

Board of Zoning Appeals/Planning Commission

May 14, 2024 - 6:00PM

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

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

Staff: Denise Grabowski (Planning Manager -Consultant), Robert Wellmaker; Building Official, and Tonya Roper (Permitting Coordinator)

Visitors: Enclosed

Chair Bruner called for a motion to approve the agenda. Commissioner Selph made a motion to approve the agenda with an amendment, with a second by Commissioner Orrell; vote passes with no opposition.

Chair Bruner asked for a motion to approve the April 09, 2024 minutes. Vice-Chair Perry made a motion to approve with second by Commissioner Selph; the vote passes with no opposition.

Board of Zoning Appeals

PC-5-24-1085: Latasha Hall requests a building setback variance for proposed development of a new single-family residence to be located at 4102 4th Street (formally 521 Davis Avenue); PIN 60019 06014

Chair Bruner 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.

Latasha Hall stepped forward and spoke in favor of the board approving her application.

Vice-Chair Perry asked Ms. Hall if she is from that community. Ms. Hall stated that she was not.

Commissioner Orrel asked if there are circumstances to allow a chain-link fence?

Denise Grabowski said color does not define the variance's circumstance; the property is commercial and adjacent to residential zoning district.

Mr. Efren said chain link on the side with wood on the back is a possibility; I want what's in the area.

Commissioner Selph said barbed wire isn't allowed in commercial districts.

Denise Grabowski said it's allowed in the storage area.

Mr. Efren said barbed wire is for safety of the future business and to prevent the dumping of trash. He said I am expecting an approval, the person who was doing the fence were caught and five days later they received a permit.

Acting Chair Perry said the fence next to the property is chain link.

Denise Grabowski said per the Building Inspector the fence has been in place.

Commissioner Selph said barbed wire is allowed in Industrial.

Denise Grabowski gave an overview of fence requirements in Industrial zoning districts.

Mr. Efren said I am utilizing the same fence company as my neighbor; I will do wood in the back and chain link on the sides if required.

Commissioner Selph said are there screening requirements?

Denise Grabowski said there are screening requirements of fabric or mesh for a particular use; this is a vacant lot.

Commissioner Ashley said is the Building Official familiar with the stop work order for the fence?

Commissioner Selph asked Ms. Grabowski about the plans to update the ordinance regarding residential setbacks. Ms. Grabowski talked about future plans.

Chair Bruner asked for more speakers.

Christina Kimker came forward to speak in favor of the applicant and spoke to waiving fees for applicants.

Vice-Chair Perry said she is thrilled with the new developments in the area.

Chair Bruner asked for a motion. Vice-Chair Perry made a motion to approve, Jeff Ashley seconded. The motion passes with no opposition.

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

Planning Commission

PC-3-24-1077: 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. This item was pulled at the request of the petitioner, removed from agenda.

PC-3-24-1078: City of Garden City requests an ordinance to amend the Code of Ordinances of Garden City, GA, 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 other purposes.

Chair Bruner requested a motion to untable. Commissioner Selph made a motion to untable the case, Vice-Chair Perry seconded. Motion passes with no opposition.

Denise Grabowski gave the overview and City recommendations. She talked about the feedback relating to setbacks.

Vice-Chair Perry, asked if when a motion is made is or for the item or an individual change.

Denise Grabowski said that this is a recommendation to Council and changes should be made in the motion.

Commissioner Selph said that within the last year a large number of billboards went up, and she is concerned with protecting residents. She wants a larger buffer between residential and billboards.

Chair Bruner asked for a motion.

Commissioner Orrell said he does not want signs to overrun the cities, but sees the benefits in some places.

Commissioner Ashley asked Denise Grabowski if they can deny the ordinance, but make a change to what Commissioner Selph is concerned about.

Denise Grabowski affirmed.

Commissioner Selph motioned to deny the ordinance only with item number 7 to be approved, though with a change 100 ft to 300ft. Commissioner Ashley seconded. Motion passes with no opposition.

PC-5-24-1084: Scott Allison; Coleman Company request to rezone 1580 Dean Forest Road; PIN 60988 02018 from P-C-2A to I-1 for proposed development as Colonial Transportation Solutions Fleet Maintenance Facility.

Denise Grabowski gave an overview and staff recommendations.

Scott Allison on behalf of the applicant came forward to speak. He spoke about the current usage, and the reasons for the rezoning. He made comments about stormwater management. He made comments about potential future site plans.

Commissioner Selph asked about the hours of operation.

Loyd Boar with Colonial Oil, spoke to the normal operations time.

Commissioner Ashley asked about the type of trucks.

Loyd Boar explained the truck types.

Commissioner Perry asked if they are increasing the volume.

The applicant said they are not.

The applicant said that this is only for fleet maintenance for trucks that they already have.

Vice-Chair Perry asked about what abuts them.

Scott Allison said it abuts a manufactured home park that is zoned industrial.

Commissioner Selph asked if Scott Allison walked the back of the property.

Scott Allison talked about the rear of the property.

Scott Allison talked about some potential site plans.

Scott Allison said that he does not have the room to do a huge buffer and they have to handle the stormwater.

Commissioner Selph asked about the staff report.

Denise Grabowski mentioned that this is not the GDP yet.

Vice-Chair Perry asked if you can see Nassau Woods from the property.

Scott Allison talked about the trees at the property and some more buffer ideas.

Commissioner Selph asked about the future land use map regarding the frontage being commercial, and asked about split zoning.

Scott Allison said that he does not need the property to go all industrial.

Scott Allison talked about potential area for the split zoning.

Commissioner Ashley made a comment about protecting the Planning Commission down the road, and asked about the current fencing.

Scott Allison said there is a fence there now, and they are willing to fence in the property going forward along some of the sides.

Chair Bruner asked if the front section would stay as fleet fueling.

Scott Allison said yes.

Chair Bruner asked about a fence to divide the zonings within the property.

Scott Allison said yes, but the turn radiuses would have to be protected.

Chair Bruner asked about the depth of the property.

Scott Allison said the only reason for the industrial is what will be in the new shop, large vehicles repair.

Denise Grabowski said that the Planning Commission can make the recommendation for split zoning, and the applicant can get a survey for boundary determination.

Vice Chair Perry asked about the property being commercial, and the secondary usage.

Scott Allison said the industrial use is secondary.

Vice Chair Perry said the current usage is a fueling station.

Scott Allison said yes.

Vice Chair Perry asked why it has to be rezoned.

Denise Grabowski said that the rezoning is needed.

Chair Bruner asked if all uses need to meet the zoning requirements.

Denise Grabowski said yes.

Chair Bruner asked if the P modifier is still needed.

Denise Grabowski recommended yes.

Commissioner Joyner asked about safety monitoring.

Mr. Boar said they have security cameras and higher levels of security.

Chair Bruner asked for more speaks and questions. Being none, he called for a motion.

Commissioner Selph made a motion for approval with split zoning, Commissioner Ashley seconded. The motion passes with no opposition.

Chair Bruner made comments about the Next City Council hearing.

Chair Bruner said they will be adjourning and doing a workshop, Commissioner Selph made a motion to adjourn, Commissioner Ashley seconded. There was no opposition, and the meeting was adjourned.

Chair Bruner called meeting back to order (workshop ended.)

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.

Commissioner Selph made a motion to untable the case, Commissioner Ashley seconded, motion passes with no opposition.

Denise Grabowski gave an overview of the proposal and said City Staff recommendation is approval of the general development plan as presented.

Commissioner Selph said the monitors are not working, they appear to be down for everyone.

Chair Bruner called the petitioner up.

Amira Streeter came up on behalf of the applicant and gave an overview of the current plans. She spoke about how this was simply for truck charging, no for dispatch or other activities. She spoke about a grant that they have received. She spoke about staff that she has worked with.

Commissioner Selph asked about the Church and Armory on the sides of the property and the buffering.

Ms. Streeter said that there is extensive buffering along the side of the church. She said that their rendering system makes building look closer.

Commissioner Ashley asked about working with the Fire Chief for a fire plan.

Ms. Streeter talked about conversations with fire suppression experts and local department employees to see how comfortable they seem and potential ideas for fire suppression. She also talked about training.

Commissioner Ashley asked about water containment during a fire and their property in California and the current ownership.

Ms. Streeter said they own the property in California, and talked about their business model.

Commissioner Ashley asked if they will still own the property.

Ms. Streeter said they will continue to own and operate the site.

Commissioner Ashley said that this was called a truck depot and one point and then became a trucking station. He made comments about the CEO, and the business model, and cited a quote by the CEO that he found alarming.

Ms. Streeter said that the CEO was using some of the terms loosely, and that does not impact this local site.

Commissioner Ashley asked how trucks would know where to go.

Ms. Streeter said that she presumes they have it scheduled. And that there is a breakroom on the site.

Commissioner Ashley asked about charge time and miles of range. He asked about truck traffic per day.

Ms. Streeter said that the prior traffic study indicates around 800 daily trips though this number covers all vehicles (cars and trucks.) She said this assumes total fill activity, which is often not the case.

Chair Bruner asked about charge time.

Ms. Streeter said 6-10hrs depending on truck type.

Chair Bruner asked if drivers leave the truck there for 6-10hrs.

Ms. Streeter said yes.

Chair Bruner asked if there is overnight parking.

Ms. Streeter said she does not envision overnight parking.

Chair Bruner asked about the charge level and when it is next used.

Ms. Streeter said trucks will most likely be stored at the operator's facilities when they are not charging.

Chair Bruner said there will be over 100 trucks overnight.

Ms. Streeter said no.

Chair Bruner said they are leasing the stalls out per the business model.

Ms. Streeter said yes that is correct.

Another representative (name unknown) of Voltera said the assets are then put back into service when they are done charging.

Chair Bruner and the representative disputed this back and forth.

Commissioner Ashley said 24/7 operations are not fair to the neighbors.

The Voltera representative talked about water engineering solutions to protect the stormwater discharge.

Commissioner Ashley said that ultimately the thing that bothers him about the case is that he has to watch out for the citizens of Garden City. He feels that there is not an adequate fire plan or traffic plan. He feels that this may not be the best property for this project. He feels that the owners of this project do not have roots in Garden City. He had concerns about fires spreading to the armory.

Ms. Streeter said she is ready and willing to work with the Garden City Fire Department.

Commissioner Ashley said he does not feel the fire department is ready for electric vehicle fires.

Ms. Streeter said she is willing do training.

Vice Chair Perry asked about a case study for locations.

Ms. Streeter talked about their site selection process.

Commissioner Ashley talked about the advertisement for the property for sale. He said the real estate advert said it was zoned commercial, and the advert said it was not for trucking use.

Ms. Streeter talked about cost analysis and zoning.

Vice-Chair Perry said that she does not accept that answer, and asked about quickest charge speed.

Ms. Streeter said 6 hours.

Vice-Chair asked about what quick snacks means.

Ms. Streeter said it was in reference to a small building for a break area.

Chair Bruner asked what they would do for 6 hours.

The Volterra representative talked about how people would come to work in their personal vehicles and get the truck.

Chair Bruner said this is zoned for a service station.

Ms. Streeter said she would leave her vehicle at a service station.

Commissioner Selph asked about the retention pond.

Denise Grabowski said there will be stormwater detention.

Chair Bruner asked about the other sites.

Ms. Streeter spoke to the other sites.

Chair Bruner said the newsletter on their website has another operator called Enride.

The Volterra representative said there is Volterra staff running the site.

Commissioner Selph asked about another GDP review.

Denise Grabowski said that civil engineering review would solve this.

Josh Yellin, attorney for Volterra spoke about the site plan review and stormwater regulations. He spoke to the acquisition in 2022 and the due diligence. He spoke to the traffic usage and how it is less than other commercial uses.

Commissioner Selph asked about a private road to get into the property.

Mr. Joyner asked about safety issues and if there is a written safety plan

Ms. Street said they are willing to work with a safety plan.

Commissioner Joyner asked about writing in advance.

The Volterra representative spoke about their tentative plan pending the permitting process.

Commissioner Orrell asked about the interpretation of the zoning usage, and the types of vehicles for various uses.

Chair Bruner spoke about the maintenance building and operations building.

Ms. Streeter spoke about the building and scaling down the building.

Commissioner Bruner asked about how many Volterra employees onsite on a daily basis.

Ms. Streeter said approximately 5.

Chair Bruner stated power supply issues and the drain on the power system.

Ms. Streeter said there are resources onsite.

Chair Bruner spoke about the charging math and power resources on the grid.

Ms. Streeter said that they do.

The Volterra Representative spoke to the charging math and power management.

Commissioner Ashley asked about nighttime charging and security.

Ms. Streeter said there will be 24 hour security onsite.

Chair Bruner asked for more speakers. Being none, he called for a motion.

Commissioner Ashley made a motion to deny. Vice Chair Perry seconded.

Commissioner Selph made a motion to adjourn, Commissioner Orrell seconded.
Motions passes with no opposition. Meeting is adjourned.

Respectfully submitted,

JRT