

Board of Zoning Appeals/Planning Commission

March 12, 2024 - 6:00PM

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

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

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

Visitors: Enclosed

Denise Grabowski; gave an overview of the agenda. Acting Chair Perry called for a motion to approve the agenda. Commissioner Selph made a motion to approve the agenda with a second by Commissioner Orrell the vote passes with no opposition.

Acting Chair Perry asked for a motion to approve the February 13, 2024 minutes. Commissioner Orrell made a motion to approve with second by Commissioner Selph; the vote passes with no opposition.

**Board of Zoning Appeals**

PC-3-24-1075: Brandon Novinski request to establish a use as Founders Maintenance; handyman company at 1101 Chatham Parkway Unit A6, PIN 60798 01016; a use which requires Board of Appeals approval.

Acting Chair Perry gave a reading of the item. Denise Grabowski gave an overview of the proposal and said the City Staff recommendation of the use request for the application is for approval.

Mr. Novinski said the space will be used as storage and an employee with a reception area for scheduling. This is a local handyman company, no parking of trucks and no tools outside.

Commissioner Orrell said this is a storing of building materials?

Mr. Novinski replied that is correct.

Acting Chair Perry asked for additional comments; being none she called for those in opposition. With no opposition, she called for a motion. Commissioner Orrel made a motion to approve the request. Commissioner Selph seconds the motion; vote passes with no opposition.

Acting Chair Perry called for a motion to adjourn. Commissioner Selph made a motion to adjourn with a second by Commissioner Bruner; the motion passes with no opposition.

### **Planning Commission**

PC2333: Cathy Parlor & Brian Newberry request to rezone 1909 US Highway 80; PIN 60880 01009 from C-2 to I-2/C-2. \*Petitioner's agent requests to withdraw application for submittal at a future date.

Acting Chair Perry gave a reading of the item. Denise Grabowski gave an overview of the proposal and said City Staff recommendation is for denial of the rezoning request from Heavy Commercial(C-2) to Industrial (I-1) but the petitioner has requested to withdraw and there is no action to be taken.

PC-3-24-1076: Joshua Yellin request a general development review of 2301 Hwy 80: PIN 60881 04001 for proposed development as a service station for electric fleet vehicles. \*Petitioner requests continuance to the April 9, 2024 Planning Commission meeting.

Acting Chair Perry gave a reading of the item. Denise Grabowski gave an overview of the proposal and said City Staff recommendation is approval of the general development plan as presented but the petitioner requests a continuance to the April 9, 2024 Planning Commission meeting.

Acting Chair Perry asked for additional questions or comments; being none she then called for a motion. Commissioner Orrel made a motion to approve the request for a continuance. Commissioner Bruner seconds the motion and the vote passes with no opposition.

PC3-24-1077: Robert L McCorkle, III request to rezone 5231 Ogeechee Road; PIN 60991 06004 from R-a to I-1, Ogeechee Road; PIN 60991 06003 from C-2 to I-1 and Ogeechee Road: Pin 60990D 01006 from C-2 to I-1 for proposed use as a general office/warehouse and cross-dock facility for SAIA LTL freight with ancillary truck and trailer parking. \*Petitioner requests continuance to the April 9, 2024 Planning Commission meeting.

Acting Chair Perry gave a reading of the item. Denise Grabowski gave an overview of the proposal and said City Staff recommendation is denial of the rezoning request from Heavy Commercial (C-2) and Residential-Agriculture (R-A) to Industrial (I-1) and the petitioner requests continuance to the April 9, 2024 Planning Commission meeting.

Acting Chair Perry asked for additional questions or comments; being none she then called for a motion. Commissioner Orrel made a motion to approve the request for a continuance. Commissioner Selph seconds the motion and the vote passes with no opposition.

PC-3-24-1078: City of Garden City request an ordinance to amend the Code of Ordinances of Garden City, Georgia as amended, to revise Chapter 90, Article VI, pertaining to signs, for the purpose of revising the provisions thereof regarding the limitations, safeguards, and controls for the location of outdoor advertising or separate use signs; to repeal all ordinances in conflict herewith; to provide for severability; to provide an effective date; and for other purposes.

Acting Chair Perry gave a reading of the item. Denise Grabowski gave an overview of the proposal with a summary of changes.

Alex Voss, Lamar Advertising, 45 Telfair Place said we support common sense regulations; we have provided a redline to the City Attorney.

Commissioner Selph said did you get a response from the City Attorney?

Mr. Voss said yes, it was provided to the Planning Consultant, we suggest certain sizes depending upon street placement; the state has standards in place so the wheel doesn't have to be reinvented.

Denise Grabowski stated Planning Staff went out to count signs and returned with 48 signs – need to further investigate the actual number.

Mr. Voss said the fees that are paid are substantial compared to the fees from other areas.

Commissioner Orrel said we don't want lighting affecting residents; we want to ensure the Board is moving in the right direction.

Mr. Voss said we want to be in an appropriate area.

Acting Chair Perry said signs are no longer informational but marketing for a business – it's spatial clutter which is pro-growth and pro-business; this will be here long term and affects the City. She said I have concerns with things that are not appealing.

Mr. Voss said ads are protected under free speech – sometimes it's out of control, this is heavier advertising than any other media.

Commissioner Bruner said recently you have added items above the advertising board; what is the reason for this?

Mr. Voss said this was an oversight on our part. As a company we inspect once a month to annually. The maintenance is annually and we have an operations staff that works out of Garden City. If this ordinance is adopted 99% of it would be non-conformance.

Denise Grabowski said I have the redlined items and will forward to members. The intent is to adopt the ordinance prior to the moratorium.

Commissioner Bruner said we need to look at the long-term effects.

Jed Renfro; Renfro Outdoor said I have concerns of the number of caps as we are a smaller company – there's no way for us to do business. The product will not sell if you have to be so many feet off of the right-of-way. The structures are engineered to meet a 140-mph wind load.

Joseph Kimker; 5195 Ogeechee Road said we have a sign and Garden City has 20 years of free advertising.

Acting Chair Perry asked for additional comments; being none she called for those in opposition.

Ardis Woods: Scenic Chatham County said I am a Chatham County resident and I offer congratulations on the moratorium. Ms. Woods gave an overview of her presentation. Billboards remove trees – people enjoy beauty and roads. A 30-year-old tree was asked to be removed for a billboard, the sign was raised and the road widened which cost a city 4+ million for moving a billboard. The codes in the amendment is questionable. Billboards represent hazards causing more crashes. Billboards have digital information installed to pick up driver's information – there has been a reduction of billboards in Houston and 500 cities with no new billboards. Four states have outlawed billboards – we all have cellphones that give out amber alerts.

Commissioner Selph said the Board appreciates input from the Public and we want to protect the residents – we need fairness to businesses. We ask that City Staff evaluate the finances with regards to the fees.

Denise Grabowsk said the permit falls under the building permit process. She said a meeting to discuss the concerns at a workshop is an option.

Commissioner Selph said the public hearing is for Council comment; a workshop with Council can be held prior to consideration.

Commissioner Ashley said I think the Board should leave the item tabled and request for the workshop.

Acting Chair Perry announces the dates for the City Council hearings. She then asked for further comments and questions; being none she calls for a motion. Commissioner Orrel said with the form this is in I recommend to table the request. Commissioner Bruner seconds the motion; vote passes with no opposition.

Acting Chair Perry called for a motion to adjourn. Commissioner Selph made a motion to adjourn with a second by Commissioner Bruner the vote passes with no opposition.

Respectfully submitted,  
TTR