

Board of Zoning Appeals/Planning Commission

February 13, 2024 - 6:00PM

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

Roll Call: Jenecia Perry; Vice-Chair, Michael Bruner; Parliamentarian, Jeff Ashley, Wayne Joyner, Yuridia Maldonado and Charlie Orrell. Misty Selph was absent.

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

Visitors: Enclosed

Chairman Jackson called for a motion to approve the agenda. Commissioner Orrell made a motion to approve the agenda with a second by Commissioner Bruner the vote passes with no opposition.

Chairman Jackson asked for a motion to approve the January 10, 2024 minutes. Vice-Chair Perry made a motion to approve with second by Commissioner Bruner; the vote passes with no opposition.

**Board of Zoning Appeals**

No cases to be heard

**Planning Commission**

PC-2-24-1073: ProLand Investments, LLC represented by agent Franklin McKinney request to rezone 439 Telfair Road; PIN 60737 01003 and 439A Telfair Road; PIN 60737 01013 from R-2 to I-2.

Chairman Jackson gave a reading of the item. Planning Consultant Denise Grabowski gave an overview of the proposal and said City Staff recommendation is that the Planning Commission recommends approval of the rezoning request from Residential (R-2) to Industrial (I-2) to the City Council.

Commissioner Orrell said this is nothing new, there is a small part of residential in surrounded in an industrial area.

Chairman Jackson replied that is correct.

Chairman Jackson asked for additional comments; being none he called for those in opposition. With no opposition, he called for a motion. Vice-Chair Perry made a motion to recommend approval to Council. Commissioner Ashley seconds the motion; vote passes with no opposition.

Chairman Jackson called for a motion to adjourn; Vice-Chair made a motion to adjourn with a second by Commissioner Ashley the motion passes with no opposition.

### **Board of Appeals/Planning Commission Workshop**

Josh Yellin, Hunter Maclean request to make a presentation to the Planning Commission prior to the formal resubmission of the site plan for Voltera – EV Charging site; 2301 W US Hwy 80, PIN 60081 04001

Chairman Jackson gave a reading of the item and stated no decisions or action will be taken during the workshop.

Amira Streeter stated there was a meeting last summer regarding this project. Ms. Streeter gave an overview of the project for drainage, stalls and solutions to general hazards. She stated the use at the previous meeting was under an automotive use, Savannah is a hub for this use and there's high and low voltage to support the commercial fleet. Ms. Streeter continued by stating there were preliminary design concerns, the site will not handle storage of goods or major service on trucks. The pre-direction for drivers is to serve customers; we are to make sure the Fire Department/Fire Marshal are prepared to handle this use. We will offer any training onsite to manage any hazards. The development gives job creation, we are not new to this type of development but are aware of the technology investment – it is an opportunity to partner with Garden City.

Densie Grabowski; Planning Manager – Consultant asked that the presentation team provide the additional documentation electronically for review.

Josh Yellin said he appreciates the Board taking the time to listen to the presentation, this is a great product, it's clean EV trucking and we hope to alleviate any concerns.

Denise Grabowski; Planning Manager – Consultant said the request was advertised as a workshop and not a public hearing.

Commissioner Ashely said when is the official hearing on the request?

Minutes  
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Denise Grabowski; Planning Manger – Consultant said the GDP is advertised for the March meeting, the full application will be a part of the agenda and placed on the City's website.

Chairman Jackson dismissed the workshop at 6:20pm.

Respectfully submitted,  
TTR