PRINTS TO 200%

TELEPHONE & DATA JACK

PRELIM CONSTRUCTION PLANS

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PAPER SIZE: 11" x 17" | SCALE: 1/8" = 1'-

R R R R R 100 July 100

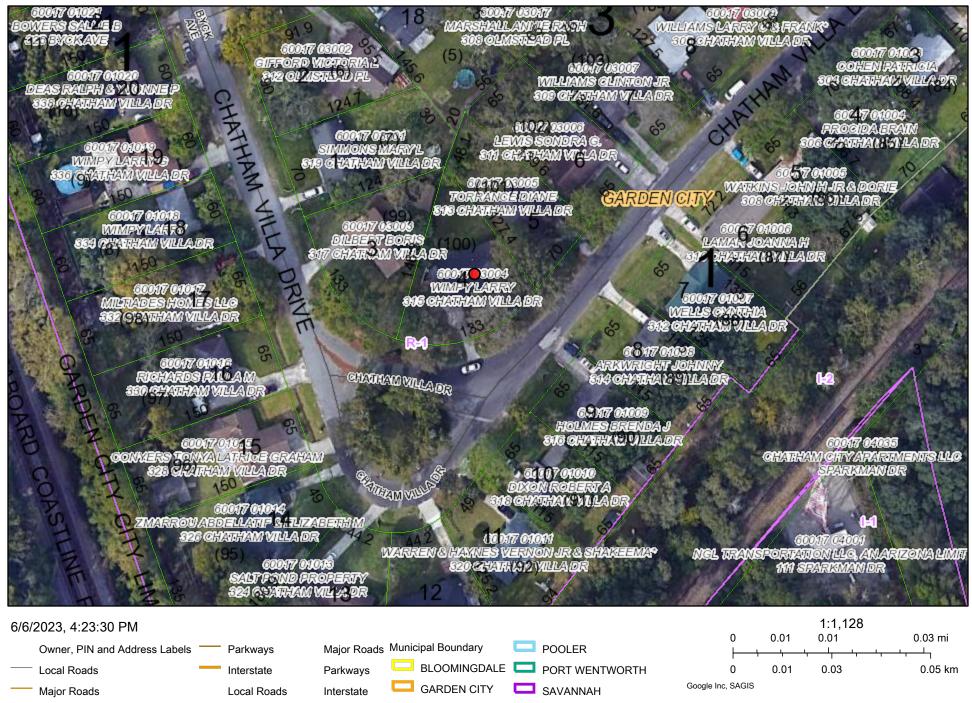
315 CHATHAM VILLA DR GAF CITY, GA 31408 CHATHAM

WIMPY

EXTERIOR WALLS

122-23-008

PC2322: Variance: New Single Family Dwelling



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City of Garden Site Plan Application



Development Information

Development Name				
Voltera - EV Fleet Charging Hub				
Property Address				
2205, 2207, 2301, 2303, and 2305 W	est US Highway 80)		
	<u> </u>			_
Phased development?		If yes, indicate propo	sed number of phase	es:
□ Yes ■ No				
Parcel ID	Total Site Acreage		Zoning	
60880-01012 & 01013 60881-04001 to 04004	7.91		C-2	
Project Description	7.01		<u> </u>	
Service station for electric fleet vehicle	es			
COLVIDE Station for Global Billion Vollida				
Water Supply		Sewage Disposal		
■ Public □ Private		□ Public ■ Private		
a rubiic ii riivate		- Tubile - ETHVate	-	
Applicant Information				
Owner				
Name		Address		
B.G. Bazemore Holdings, LLC Phone		1212 Pipemakers Circle, Suite 207, Pooler, GA 31322 Email		
Engineer/Surveyor Sai	me as authorized agen	 ot □ Check here to	receive staff review	comments via email
Company Name		Contact (Individual Na		
Kimley-Horn		Mike Lopez		
Phone		Email	·	
912-328-4442		mike.lopez@kimley-horn.com		
Authorized Agent (Requires Authorized Agent Form)		☐ Check here to receive staff review comments via email		
Company Name		Contact (Individual Na	ame)	
HunterMaclean		Josh Yellin		
Phone		Email		
912-236-0261		jyellin@huntermaclean.com		
				id bl
I understand that I will need to attend or Commission and that my application canr	•		_	the Planning
Joshua Yellin	1	'n 91		12/09/2022
Print Name Signature				Date
	OFFICE	USE ONLY		

MEMORANDUM

To: Garden City Planning Commission & Board of Appeals

From: Denise R. Grabowski, AICP, LEED AP, Planning Manager Consultant

Date: May 2, 2023

Re: PC 2304 – 2202-2205 US Highway 80

Application Type	General Development Plan		
Case Number	PC 2304		
Applicant	Joshua Ye <mark>llin</mark>		
Name of Project	Voltera EV Fleet Charging Hub		
Property Address	2202-2305 US Highway 80		
Parcel IDs	60080 01012, 60880 01013, 60881 04001, 60881 04002, 60081 04003, PIN 60881 04004		
Area of Property	7.91 acres		
Current Zoning	C-2, Commercial		
Proposed Land Use	Service station for electric fleet vehicles		

GENERAL INFORMATION

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

FINDINGS

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

1. Proposed uses and overall development plan

This facility is the first of its kind in the area and will provide charging facilities for electric vehicles and trucks. The project is proposed for development in two phases. The first phase will include both buildings, passenger vehicle parking, and 37 truck charging stations. The second phase will add an additional 90 truck charging stations. Phase I is anticipated by the end of 2024; the timing for Phase II is to be determined.

- 2. Façade elevation plan indicating building orientation and scale; exterior construction materials, including texture and color; roof shape, window and door openings, porches, and balconies; architectural style or structure and the facade architectural treatment. The operations building will be located adjacent to US Highway 80 and features metal and spandrel panels with storefront glazing (windows). A smaller maintenance facility is located adjacent to the western property line and will be constructed of masonry.
- 3. Fences, landscaping, and buffers.

 The perimeter of the site will be surrounded by 8' wrought iron fencing. A black chainlink fence will be located around the truck charging stations. The required landscape buffer along US Highway 80, as well as tree islands in the parking lot, will be provided. A 25' landscape buffer is also required along the southern property line. The plans include a note that states the site, buffer, and parking lot landscaping will be designed in compliance with the City of Garden City Zoning Ordinance.
- 4. Driveway and parking orientation, in keeping with the established character in the area. Site access is provided via US Highway 80, with the addition of a right-hand deceleration lane on US Highway 80. The site is designed to separate passenger vehicles from trucks immediately after entering the site.
- Scale, design, and location of exterior signs. Special sign restrictions may be required based on the location and character of the development and surrounding area.
 A monument sign will be provided adjacent to US Highway 80. Signage shall comply with the City of Garden City ordinances and will require a sign permit.

The applicant has provided the required information.

RECOMMENDATION

Approval of the General Development Plan.

Note:

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

SITE PLAN APPLICATION PLANS

FOR



VOLTERA EV FLEET CHARGING FACILITY

2303 US HIGHWAY 80 GARDEN CITY, GA 31408 CITY OF GARDEN CITY

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

APPLICANT: VOLTERA POWER, LLC CONTACT: PETER THOMAS PHONE: (513) 221-9761

EMAIL: PTHOMAS@VOLTERAPOWER.COM **PROPERTY OWNER:** SAVANNAH EV HOLDINGS, LLC

CONTACT: PETER THOMAS PHONE: (513) 221-9761 PTHOMAS@VOLTERAPOWER.COM

PROGRAM MANAGER: KIMLEY-HORN & ASSOCIATES, INC. CONTACT: DEAN APOSTOLERIS

LOCATION MAP

PHONE: (914) 368-9199 DEAN.APOSTOLERIS@KIMLEY-HORN.COM **ARCHITECT:**

CONTACT: EMILY O'LOUGHLIN (703) 564-8484 EMILY.OLOUGHLIN@MG2.COM

CIVIL ENGINEER: KIMLEY-HORN & ASSOCIATES, INC. CONTACT: BRIAN CLOUSER, P.E. BRIAN.CLOUSER@KIMLEY-HORN.COM

ELECTRICAL ENGINEER: KIMLEY-HORN & ASSOCIATES, INC. CONTACT: JEFFREY SALLEE, P.E. PHONE: (757) 213-8635

MIKE.STREICH@KIMLEY-HORN.COM

MECHANICAL ENGINEER: KIMLEY-HORN & ASSOCIATES, INC.

CONTACT: MICHAEL STREICH

SURVEYOR:

JAMES M. ANDERSON & ASSOCIATES, INC. CONTACT: MATT ANDERSON, PLS PHONE: (912) 764-2002

MATT@ANDERSONLANDSURVEYORS.CO **GEOTECHNICAL ENGINEER:**

TERRACON CONSULTANTS, INC. CONTACT: GUOMING LIN, P.E. PHONE: (912) 200-9114 GUOMING.LIN@TERRACON.COM

ENVIRONMENTAL: TERRACON CONSULTANTS, INC. CONTACT: KERRI DOYLE PHONE: (912) 200-9109 EMAIL: KERRI.DOYLE@TERRACON.COM

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE BUILDING/ DWELLING, STRUCTURAL, PLUMBING, MECHANICAL,

ELECTRICAL, AND FIRE/LIFE SAFETY CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THE LOCAL GOVERNING AUTHORITIES CODES.

THE APPLICANT IS PROPOSING TO DEVELOP A STATE-OF-THE ART, ELECTRIC VEHICLE (EV) CHARGING FACILITY FOR FREIGHT VEHICLE FLEET OPERATION AND CHARGING. A TOTAL OF 127 CHARGING STALLS ARE PROVIDED FOR CLASS 8 TRUCKS WITH A 1:1 RATIO OF PASSENGER VEHICLE PARKING STALLS. A PROPOSED 4,800 SQUARE-FOOT OPERATIONS BUILDING WILL SERVE THE FACILITY WITH INTERIOR OFFICE

SPACE, IN ADDITION TO A 4,500 SQUARE-FOOT MAINTENANCE BUILDING WITH 3 TRUCK BAYS.

SHEET NUMBER

C-0.0 **COVER SHEET** C-2.0 **EXISTING CONDITIONS** C-3.0 CIVIL LAYOUT PLAN - PHASE ? C-3.1 CIVIL LAYOUT PLAN - PHASE 2 SITE ELECTRICAL EQUIPMENT LAYOUT - PHASE ES-1.0 ES-1.1

SHEET TITLE

CODE BLOCK PROJECT TEAM OLD LOUISVILLE RD SITE TELFAIR PL

US HIGHWAY 80 GRAPHIC SCALE IN FEET

PROJECT NARRATIVE

SITE ELECTRICAL EQUIPMENT LAYOUT - PHASE 2 PLAN & ELEVATIONS - OPERATIONS BUILDING A-1.0 PLAN & ELEVATIONS - MAINTENANCE BUILDING A-1.1 M-1.0 OPERATIONS BUILDING MECHANICAL PLAN - LEVEL 1 OPERATIONS BUILDING MECHANICAL PLAN - ROOF M-1.1 M-1.2 MAINTENANCE BUILDING MECHANICAL PLAN - LEVEL 1 MAINTENANCE BUILDING MECHANICAL PLAN - ROOF M-1.3 E-1.0 ELECTRICAL POWER PLAN - OPERATIONS BUILDING E-1.1 ELECTRICAL POWER PLAN - MAINTENANCE BUILDING E-2.0 **ELECTRICAL ONE-LINE DIAGRAM - PHASE 1** E-2.1 ELECTRICAL ONE-LINE DIAGRAM - PHASE 2 E-2.2 ELECTRICAL ONE-LINE DIAGRAM - PHASE 2 **SHEET INDEX**



CALL BEFORE YOU DIG

Know what's BELOW. CALL before you dig.

CALL AT LEAST THREE WORKING DAYS BEFORE YOU DIG

DIG ALERT CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING LOCATIONS, CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

SHEET NUMBER C-0.0

SHEET SET

SHEE

COVER

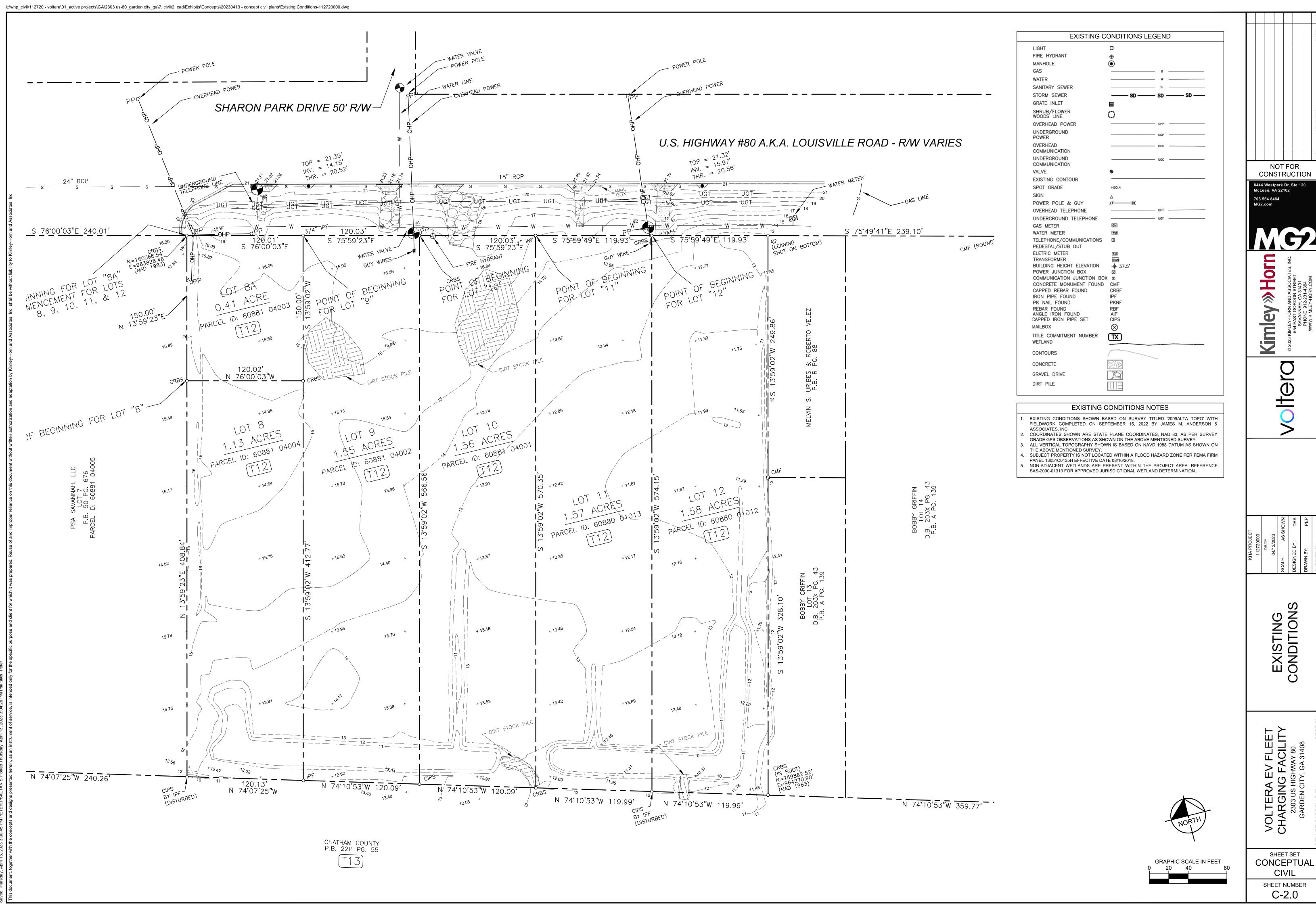
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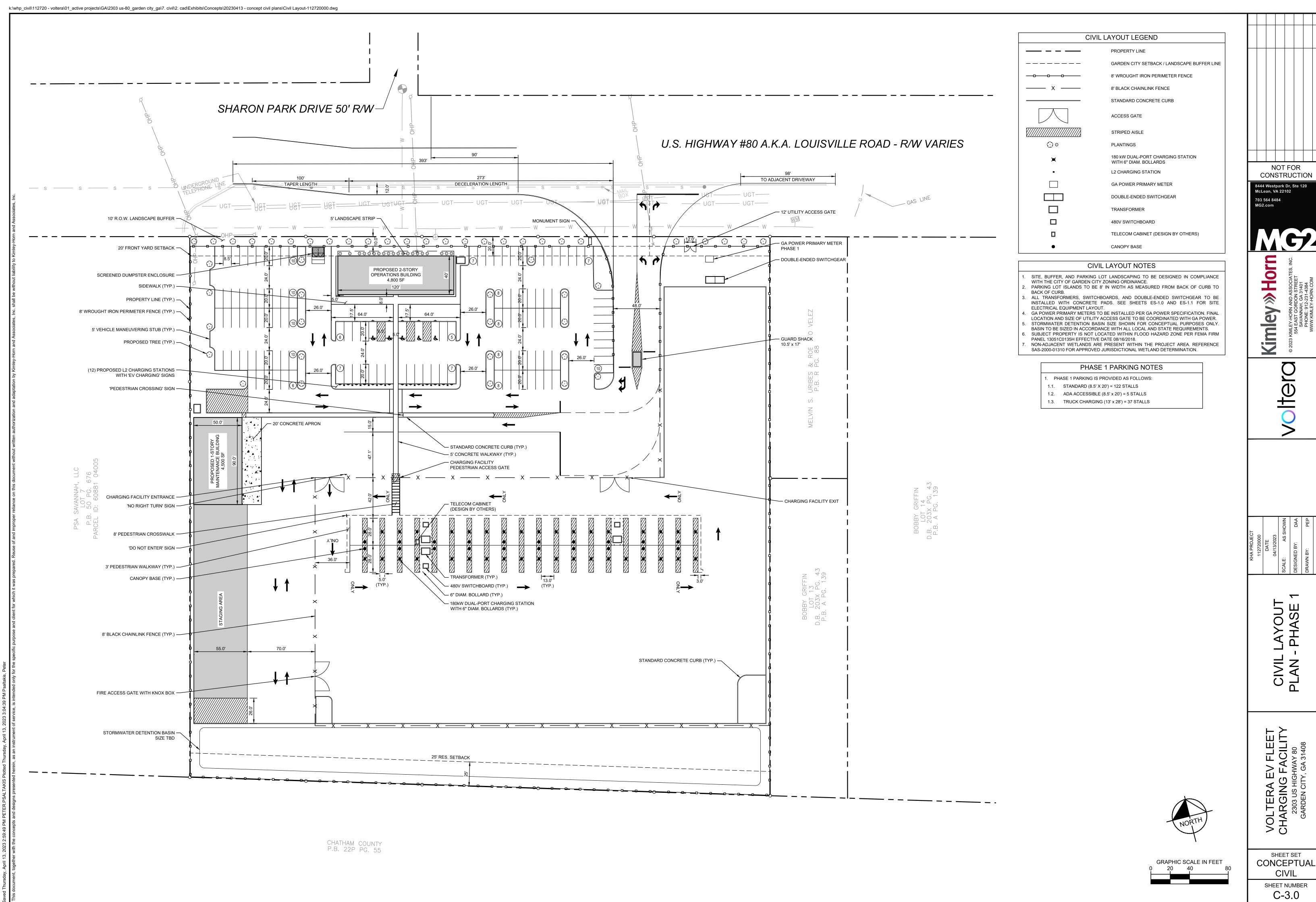
8444 Westpark Dr, Ste 120

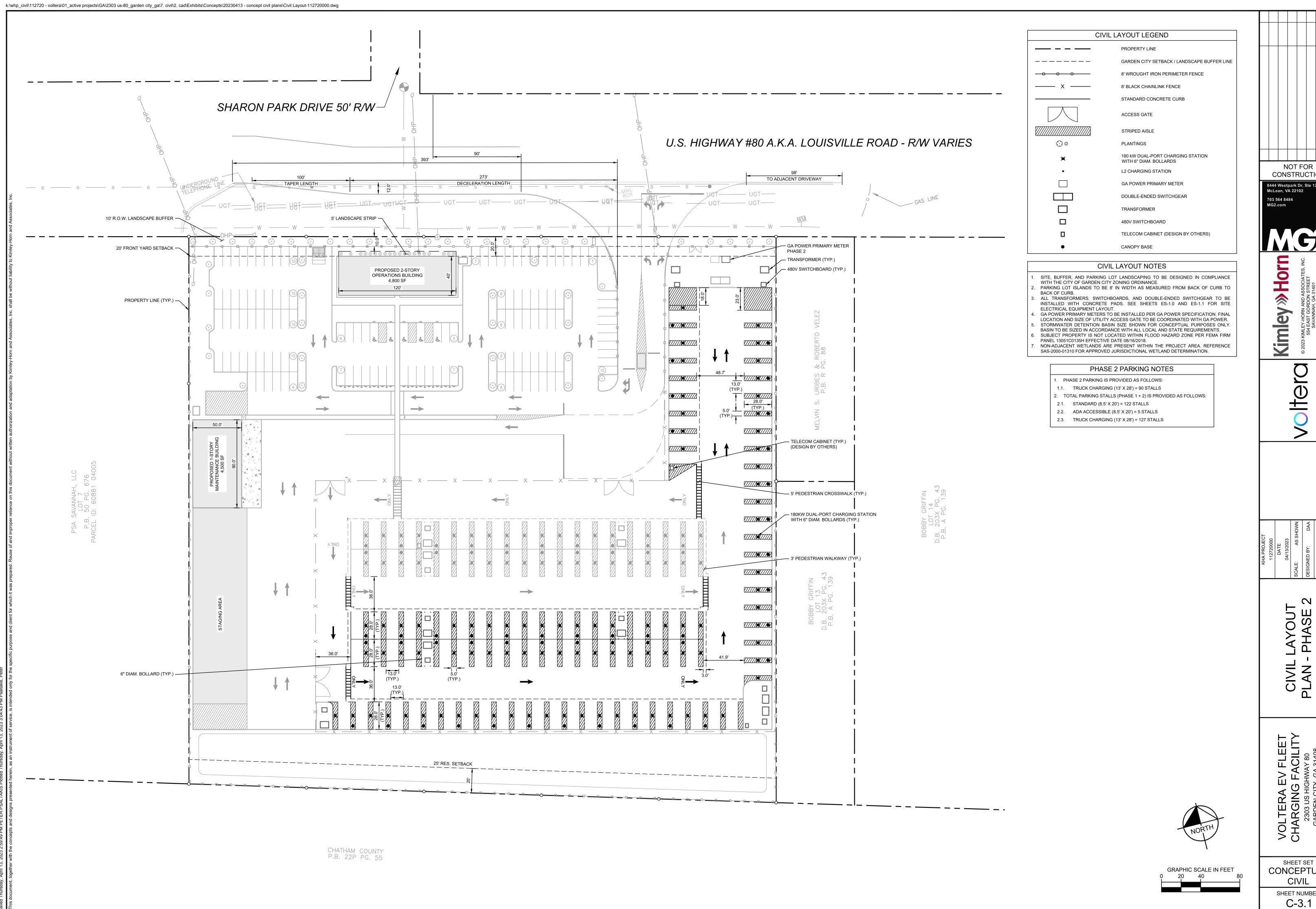
McLean, VA 22102 703 564 8484

Kimley » Horn

VICINITY MAP







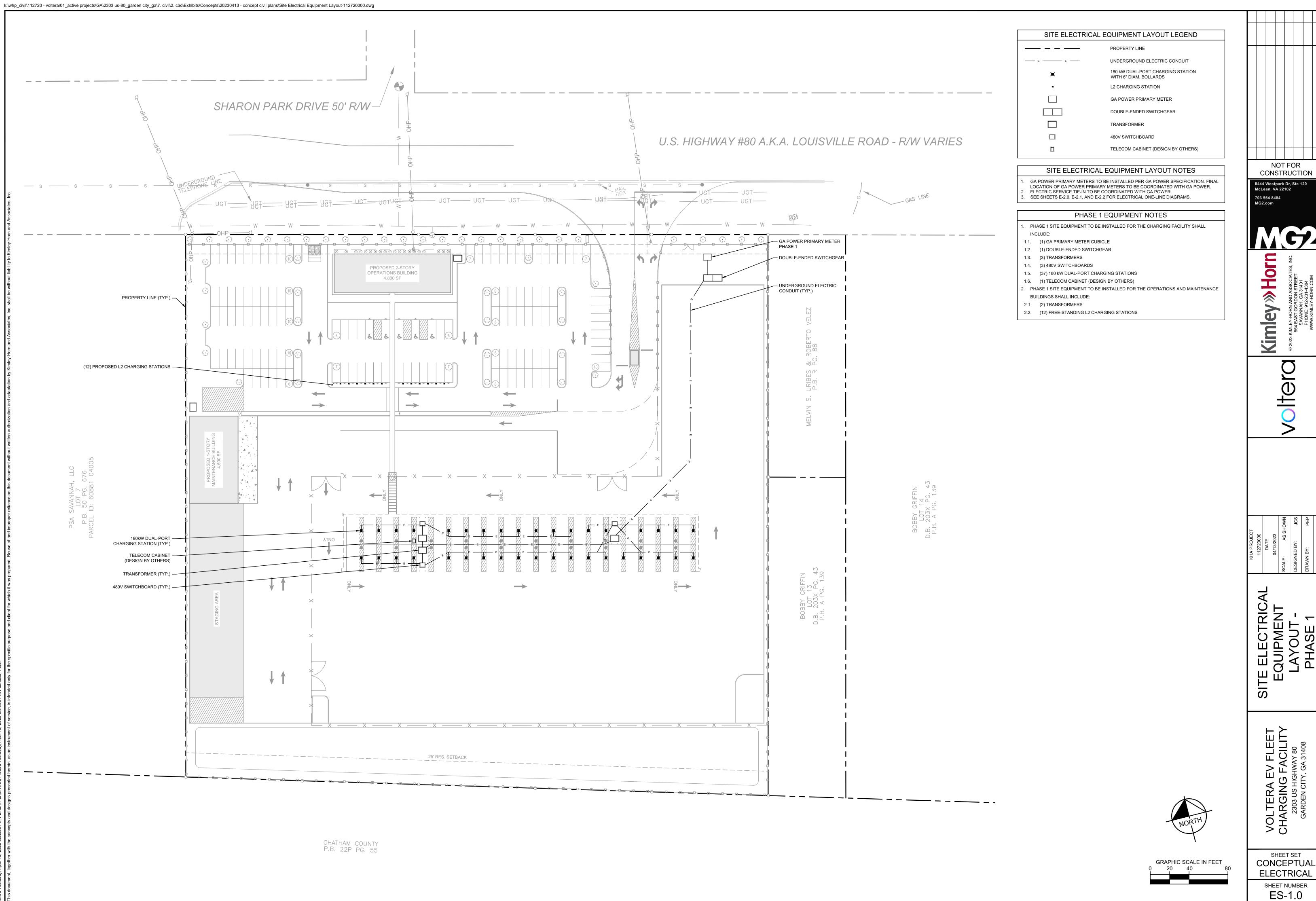
NOT FOR CONSTRUCTION 8444 Westpark Dr, Ste 120 McLean, VA 22102

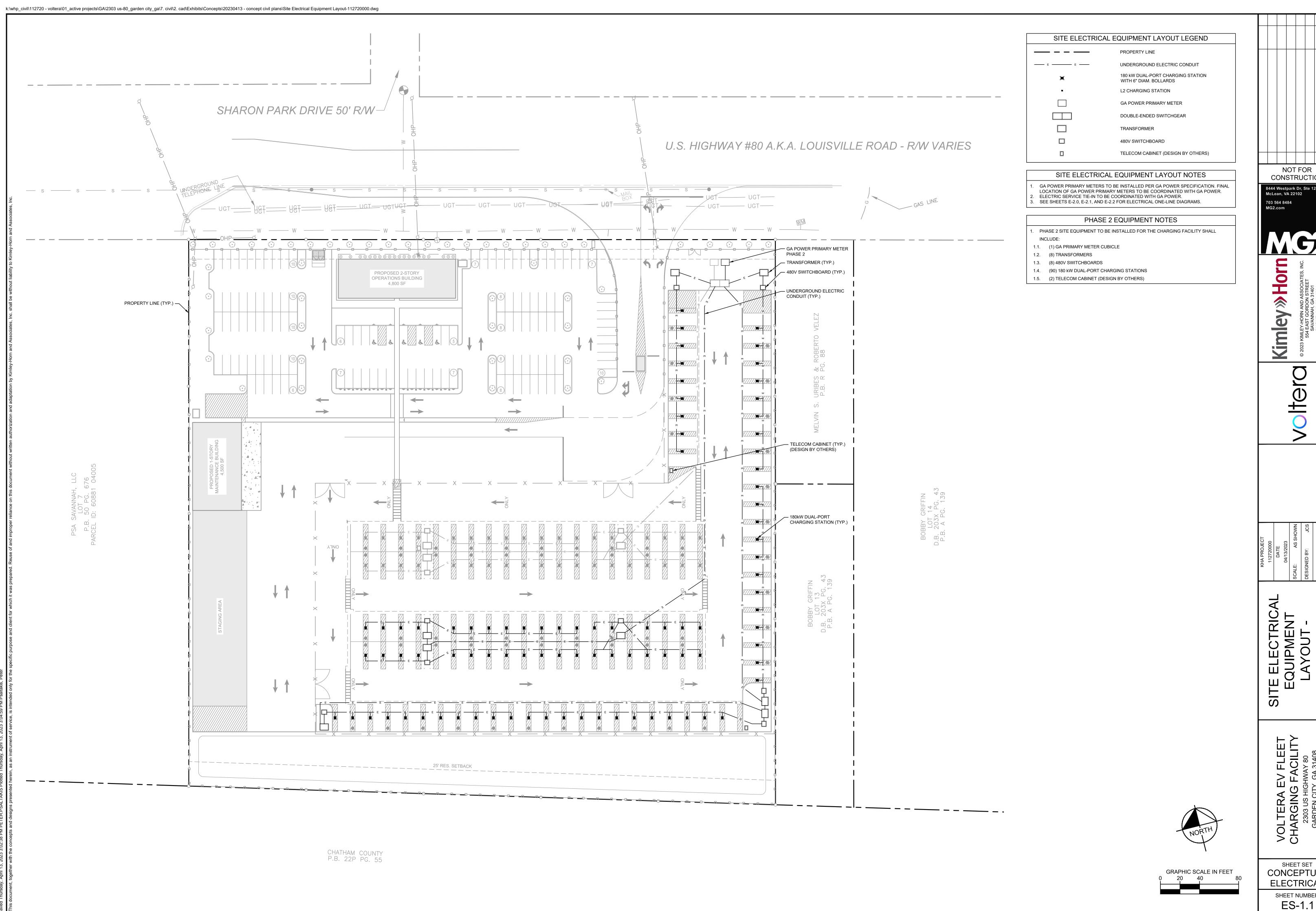
703 564 8484 MG2.com

/≫Horn

LAYOUT PHASE 2

SHEET SET CONCEPTUAL CIVIL SHEET NUMBER





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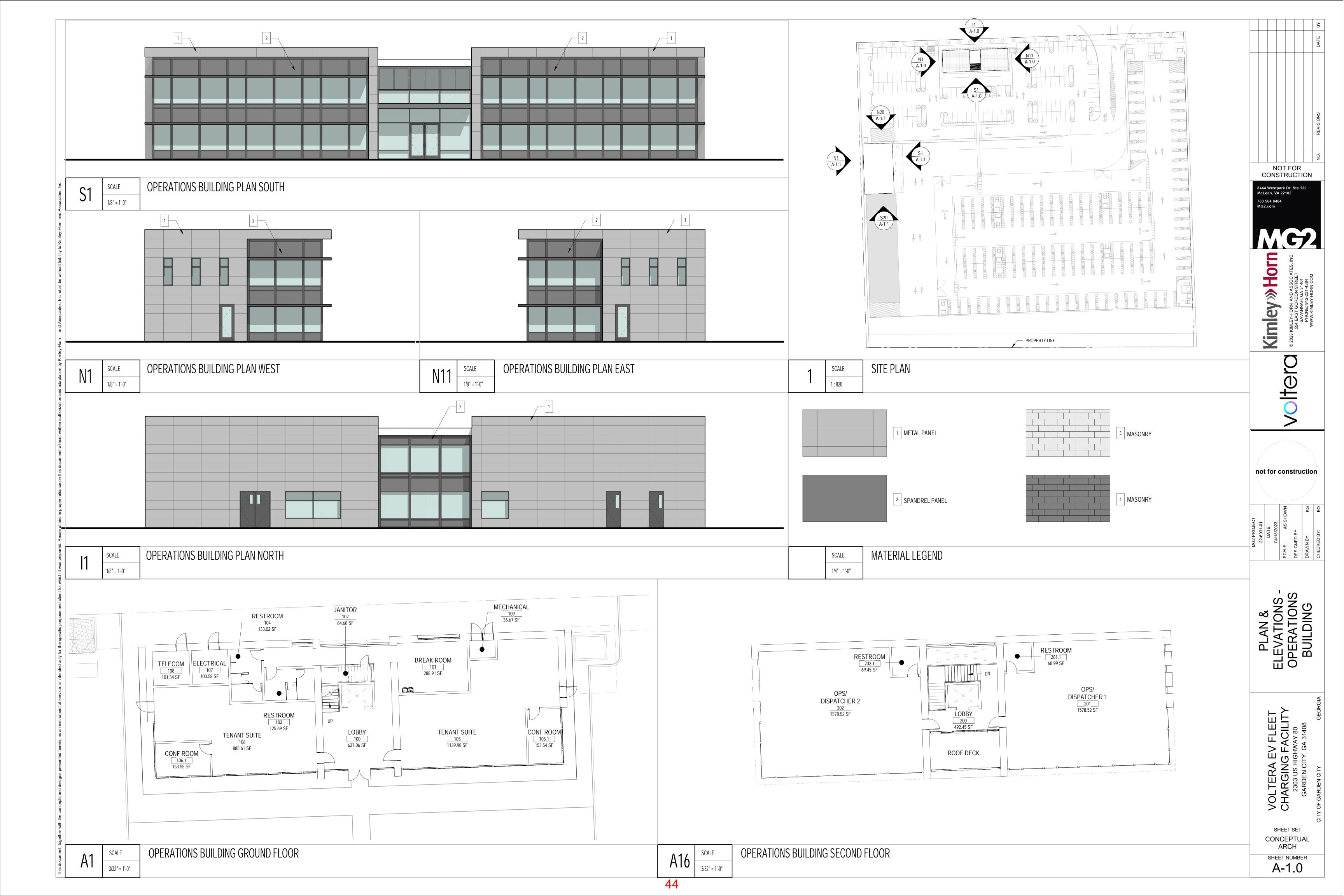
CONSTRUCTION

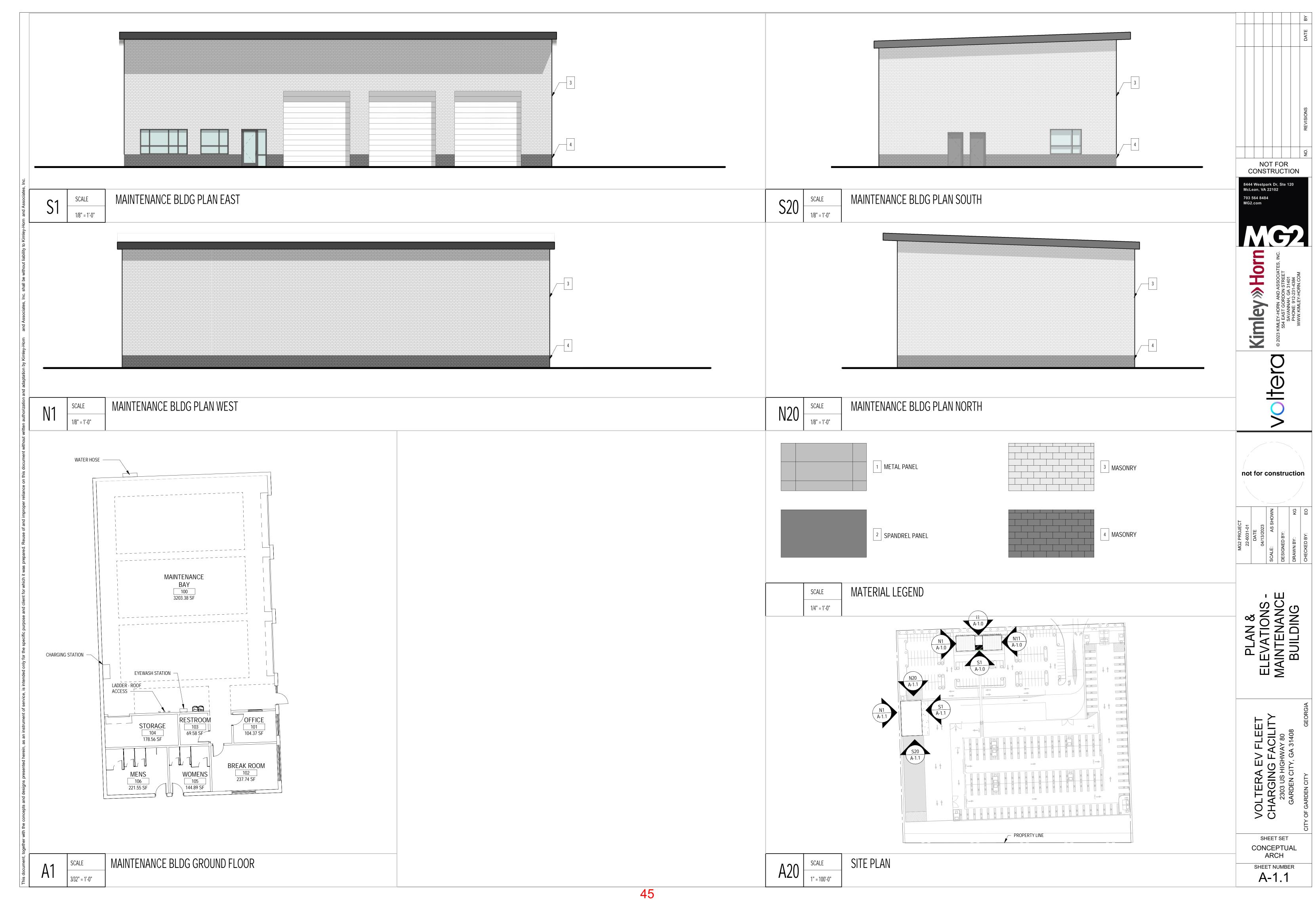
McLean, VA 22102

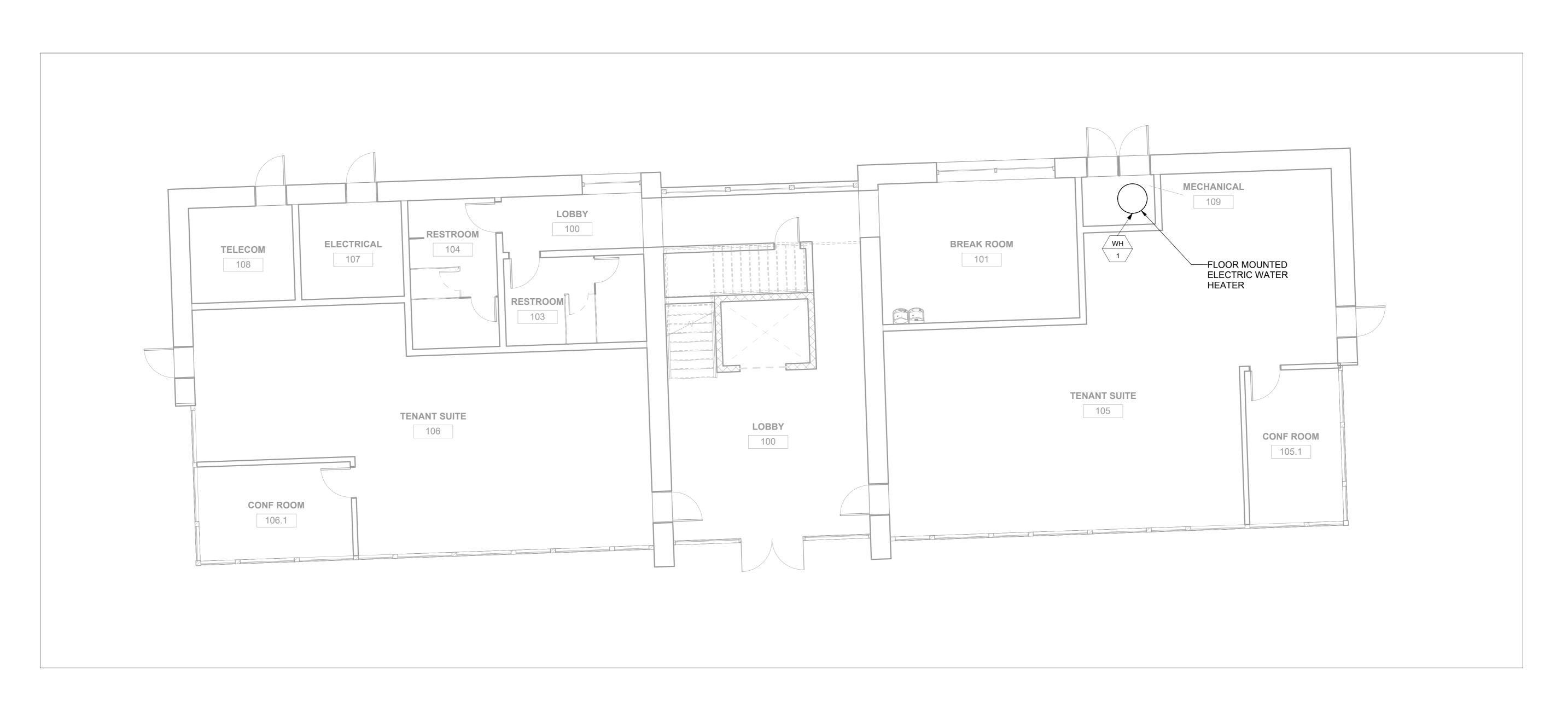
8444 Westpark Dr, Ste 120

SITE ELECTRICAL EQUIPMENT LAYOUT -PHASE 2

SHEET SET CONCEPTUAL ELECTRICAL SHEET NUMBER







1 OPERATIONS - LEVEL 1
3/16" = 1'-0"

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554 EAST GORDON STREET
SAVANNAH, GA 31401
PHONE: 912-231-4384
WWWW.KIMLEY-HORN.COM

SCALE: 3/16" = 1'-0"

DESIGNED BY: DUA

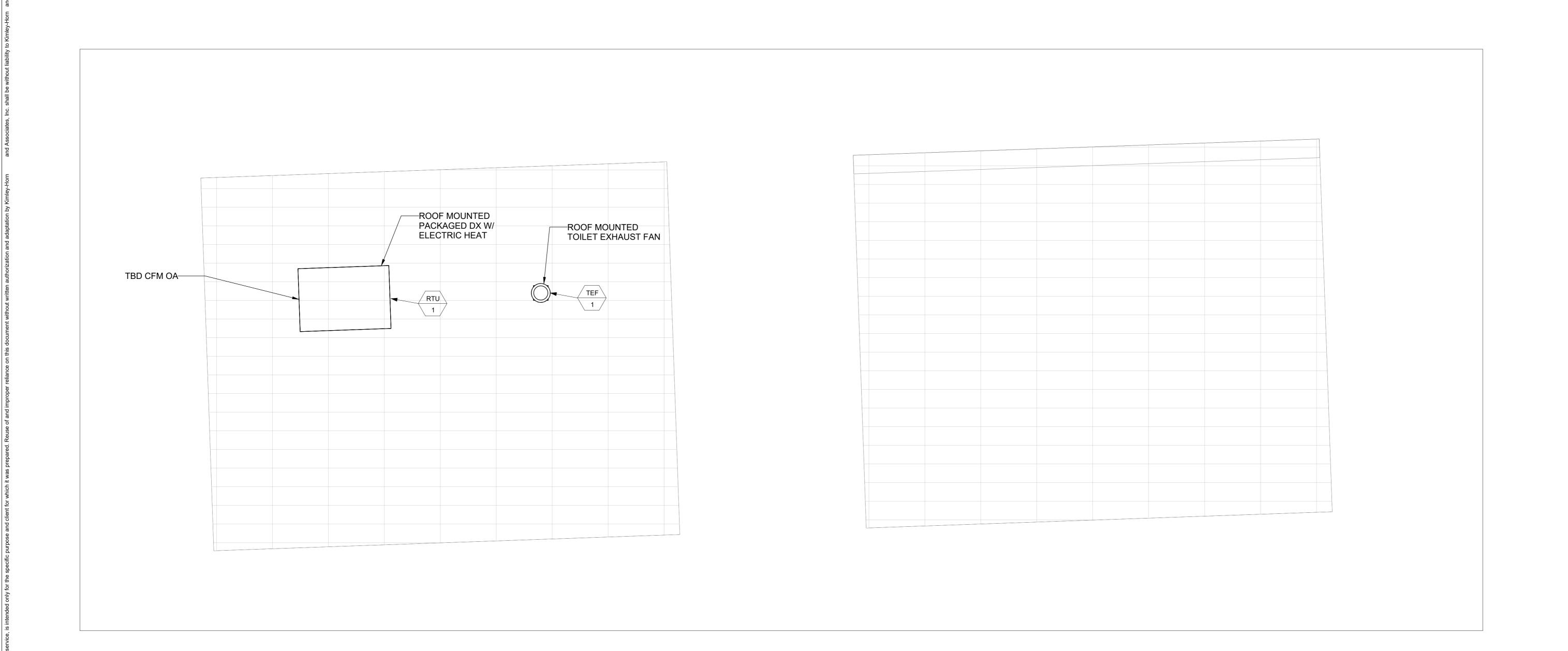
DRAWN BY: DUA

OPERATIONS BUILDING IECHANICAL PLAN

> LIEKA EV FLEE I ARGING FACILITY 2303 US HIGHWAY 80 SARDEN CITY, GA 31408

SHEET SET CONCEPTUAL MECHANICAL

SHEET NUMBER M-1.0



OPERATIONS - ROOF3/16" = 1'-0"

NO. REVISIONS DATE

NOT FOR CONSTRUCTION

84444 Westpark Dr, Ste 120
McLean, VA 22102

524 EAST GORDON STREET
SAVANNAH, GA 31401
PHONE: 912-231-4384
WWWW.KIMLEY-HORN.COM

MOTO K

SCALE: 3/16" = 1'-0"
DESIGNED BY: DUA
DRAWN BY: DUA

OPERATIONS
BUILDING
ECHANICAL PLAN

TERA EV FLEET

RGING FACILITY

2303 US HIGHWAY 80

VOLTE CHAR

CONCEPTUAL MECHANICAL

SHEET NUMBER

M-1.1



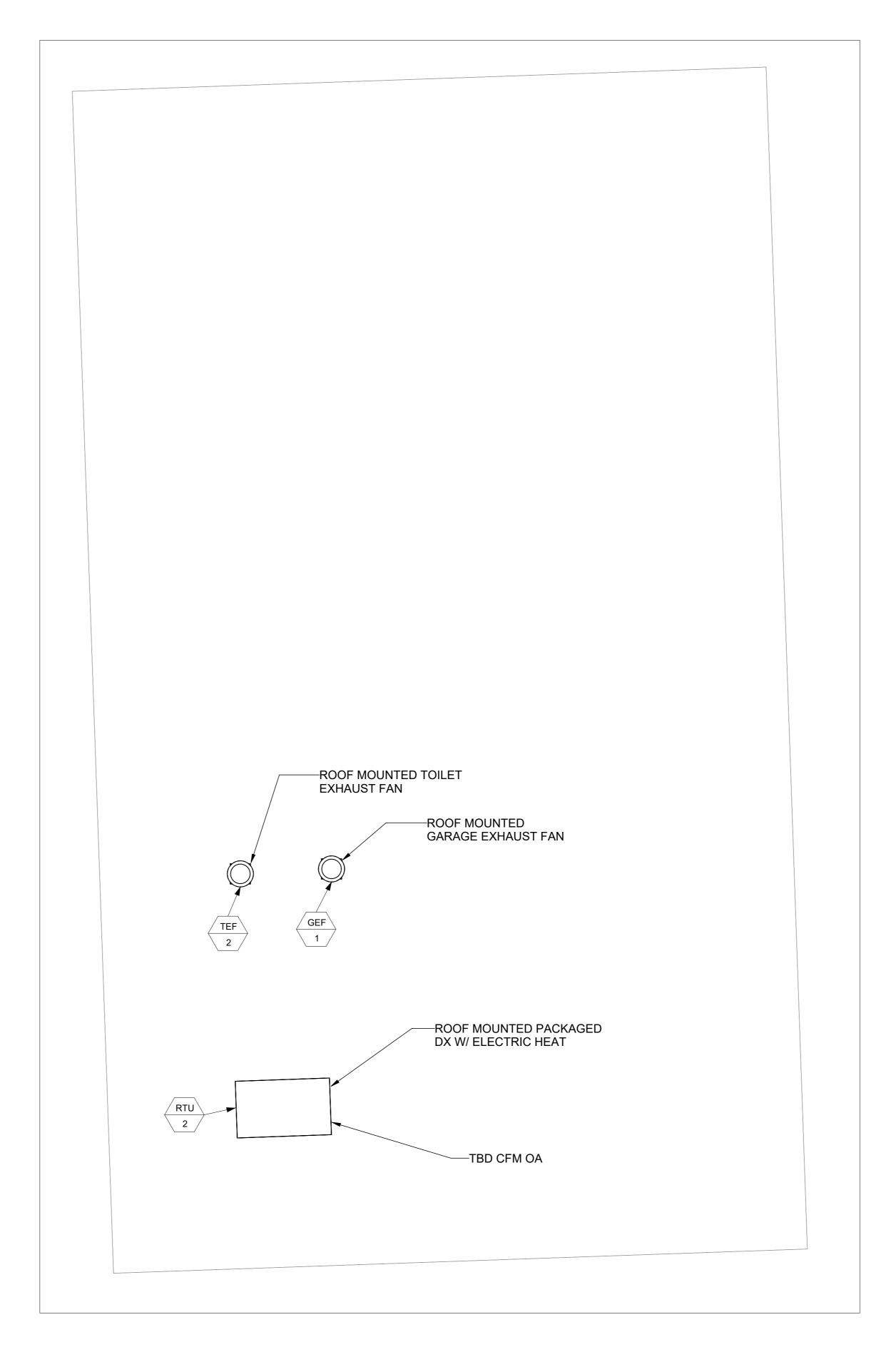
Kimley » Horn

NOT FOR CONSTRUCTION

SHEET SET

CONCEPTUAL MECHANICAL

SHEET NUMBER M-1.2



MAINTENANCE - ROOF

3/16" = 1'-0"

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SAVANNAH, GA 31401
PHONE: 912-231-4384
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SCALE: 3/16" = 1'-0"

DESIGNED BY: DUA

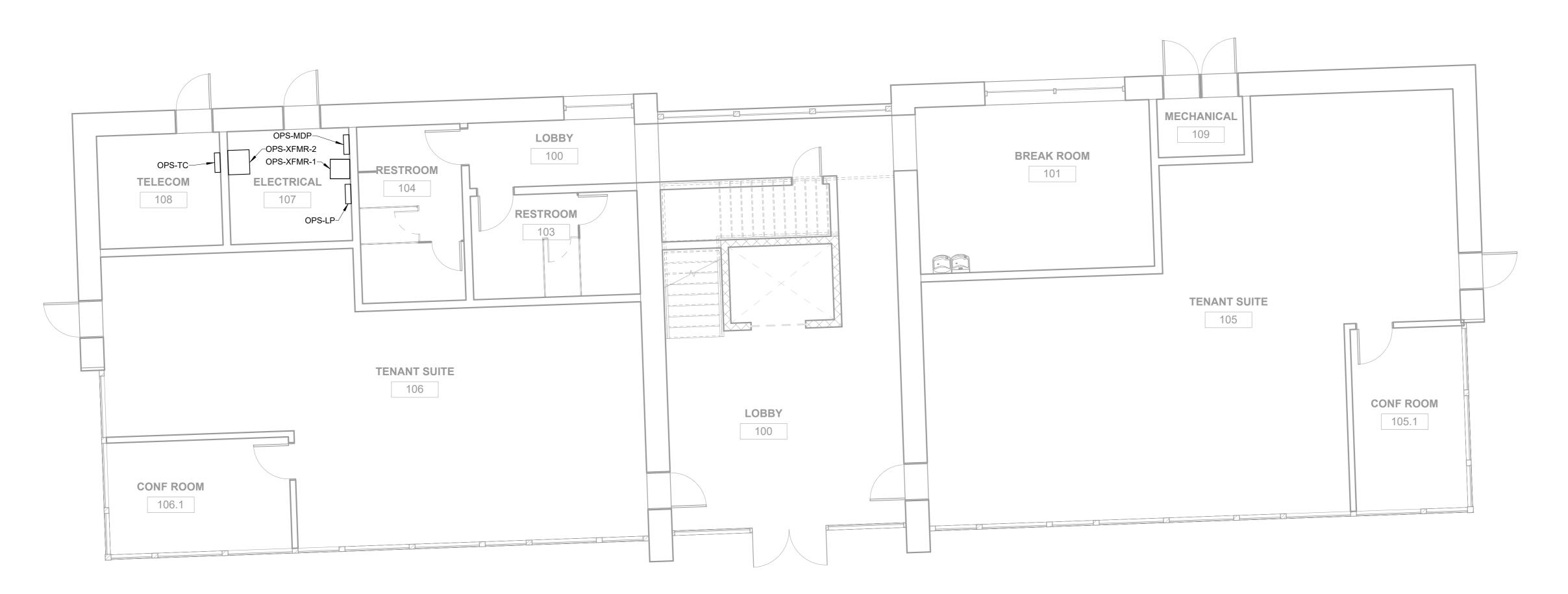
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MAINTENANCE BUILDING MECHANICAL PLAN - ROOF

NLTERA EV FLEET
IARGING FACILITY
2303 US HIGHWAY 80
GARDEN CITY, GA 31408

SHEET SET
CONCEPTUAL
MECHANICAL

SHEET NUMBER
M-1.3



1 LEVEL 1 POWER OPERATIONS BUILDING
3/16" = 1'-0"

NOT FOR CONSTRUCTION

MOT FOR CONSTRUCTION

84444 Westbark Dt. Ste 150
MCTeau, AV 5516
SAVANNAH, GA 31401
PHONE: 912-231-4384

WWW.KIMLEY-HORN.COM

SCALE: 3/16" = 1'-0"

DESIGNED BY: Designer

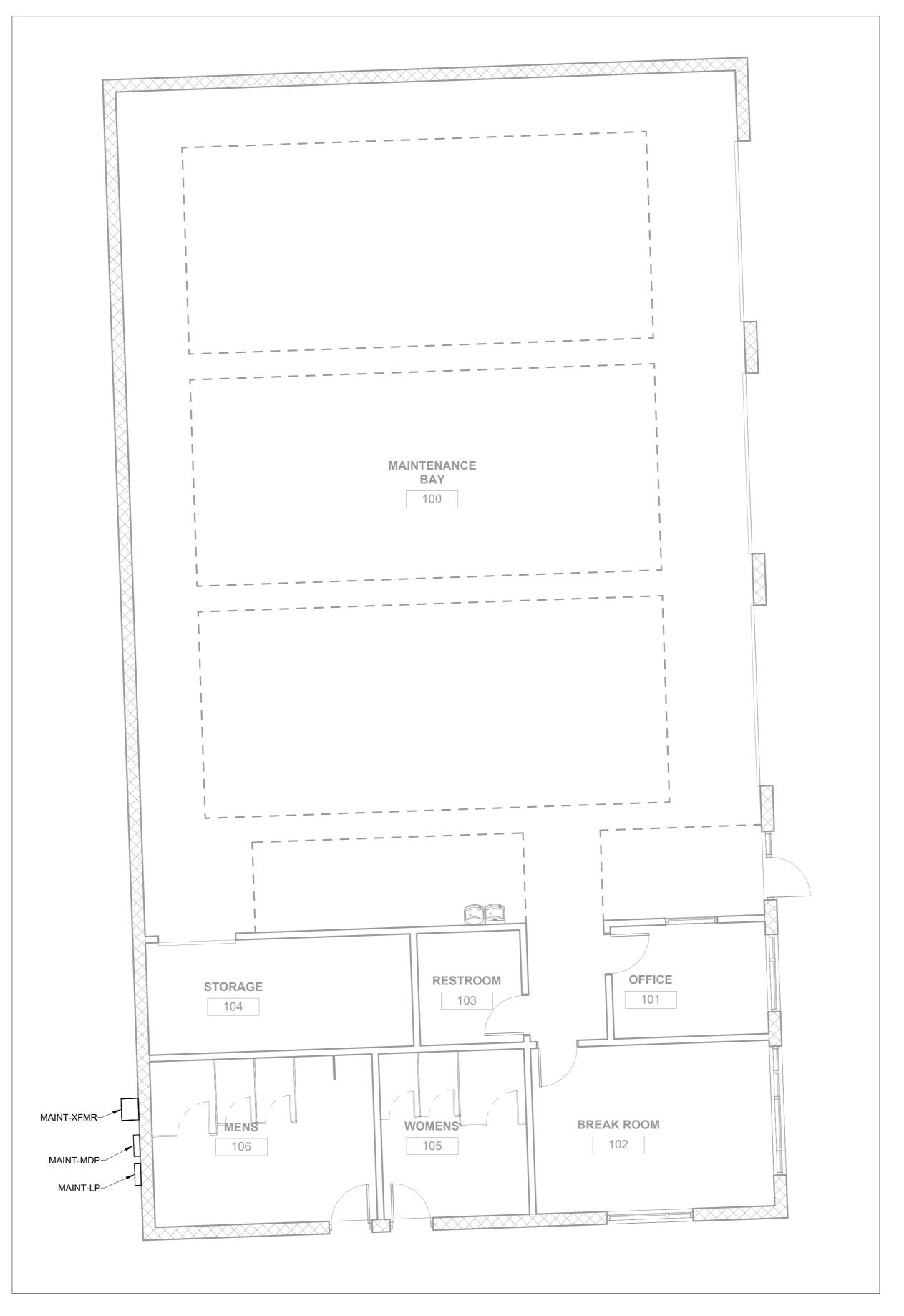
DRAWN BY: Author

ELECTRICAL POWER PLAN OPERATIONS

HARGING FACILITY
2303 US HIGHWAY 80
GARDEN CITY, GA 31408

SHEET SET
CONCEPTUAL
ELECTRICAL
SHEET NUMBER

E-1.0



1 LEVEL 1 POWER MAINTENANCE BUILDING
3/16" = 1'-0"

NOT FOR CONSTRUCTION

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DATE

SCALE: 3/16" = 1'-0"

DESIGNED BY: Designer

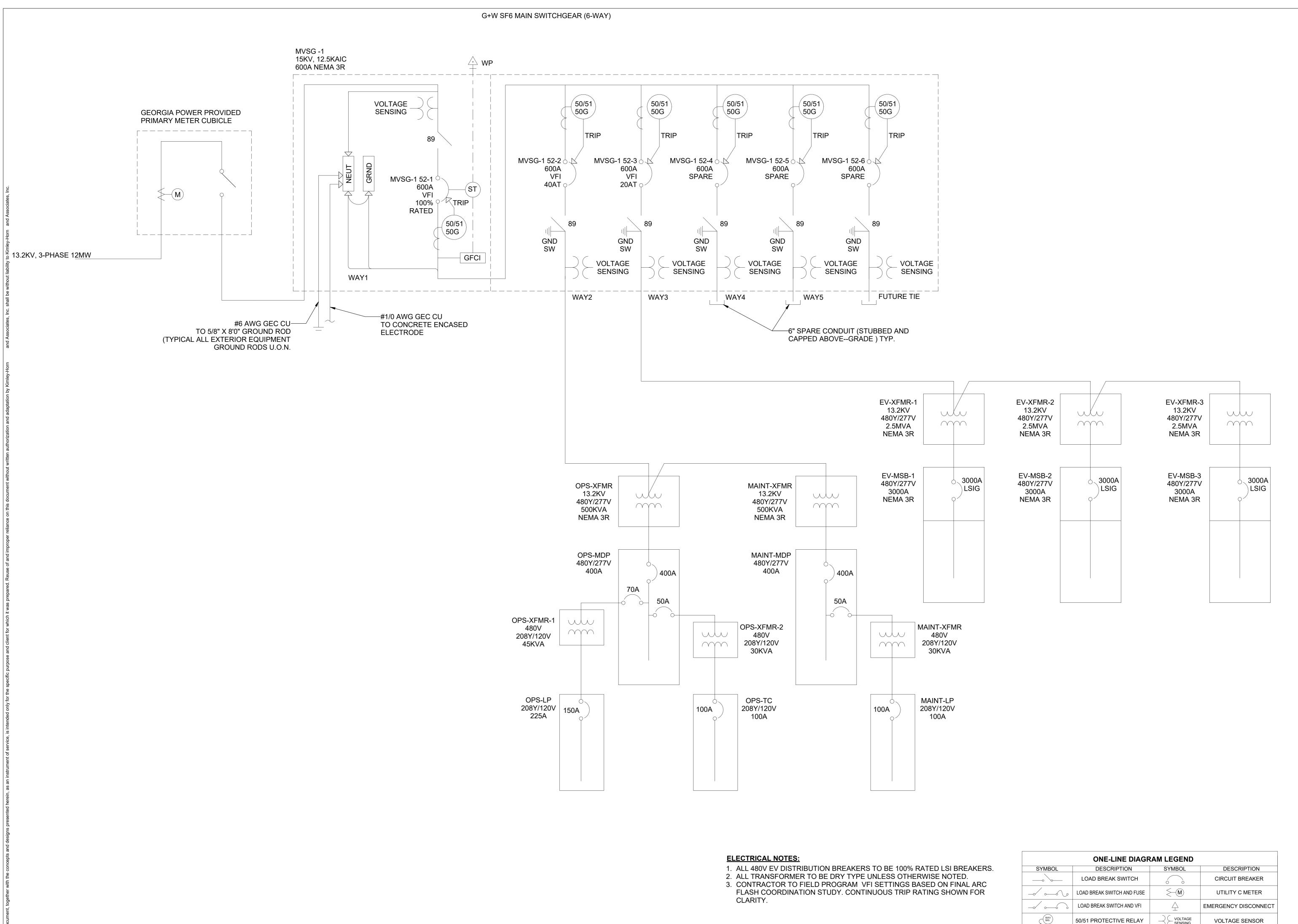
ELECTRICAL POWER PLAN AAINTENANCE

LTERA EV FLEET
ARGING FACILITY
2303 US HIGHWAY 80
SARDEN CITY, GA 31408

VOLTERA
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2303 US H
GARDEN CI

SHEET SET
CONCEPTUAL
ELECTRICAL

SHEET NUMBER
E-1.1



NOT FOR CONSTRUCTION

8444 Westpark Dr, Ste 120 McLean, VA 22102 703 564 8484

Kimley » Horn

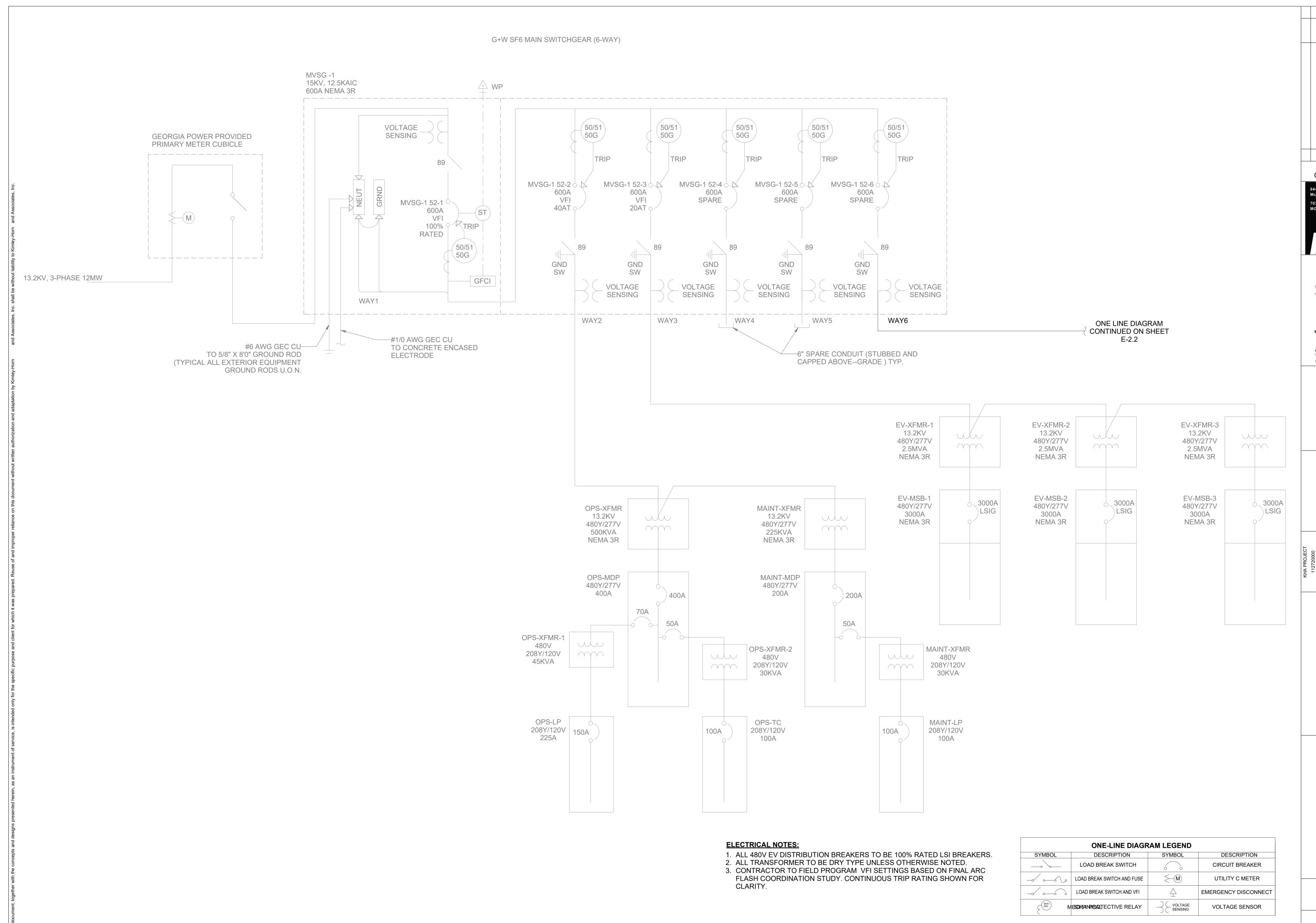
Voltera

ELECTRICAL ONE-LINE DIAGRAM - PHASE

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

SHEET SET CONCEPTUAL ELECTRICAL SHEET NUMBER

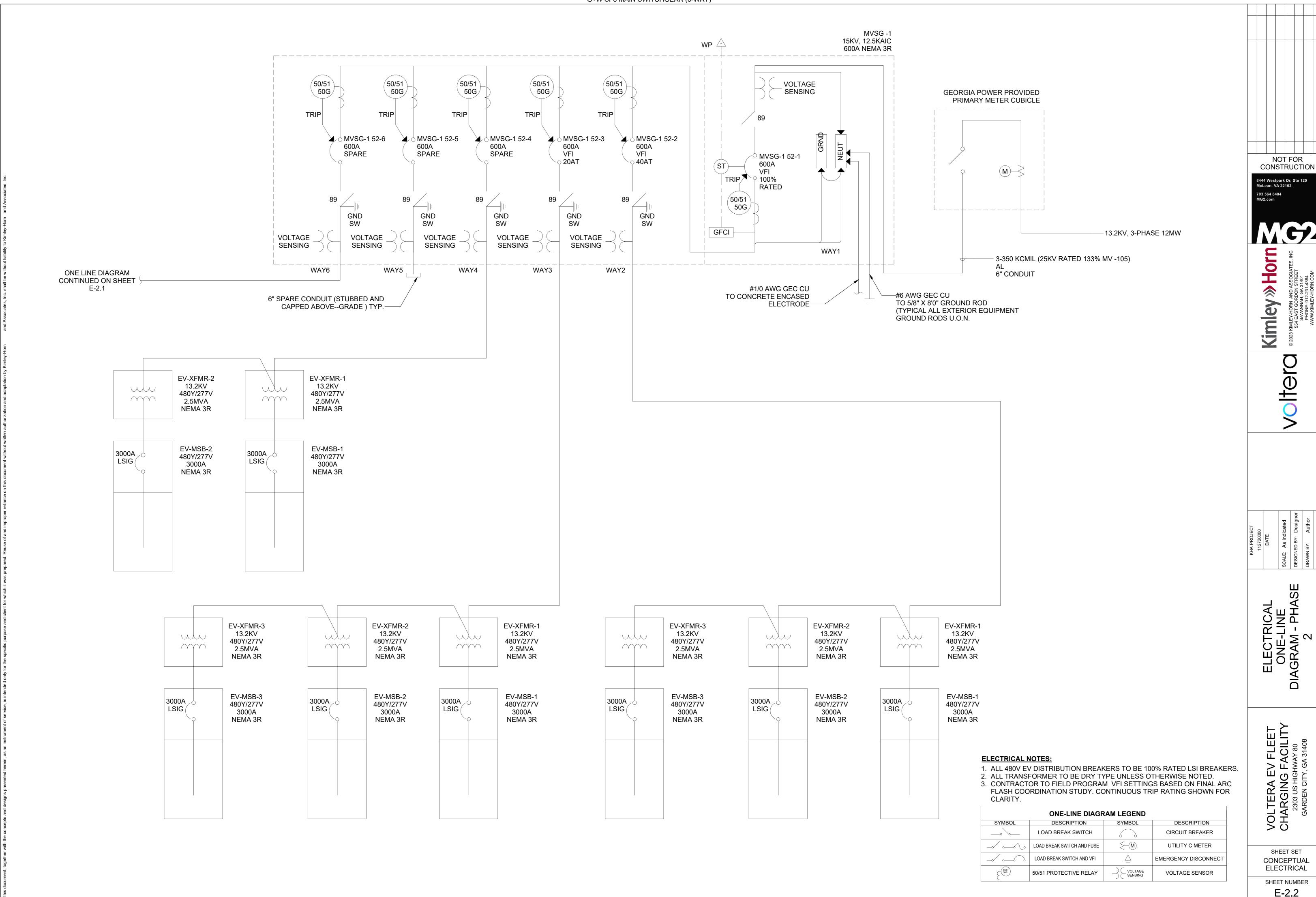
E-2.0



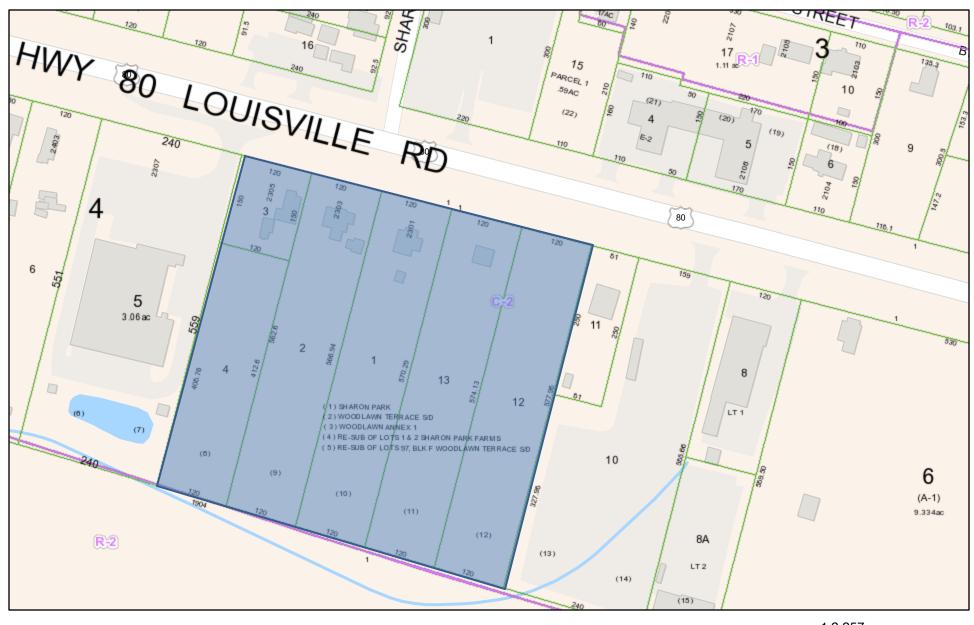
NOT FOR

SHEET SET

E-2.2



SAGIS Map Viewer





PC2304: General Development Plan Review





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City of Garden Site Plan Application



Development Information			
Development Name			
1620 DEAN FOREST ROAD BU	JILDING ADDITION		
Property Address			
1620 DEAN FOREST ROAD			
GARDEN CITY, GA			
Phased development?		If yes, indicate pro	posed number of phases:
□ Yes ■ No			
Parcel ID	Total Site Acreage		Zoning
60988A 02009	1.051		P-I-2
Project Description			
ADDITION OF A 5,661 SF MET	AL BUILDING ONTO A	N EXISTING	
12,221 SF METAL BUILDING			MENITS
Water Supply	AND ASSOCIATED AC	Sewage Disposal	IENTS.
□ Public ■ Private		□ Public ■ Priva	ate
- Fubilc Frivate		The Public Strive	
Applicant Information			
Owner		T	
Name		Address	
RYAN HU	GHES		P.O. BOX 5982
Phone		Email	
(912)662-	-2750		ryan@corecd.com
Engineer/Surveyor	☐ Same as authorized age		to receive staff review comments via email
Company Name		Contact (Individual	Name)
Coastal Civil E	ngineering		Tom Havens
Phone		Email	
(912) 232	-9402	tor	mhavens@coastalcvil.com
Authorized Agent (Requires Authorize	ed Agent Form)		to receive staff review comments via email
Company Name		Contact (Individual	Name)
COASTAL CN	IL FNGNEERING	10	~ HAVENS
Phone		Email	
9/2-660-	2399	Tom Hav	ENS & COAPTALCIVIC. COM
Lunderstand that I will need to atte	end or be represented by		gent at the meeting of the Planning
Commission and that my application			
Tom Havens			3/24/23
Print Name	Signatur	6	Date
	OFFICE	USE ONLY	
Received By	Date Received	OSE ONE!	Case Number
Submittal Format	Fee Amount Paid		Invoice Number
□ Electronic □ Paper	Both		

MEMORANDUM

To: Garden City Planning Commission & Board of Appeals

From: Denise R. Grabowski, AICP, LEED AP, Planning Manager Consultant

Date: June 6, 2023

Re: PC 2320 – 1620 Dean Forest Road

- " " -	
Application Type	General D <mark>evel</mark> opment Plan
Case Number	PC 2320
Applicant	Tom Have <mark>ns</mark>
Name of Project	1620 Dean Forest Road Building Addition
Property Address	1620 Dean Forest Road
Parcel IDs	60988A 02009
Area of Property	1.05 acres
Current Zoning	P-I-2
Proposed Land Use	M <mark>echanical re</mark> pair shop

GENERAL INFORMATION

Project Description: The applicant is proposing the addition of 5,661 square feet to an existing 12,221 square foot building. The expansion will provide additional workspace for an existing tenant who provides mechanical repair services.

Pursuant to Section 90-43, Designation of P districts, a general development plan must be submitted for review and approval by the Planning Commission prior to development of the site. The general plan for a proposed P district shall include proposed uses and overall development standards and shall promote an environment of stable and desirable character in harmony with the established or proposed land use pattern in surrounding areas.

FINDINGS

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

1. Proposed uses and overall development plan
The proposed use is an expansion of an existing use, permitted in I-2. The building addition will provide for additional workspace and storage. A small detention area is located to the rear of the building.

- 2. Façade elevation plan indicating building orientation and scale; exterior construction materials, including texture and color; roof shape, window and door openings, porches, and balconies; architectural style or structure and the facade architectural treatment. The proposed addition is located at the back of the existing structure and will match the existing building.
- 3. Fences, landscaping, and buffers.
 The applicant is providing additional landscaping along Dean Forest Road to screen the parking area.
- 4. Driveway and parking orientation, in keeping with the established character in the area. The property is located at the corner of Dean Forest Road and Morgan Road. Access is currently provided via Morgan Road. Roll-up doors are proposed on the addition so trucks can directly access the new workspace area.
- 5. Scale, design, and location of exterior signs. Special sign restrictions may be required based on the location and character of the development and surrounding area. No additional signage is proposed. Any signage shall comply with the City of Garden City ordinances and will require a sign permit.

The applicant has provided the required information.

RECOMMENDATION

Approval of the General Development Plan.

Note.

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

PROJECT DESCRIPTION

ADDITION OF A 5,661 SF METAL BUILDING ONTO AN EXISTING 12,221 SF METAL BUILDING AND ASSOCIATED ACCESS IMPROVEMENTS.

TOTAL AREA OF PROPERTY = 1.051 ACRES TOTAL DEVELOPMENT AREA = 0.32 ACRES

ACCORDING TO THE FLOOD INSURANCE RATE MAP 13051C0129G REVISED AUGUST 16,2018, THIS PROPERTY LIES IN ZONE X, NOT A 100 YEAR FLOOD ZONE.

PARKING CALCULATIONS

PER GARDEN CITY ORDINANCE, WAREHOUSE USE REQUIRES ONE SPACE PER TWO EMPLOYEES.

EXISTING WAREHOUSE CURRENTLY HAS 2 EMPLOYEES, AND WILL ADD 2 EMPLOYEES AS A RESULT OF ADDED WORKSPACE FOR A TOTAL OF 4 EMPLOYEES.

REQUIRED PARKING=4/2 SPACES PROVIDED EXISTING PARKING = 9 SPACES

9 > 2 = 0K

ABBREVIATIONS

	ABBREVIAT	IONS	
AB	AGGREGATE BASE	MAX	MAXIMUM
AC	ASPHALT CONCRETE	MIN	MINIMUM
ADJ	ADJUSTABLE	MISC	MISCELLANEOUS
AGGR	AGGREGATE	MH	MANHOLE
ALT	ALTERNATE	MON	MONUMENT
&c	AND	MW	MONITORING WELL
APPROX	APPROXIMATE	Α/	NORTH
@	AT	(N)	NORTH NORTH
		NO., #	NUMBER
BC	BACK OF CURB	NTS	NOT TO SCALE
BCR	BEGIN CURB RETURN		
BGS	BELOW GRADE SURFACE	OC	ON CENTER
BVC	BEGIN VERTICAL CURVE	OH	OVER HEAD
BVCE	BEGIN VERTICAL CURVE ELEVATION	OHE	OVER HEAD ELECTRICAL
BSW	BACK OF SIDEWALK	OHT	OVER HEAD TELEPHONE
BW	TOP OF BOARDWALK DECK	OHU	OVER HEAD UTILITY
CB	CATCH BASIN	ORN	ORNAMENTAL
C&G	CURB AND GUTTER	5417	5414446
CL	CLASS	PAV	PAVING
Q CO	CENTERLINE	PCC	PORTLAND CEMENT CONCRETE
CO	CLEANOUT	PED	PEDESTRIAN
CONC	CONCRETE_	PI	POINT OF INTERSECTION
CLR, CL	CLEARANCE	P PP	PROPERTY LINE
CMP	CORRUGATED METAL PIPE		POWER_POLE
CP	CONTROL POINT	PROP	PROPERTY
CULV	CULVERT	PRC	POINT OF REVERSE CURVE
		PRVC	POINT OF REVERSE VERTICAL CUR
DBC	DEPRESSED BACK OF CURB	PT	POINT
DI	DROP INLET	PVC	POLYVINYL CHLORIDE PIPE
DIA D/W, DW, DWY	DIAMETER DRIVEWAY	PVI	POINT OF VERTICAL INTERSECTION
וווט ,ווע, טוו,	DRIVEWAI	R	RADIUS
<i>EA</i>	EACH	RC	RELATIVE COMPACTION
E, ELEC	ELECTRICAL	RCP	REINFORCED CONCRETE PIPE
EC	END CURVE	REINF	REINFORCED
ECR	END CURB RETURN	REQ	REQUIRED, REQUIREMENT
EG	EXISTING GROUND	RSP	ROCK SLOPE PROTECTION
EL, ELEV	ELEVATION	RT	RIGHT
EP	EDGE OF PAVEMENT	R/W	RIGHT OF WAY
EXIST	EXISTING	, y , ,,	7.1.0777 07 7771
(E)	EAST	S	SLOPE OR SOUTH
EVC	END VERTICAL CURVE	(S)	SOUTH
EVCE	END VERTICAL CURVE ELEVATION	SCHED	SCHEDULE
2702	LIVE VERTICAL CONVE ELEVATION	SD	STORM DRAIN
FF	FINISHED FLOOR	SECT	SECTION
FG	FINISHED GRADE	SHT	SHEET
FH	FIRE HYDRANT	SL SL	STREET LIGHT
, , , FL	FLOW LINE	SPEC	SPECIFICATIONS
FT	FEET	SS	SANITARY SEWER
, ,	, , ,	SDMH	STORM DRAIN MANHOLE
		SSMH	SANITARY SEWER MANHOLE
G	GAS	STA	STATION
GB	GRADE BREAK	STD	STANDARD
GND	GROUND	ST	STREET
GRAV	GRAVEL	S/W	SIDEWALK
GV	GATE VALVE	3711	SIDEWALK
		Τ	TELEPHONE
H, HORZ	HORIZONTAL	<i>TB</i>	TOP OF BANK
		TBM	TEMPORARY BENCH MARK
<i>IC</i>	INTERCONNECT	TD	TOP OF DECK (BOARDWALK)
<i>ID</i>	INSIDE DIAMETER	TEL	TELEPHONE `
<i>IG</i>	INVERT GRADE	<i>TG</i>	TOP OF GRATE
<i>IN</i>	INCH	TL.	TRAFFIC LIGHT
INV	INVERT	TP	TOP OF PAVEMENT
		 TS	TOP OF SIDEWALK
<i>JP</i>	JOINT POLE	TYP	TYPICAL
JT	JOINT	7V	TELEVISION
JUNCT	JUNCTION		
15	LINEAR FEET	UG	UNDERGROUND
LF L/G	LINEAR FEET LIP OF GUTTER	100	VERTICAL OUR VE
L/G LT	LIP OF GOTTER LEFT	VC VG	VERTICAL CURVE
_	LLI I	V G	VALLEY GUTTER
		W/	<i>WITH</i>

WITH OUT

WATER

IMPROVEMENT PLANS FOR 1620 DEAN FOREST ROAD BUILDING ADDITION

P.I.N. 60988A 02009

BURGESS RD

VICINITY MAP NO SCALE

GENERAL NOTES

CITY OF GARDEN CITY, GA

- 1. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, GENERAL CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY:THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ARCHITECT, THE ENGINEER AND HIS CONSULTANTS, AND EACH OF THEIR OFFICERS, EMPLOYEES, AND AGENTS.
- 2. THE CONTRACTOR SHALL INDEPENDENTLY REVIEW GROUND, TOPOGRAPHY, AND TREE CONDITIONS THROUGHOUT THE SITE, AND ASSUME WHOLEY AND UNCONDITIONALLY THE RISK OF COMPLETING THE WORK SET OUT IN THESE PLANS, REGARDLESS OF ROCK, WATER TABLE, OR OTHER CONDITIONS WHICH THE CONTRACTOR MAY ENCOUNTER IN THE COURSE OF THE WORK.
- 3. ANY DISCREPANCY DISCOVERED BY THE CONTRACTOR IN THESE PLANS OR ANY FIELD CONDITIONS DISCOVERED BY THE CONTRACTOR THAT MAY DELAY OR OBSTRUCT THE PROPER COMPLETION OF THE WORK PER THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND THE OWNER IMMEDIATELY UPON DISCOVERY. SAID NOTIFICATION SHALL BE IN
- 4 NO GUARANTEE IS INTENDED THAT UNDERGROUND UTILITIES OR OBSTRUCTIONS NOT SHOWN ON THESE PLANS MAY NOT BE ENCOUNTERED. THOSE SHOWN ARE BASED ON THE BEST INFORMATION AVAILABLE AND THE CONTRACTOR IS CAUTIONED THAT THE OWNERS, THE ENGINEERS, AND THE ARCHITECT ASSUME NO RESPONSIBILITY FOR ANY EXISTING UTILITIES OR OBSTRUCTIONS, EITHER SHOWN OR NOT ON THESE PLANS.
- 5 THE CONTRACTOR SHALL NOT BEGIN EXCAVATION UNTIL ALL EXISTING UTILITIES HAVE BEEN MARKED IN THE FIELD. THE CONTRACTOR SHALL NOTIFY THE UTILITIES PROTECTION CENTER AT LEAST THREE WORKING DAYS PRIOR TO EXCAVATION (800) 282-7411.
- 6. ALL GRADING SHALL BE IN CONFORMANCE WITH APPLICABLE PROVISIONS OF THE UBC, THE PROJECT GEOTECHNICAL REPORT, AND CITY OF GARDEN CITY STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WORK WITH THE SOILS ENGINEER.
- 7. ALL UNUSABLE MATERIAL, STUMPS, TREES, BOULDERS AND EXCESS SOIL SHALL BE REMOVED AND DISPOSED OF OFF THE PROJECT SITE UNLESS OTHERWISE PERMITTED BY THE OWNER. 8. NO JETTING OR FLOODING OF BACKFILL SHALL BE PERMITTED.
- 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING PAVED ROADS OF DIRT, MUD, AND DEBRIS CAUSED BY HIS CONSTRUCTION OPERATIONS. MUD. DIRT AND DEBRIS SHALL BE REMOVED DAILY. SHOULD THESE ITEMS CONSTITUTE A PUBLIC HAZARD OR NUISANCE, THEY SHALL BE REMOVED IMMEDIATELY. THE CONTRACTOR SHALL PROMPTLY CLEAN STREETS WHEN REQUESTED BY THE DESIGNATED REPRESENTATIVE OF CITY OF GARDEN CITY.
- 10. GRADING EQUIPMENT SHALL BE ADEQUATELY MUFFLED TO REDUCE THE NOISE IMPACT ON ADJACENT PROPERTIES. EQUIPMENT SHALL NOT OPERATE ON THE SITE PRIOR TO 8 A.M. OR AFTER 5 P.M ON WEEKDAYS, AND SHALL NOT BE OPERATED ON WEEKENDS OR HOLIDAYS.
- 11.ANY MATERIALS, WORKMANSHIP, AND CONSTRUCTION WITHIN GARDEN CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY TECHNICAL SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS.
- 12. ALL WORK AND EQUIPMENT SHALL COMPLY WITH OSHA REQUIREMENTS.
- 13. THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT PRIOR TO BEGINNING
- ANY WORK IN ANY ROADWAY, RIGHT-OF-WAY, ETC. FROM GARDEN CITY. 14. CHLORINATED DISINFECTED WATER SHALL NOT BE DISCHARGED INTO THE STORMWATER SYSTEM.
- 15. ALL TRENCH BEDDING AND BACKFILL SHALL BE PER MANUFACTURER'S RECOMMENDATIONS AND DETAILS ON DRAWINGS. 16. DUST CONTROL MEASURES SHALL BE INSTITUTED DURING GRADING ACTIVITIES TO PREVENT A DUST NUISANCE TO ADJACENT PUBLIC AND PRIVATE PROPERTIES.
- 17. THE CONTRACTOR SHALL OBTAIN A SITE GRADING PERMIT FROM GARDEN CITY PRIOR TO THE COMMENCEMENT OF ANY GRADING ON THE SITE.

LEGEND

COVER SHEET

EXISTING CONDITIONS

GRADING AND DRAINAGE PLAN

MISCELLANEOUS DETAILS

EROSION & SEDIMENT CONTROL PLAN

CIVIL SITE LAYOUT

DEVELOPER/OWNER

1620 DEAN FOREST LLC

SAVANNAH, GA 31414

RYAN@CORECD.COM

RYAN HUGHES

P.O. BOX 5982

(912)662-2750

ARCHITECT

ON ARCHITECTURE

DALLAS, GA 30157

(404)409-5427

SHEET C3

224 OVERLOOK DRIVE

ONILÉS@ONARCHITECTUREATL.COM

INDEX TO SHEETS

OWEN NILES

<u>EXISTING</u>		<u>PROPOSED</u>
6" SS	SANITARY SEWER	6" SS
•	SANITARY SEWER CLEANOUT	•
S	SANITARY SEWER MANHOLE	S
	CONTROL POINT	
	CITY MONUMENT	lacktriangle
TS	TRAFFIC SIGNAL	TS
	SPLICE BOX	
□МВ	MAILBOX	□МВ
	DRIVEWAY	
12" SD MH	STORM DRAIN W/MANHOLE	12" SD MH
	TELEPHONE	
EXIST 6" W	WATER	6" W
E	ELECTRIC	ε
EXIST GAS	GAS	EXIST GAS
R/W	APPROXIMATE RIGHT OF WAY LINE	
501	STREET ADDRESS	501
BACK OF SIDEWALK FACE OF CURB	SIDEWALK/CURB & GUTTER	BACK OF SIDEWALK FACE OF CURB
LIP OF GUTTER	STORM DRAIN MANHOLE	LIP OF GUTTER
SL	STREET LIGHT CONDUIT	SL
	HANDICAP RAMP	
	WATER VALVE	● ⊢
- ф -FH	FIRE HYDRANT	- ∳ -FH
☐ WM	WATER METER	□ wm
*	MONITORING WELL	•
	DROP INLET	
	TREE	E OB
	CATCH BASIN	O
←	POLE AND GUY WIRE	€φ
	STRIPING	
<u></u>	STREET LIGHT	~ > ~
•	POLE	•
- 0	SINGLE POST SIGN	- 0
	PAVEMENT MARKERS	
	EDGE OF PAVEMENT	
	PRESERVE TREE	BRICK SIDEWALK
	REMOVE TREE	
	CONCRETE PAVING	UTILITIES PROTECTION CENTER
	SIDEWALK	CALL THREE WORKING DAYS BEFORE YOU DIG
	EROSION CONTROL SEED APPLICATION , , ,	THROUGHOUT GEORGIA 811
		NOTE:

BENCH MARK

NAIL IN PP

ELEV=25.87'

NAVD88



CITY OF GARDEN CITY RETAINS THE RIGHT TO

ACCESS PROPERTY TO INSPECT STORMWATER

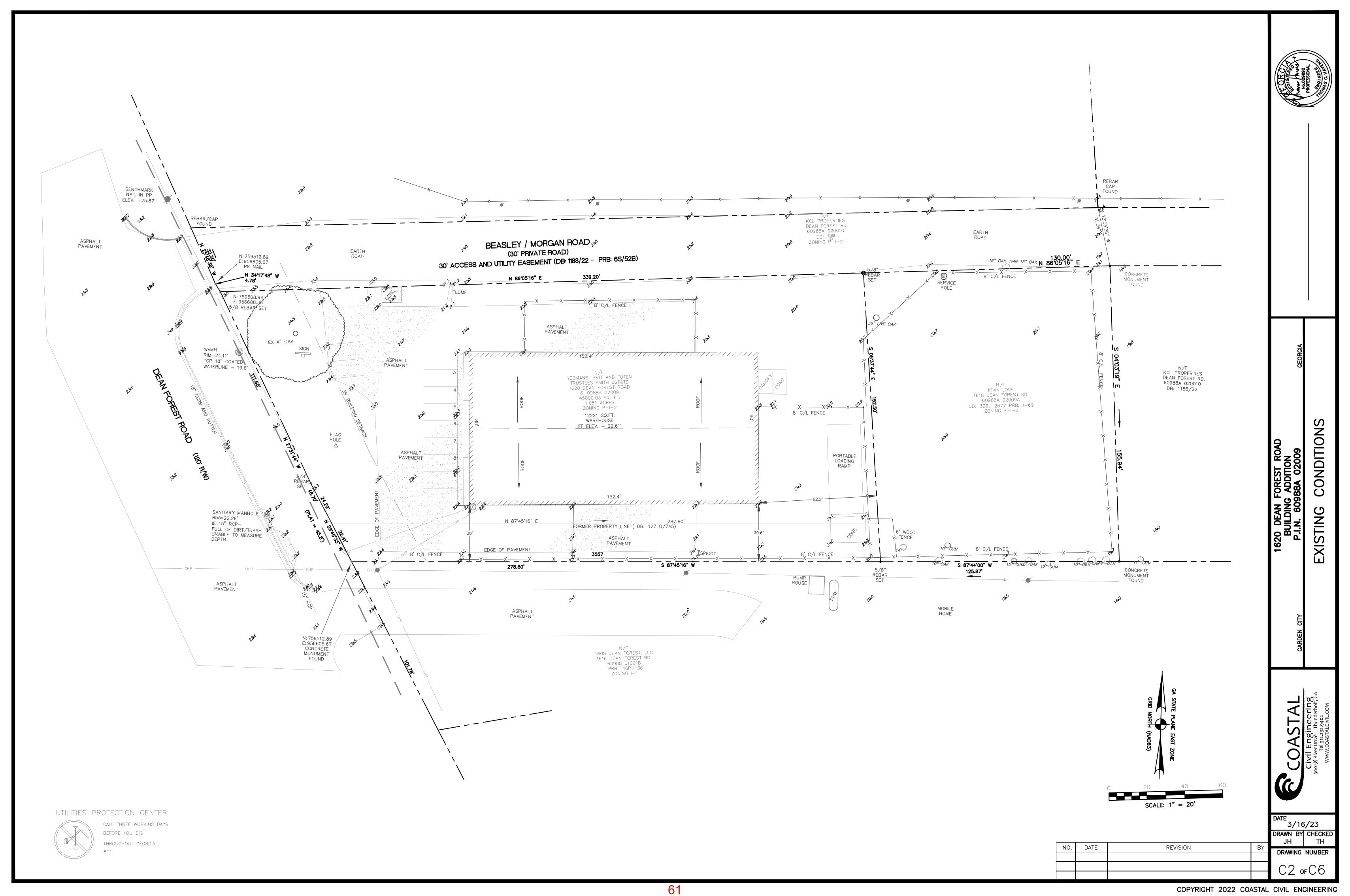
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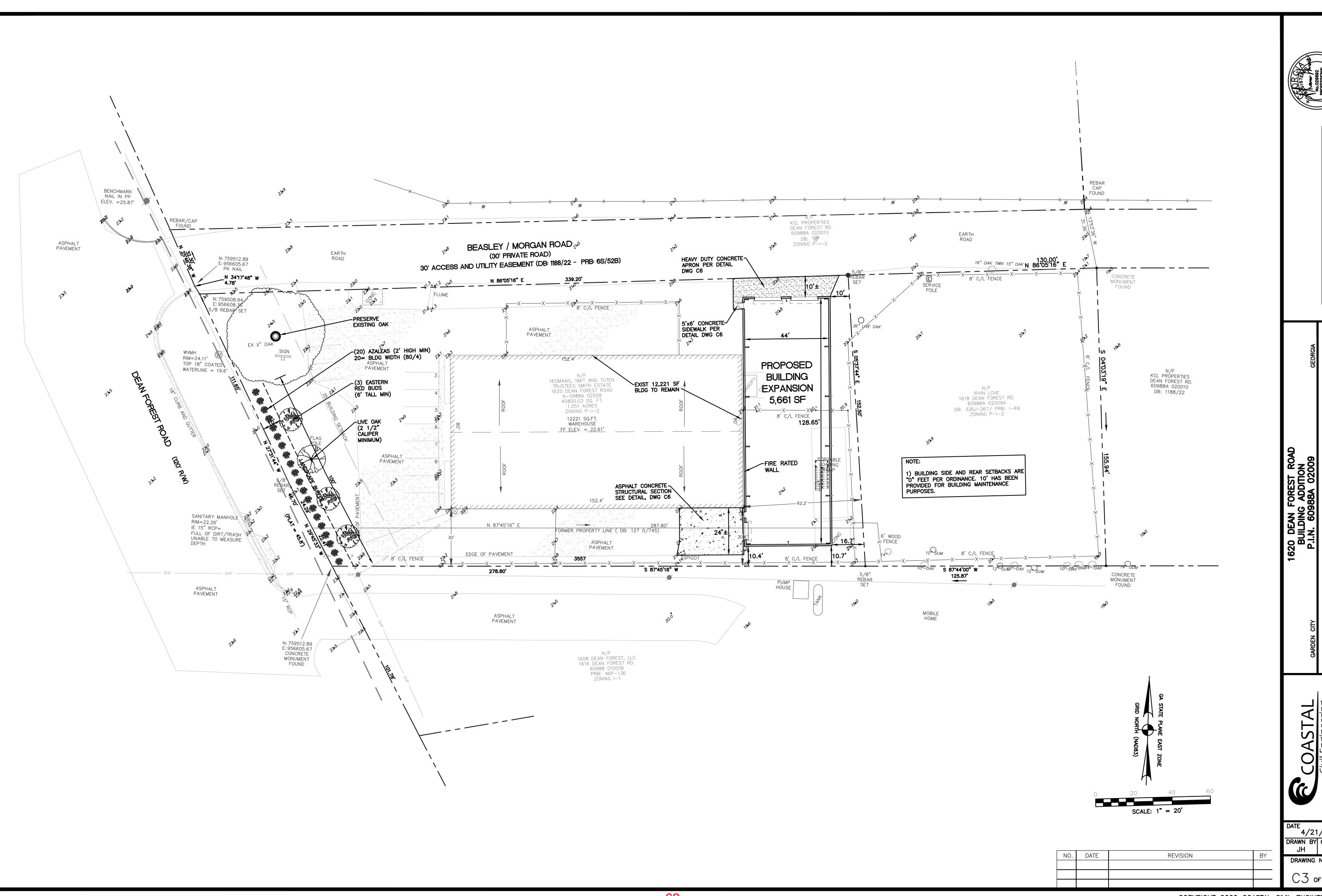
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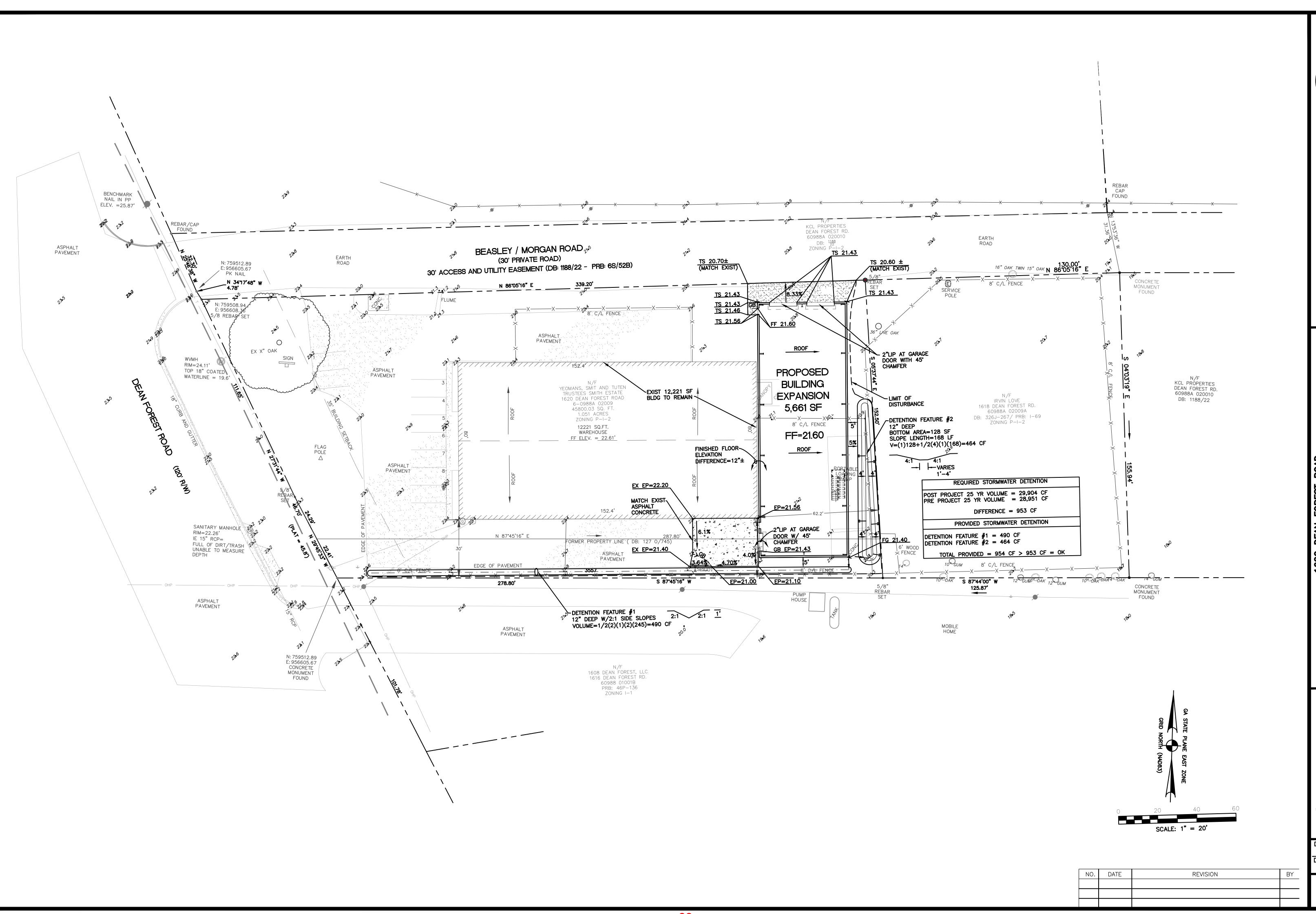




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4/21/23 DRAWN BY CHECKED

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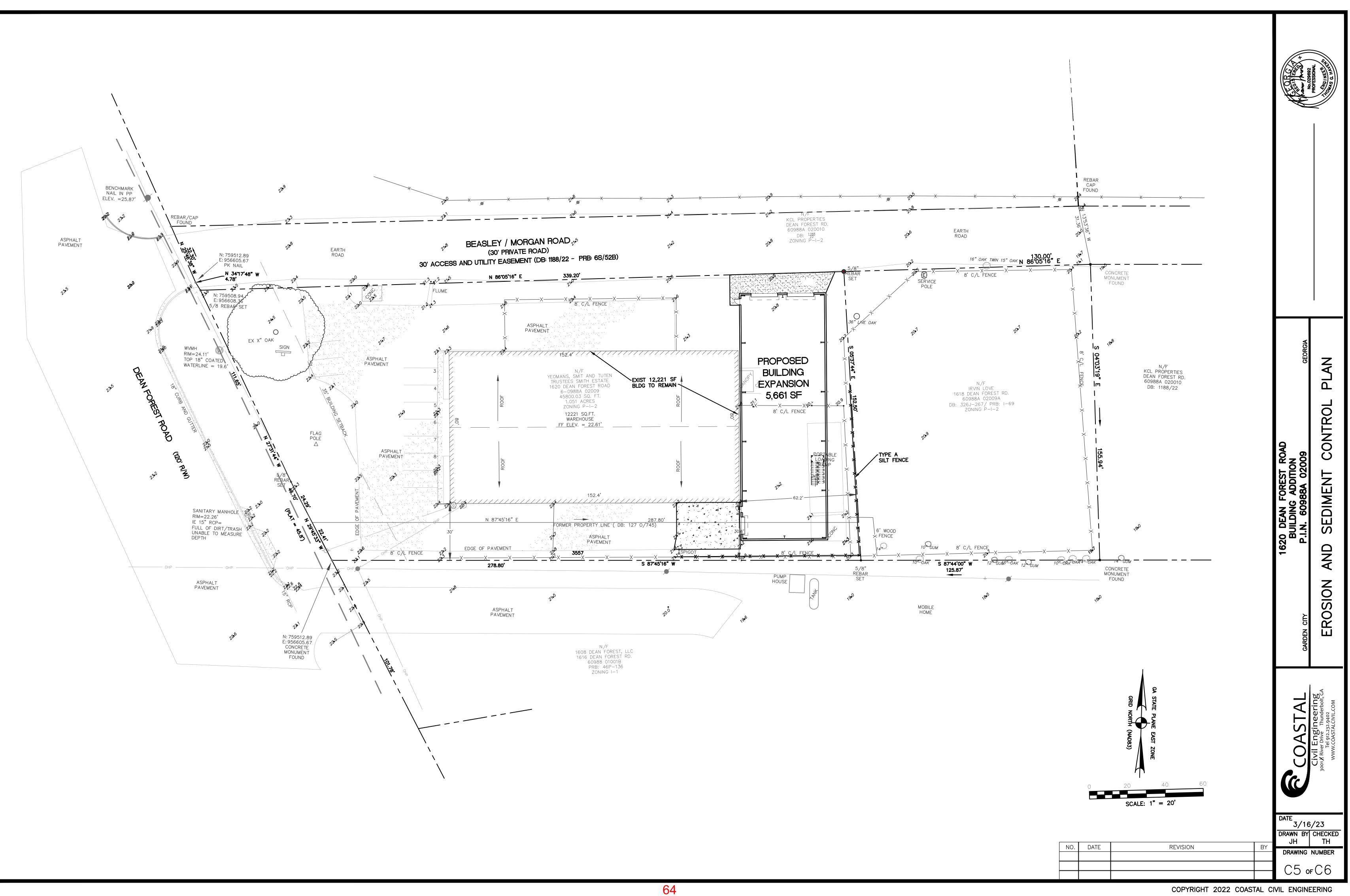


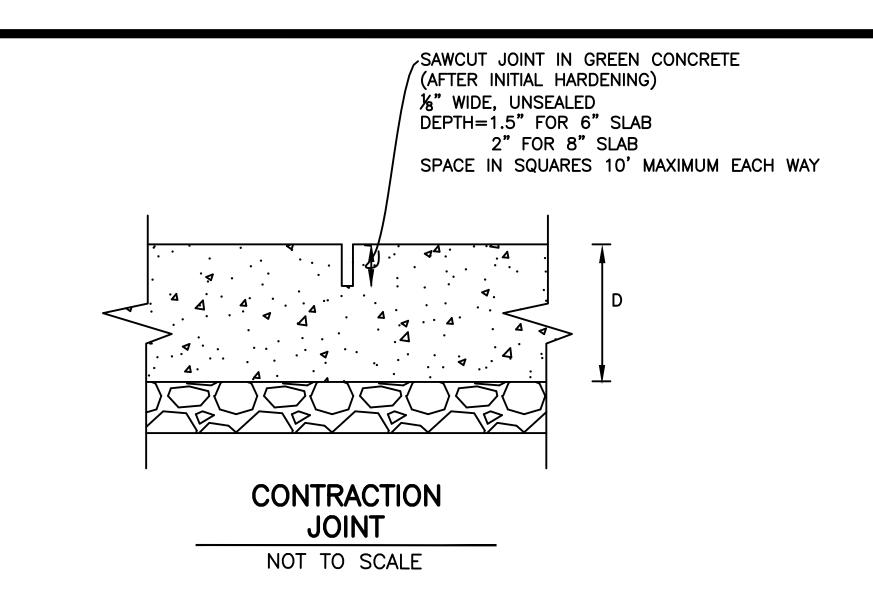
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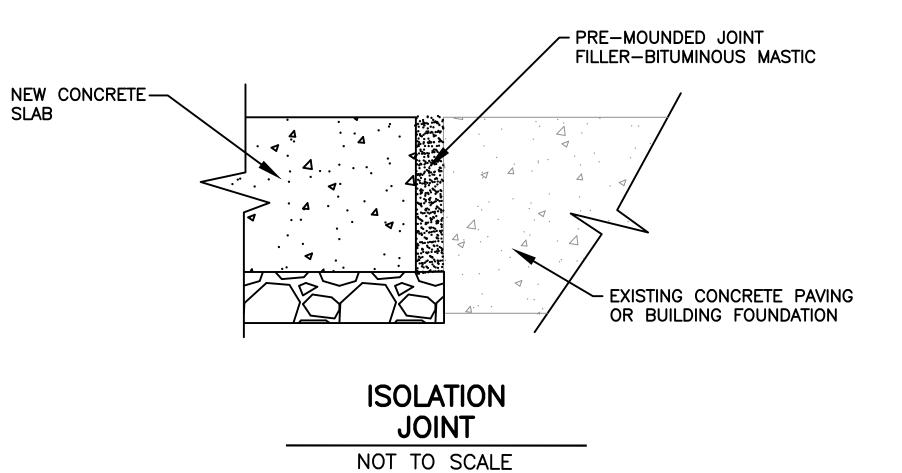
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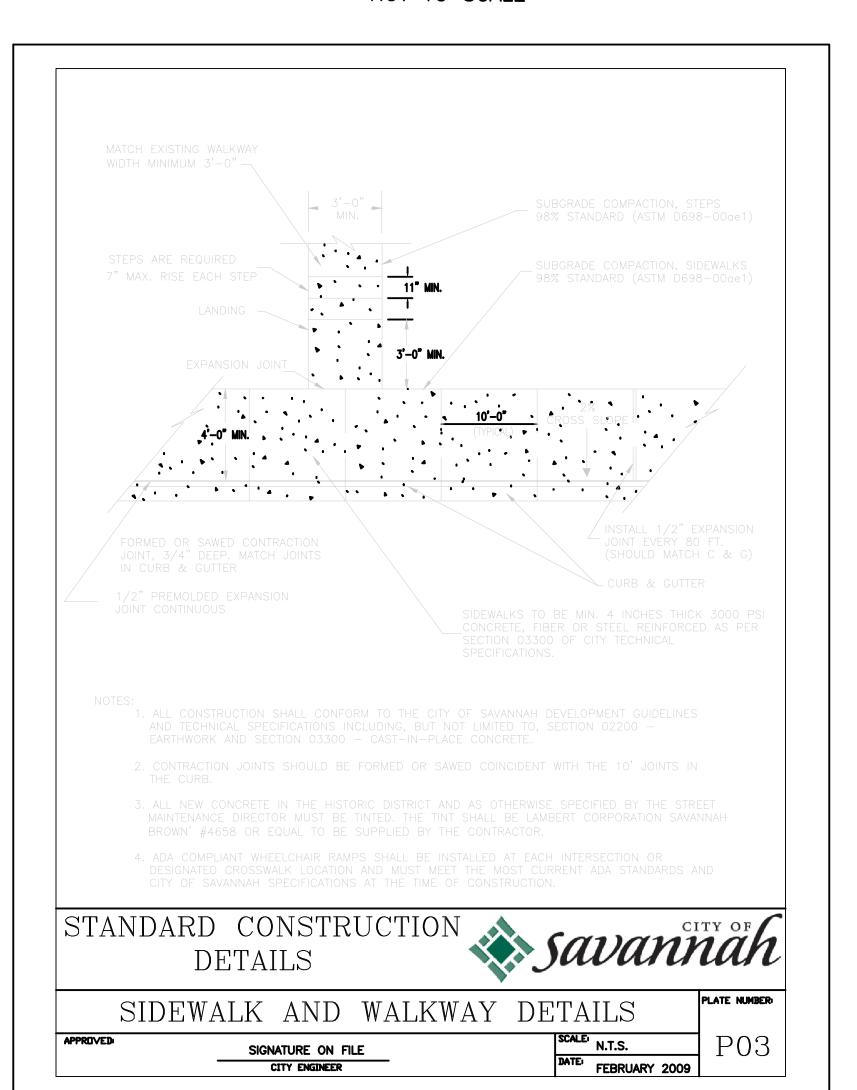
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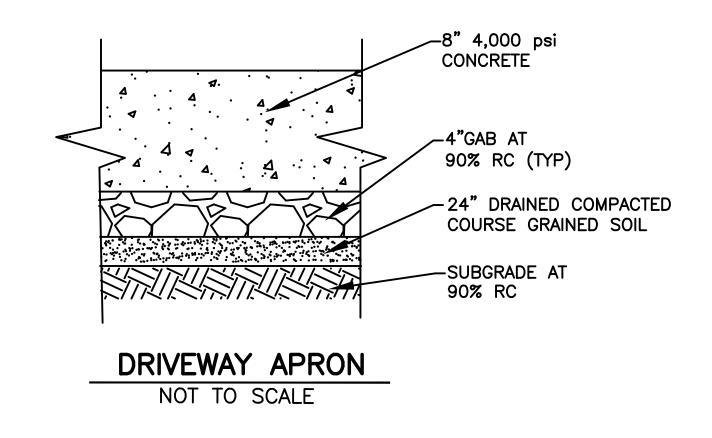
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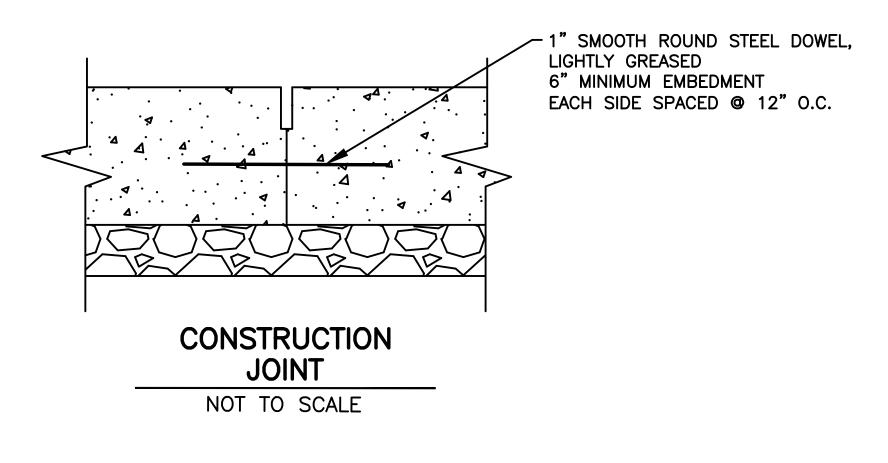


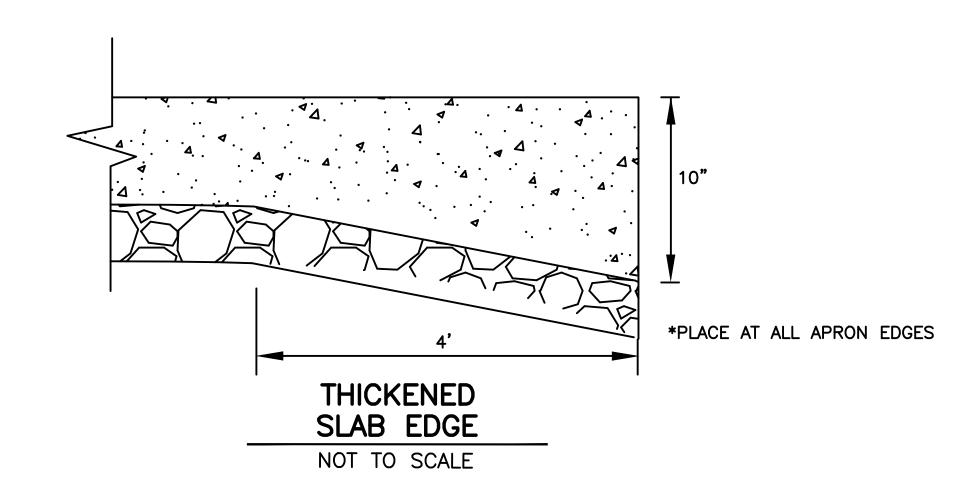


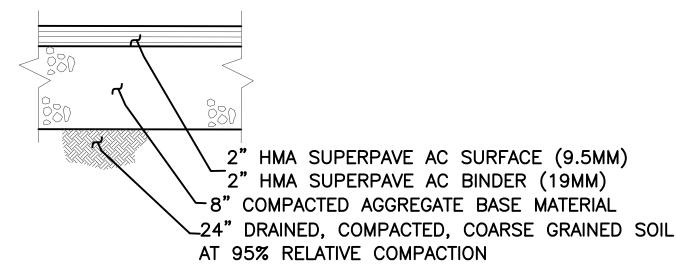












ASPHALT CONCRETE **PAVEMENT**

NOT TO SCALE

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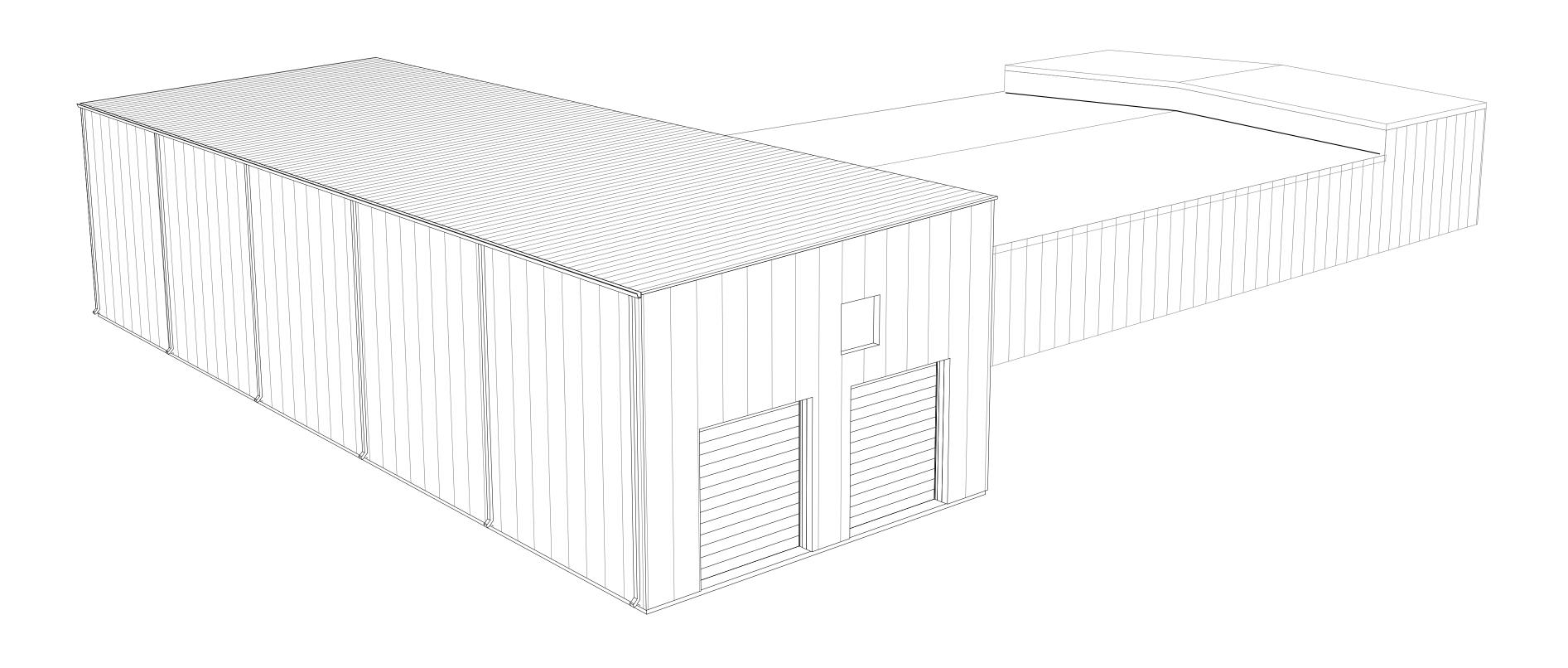
3/16/23

TH

1620 DEAN FOREST, LLC

BUILDING EXPANSION

1620 DEAN FOREST RD, SAVANNAH GA 31408



DRAWING INDEX					
Sheet Number	Sheet Name	PROJECT STATUS	REV		
A001	COVER SHEET	PRELIMINARY- FOR REVIEW			
A100	FLOOR PLANS	PRELIMINARY- FOR REVIEW			
A101	ROOF PLAN	PRELIMINARY- FOR REVIEW			
A200	BUILDING ELEVATIONS	PRELIMINARY- FOR REVIEW			
A300	BUILDING SECTIONS	PRELIMINARY- FOR REVIEW			

ARCHITECTURE
INNOVATIVE AFFORDABLE DESIGNS
224 Outsided Dr. Delling GA 20157 1 ANA AND 5427

ponsultant

ddress
ddress
hone
ax
-mail

E DRAWINGS ARE FREQUE
ITED ON DIFFERENT SIZES (
BER, DO NOT SCALE FROM TI
WINGS. USE THE GRAPHIC (
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1620 DEAN FOREST, LLC
BUILDING EXPANSION
1620 Dean Forest Rd, Savannah GA 31

No. Description Date

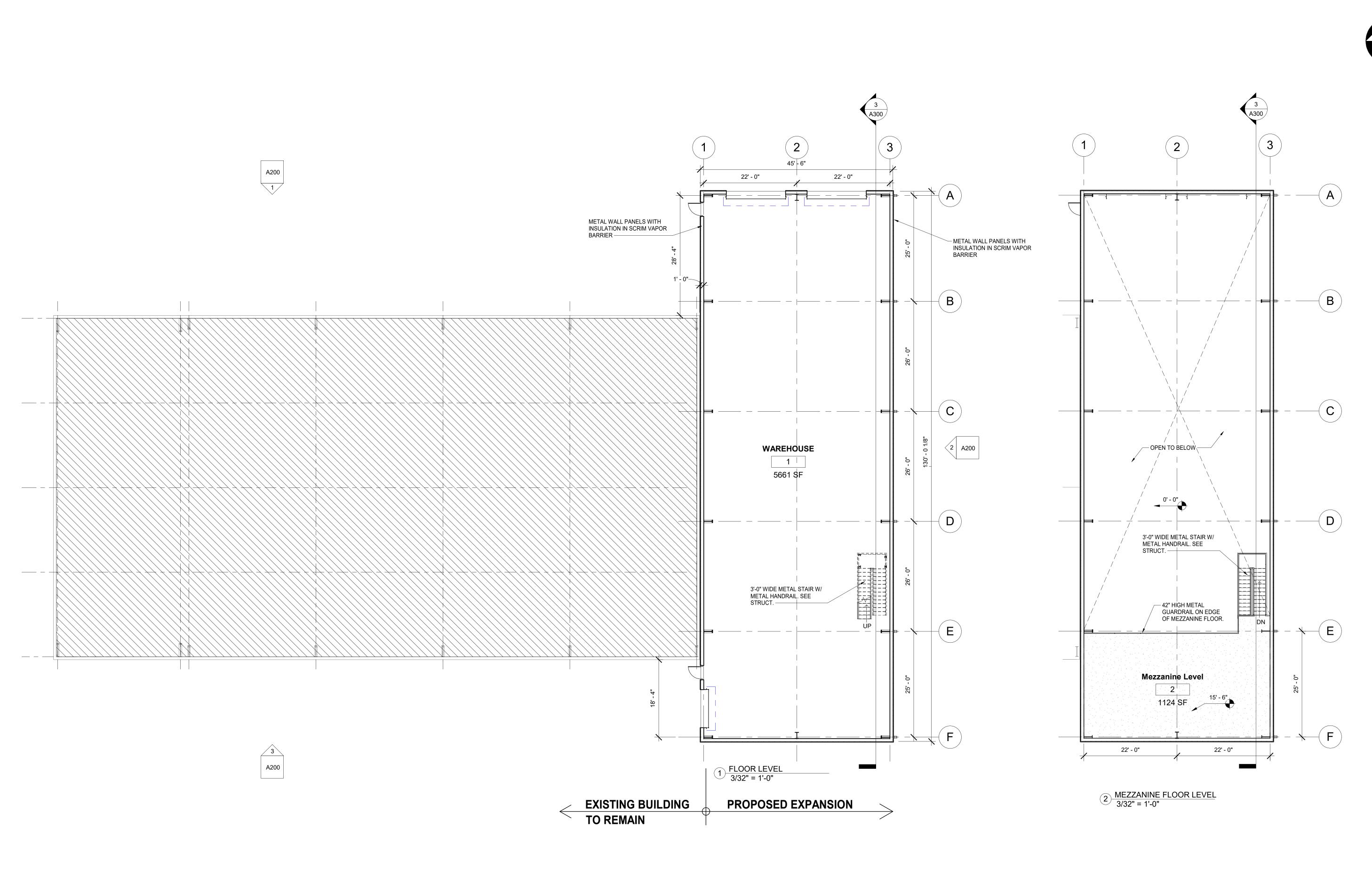
Project # 000000000

Date 03/04/2

Drawn by ON

FOR REVIEW

OVER SHEET A001





1620 DEAN FOREST, LLC BUILDING EXPANSION

ARCHITECTURE

Consultant Address Address Phone Fax e-mail

SINCE DRAWINGS ARE FREQUENTLY PRINTED ON DIFFERENT SIZES OF PAPER, DO NOT SCALE FROM THESE DRAWINGS. USE THE GRAPHIC SCALE TO APPROXIMATE DISTANCE. SCALE AS NOTED IS FOR 24"X36" PRINT.

1620

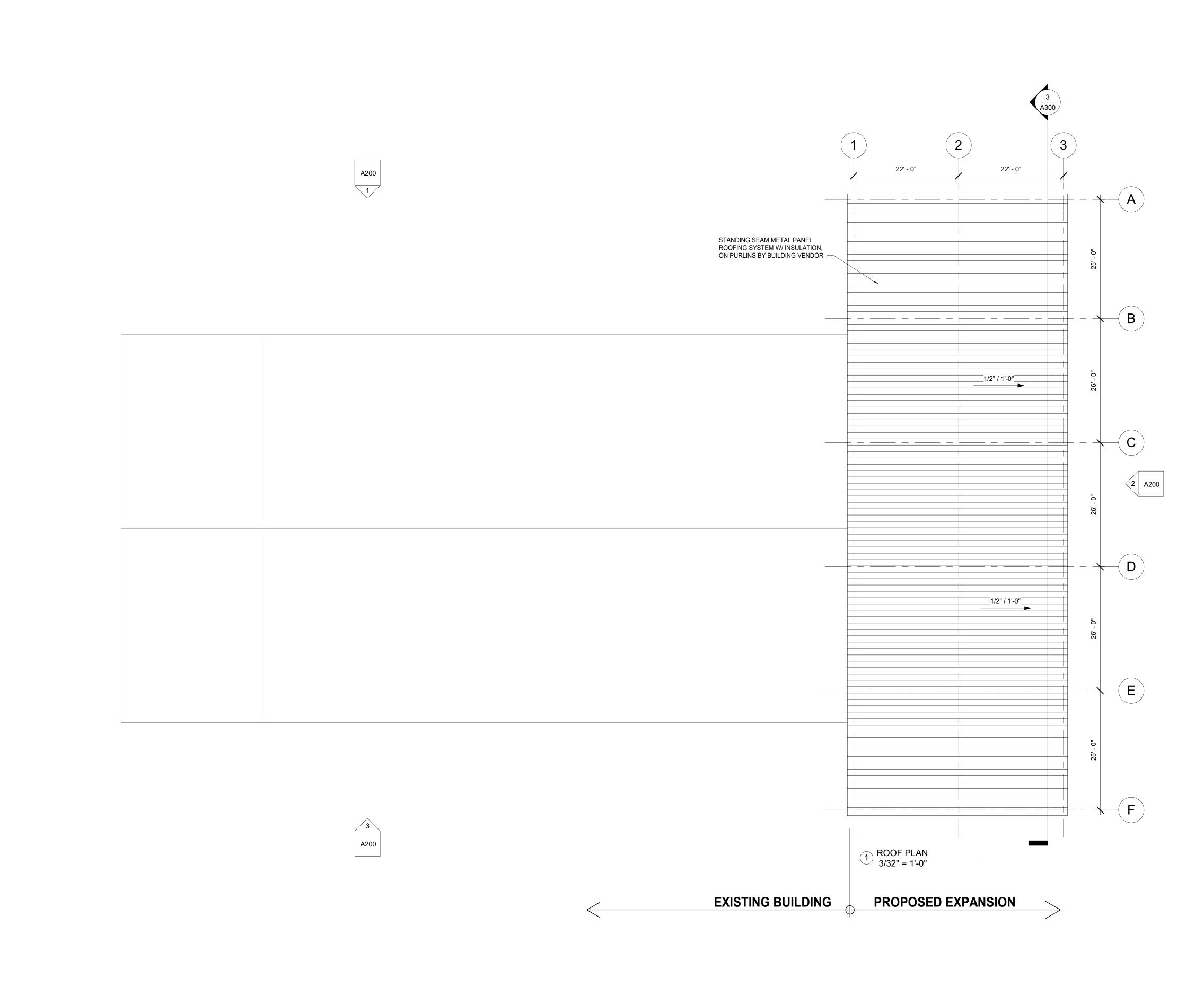
No. Description Date

Project # 000000000 03/04/23 ON Drawn by

FOR REVIEW

FLOOR PLANS

A100





1620 DEAN FOREST, LLC BUILDING EXPANSION

Project # 00000000

FOR REVIEW

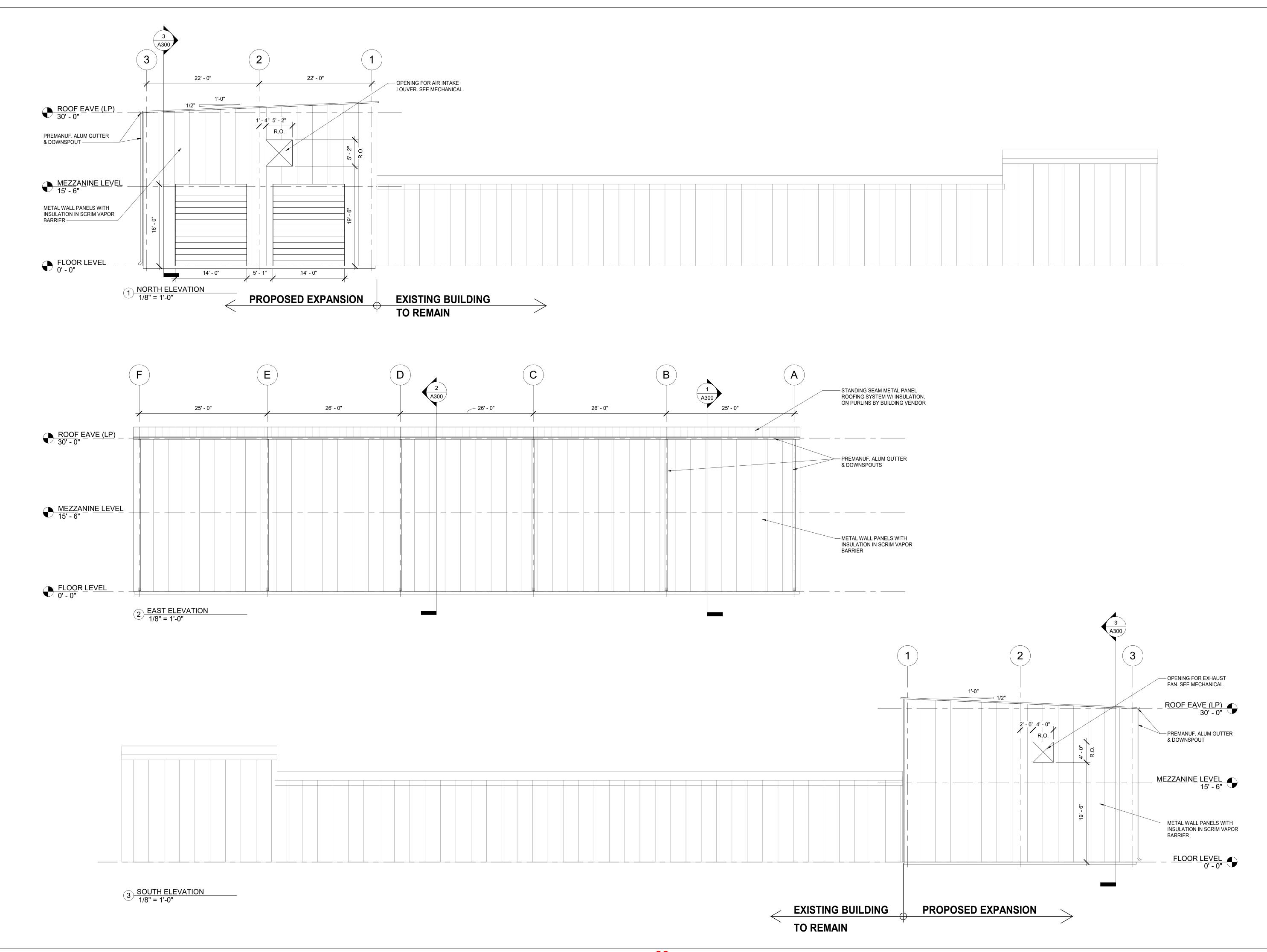
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ROOF PLAN

ON

Consultant Address Address Phone Fax _e-mail_ SINCE DRAWINGS ARE FREQUENTLY PRINTED ON DIFFERENT SIZES OF PAPER, DO NOT SCALE FROM THESE DRAWINGS. USE THE GRAPHIC SCALE TO APPROXIMATE DISTANCE. SCALE AS NOTED IS FOR 24"X36" PRINT.

1620 Dean



1620 DEAN FOREST, LLC BUILDING EXPANSION

1620

No. Description Date

Project # 000000000

FOR REVIEW

Drawn by

03/04/23

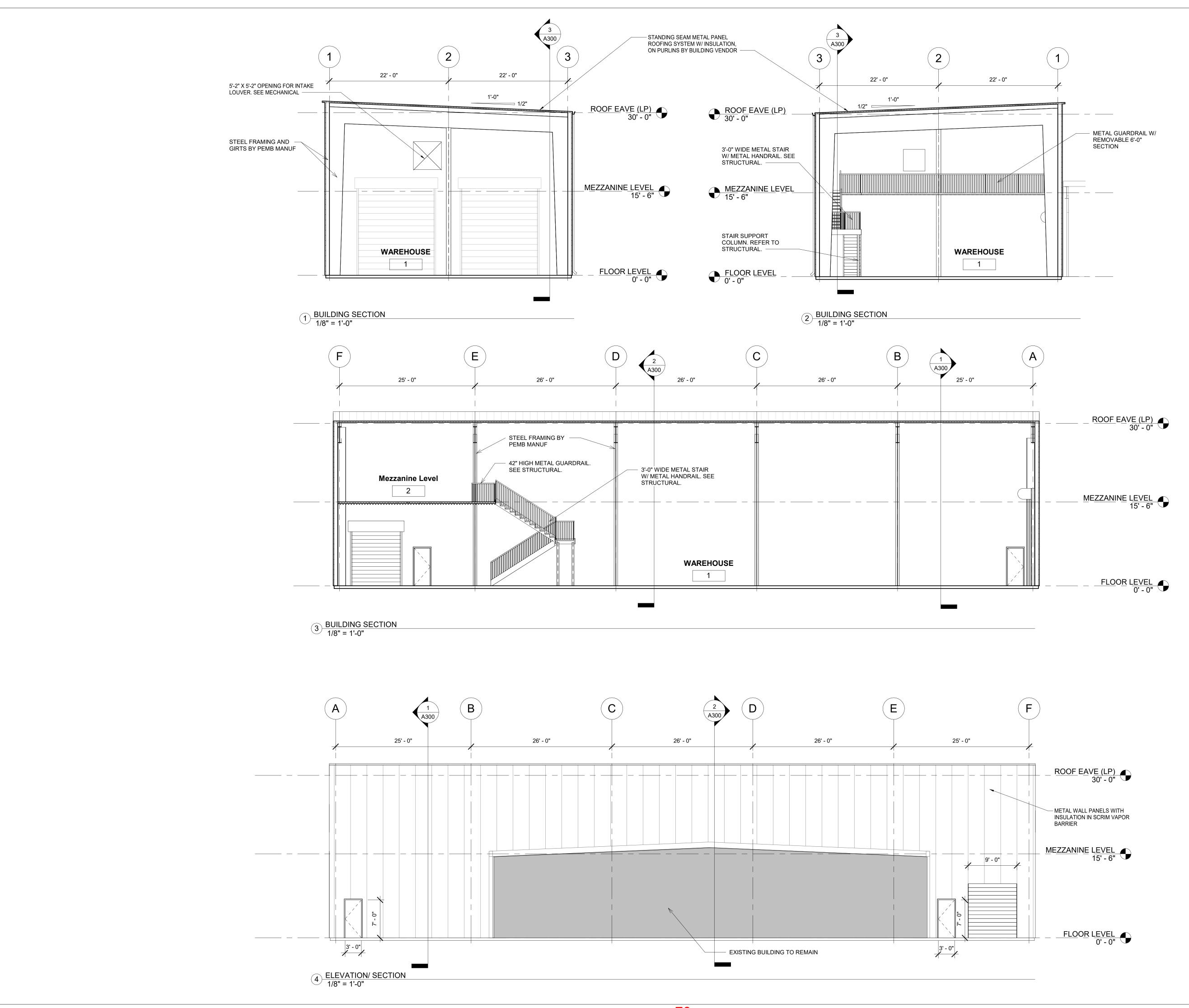
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Address Phone Fax e-mail SINCE DRAWINGS ARE FREQUENTLY PRINTED ON DIFFERENT SIZES OF PAPER, DO NOT SCALE FROM THESE DRAWINGS. USE THE GRAPHIC SCALE TO APPROXIMATE DISTANCE. SCALE AS NOTED IS FOR 24"X36" PRINT.

Address

ARCHITECTURE Consultant

BUILDING ELEVATIONS A200



1620 DEAN FOREST, LI BUILDING EXPANSION

Consultant Address Address

Phone

e-mail

SINCE DRAWINGS ARE FREQUENTLY PRINTED ON DIFFERENT SIZES OF PAPER, DO NOT SCALE FROM THESE DRAWINGS. USE THE GRAPHIC SCALE TO APPROXIMATE DISTANCE. SCALE AS NOTED IS FOR 24"X36" PRINT.

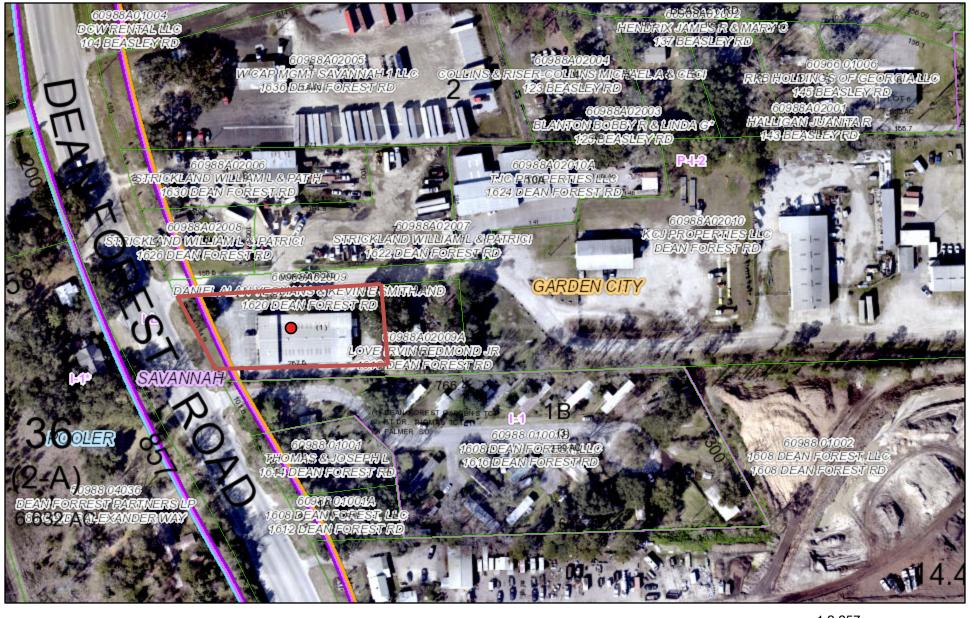
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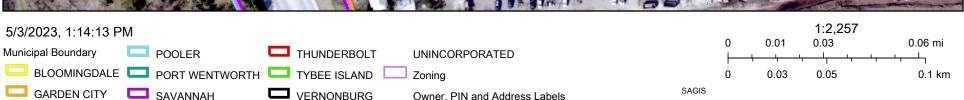
Project # 000000000 03/04/23 ON Drawn by

FOR REVIEW

BUILDING SECTIONS A300

PC2320: General Development Plan Review





SAGIS | SAGIS |

City of Garden General Development Plan Application



Development Information Development Name Property Address Phased development? If yes, indicate proposed number of phases: □ Yes □ No Parcel ID **Total Site Acreage** Zoning 6-0988-01-005, -006, -007; P-I-2 1.10 AC 6-0965-01-001, -002. **Project Description** Proposed commercial development that will contain 8 modular buildings to be used as offices with 42 parking spaces. The water will be provided by well system and sewer will be managed on site with a septic tank and drainage **Water Supply Sewage Disposal** □ Public □ Private □ Public □ Private **Applicant Information** Owner Name **Address Phone Email** Engineer/Surveyor ☐ Same as authorized agent ☐ Check here to receive staff review comments via email **Company Name** Contact (Individual Name) Email **Phone Authorized Agent (Requires Authorized Agent Form)** ☐ Check here to receive staff review comments via email **Company Name Contact (Individual Name) Phone Email** I understand that I will need to attend or be represented by a duly authorized agent at the meeting of the Planning Commission and that my application cannot be approved unless I am represented. **Print Name** Signature Date **OFFICE USE ONLY** Received By **Date Received** Case Number

Invoice Number

Fee Amount Paid

Submittal Format

□ Paper

□ Electronic

MEMORANDUM

To: Garden City Planning Commission & Board of Appeals

From: Denise R. Grabowski, AICP, LEED AP, Planning Manager Consultant

Date: June 6, 2023

Re: PC 2324 – Burgess Road Modular Offices

Application Type	General D <mark>evel</mark> opment Plan
Case Number	PC 2324
Applicant	Ryan Smith
Name of Project	Burgess Road Modular Offices
Property Address	108 - 116 Burgess Road
Parcel IDs	60988 01005; 60988 01006; 60988 01007; 60965 01001; 60965 01002
Area of Property	1.10 acres
Current Zoning	P-I-2
Proposed Land Use	Offices

GENERAL INFORMATION

Project Description: The applicant is proposing to develop modular office buildings to be used as offices with parking.

Pursuant to Section 90-43, Designation of P districts, a general development plan must be submitted for review and approval by the Planning Commission prior to development of the site. The general plan for a proposed P district shall include proposed uses and overall development standards and shall promote an environment of stable and desirable character in harmony with the established or proposed land use pattern in surrounding areas.

FINDINGS

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

1. Proposed uses and overall development plan
The proposed use is for the development of offices, which is permitted in I-2. The plan
includes 8 office buildings with parking for each. The offices are arranged for two

- buildings to share an entry courtyard. The development includes 35 standard and seven handicap parking spaces.
- 2. Façade elevation plan indicating building orientation and scale; exterior construction materials, including texture and color; roof shape, window and door openings, porches, and balconies; architectural style or structure and the facade architectural treatment. The building designs are in process and will be provided to the planning commission prior to the meeting.
- 3. Fences, landscaping, and buffers.
 The adjoining properties are zoned I-2; therefore, no buffers are required. Landscaping will be required in conformance with Article VIII of the Garden City zoning code.
- 4. Driveway and parking orientation, in keeping with the established character in the area. Access to each of the offices will be provided via Burgess Road.
- 5. Scale, design, and location of exterior signs. Special sign restrictions may be required based on the location and character of the development and surrounding area.

 Any signage shall comply with the City of Garden City ordinances and will require a sign permit.

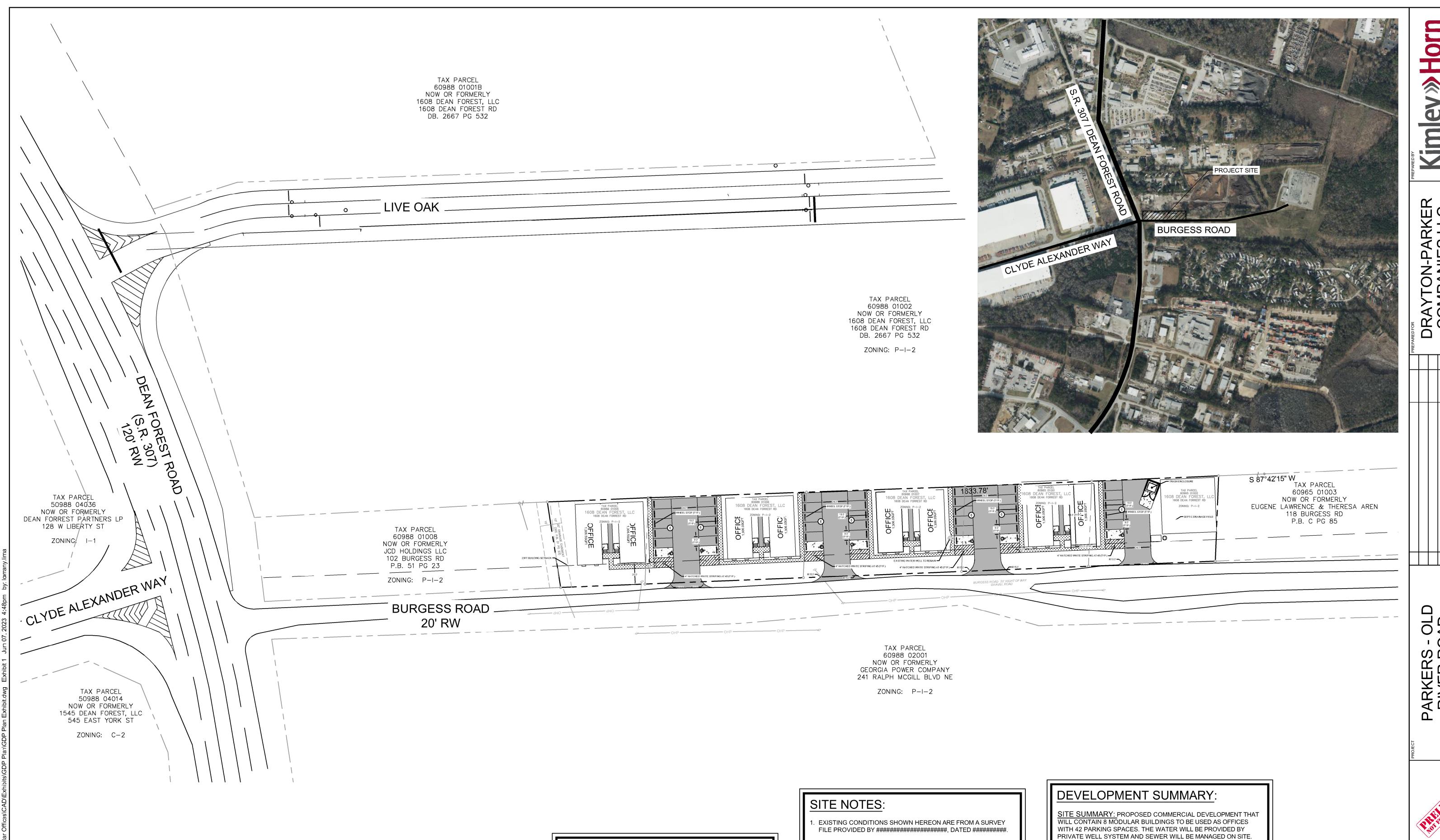
The applicant has provided the required information.

RECOMMENDATION

Approval of the General Development Plan.

Note:

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



SITE PLAN LEGEND:

— — — PROPERTY LINE

— — — 20 FT BUILDING SETBACK LINE

GRAVEL PAVEMENT

| + ' + ' + ' + ' | STANDARD DUTY CONCRETE SIDEWALK

HEAVY DUTY CONCRETE PAVEMENT

PARKING COUNT

- 2. FEMA FLOOD ZONE ZONE X FEMA PANEL: 13051C0129G
- 3. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- 4. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF
- 6. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.

CURRENT ZONING: ##### PROPOSED ZONING:

SITE AREA: #### ACRES
TOTAL DISTURBED AREA: 8.0 ACRES

BUILDING SETBACK: FRONT:

NT: 20 FT

PROPOSED LAND USES & DENSITIES:

MODULAR OFFICES

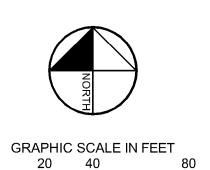
8 UNITS
(1,306.5SQFT/EACH)

PARKING SUMMARY:
PROPOSED PARKING:

HANDICAP

42 SPACES (TOTAL)
35 SPACES
7 SPACES





DESIGNED BY
ZJL
REVIEWED BY
JW
DATE 6/7/2023
PROJECT NO. 014774007
TITLE

GDP Plan

SHEET NUMBER

Exhibit 1

GSWCC NO. (LEVEL II) 0000073900

PC2324: General Development Plan Review



SAGIS | Google Inc |

City of Garden City – Zoning Text Amendment Application



Development Name	
Property Address	
Current Zoning	Proposed Zoning
Current Use	Proposed Use
Parcel ID	Total Site Acreage
Proposed Water Supply	Proposed Sewage Disposal
■ Public □ Private	■ Public □ Private
District/Classification:	Code Section: 90-201, 90-205, 90-206, 90-214, 90-219, 90-220 & 2-186.
Specific Request:	ty's Zoning Ordinance in compliance with changes to the Zoning Procedures Law
	eorgia Laws Act 881). See the attached proposed ordinance amendment.
mplemented by Georgia House Bill 1405 (Ge	Borgia Laws Act 601). See the attached proposed ordinance amendment.
Justification for Request:	
Please provide any additional information that	t vou deem relevant.
riedse provide dily additional information that	. , , , , , , , , , , , , , , , , , , ,

City of Garden City – Zoning Text Amendment Application



Applicant Information

Mayor and Council for Garden City, Georgia Mayor and Council for Garden City, Georgia 100 Central Avenue, Garden City, Georgia 31405	Applicant	
Phone Same as authorized agent Check here to receive staff review comments via email	Name	Address
912-210-0862 Engineer/Surveyor D Same as authorized agent Company Name Contact (Individual Name) Phone Email Company Name Contact (Individual Name) Company Name Contact (Individual Name) Company Name Company Name Contact (Individual Name) Company Name Company Name Contact (Individual Name) Phone Email 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 filling 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. C. Scott Robider, City Manager 5-22-2023	Mayor and Council for Garden City, Georgia	100 Central Avenue, Garden City, Georgia 31405
Engineer/Surveyor	Phone	Email
Company Name Contact (Individual Name) Phone Email Company Name Contact (Individual Name) Company Name Contact (Individual Name) 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 Lunderstand 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. C. Scott Robider, City Manager 5-22-2023	912-210-0862	
Phone Email Company Name Contact (Individual Name) Phone Email Company Name Contact (Individual Name) Email Company Name Contact (Individual Name) Email Company Name Email Authorized Agent (Requires Authorized Agent Form) Email Company Name Email Company Name Email Authorized Agent (Requires Authorized Agent Form) Email Contact (Individual Name) Email Authorized Agent (Requires Authorized Agent Form) Email Contact (Individual Name) Email Authorized Agent (Requires Authorized Agent Form) Email Company Name Email Authorized Agent (Requires Authorized Agent Form) Email Authorized Agent (Requires Authorized Agent Form) Email Authorized Agent (Requires Authorized Agent Form) Amount or Description of Gift Company Name Amount or Description of Gift	Engineer/Surveyor Same as authorized ag	gent
Authorized Agent (Requires Authorized Agent Form) 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 filling 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 Lunderstand 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. C. Scott Robider, City Manager 5-22-2023	Company Name	Contact (Individual Name)
Company Name 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 Lunderstand 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. C. Scott Robider, City Manager 5-22-2023	Phone	Email
Company Name Phone Email	Authorized Agent (Requires Authorized Agent Form)	☐ Check here to receive staff review comments via 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. C. Scott Robider, City Manager 5-22-2023		Contact (Individual Name)
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C. Scott Robider, City Manager 5-22-2023	Elected Official's Name	Amount or Description of Gift
C. Scott Robider, City Manager	I understand that I will need to attend or be represented b Commission and City Council and that my application cann	y a duly authorized agent at the meeting of the Planning ot be approved unless I am represented.
	C. Scott Robider, City Manager	5-22-2023
		ture Date

	OFFICE USE ONLY	10 一次,不是一个一个一个一个一个
Received By	Date Received	Case Number
Submittal Format	Fee Amount Paid	Invoice Number



MEMORANDUM

To: Garden City Planning Commission & Board of Appeals

From: Denise R. Grabowski, AICP, LEED AP, Planning Manager Consultant

Date: June 8, 2023

Re: PC 2325 – Zoning Text Amendments

The City Attorney has prepared the following text amendment in accordance with recent changes to state law, as cited in his cover memo below.

The purpose of the text amendment is to bring the City's zoning ordinance in compliance with the changes to the Zoning Procedures Law implemented by Georgia House Bill 1405. The changes include, but are not limited to, giving the Planning Commission 60 days instead of 30 days to make re-zoning recommendations to Mayor and Council; changing advance notice requirements to 30 days for all zoning hearings before the Planning Commission, City Council, and Board of Appeals; setting forth methods for appealing zoning decisions made by City Council, Planning Commission, and the Board of Appeals; requiring special notice and hearing provisions for changes to zoning ordinances that revise single-family residential classifications and definitions so as to authorize multi-family residential property uses; providing examples of conditional zoning by Mayor and Council; and requiring all meetings of the Consolidated Zoning Board of Appeals/Planning Commission be recorded.

ORDINANCE NO. 2023

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF GARDEN CITY, GEORGIA, AND THE ZONING ORDINANCE TO BRING THE ORDINANCES IN COMPLIANCE WITH CHANGES TO THE ZONING PROCEDURES LAW IMPLEMENTED BY HB 1405 (GEORGIA LAWS ACT 881); TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER LAWFUL PURPOSES.

- WHEREAS, Garden City, Georgia, ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia; and,
- **WHEREAS**, the duly elected governing authority of the City is the Mayor and Council thereof ("City Council"); and,
- WHEREAS, the duly elected governing authority of the City is the Mayor and Council thereof ("City Council"); and,
- WHEREAS, pursuant to City's Charter, the City Council is authorized to adopt ordinances and amendments it deems necessary, expedient, or helpful for the health, welfare, safety, comfort, and well-being of the inhabitants of the City; and,
- WHEREAS, the Georgia General Assembly passed 2022 Georgia Laws Act 881 (H.B. 1405) during the 2021-2022 Regular Session, and said Act was signed by the Governor on May 13, 2022, which instituted sweeping changes of the Georgia Zoning Procedure Law; and,
- WHEREAS, it is necessary to amend the City's Zoning Ordinance to conform to the changes in the Zoning Procedures Law; and,
- **WHEREAS**, municipalities are required to come into compliance with the amended procedures by July 1, 2023; and,
- WHEREAS, the Mayor and City Council of Garden City finds that this text amendment to the City's Zoning Ordinance is in the best interest of the public, health, safety, and welfare.
- **BE IT ORDAINED** by the Mayor and Council of Garden City, Georgia, and it is hereby ordained by the authority thereof that:
- <u>Section 1</u>. Chapter 90, Article VII, Division 1, Subsection 90-201(a) of the Code of Ordinances of Garden City, Georgia, as amended, entitled "Zoning; Administration; Generally; Amendments to the Chapter or Zoning Map; Generally" is deleted in its entirety and replaced by the following to require that the Planning Commission submit its report within sixty (60) days, instead of thirty (30) days, after receiving an amendment proposal for review:

"Sec. 90-201. Amendments to Chapter or Zoning Map.

(a) Generally. This Chapter, including the zoning map, may be amended by the Mayor and Council on their own motion, on petition, or on recommendation of the Planning Commission, but no amendment shall become effective unless it shall have been proposed by or shall first have been submitted to the Planning Commission for review and recommendation. The Planning Commission shall prepare and submit its recommendations to Mayor and Council within 60 days after receiving a fully completed re-zoning application for review; otherwise, such application shall be deemed approved by the Planning Commission. Before enacting an amendment to this Chapter, the Mayor and Council shall give public hearing thereon as set forth in this Code Section."

Section 2. Chapter 90, Article VII, Subsection 90-201(b) of the Code of Ordinances of Garden City, Georgia, as amended, entitled "Zoning; Administration; Generally; Amendments to the Chapter or Zoning Map; Application and Posting of Posting of Property," is deleted in its entirety and replaced by the following to require that the Director of Planning and Economic Development process all zoning map and text amendments; to require that the applicant and owner of a property sought to be re-zoned, if any, be mailed a notice of the public hearings to be held thereon at least thirty (30) days, instead of seven (7) days, in advance thereto; and to erect a sign on any property sought to be re-zoned to advertise the zoning change as set forth therein at least thirty (30) days, instead of fifteen (15) days, before any public hearings thereon:

(b) Application and Posting of Property.

(1) Filing and Processing of Applications. Applications for amendment of this Chapter may be in the form of proposals for amendments to the text of this Chapter or proposals for amendments to the zoning map. Such applications shall give the reasons for requesting change of the text or zoning map which would support the purposes of the City's zoning program. A property owner shall not file a rezoning petition for a map or text amendment affecting the same parcel more often than six months from the date of denial of any rezoning request for the same property by the Mayor and Council, or within six months of the date of a recommendation by the Planning Commission for denial of an application affecting the same parcel. All previous applications for a text or map amendment affecting the same premises shall be listed. All applications shall be submitted to the Director for Planning and Economic Development who shall transmit them to the Planning Commission and schedule the necessary public hearings thereon. The applicant and the owner of the property sought to be re-zoned, if any, shall be mailed notice of the public hearings to be held thereon at least thirty days in advance thereto."

- (2) Signing of Application. All applications shall be signed and shall state the name and address of the applicant who must be the owner of the property or the authorized agent or attorney for the owner of the property. If the applicant is the agent of the owner, then the agent shall file, simultaneously with the petition, a notarized letter signed by the owner authorizing the agent to file on his/her/its behalf. No application shall be accepted which fails to meet these requirements.
- (3) Application for Text Amendment. In the case of a text amendment, the application shall set forth the new text to be added and the existing text to be deleted.
- (4) Application for Map Amendment. An application for a map amendment shall include the following information and a scaled map, plat, or sketch, which shall be attached to the application form required. The map, plat or sketch shall show the property referred to in the application and all adjoining lots or parcels of land which are also under the same ownership. The required information shall include:
 - A legal description of the land by lot, block, and subdivision designation, or, if none, by metes and bounds;
 - b. The property identification number from the tax records of the county;
 - The present zoning classification and the classification proposed for such land;
 - d. The name and address of the owners of the land; and,
 - e. The present and proposed land uses of the property petitioned for rezoning, and all adjoining properties if under the same ownership.
- (5) Posting of Property. At least thirty (30) days prior to the scheduled date of a public hearing on an application for a map amendment, the City shall erect a sign on the land proposed to be reclassified. Such sign shall be erected within ten (10') feet of whatever boundary line of such land abuts the most traveled public road. If no public road abuts thereon, then such sign shall be erected to face in such a manner as may be most readily seen by the public. The lower edge of the sign face shall be of sufficient height to be read from the roadway. The sign shall show the rezoning application number, the present zoning classification, the proposed zoning classification, the scheduled date, time and place of the public hearing, and the telephone number to call for further information. If the land sought to be rezoned lies within more than one block as shown on a plat recorded in the land records of the county, additional signs shall be placed to give general area coverage.

<u>Section 3</u>. Chapter 90, Article VII, Division 1, Subsection 90-201(c), of the Code of Ordinances of Garden City, Georgia, as amended, entitled "Zoning; Administration; Generally; Amendments to the Chapter or Zoning Map; Hearing" is deleted in its entirety and replaced by the following to require that notice of a public hearing on any zoning map or text amendment be

published at least thirty (30) days, instead of fifteen (15) days, in advance of the hearing, and to require that notice of a public hearing on any zoning map be mailed in all interested parties at least thirty (30) days, instead of seven (7) days, before the hearing:

"(c) Hearing.

- (1) Publication of Notice. Before the Planning Commission makes a recommendation on a proposed amendment and before the Mayor and Council takes any action on a proposed amendment, each shall hold a public hearing thereon. Notice of the time and place of the Planning Commission meeting (both for recommendations and public hearing) and the City Council public hearing shall be given at least thirty (30) days prior to the public hearing and shall be published as required by State law in a newspaper of general circulation within the City. Such notice shall state the rezoning application number and shall contain a summary of the proposed amendment if a text amendment, and in the case of a map amendment the notice shall contain the location of the property, the name of the owner and the proposed change of classification (i.e., the present zoning classification of the subject property and the proposed zoning classification of the subject property).
- (2) Mailing of Notice to Interested Parties. The Director of Planning and Economic Development shall also give notice of a proposed zoning map amendment and the public hearings thereon to all owners of record of properties located adjacent to or across a public right-of-way from the property being proposed for rezoning. Said notice shall be given to each adjoining property owner by first class mail, with proof of mailing obtained from the post office. Proof of mailing means either a first class certificate of mailing or a first class certified mail receipt; proof of delivery is not required. Only owners reflected on the records of the Chatham County Tax Assessor as of the date of the application shall be entitled to mailed notice. Said notice must be mailed at least thirty (30) days prior to the dates of said scheduled public hearings."

Section 4. Chapter 90, Article VII, Division 1, Subsection 90-201(d) of the Code of Ordinances of Garden City, Georgia, as amended, entitled "Zoning; Administration; Generally; Amendments to the Chapter or Zoning Map; Conduct of Hearing" is amended by adding the following Paragraph (11) thereto to require that all proceedings of the Planning Commission or the City Council, as applicable, shall be recorded on tape or other media, and that the recording of the proceeding shall be retained in conformance with the City's retention schedule:

"(11) All proceedings of the Planning Commission or the City Council, as applicable, shall be recorded on tape or other media. The recording of the

proceeding shall be retained in conformance with the City's retention schedule."

<u>Section 5</u>. Chapter 90, Article VII, Division 1, Subsection 90-201 of the Code of Ordinances of Garden City, Georgia, as amended, entitled "Amendments to the Chapter or Zoning Map" is amended to add the following Subsection (f) entitled "Decision of Mayor and Council" to set forth the alternatives available to Mayor and Council when making a zoning decision pursuant to in Section 36-66-3 of the Official Code of Georgia Annotated:

"(f) Decision of Mayor and Council:

- (1) Mayor and Council may choose to adopt or reject or modify the Planning Commission's recommendation, or the business may be tabled for additional study at the next regular Council meeting.
- (2) In approving the rezoning of a property, Mayor and Council may impose conditions of approval that it deems necessary to make the requested action acceptable and consistent with the purposes of this Chapter and of the zoning districts involved, to ameliorate negative issues identified through evaluation of the standards governing consideration of a rezoning or to further the goals and objectives of any City adopted plan. Such conditions may consist of any of the following:
 - restrictions as to what land uses or activities shall be allowed;
 - dedication of required rights-of-way to the City where insufficient amounts or none exist;
 - c. setback requirements from any lot line;
 - specified or prohibited locations for buildings, parking, loading, or storage areas or other land uses;
 - e. driveway curb cut restrictions;
 - f. maximum building heights or other dimensions;
 - g. special drainage or erosion provisions;
 - landscaping or planted areas which may include the location, type, and maintenance of plant materials;
 - fences, walls, berms or other landscaping or buffering provisions or protective measures;
 - j. preservation of existing trees or planting of new trees or other vegetation;
 - special measures to alleviate undesirable views, light, glare noise, dust, or odor;
 - permitted hours of operation;
 - m. architectural style or materials; and,

 any other requirements that Mayor and Council may deem appropriate and necessary as a condition of rezoning approval in furtherance of the public health, safety, or welfare.

Such conditions of approval shall be in effect as long as the zoning in effect and shall be required of the property owner and all subsequent owners as a condition of their use of the property."

<u>Section 6</u>. Chapter 90, Article VII, Division 1, Subsection 90-201, of the Code of Ordinances of Garden City, Georgia, as amended, entitled "Amendments to the Chapter or Zoning Map" is amended to add the following Subsection (g) entitled "Appeals to Superior Court" to set forth the method for appealing any zoning decision of Mayor and Council as defined in Section 36-66-3 of the Official Code of Georgia Annotated:

"(g) Appeals to Superior Court. Any appeal of, or legal challenge to the Mayor and Council's final decision regarding a zoning decision as defined in Section 36-66-3 of the Official Code of Georgia Annotated shall be pursued as required by law in the superior court by way of a de novo review by the said court wherein such review shall bring up the whole record from the City and all competent evidence shall be admissible in the trial thereof, whether adduced in the City's rezoning process or not, and employing the presumption that the Mayor and Council's zoning decision is valid and can be overcome substantively by a petitioner showing by clear and convincing evidence that the zoning classification is a significant detriment to the petitioner and is insubstantially related to the public health, safety morality, or general welfare."

Section 7. Chapter 90, Article VII, Division1, of the Code of Ordinances of Garden City, Georgia, as amended, entitled "Zoning; Administration; Generally" is amended by adding the following Code Section 90-205 providing for additional public notice and hearings for zoning amendments revising one or more zoning classifications or definitions relating to single-family residential users of property to authorize multifamily uses pursuant to such classifications or definitions, or to grant blanket permission, under certain or all circumstances for property owners to deviate from the existing zoning requirements of a single-family residential zoning:

"Sec. 90-205. Additional Public Notice and Hearings Required for Zoning Amendments Revising One or More Zoning Classifications or Definitions Relating to Single-Family Residential Users of Property to Authorize Multifamily Uses Pursuant to such Classifications or Definitions, or to Grant Blanket Permission, under certain or all circumstances for Property Owners to Deviate from the Existing Zoning Requirements of a Single-Family Residential Zoning.

Notwithstanding any provision of this Chapter to the contrary, when a proposed zoning decision relates to an amendment of the City's zoning ordinance to revise

one or more zoning classifications or definitions relating to single-family residential users of property so as to authorize multifamily uses of property pursuant to such classifications or definitions, or to grant blanket permission, under certain or all circumstances, for property owners to deviate from the existing zoning requirements of a single-family residential zoning, such zoning decision must be adopted in the following manner:

- (a) The zoning decision shall be adopted at two regular meetings of the Mayor and Council during a period of not less than twenty-one (21) days apart; and,
- (b) Prior to the first meeting provided for in subparagraph (a) of this Section, at least two public hearings shall be held on the proposed action. Such public hearings shall be held at least three months and not more than nine months prior to the date of final action on the zoning decision. Furthermore, at least one of the public hearings must be held between the hours of 5:00 p.m. o'clock and 8:00 p.m. o'clock. The hearings required by this paragraph shall be in addition to any hearing required under Code Section 90-201 (c). The City shall give notice of such hearing by (i) posting notice on each affected premises in the manner prescribed by Code Section 90-201 (b)(5); provided, however, that when more than 500 parcels are affected, posting notice is required every 500 feet in the affected area; and, (ii) publishing in a newspaper of general circulation within the territorial boundaries of the City a notice of each hearing at least fifteen (15) days and not more than forty (45) days prior to the date of the hearing. Both the posted notice and the published notice shall include a prominent statement that the proposed zoning decision relates to or will authorize multifamily uses or give blanket permission to the property owner to deviate from the zoning requirements of a single-family residential zoning of property in classification previously relating to single-family residential uses. The published notice shall be at least nine column inches in size and shall not be in the classified advertising section of the newspaper. The notice shall state that a copy of the proposed amendment is on file in the Office of the Clerk of Council and in the Office of the Clerk of the Superior Court of Chatham County, Georgia, for the purpose of examination and inspection by the public. The City shall furnish anyone, upon written request, a copy of the proposed amendment, at no cost.
- (c) The provisions of this Code Section 90-205 shall also apply to any zoning decisions that provide for the abolition of all single-family residential zoning classifications within the territorial boundaries of the City, or zoning decisions that result in the rezoning of all property zoned for single-family residential uses within the territorial boundaries of the City to multifamily residential uses of property.

(d) The provisions of this Code Section 90-205 shall not apply to zoning decisions for the rezoning of property from a single-family residential use of property to a multifamily residential use of property when the rezoning is initiated by the owner or authorized agent of the owner of such property."

<u>Section 8</u>. Chapter 90, Article VII, Division 1, of the Code of Ordinances of Garden City, Georgia, as amended, entitled "Zoning; Administration; Generally" is amended to add the following Section 90-206 entitled Procedures for Processing Applications to the Planning Commission for the Approval of Development or Site Plans; Methods for Providing Public Notice of such Applications and the Hearings thereon; Conducting Hearings on Applications; Timing of Decisions; and Method for Appealing Decisions.

"Sec. 90-206. Procedures for Processing Applications to the Planning Commission for the Approval of Development or Site Plans; Methods for Providing Public Notice of Such Applications and the Hearings Thereon; Conducting Hearings on Applications; Timing of Decisions; and Method for Appealing Decisions.

- (a) Applications. Applications for the approval of all development or site plans by the Planning Commission as required by and pursuant to any code section set forth in Chapter 90 of the Garden City Code including, but not limited to Code Sections 90-43 and 90-48, shall be filed on forms provided by the Director of Planning and Economic Development and processed in accordance with the schedule set out by said Director. The Director shall transmit the application and the development or site plan to the Planning Commission and schedule a public hearing thereon. The owner of the property that is the subject of the application shall be mailed notice of the public hearing at least thirty (30) days prior to the hearing.
- (b) Published and Posted Notice. Due notice of the public hearing shall be published in the newspaper of general circulation within the City. The notice advertising the hearing on the development or site plan shall contain the information set forth in Code Section 90-206 (d) and shall be published at least 30 days prior to the date of the hearing. The cost of the advertisement shall be borne by the applicant. The Director of Planning and Economic Development shall also post, at least thirty (30) days prior to the Planning Commission's public hearing, a sign on the property for which the development or site plan applies. Such sign shall be erected within ten (10') feet of whatever boundary line of such land abuts the most traveled public road. If no public road abuts thereon, then such sign shall be erected to face in such a manner as may be most readily seen by the public. The lower edge of the sign face shall be of sufficient height to be read from the roadway. The sign shall contain the above-mentioned published information. If the subject property lies within more than

one block as shown on a plat recorded in the land records of the county, additional signs shall be placed to give general area coverage.

- (c) Letters to Adjacent Property Owners. The Director of Planning and Economic Development shall also give notice of the development or site plan application and the public hearing thereon to the owner of record of properties adjoining the property for which said application is made or sought. Said notice shall be given to each adjoining property owner by first class mail, with proof of mailing obtained from the post office. Proof of mailing means either a first class certificate of mailing or a first class certified mail receipt; proof of delivery is not required. Only owners reflected on the records of the Chatham County Tax Assessor as of the date of the application shall be entitled to mailed notice. In determining the adjoining property owners, road, street, or railroad rights-of-way shall be disregarded. Said notice must be mailed at least thirty (30) days prior to the date of said scheduled public hearing.
- (d) Information in Notice. The notice required herein to be published, posted, and to be served upon adjacent property owners shall contain the following information:
 - (1) Name and address of the applicant and the application number;
 - (2) Address and location of the property;
 - (3) Purpose of the application;
 - (4) Current zoning of the property for which the development or site plan approval is sought;
 - (5) How the development or site plan can be inspected; and,
 - (6) The date, time, and place of the public hearing on said development or site plan.
- (e) Conduct of Hearing. All public hearings of the Planning Commission shall be conducted in accordance with the provisions of Garden City Code Section 2-186.
- (f) Decision. The Planning Commission shall approve or disapprove a site or development plan within a reasonable time but in no event more than sixty (60) days from the date of the public hearing.
- (g) Appeals to Superior Court. Recourse from a decision of the Planning Commission on a development or site plan shall be through appellate review by the Superior Court pursuant to its appellate jurisdiction from a lower judicatory body and shall be brought by way of a petition for said review as provided for in Title 5 of the Official Code of Georgia Annotated. Such matter shall be reviewed on the record which shall be brought to the Superior Court

as provided in Title 5. All such appeals shall be brought within thirty (30) days of the written decision of the Planning Commission. The Chairman of Consolidated Zoning Board of Appeals/Planning Commission shall have authority to prove or issue any form of certificate necessary to perfect the petition described in Title 5 for review. The City's Director of Planning and Economic Development shall have authority to accept service of such petition on behalf of the Planning Commission during normal business hours at the City's City Hall, and the Mayor shall have authority to accept service of the petition on behalf of the City during the same times and place. The appeal shall stay all legal proceedings in furtherance of the matter appealed from or challenged unless the Mayor and Council and/or Planning Commission certifies that, by reason of the facts stated in the certificate, a stay would cause imminent peril to life or property."

<u>Section 9.</u> Chapter 90, Article VII, Division 2, Code Section 90-214 of the Code of Ordinances of Garden City, Georgia, as amended, entitled "Zoning; Administration; Division 2; Board of Appeals; Filing of Appeal" is deleted in its entirety and replaced with the following:

"Sec. 90-214. Filing of Appeal.

Applications. Applications for special use permits, appeals or variances must be filed on forms provided by the Director of Planning and Economic Development and processed in accordance with the schedule set out by the Director. A site plan prepared and signed by a state licensed surveyor or engineer shall be submitted with all variance applications unless the Director of Planning and Economic Development determines that such a site plan will not meaningfully assist the consideration by the Board of Appeals of the application. The Director of Planning and Economic Development shall forthwith transmit to the Board of Appeals all documents constituting the record upon which the action appealed from was taken. The owner of the property that is the subject of the application shall be mailed notice of the public hearing at least thirty (30) days prior to the hearing."

<u>Section 10</u>. Chapter 90, Article VII, Division 2, Code Section 90-215 of the Code of Ordinances of Garden City, Georgia, as amended, entitled "Zoning; Administration; Board of Appeals; Notice of Hearing" is deleted in its entirety and replaced with the following:

"Sec. 20-215. Notice of Hearing.

(a) Published and Posted Notice. Due notice of the public hearing pursuant to this Section shall be published in the newspaper of general circulation within the City. The notice advertising the hearing on the special use, appeal, or variance shall contain the information set forth in Code Section 90-215 (c) and shall be published at least thirty (30) days prior to the date of the hearing. The cost of the advertisement shall be borne by the applicant. The Director of Planning and Economic Development shall also post, at least thirty (30) days prior to the Board of Appeals' public hearing, a sign on the property for which the special use, appeal, or variance applies. Such sign shall be erected within ten (10') feet of whatever boundary line of such land abuts the most traveled public road. If no public road abuts thereon, then such sign shall be erected to face in such a manner as may be most readily seen by the public. The lower edge of the sign face shall be of sufficient height to be read from the roadway. The sign shall contain the above-mentioned published information. If the subject property lies within more than one block as shown on a plat recorded in the land records of the county, additional signs shall be placed to give general area coverage.

- (b) Letters to Adjacent Property Owners. The Director of Planning and Economic Development shall also give notice of the special use, appeal, or variance and the public hearing thereon to the owner of record of properties adjoining the property for which said special use, appeal or variance is being pursued or sought. Said notice shall be given to each adjoining property owner by first class mail, with proof of mailing obtained from the post office. Proof of mailing means either a first class certificate of mailing or a first class certified mail receipt; proof of delivery is not required. Only owners reflected on the records of the tax assessors as of the date of the application shall be entitled to mailed notice. In determining the adjoining property owners, road, street, or railroad rights-of-way shall be disregarded. Said notice must be mailed at least thirty (30) days prior to the date of said scheduled public hearing.
- (c) *Information in Notice*. The notice required herein to be published and to be served upon adjacent property owners shall contain the following information:
 - (1) Name and address of the applicant and the application number;
 - (2) Address and location of the property for which the appeal or variance is sought;
 - Current zoning of the property for which the special use, appeal or variance is sought;
 - (4) The special use or variance requested or the subject matter of the appeal and the reason for the requested special use, variance, or the appeal; and,
 - (5) The date, time, and place of the public hearing on said requested appeal or variance.

Section 11. Chapter 90, Article VII, Division 2, of the Code of Ordinances of Garden City, Georgia, as amended, entitled "Zoning; Administration; Board of Appeals" is amended by adding the following Code Section 90-219 entitled "Conduct of Hearing":

"Sec. 90-219. Conduct of Hearing.

(d) Conduct of Hearing. All public hearings of the Board of Appeals shall be conducted in accordance with the provisions of Garden City Code Section 2-186.

Section 12. Chapter 90, Article VII, Division 2, of the Code of Ordinances of Garden City, Georgia, as amended, entitle "Zoning; Administration; Board of Appeals" is amended by adding the following Code Section 90-220 entitled "Appeals to Superior Court" to set forth the method for appealing any zoning decision of the Board of Appeals:

"Sec. 90-220. Appeals to Superior Court.

Recourse from a final decision of the Board of Appeals Planning Commission on a special use permit, variance, or appeal shall be through appellate review by the Superior Court pursuant to its appellate jurisdiction from a lower judicatory body and shall be brought by way of a petition for said review as provided for in Title 5 of the Official Code of Georgia Annotated. Such matter shall be reviewed on the record which shall be brought to the Superior Court as provided in Title 5. All such appeals shall be brought within thirty (30) days of the written decision of the Planning Commission. The Chairman of Consolidated Zoning Board of Appeals/Planning Commission shall have authority to prove or issue any form of certificate necessary to perfect the petition described in Title 5 for review. The City's Director of Planning and Economic Development shall have authority to accept service of such petition on behalf of the Planning Commission during normal business hours at the City's City Hall, and the Mayor shall have authority to accept service of the petition on behalf of the City during the same times and place. The appeal shall stay all legal proceedings in furtherance of the matter appealed from or challenged unless the Mayor and Council and/or Planning Commission certifies that, by reason of the facts stated in the certificate, a stay would cause imminent peril to life or property."

Section 13. Chapter 2, Article IV, Division 5, Section 2-186, of the Code of Ordinances of Garden City, Georgia, as amended, entitled "Administration; Boards and Commissions; Consolidated Board of Zoning Appeals/Planning Commission; Conduct of Hearings Before the Consolidated Zoning Board of Appeals/Planning Commission" is amended by adding the following Paragraph (10) thereto to require that all proceedings of the Consolidated Zoning Board of Appeals/Planning Commission shall be recorded on tape or other media, and that the recording of the proceeding shall be retained in conformance with the City's retention schedule:

"(10) All proceedings of the Planning Commission or the City Council, as applicable, shall be recorded on tape or other media. The recording of the proceeding shall be retained in conformance with the City's retention schedule."

<u>Section 14</u>. If any provision of this Chapter is for any reason held by any court of competent jurisdiction to be unenforceable, such provision or portion thereof shall be deemed separate, distinct, and independent of all other provisions and such holding shall not affect the validity of the remaining portions of this Chapter.

Section 15. All ordinances or parts of ordinances in conflict herewith are hereby repealed.
Section 16. This ordinance shall become effective on the date of passage.
ADOPTED this the day of June, 2023 by the Mayor and Council of the City of Garden City, Georgia.
RHONDA FERRELL-BOWLES, Clerk of Council
RECEIVED AND APPROVED THIS day of June, 2023.
BRUCE CAMPBELL, Mayor
Read first time:
Read second time and passed: