

Board of Zoning Appeals/Planning Commission
June 10th, 2025 - 6:00 PM

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

Roll Call: Chad Flowers, Jenecia Perry, Michael Bruner, Yuridia Maldonado, Wayne Joyner, Charlie Orrel, Mack Roberts

Staff: Jonathan Trego: Zoning Administrator
Denise Grabowski: Planning Manager (Consultant)
Carlos Nevarez: Planning and Zoning

Visitors: Enclosed

Chairman Bruner opens on the first item of the agenda to approve the June 10th, 2025, agenda. 1st Motion: Charlie Orrell motions to approve the agenda, followed by a second motion by Jenecia Perry. All in favor of the motion. Chairman Bruner requests a motion for the April 29th, 2025, meeting minutes. Charlie Orrell 1st Motion to approve the minutes, followed by a second motion. All in favor of the motion.

Board of Zoning Appeals

PC-6-25-1127:

Chairman Michael Bruner opens the Board of Zoning Appeals Meeting.. He introduces item: PC-06-25-1127 Greg Hodges of Yardnique Inc requests a variance for 90-96(d)(4)(d) at 4906 Ogeechee Rd, PIN: 60957 01031, which is zoned C-2, for installing chain-link fencing on commercial property. Jonathan Trego provides an overview of the case and states that Mr. Hodges applied for a fence permit approximately a year ago for a chain-link fence. He advises that a variance is requested. The permit application has expired, and Mr. Hodges wants to restart the process. Chairman Bruner asks if the petition is present and invites the petitioner to come forward to speak to the Board. Mr. Greg Hodges introduces himself and gives an overview of the history, explaining why the fence is necessary. Chairman Bruner opens the floor for anyone who wishes to speak for or against the request. No public input or comments. Chairman Bruner opens for any comments from the Board. Charlie Orrel advises the importance of protecting equipment, and it is advised that chain-linked fences are already in place around the area. Chairman Bruner requests a motion for the agenda item. Jenecia Perry makes a motion to approve PC item 6-25-1127, followed by a second from Charlie Orrell. Roll call vote is 7-0, all in favor.

Chairman Bruner asked the Board for a motion to adjourn, all in favor.

Planning Commission

PC-6-25-1128:

Chairman Michael Bruner opens the Planning Commission Meeting. He introduces item: PC-06-25-1128, where Jeffrey Hodgkinson requests a General Development Plan for a rental flex space at 5128, 5130, and 5132 Augusta Road. Jonathan Trego provides an overview of the case. He states that there were a number of concerns with the application, including buffer requirements in the rear of the property, parking requirements based on the use of the business to determine the number of parking spots, and the parking island requirements. Trego advised that, due to the plans not being complete, a decision on approval of the development could not be made. Chairman Bruner asks the petitioner to come up and speak to the board. Jon Sidoti introduced himself and gave an overview of the business plan and development. He states that they will be looking for variances for Jonathan Trego's concerns. He also gave an overview of what type of business the units will be leasing. Chairman Bruner opens the floor to speak for or against the item. No public input. Chairman Bruner asks the Board for comments. Charlie Orrell questions the petitioner about the size and square footage of the units, what business hours would be like, and what type of business. Mr. Sidoti provides answers to the comment. Chairman Bruner asks Jonathan Trego about the buffer requirements and what the plans show that do not meet. Trego confirms the plans and measurements. Chairman Bruner asks the city about the bay doors and parking in front of them. Carlos Nevarez comments on the bay doors and potential issues. Mr. Sidoti comments on the parking situation and what will be required for his tenants. Denise Grabowski raises concerns that Chairman Bruner inquired about regarding the parking requirement. Ms. Grabowski questions the front elevation plan, the units, and the parking lot requirements. She also provides answers to Chairman Bruner and other concerns about the plans. Jenecia Perry addresses the petitioner, stating that the plans do not meet the development requirements. She requests that all comments and statements for the case be yielded. Mr. Sidoti provides another overview of the development and business plan. Chairman Bruner provided his concerns that the plan does not meet the requirements. Wayne Joyer states that the facility will be 24-hour business. Mr. Sidoti states that the gate will be open during the daytime and locked with limited access at night. Chairman Bruner questions whether the city allows this. Carlos Nevarez comments that multiple businesses lock their sites. Mr. Joyer asks about the other business and how it would be affected, such as the daycare. Chairman Bruner addresses the cases by stating the proposed plan does meet requirements and there is a process to ask for variances. Chairman Bruner requests a motion from the board. Charlie Orrell makes a motion to deny the PC item 06-25-1128 due to not meeting requirements, followed by a second motion by Jenecia Perry. Roll call for the motion is 7-0, all in favor.

PC-6-25-1126:

Chairman Michael Bruner opens the PC-6-25-1129 a text amendment of multiple sections of the zoning code, including: 90-43, 90-48, 90-49, 90-102, 90-158, 90-206, and 90-262 at 100 Central Avenue by The City of Garden City. Jonathan Trego provides an overview of all sections of the text amendment. The City Attorney, Jim Gerard, is representing the city and provides an overview of the text amendment, stating that the proposal adds an additional layer of review on certain matters such as building plans, development plans, sign permits, and others. Mr. Gerard explained that the reason behind this is that, historically, the Plan Commission was a recommending body to the city council. He provided an overview of the history of the commission and the city council. He also summarized the responsibilities of both parties. He gave the importance and positive feedback summary of the changes and the reason why is so important to make the authority body back to city council. He stated that there is no

change in responsibility for the Planning Commission. The board will continue to do the same job, but we only make recommendations to the City Council for review. The change will keep projects from going to litigation in the Superior Court. Chairman Bruner has questions for Mr. Gerard that the current recommendations are part of litigation and, by law, the City Council is required to make them. Mr. Gerard confirms and addresses Chairman Bruner. Charlie Orrell discusses the current process and what it entails. Mr. Orrell questions Mr. Gerard, noting that the proposal is an important item and asking where the City Council members should hear the case, since it involves a transition of power. Mr. Gerard disagrees and states that it is not a transition of power. He explains it is the same process the board already uses for zoning items. Chairman Bruner disagrees with Mr. Gerard and states that his concerns are. He states that the City Council has many other problems to address. Mr. Gerard says that the City Council has its own process. Chairman Bruner and Mr. Gerard debate back and forth about the City Council, but Mr. Gerard advises that this is not a personal matter or a personality issue. Jenecia Perry interjects, stating that the board has often asked for city attorney representation, but you were unavailable. Mr. Gerard denies this, saying he was never asked to be here. Mrs. Perry states she asked multiple times and that you had other commitments. Carlos Nevarez says this is not a personal matter and that the board needs to stay focused on the text amendment. Jenecia Perry continues to discuss the availability of the city attorney, and Mrs. Perry inquires about the difference in roles. Mr. Gerard responds that the role will remain the same, but the city council will make the final decision. Mrs. Perry addresses Mr. Gerard regarding a comment he made, and he clarifies his statement. Mrs. Perry insists that the city council should be present tonight. Mr. Gerard comments on how the Board of Appeals and Planning Commission are involved, stating that the process involves the city council making the final decision and that both bodies work together for the best outcome. Jenecia Perry provides an overview of the responsibilities, what it takes to do the job, and her concerns. Mr. Gerard clarifies the process and how it involves review by both parties. Mrs. Perry addresses Mr. Gerard again about the responsibilities. Chairman Bruner compares the responsibility to that of a CEO and how people delegate responsibilities and other concerns. Mr. Gerard clarifies the comparison and how the process will work. Chairman Bruner and Mr. Gerard debate back and forth about the city council's responsibilities and process. Jenecia Perry thanked a city council member for being here. City Councilmember Marica Daniel says that she has a lot of questions about how the process will be carried out. Chairman Bruner clarifies the process will be the same as a zoning item. Chairman Bruner requests a motion from the board. Jenecia Perry makes a motion to deny the PC item 06-25-1129, followed by a second motion by Charlie Orrell. Roll call for the motion is 7-0, all in favor. Motion carries for a deny of PC-06-25-1129

Chairman Michael Bruner motioned to adjourn the meeting.

1st motioned to approve, followed by a second motion. All present in favor of adjourning.

Respectfully submitted
Carlos Nevarez