

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. a motion to approve the agenda.

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 meet.

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