

# AGENDA

Board of Zoning Appeals / Planning Commission Meeting  
Tuesday, January 10, 2023 - 6:00pm

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## ***Pre-agenda @ 5:00pm***

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### ✧ **Call to Order**

### ✧ **Invocation**

- As Assigned

### ✧ **Roll Call**

### ✧ **Approval of Agenda – February 14, 2023**

### ✧ **Requested Items to Remove from the Agenda**

- PC2303: Jimmy Adkins; Service First Transportation Inc., requests general development plan review of 5530 Export Blvd., PIN 608899 01006 and Export Blvd, PIN 60889 01007 for Garden City Trucking Yard expansion.
- PC2304: Josh Yellin; Hunter Maclean requests general development plan review of 2205 US Highway 80; PIN 60880 01012, 2207 US Highway 80 PIN 60880 01013, 2301 US Highway 80 PIN 60881 0400, 2303 US Highway 80 PIN 60881 04002, 2305 US Highway 80 PIN 60881 04003 and US Highway 80 PIN 60881 04004 for proposed use as a service station for electric fleet vehicles.

### ✧ **Approval of Board of Zoning Appeals/Planning Commission Minutes**

- January 10, 2023

### ✧ **Zoning Appeals**

- No cases to be heard.

### ✧ **Adjournment**

### ✧ **Planning Commission**

#### **Old Business**

- PC2243: Brian C. Hollings requests general development plan review of Anderson Avenue; PIN 60022 01004; PIN 60022 01005; PIN 60021 01001; PIN 60021 01003; PIN 60021 01004; PIN 60021 01005; PIN 60021 01006; PIN 60021 01002.

#### **New Business**

- PC2301: 1608 Dean Forest LLC requests a rezoning of 1616 Dean Forest Rd, 60988 01001B from I-1 to I-2.
- PC2302: Daniel Vallencourt request a general development plan review of 204 Dean Forest Road; 60924A 02011.

- PC2305: Maxwell P. Beatty requests a rezoning of 35 Telfair Place (formerly 4 Telfair Place), 60799 02002C, from C-1 to I-1.
- PC2306: Maxwell P. Beatty requests a rezoning of 38 Telfair Place, 60799 01001A from C-1 to I-1.

✧ **Adjournment**

**PROCEDURES FOR CONDUCTING PUBLIC HEARINGS ON PROPOSED ZONING DECISIONS  
BEFORE GARDEN CITY'S CONSOLIDATED BOARD OF ZONING APPEALS/PLANNING  
COMMISSION AND STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWERS OF THE  
BOARD OF ZONING APPEALS AND THE PLANNING COMMISSION**

**I. Procedures for Conducting Public Hearings on Proposed Zoning Decisions:**

All public hearings conducted by the Consolidated Board of Zoning Appeals/Planning Commission for Garden City, Georgia, on proposed zoning decisions shall be conducted as follows:

- (1) All public hearings conducted by the Consolidated Board of Zoning Appeals/Planning Commission on matters referred to it shall be called to order by the presiding officer.
- (2) The presiding officer shall open the hearing by stating the specific zoning matter being considered at the public hearing, and shall explain the procedures to be followed in the conduct of the hearing and further stating that printed copies of the adopted standards governing the exercise of the zoning powers of the Board of Zoning Appeals and Planning Commission, and the procedures governing hearings before the Board are available to the public.
- (3) The presiding officer shall determine the number of attendees who desire to testify or present evidence at the hearing.
- (4) When there is a large number of individuals wishing to testify at a hearing, the presiding officer may invoke time limits on individual speakers. In such cases, these time limits shall apply to all speakers. Proponents, including the petitioner or the petitioner's agent requesting the zoning decision, shall have no less than ten (10) minutes for the presentation of data, evidence, and expert opinions; opponents of the proposed decision shall have an equal minimum period of time. The presiding officer may grant additional time; provided, however, an equal period of time shall be granted both sides.
- (5) The petitioner requesting the proposed decision, or the petitioner's agent, shall be recognized first and shall be permitted to present and explain the request for the decision. Thereafter, all individuals who so desire shall be permitted to speak in favor of the matter.
- (6) After all individuals have had an opportunity to speak in accordance with subparagraph (5) above, those individuals present at the public hearing who wish to speak in opposition to the proposed decision shall have an opportunity to speak.
- (7) Once all parties have concluded their testimony, the presiding officer shall adjourn the public hearing.

**II. Standards Governing the Exercise of The Zoning Powers of Garden City's Board of Zoning Appeals:**

The Board of Zoning Appeals shall have the following powers:

- (1) To hear and decide appeals where it is alleging that there is an error in any order, requirement, decision, or determination made by an administrative official in the enforcement of Chapter 90 of the Garden City Code of Ordinances.
- (2) To decide upon requests for permission to establish uses which the Board of Zoning Appeals is required to pass under the terms of Chapter 90 of the Garden City Code of Ordinances. The application to establish such use shall be approved on a finding of the Board of Zoning Appeals that:
  - (a) The proposed use does not affect adversely the general plans for the physical development of the city, as embodied in Chapter 90 of the Garden City Code of Ordinances and in any master plan or portion thereof adopted by the Mayor and Council.
  - (b) The proposed use will not be contrary to the purposes stated for Chapter 90 of the Garden City Code of Ordinances.
  - (c) The proposed use will not affect adversely the health and safety of residents and workers in the city.
  - (d) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood.
  - (e) The proposed use will not adversely affect the existing uses in the neighborhood.
  - (f) The proposed use will be placed on a lot of sufficient size to satisfy the space requirements of such use.
  - (g) The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use such facility, vehicular movement, noise or fume generation or type of physical activity.

- (h) The standards set forth for each particular use for which a permit may be granted have been met.

The Board of Zoning Appeals may impose or require such additional restrictions and standards as may be necessary to protect the health and safety of workers and residents in the community and to protect the value and use of the property in the general neighborhood. The proposed use shall be subject to the minimum area, setback, and other locational requirements of the zoning district in which it will be located. The proposed use shall be subject to the off-street parking and service requirements of Chapter 90 of the Garden City Code of Ordinances. Wherever the Board of Zoning Appeals shall find, in the case of any permit granted pursuant to the provisions of said Chapter 90, that any of the terms, conditions or restrictions upon which such permit was granted are not being complied with, the Board shall rescind and revoke such permit after giving due notice to all parties concerned and granting full opportunity for a public hearing.

- (3) To authorize upon appeal in specific cases such variance from the terms of Chapter 90 of the Garden City Code of Ordinances as will not be contrary to the public interest where owing to special conditions a literal enforcement of the provisions of said Chapter will, in an individual case, result in practical difficulty or unnecessary hardship. Such variance may be granted in such individual cases of practical difficulty or unnecessary hardship upon a finding by the Board of Appeals that:
- (a) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography;
  - (b) The application of said Chapter 90 to this particular piece of property would create practical difficulty or unnecessary hardship;
  - (c) Such conditions are peculiar to the particular piece of property involved; and,
  - (d) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of said Chapter 90.

No variance shall be granted for a use of land or building or structure that is prohibited by Chapter 90 of the Garden City Code of Ordinances.

### **III. Powers and Duties of the Planning Commission.**

The Planning Commission is granted all powers and is assigned all duties that the City's Mayor and Council is authorized and empowered to grant and assign, to include the following:

- (1) Making comprehensive surveys and studies of existing conditions and probable future developments and preparing such plans for physical, social, and economic growth as will best promote the public health, safety, morals, convenience, prosperity, or general welfare, as well as efficiency and economy in the development of the city.
- (2) Preparing a master plan or parts thereof for the development of the city.
- (3) Preparing and recommending for adoption to the city council a zoning ordinance or resolution and map for the city.
- (4) Preparing and recommending for adoption to the city council regulations for the subdivision of land within the city, and administering the regulations that may be adopted.
- (5) Preparing and recommending for adoption to the city council a plat or an official map showing the exact location of the boundary lines of existing, proposed, extended, widened, or narrowed streets, public open spaces, or public building sites, together with regulations to control the erection of buildings or other structures within such lines, within the city or a specified portion thereof.
- (6) Making, publishing, and distributing maps, plans, and reports and recommendations relating to the master plan and development of the city to public officials and agencies, public utility companies and civic, educational, professional, and other organizations and citizens.
- (7) Recommending to the executive or legislative officials of the city programs for public improvements and the financing thereof.
- (8) Reviewing all proposed amendments to the zoning ordinance, the subdivision ordinance, and the zoning map, and making recommendation as per Garden City Code Section 90-201 in each case to the city council for approval or denial.
- (9) Approving site and development plans as per Garden City Code Sections 90-43, 90-47, 90-48 and 90-49.
- (10) Approving certain uses in the mixed-use zoning districts as per Garden City Code Section 90-49.



**PROCEDURES FOR CONDUCTING PUBLIC HEARINGS ON PROPOSED ZONING DECISIONS  
BEFORE GARDEN CITY'S MAYOR AND COUNCIL  
AND STANDARDS GOVERNING THE EXERCISE OF CITY COUNCIL'S ZONING POWER**

**Procedures for Conducting Public Hearings on Proposed Zoning Decisions:**

All public hearings conducted by the Board of Zoning Appeals for Garden City, Georgia, on proposed zoning decisions shall be conducted as follows:

- (1) All public hearings by the Mayor and Council on zoning amendments shall be chaired by the Mayor.
- (2) The Mayor shall open the hearing by stating the specific zoning amendment being considered at the public hearing and further stating that printed copies of the adopted standards governing the exercise of the Mayor and Council's zoning power and the procedures governing the hearing are available to the public.
- (3) The Director of the City's Planning and Zoning Department shall advise the Mayor and Council of the recommendation of the Planning Commission when applicable.
- (4) The Mayor shall determine the number of attendees who desire to testify or present evidence at the hearing.
- (5) When there is a large number of individuals wishing to testify at a hearing, the Mayor may invoke time limits on individual speakers. In such cases, these time limits shall apply to all speakers. Proponents, including the petitioner or the petitioner's agent requesting the zoning decision, shall have no less than ten (10) minutes for the presentation of data, evidence, and expert opinions; opponents of the proposed decision shall have an equal minimum period of time. The Mayor may grant additional time; provided, however, an equal period of time shall be granted both sides.
- (6) The petitioner requesting such zoning decision, or the applicant's agent, shall be recognized first and shall be permitted to present and explain the request for the zoning decision. Thereafter, all individuals who so desire shall be permitted to speak in favor of the zoning decision.
- (7) After all individuals have had an opportunity to speak in accordance with subparagraph (6) above, those individuals present at the public hearing who wish to speak in opposition to the requested zoning decision shall have an opportunity to speak.
- (8) The Mayor may limit repetitious comments in the interest of time and may call for a show of hands of those persons present in favor of or opposed to the proposed decision.
- (9) It shall be the duty of the Mayor to maintain decorum and to assure the public hearing on the proposed decision is conducted in a fair and orderly manner.
- (10) Once all parties have concluded their testimony, the Mayor shall adjourn the public hearing.

**Standards Governing the Exercise of The Zoning Powers of Garden City's Mayor and Council:**

Prior to making a zoning amendment, the Mayor and Council shall evaluate the merits of a proposed amendment according to the following criteria:

- (1) Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?
- (2) Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?
- (3) Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?
- (4) Will this request place irreversible limitations or cause material detriment on the area similarly zoned as it is or on future plans for it?
- (5) Is there an imminent need for the rezoning and is the property likely to be used for the use requested?
- (6) Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?

Board of Zoning Appeals/Planning Commission  
January 10, 2023 - 6:00PM

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

Roll Call: Billy Jackson; Chair, Jenecia Perry; Vice-Chair, Jeff Ashley; Parliamentarian, Michael Bruner, Nancy Cox, Gary Monroe, and Charles Orrel. Misty Selph was absent.

Staff: Denise Grabowski: Planning Manager (Consultant), Jonathan Trego (Code Enforcement Officer), Tonya Roper (Permitting and Inspections Coordinator), and Scott Robider (City Manager).

Visitors: Enclosed

Chairman Jackson asked for questions or comments for the January 10, 2023 agenda; being none Chairman Jackson called for a motion of approval for the January 10, 2023 agenda. Vice-Chair Perry made a motion to approve. Commissioner Cox second the motion; vote passes without opposition.

Chairman Jackson asked for questions or comments for the December 13, 2022 minutes; being none Chairman Jackson called for a motion to approve the Board of Zoning Appeals/Planning Commission December 13, 2022 minutes. Vice-Chair Perry made a motion to approve. Commissioner Orrel second the motion; vote passes without opposition.

### **Board of Zoning Appeals**

PC2245: Brian C. Hollings request a variance of Anderson Avenue of Article II Section 90.47, Use 100 to reduce the setback from 350' to 180' for container storage. PIN 60022 01004; PIN 60022 01005; PIN 60021 01001; PIN 60021 01003; PIN 60021 01004; PIN 60021 01005; PIN 60021 01006; PIN 60021 01002

Chairman Jackson read the synopsis of the application for this case and requested Denise Grabowski (Planning Manager) to give an overview of the case.

Denise Grabowski gave an overview and slideshow at the request of Chairman Jackson regarding the variance that was being requested.

Commissioner Monroe asked Denise Grabowski about the recent proposed text amendment regarding an increased buffer for industrial zoning.

Denise Grabowski stated that those changes are not in effect yet, and based on the application date would have no bearing on the project in question even when they pass.

Commissioner Monroe asked how long until it is effective?

Denise Grabowski said that she was unsure of the timeline for when it may be passed.

Commissioner Monroe spoke more about the potential future standards for buffers and potential changes in the ordinance.

Commissioner Ashley asked if one of the parking lots on the diagram which was pointed to would be used for parking shipping Containers.

Denise Grabowski said the plan for the lot in question to be used for container parking.

Commissioner Ashley said he was concerned about the proximity of the container parking to the nearby houses.

Denise Grabowski showed on the plan where parking would be allowed with the proposed variance and where it would be allowed without the variance.

Scott Robider (City Manager) clarified that container parking means chassis parking, there will not be container stacking.

Denise Grabowski made additional comments about the measurements and parking location.

Commissioner Monroe made comments to clarify for the public the setback requirements.

Denise Grabowski clarified the current setback standards.

Commissioner Monroe inquired about the process of City Council changing an ordinance.

Denise Grabowski confirmed that for text amendments City Council must pass the ordinance after being heard by the Planning Commission.

Commissioner Monroe asked what is required for a change in city policy.

Scott Robider asked for clarification for what policy type he was speaking of

Commissioner Monroe clarified that he meant any current policy.

Chairman Jackson stated that the meeting must move forward and stay on topic.

Vice-Chair Perry asked if they need clarity on the time limits?

Denise Grabowski made a comment about the rules for setting time limits through the Chairman.

Commissioner Monroe asked for a point of order about time limitations on comment, and if such a limitation would be required to go through council.

Scott Robider said that time limits are recommended based on the rules of the meeting through the Chairman.

Chairman Jackson asked for order, and then opened up the floor for comments regarding this application.

Mr. Barker from Davis Ave. asked if there was a committee or group who evaluated setbacks.

Commissioner Monroe asked Mr. Barker if he was in favor or against the proposed variance.

Mr. Barker stated that he was against the proposal.

Chairman Jackson confirmed that all access would be from Anderson Ave, there would be no vehicle access from Rossignol Hill.

Chairman Jackson asked if there were addition comments for or against the proposal.

Richard Lassiter stated that he is coming to speak in his private capacity and he is strongly against this variance.

Chairman Jackson asked if there are additional public speakers.

Corey Foreman spoke against the proposal and made comments about the decorum and behavior of some in the audience.

Rebecca Russel spoke against the variance as it was making the setback and buffer too limited against a residential area. She also encouraged the Board to consider the environmental and carbon impacts of such developments.

Chairman Jackson asked if there are any other public comments at this time.

Mr. Rosen stated that he is against the proposal as he feels the reduced setback is a drastic reduction in required setback. He also thinks that Garden City already has too many container yards and warehouses.

Chairman Jackson asked if there are any further public comments.

Robin King is against the proposal and said Garden City is not adequately protecting citizens.

Chairman Jackson asked Robin King to sit down and end her comments after becoming out of order.

Commissioner Monroe said that speakers should be respected and allowed to make their points.

Kenneth Mack spoke in opposition of the proposal, and felt that proper notice was not given out. He asked about the notice methods.

Chairman Jackson explained the notice protocols.

Mr. Ellison spoke in opposition. He also felt that proper notice was not given. He made comments that he had concern about increased traffic.

Ms. Barker spoke in opposition and felt like the location was inappropriate due to nearby residential properties. She was also concerned about the increased traffic.

Chairman Jackson asked if there were any other public comments.

Ms. Simmons stated she was a student and wanted to ask about impact studies relating to safety, and affordable housing.

Commissioner Monroe said he would like to answer some of the questions and spoke about the current procedure.

Ms. Simmons asked about what studies have been completed.

Scott Robider said that the speaker's time has expired.

Chairman Jackson asked if anyone else would like to speak.

Mr. Brauner spoke in opposition to more warehouses.

Chairman Jackson clarified that the current case was regarding the variance proposal.

Richard Lassiter asked if this case was for a variance.

Chairman Jackson confirmed that it was for a variance from the setback requirements.

Richard Lassiter asked about a sound proof wall.

Chairman Jackson clarified the terminology.

Christina Riguel, spoke on behalf of Hispanic families that do not speak English in opposition of the proposal, and requested that the Board think about non-English speakers when making decisions.

Chairman Jackson asked for a motion.

Councilman Monroe made a motion to deny the variance application. Commissioner Ashley seconded. The vote passed 6-0 with no opposition (the Chairman did not vote).

Chairman Jackson called for a motion to adjourn. Vice-Chair Perry made a motion to adjourn; Commissioner Cox second the motion; vote passes without opposition.

Chairman Jackson called the Planning Commission to order.

### **Planning Commission**

PC2243: Brian C. Hollings request a general development plan review of Anderson Avenue; PIN 60022 01004; PIN 60022 01005; PIN 60021 01001; PIN 60021 01003; PIN 60021 01004; PIN 60021 01005; PIN 60021 01006; PIN 60021 01002.

Chairman Jackson asked Denise Grabowski to give an overview after reading the application summary.

Denise Grabowski gave an overview of the general development plan.

Scott Robider clarified that this is not a meeting to discuss the state farmer's market.

Commissioner Ashley asked about the location of the wall.

Denise Grabowski stated the location of the wall.

Commissioner Ashley was concerned about the height of the wall and asked for height clarification.

Denise Grabowski stated that the screening is located where required and the City Manager has the ultimate authority on screening.

Scott Robider said that the wall will be increased to 12'.

Denise Grabowski made a comment about wetlands on the property.

Gary Monroe made comments about the State Farmer's Market and Garden City acquiring the farmer's market.

Scott Robider said the farmer's market is not on the agenda.

Chairman Jackson stated that the farmers market is not on the agenda and should not be discussed.

Commissioner Monroe mentioned the general development plan and how that is relevant to fact about the farmer's market.

Chairman Jackson said that the meeting must move forward.

Commissioner Monroe stated that GDOT's general goal was to limit truck traffic on the roads.

Commissioner Cox said that this is not the time or the place for this.

Vice-Chair Perry said that there needs to be order.

Commissioner Cox walked out of the meeting.

Vice-Chair Perry said that this is a complicated question and that hard decisions have to be made.

Commissioner Orrel asked about how the denial of the variance will effect the proposed general development plan.

Denise Grabowski said that the plans must be updated to reflect not acquiring the variance approval.

Commissioner Bruner stated that the property is already zoned I-2 and they have the legal right to develop the property within the conformity of their zoning.

Commissioner Monroe said it is allowed by right to develop, however the ordinances do have language in place to allow for reasonable regulations. He proceeded to make comments about the gateways to the city.

Scott Robider asked for a point of order and said Commissioner Monroe is getting off-topic.

Commissioner Monroe asked for an additional 30 seconds as he was interrupted.

Scott Robider said that we are here to discuss the GDP.

Chairman Jackson said that the meeting must move forward.

Chairman Jackson asked for members of the public to come forward with questions or comments.

Don Bethune, Garden City resident asked why the petitioner is not coming forward to address his application or answer some of the concerns that have been brought up.

Brian Hollings of Centerpoint (applicant) came forward and addressed some of the concerns and spoke to the history of working with Garden City. He also mentioned that he was willing to now increase the wall to 15'.

Commissioner Monroe asked how many trucks would

Brian Hollings said that he would be happy to share the traffic study with the board and the public.

Commissioner Ashley asked if the applicant would be willing to have a meeting with the citizens in a public forum.

Brian Hollings said he would be happy to participate in such a meeting.

Scott Robider said there is no justification to table to gdp.

Commissioner Monroe said tabling can be a reasonable option.

Denise Grabowski explained the tabling process.

Commissioner Ashley asked if it is tabled would the applicant be required to supply an updated plan showing the variance being denied.

Denise Grabowski said no that would not be required as the City Engineer would review the new plan to ensure that it conforms to the requirements.

Scott Robider asked what is the legal precent for tabling a GDP.

Commissioner Monroe said a board has a legal right to table and there can be no ramifications against Garden City in his view.

Richard Lassiter spoke that some things that have been stated may not be true regarding industrial rezoning and also made comments about the notice period.

Angel Rosen spoke and asked for clarification about the future land use plan.

Commissioner Monroe spoke about the history of the future land use plan.

Denise Grabowski clarified that when a new plan is adopted it overrides the previous plan, and that the current plan was published in 2021 and is known as “The 2040 plan”.

Commissioner Monroe said that Denise Grabowski is correct, but made comments about how the studies are done.

Denise Graboski said that the MPC made the comp plan, but the actual zoning is what is legally binding.

Commissioner Monroe made a comment about taking into account the general comp plan of the city.

Angel Rosen said he urges the board to look at the future land use plan for this GDP.

Mr. Elisor wants to know how citizens are notified.

Scott Robider spoke about the notification methods.

Vice-Chair Perry asked if the notifications can be put in a bulletin.

Scott Robider said yes.

Mr. Ellisor spoke more about the development of the land over his years living there and opposed the proposal.

Chairman Jackson encouraged everyone to come to every meeting and stated the schedule.

Commissioner Monroe spoke about the community meeting date.

Chairman Jackson asked for a motion.

Commissioner Monroe made a motion to table the proposal, Vice-Chair Perry seconded. The vote passed 4-1 with only Commissioner Bruner opposing.

Chairman Jackson called for a motion to adjourn. Commissioner Perry made a motion to adjourn; Commissioner Cox Ashley seconded the motion; vote passes without opposition.

Respectfully submitted  
JRT



# MEMORANDUM

**To:** City of Garden City Planning Commission  
**From:** Denise R. Grabowski, AICP, LEED AP, Planning Manager Consultant  
**Date:** February 9, 2023  
**Re:** PC2243 – CenterPoint Industrial Market

<b>Application Type</b>	<b>General Development Plan</b>
<b>Case Number</b>	PC2243
<b>Applicant</b>	CenterPoint Properties
<b>Name of Project</b>	CenterPoint Industrial Market
<b>Property Address</b>	Anderson Avenue (Alfred Street)
<b>Parcel IDs</b>	60022-01004, 60022-01005, 60021-010001, 60021-01002, 60021-01003, 60021-01004, 60021-01005, 60021-01006
<b>Area of Property</b>	68.18 acres
<b>Current Zoning</b>	I-2
<b>Proposed Land Use</b>	Class A Warehouse and container yard

## GENERAL INFORMATION

**Project Description:** The applicant is proposing to develop the property for a Class A warehouse and container yard.

**Background / Additional Context:** This item was tabled at the January 10, 2023, Planning Commission meeting. Staff recommends this item remain on the table until the March 14, 2023, Planning Commission meeting.

# MEMORANDUM

**To:** Garden City Planning Commission & Board of Appeals  
**From:** Denise R. Grabowski, AICP, LEED AP, Planning Consultant  
**Date:** February 6, 2023  
**Re:** PC 2301 – 1608 Dean Forest Transportation Logistics Terminal, Garden City

<i><b>Application Type</b></i>	<i><b>Zoning Map Amendment (Rezoning)</b></i>
<i><b>Case Number</b></i>	PC 2301
<i><b>Applicant</b></i>	1608 Dean Forest LLC
<i><b>Name of Project</b></i>	1608 Dean Forest Transportation Logistics Terminal
<i><b>Property Address</b></i>	1608 Dean Forest Road
<i><b>Parcel ID</b></i>	60988 01001B
<i><b>Area of Property</b></i>	3.88 acres
<i><b>Existing Zoning</b></i>	I-1
<i><b>Existing Land Use</b></i>	Truck yard
<i><b>Proposed Zoning</b></i>	I-2 Industrial
<i><b>Proposed Land Use</b></i>	Truck parking lot
<i><b>Comp Plan – Future Land Use</b></i>	Commercial

## GENERAL INFORMATION

***Project Description:*** This project consists of a concrete and gravel truck parking lot. The current parcel was created through the recombination of multiple parcels. All parcels, except for 60988 01001B (former site of the Live Oak Mobile Home community), are zoned I-2. The general development plan was presented and approved by the Planning Commission on October 11, 2022.

***Background / Additional Context:*** The entire property, except for this parcel, is zoned I-2. Rezoning of this area would make the zoning consistent across the entire property. The property was not rezoned concurrently with the general development plan due to the prior moratorium for rezoning to industrial zoning districts.

## FINDINGS

Staff has determined this application is complete and contains all required information. In conformance with the City of Garden City Zoning Ordinance Section 90-201(c), the following factors are to be considered for a rezoning request:

1. *Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?*  
Yes.
2. *Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?*  
No.
3. *Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established single-family neighborhoods on minor streets, leading to congestion, noise and traffic hazards?*  
No.
4. *Will this request place irreversible limitations or cause material detriment on the area similarly zoned as it is or on future plans for it?*  
No.
5. *Is there an imminent need for the rezoning and is the property likely to be used for the use requested?*  
The property, if rezoned, would be a consistent zoning with the remainder of the development.
6. *Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?*  
No.
7. *Such other matters as the Planning Commission deems relevant.*

## RECOMMENDATION

**Approval** of the rezoning request from Industrial (I-1) to Industrial (I-2).

**Note:**

*Approval, if granted, by the Planning Commission only constitutes the initial step in the overall process and additional requirements still must be met prior to commencement of any construction activities. The Petitioner should note that final approval of the site plan will require City staff approval of the detailed engineering plans for the project through the City's standard process and a Land Disturbance Activity (LDA) Permit must be issued prior to construction. The Petitioner should also note that final approval of the site architectural plans will require City staff approval via its standard process and a building permit must be issued before vertical construction shall commence.*

# City of Garden City Rezoning Application



## Development Information

Development Name (If applicable)

1608 Dean Forest - Transportation Logistics Terminal

Property Address

1616 Dean Forest Road

Current Zoning	Proposed Zoning
I-1	I-2
Current Use	Proposed Use
Under Construction	Transportation Logistics Terminal
Parcel ID	Total Site Acreage
6098801001B	3.88 Ac
Proposed Water Supply	Proposed Sewage Disposal
<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private

Describe the current use of the property you wish to rezone, including property characteristics (developed, wooded, cleared, etc.)

Formerly the Live Oak Trailer park but currently under construction. Property has been cleared and approved for a Transportation Logistics Terminal.

Describe the use that you propose to make of the land after rezoning

Transportation Logistics Terminal. The total project is 19.9 acres and the remaining acreage (+/- 16 AC) is zoned I-2. We want the entire parcel to have I-2 zoning.

Describe the uses of the other property in the vicinity of the property you wish to rezone

All adjacent Parcels are zoned I-2.

Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property

All adjacent and nearby properties are zoned I-2.

Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools? Describe the proposed access.

No. The proposed access is already approved as part of the overall project. We will be removing the existing Trailer Park curb to Dean Forest.

Please provide any additional information that you deem relevant.

# City of Garden City Rezoning Application



## Applicant Information

<b>Owner</b>	
<b>Name</b>	<b>Address</b>
1608 Dean Forest, LLC / Ryan Smith	305 E 63/Savannah Ga/31405
<b>Phone</b>	<b>Email</b>
912-210-0165	rsmitheit17@outlook.com
<b>Nature of Ownership Interest</b>	
Is the Owner an: <input type="checkbox"/> Individual <input checked="" type="checkbox"/> Partnership <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Firm <input type="checkbox"/> Corporation <input type="checkbox"/> Association	
Note: If a corporation, submit a list of officers, directors & major stockholders with name, address and title.	
If a partnership: Submit list of all partners with name, address and title.	
<b>Engineer/Surveyor</b> <input type="checkbox"/> Same as authorized agent <input type="checkbox"/> Check here to receive staff review comments via email	
<b>Company Name</b>	<b>Contact (Individual Name)</b>
Thomas & Hutton	Wright Powers/Evan Dickson
<b>Phone</b>	<b>Email</b>
912-721-4100	powers.w@tandh.com/dickson.e@tandh.com
<b>Authorized Agent (Requires Authorized Agent Form)</b> <input checked="" type="checkbox"/> Check here to receive staff review comments via email	
<b>Company Name</b>	<b>Contact (Individual Name)</b>
See Owner Info Above	
<b>Phone</b>	<b>Email</b>
<b>Campaign Contribution</b>	
List below the names of local government officials, Garden City City Council, to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.	
<b>Elected Official's Name</b>	<b>Amount or Description of Gift</b>

I understand that I will need to attend or be represented by a duly authorized agent at the meeting of the Planning Commission and City Council and that my application cannot be approved unless I am represented.

Ryan Smith

Print Name

*Ryan Smith*

Signature

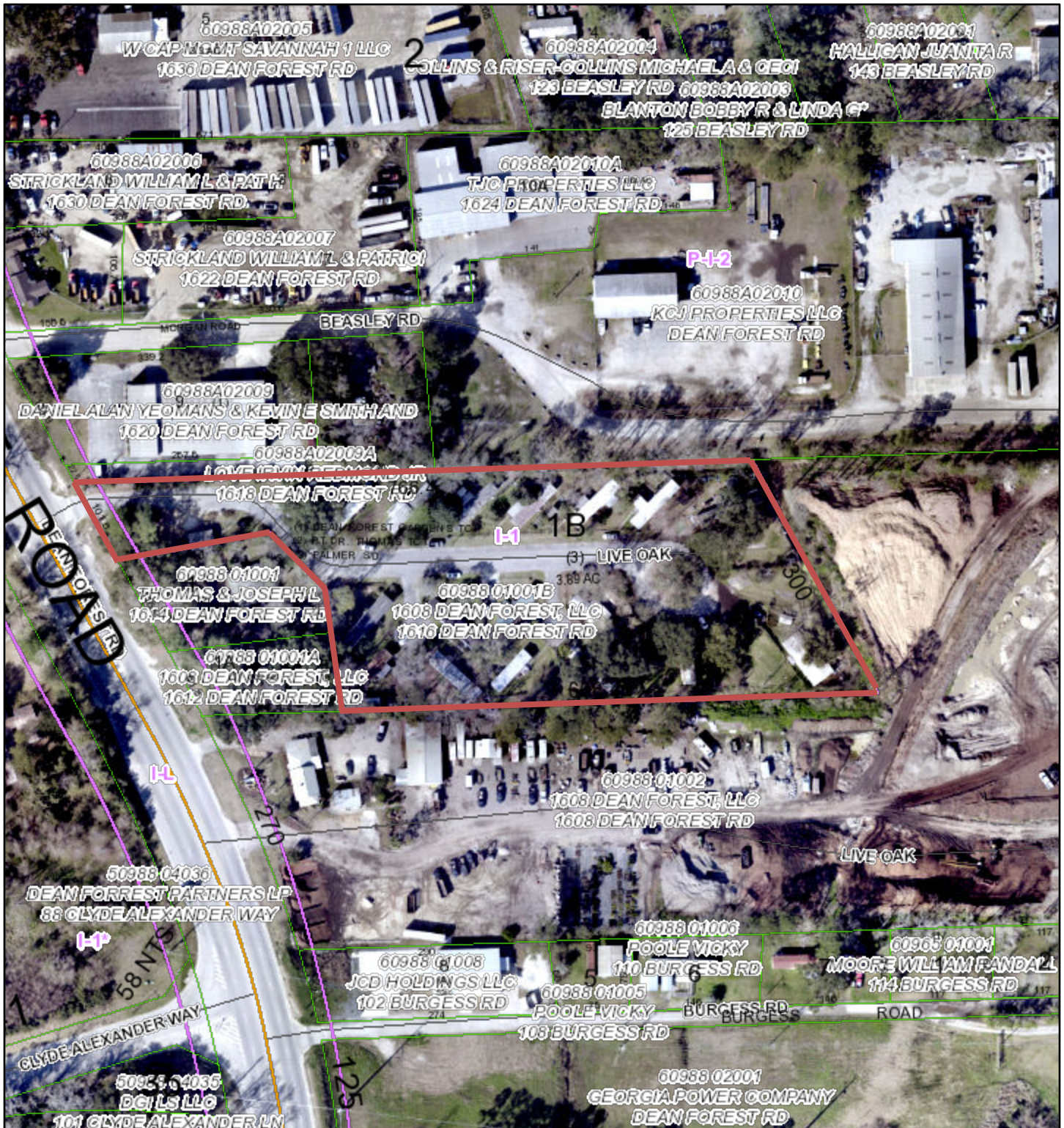
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Date

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# SAGIS Map Viewer



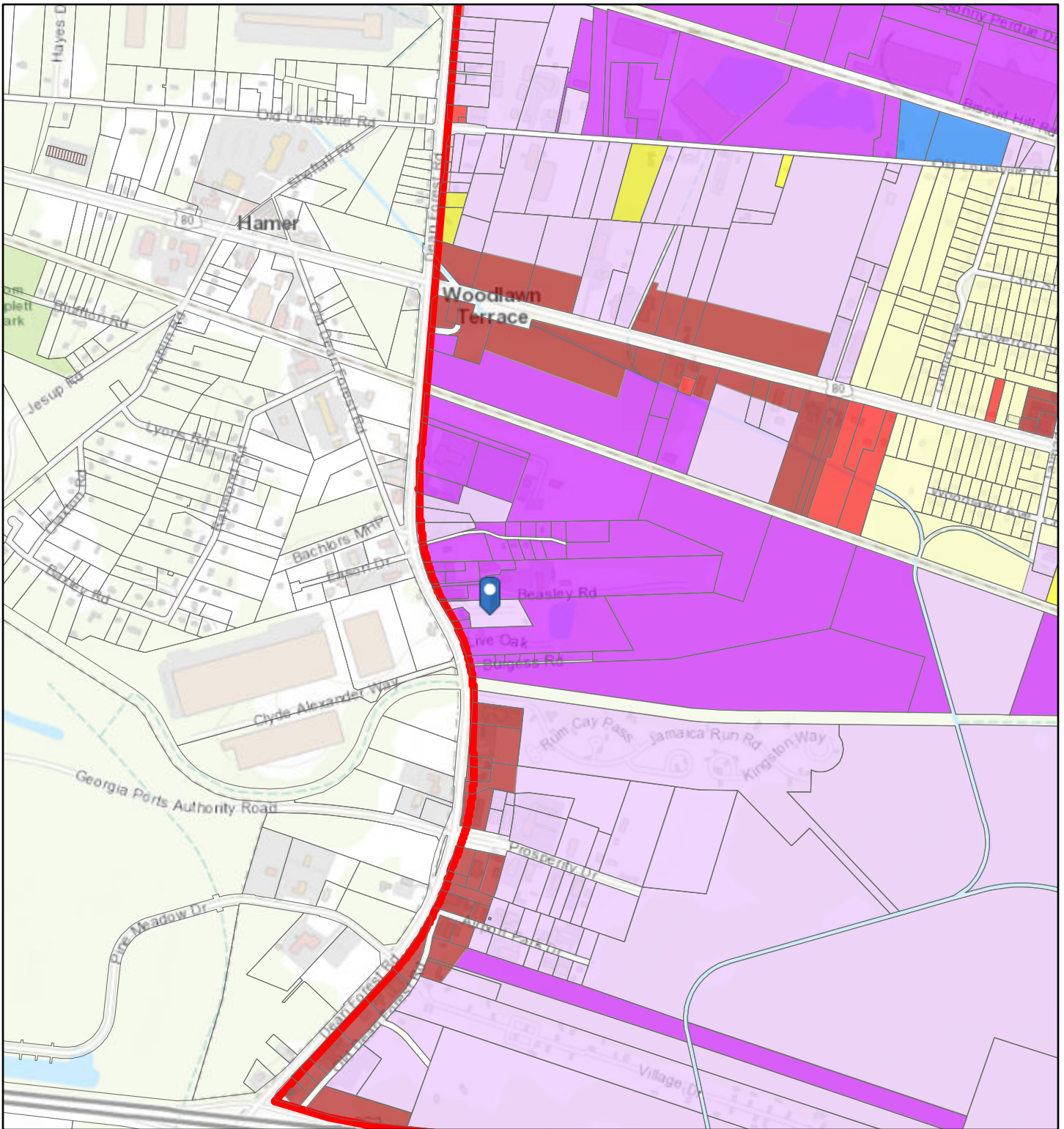
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# 1616 Dean Forest Road



2/9/2023, 2:31:35 PM

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Chatham County Parcels

Garden City Limits

Zoning Classifications

C-1 = Light Commercial

C-2 = Heavy Commercial

C-2A = Heavy Commercial with Alcoholic Sales

P-C-2A = Planned Commercial

I-1 = Industrial

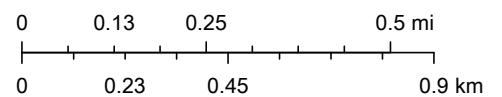
P-I-1 = Planned Industrial

I-2 = Industrial

P-I-2 = Planned Industrial

R-1 = Residential

R-2 = Residential



Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

Geo Rec

Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA |



## MEMORANDUM

**To:** City of Garden City Planning Commission  
**From:** Denise R. Grabowski, AICP, LEED AP, Planning Manager Consultant  
**Date:** February 8, 2023  
**Re:** PC 2302 – 204 Dean Forest Road

<b>Application Type</b>	<b>General Development Plan</b>
<b>Case Number</b>	PC 2302
<b>Applicant</b>	Daniel Vallencourt
<b>Name of Project</b>	Vallencourt Construction Office
<b>Property Address</b>	204 Dean Forest Road
<b>Parcel IDs</b>	60924A 02011
<b>Area of Property</b>	1.95 acres
<b>Current Zoning</b>	I-1
<b>Proposed Land Use</b>	Construction office and associated storage

### GENERAL INFORMATION

*Project Description:* Vallencourt Construction proposes to build a new facility to serve as their office and to provide construction vehicle parking.

### FINDINGS

In conformance with the City of Garden City Zoning Ordinance Section 90-48, the following factors are to be considered for a General Development Plan review:

- Proposed uses and overall development plan*  
The proposed use is permitted in the current I-1 zoning district. The project is currently planned to be constructed in 2 phases. The first phase includes clearing, grading, drainage, earthwork, landscaping, and entrance improvements to construct a gravel parking and laydown area. The second phase adds water, sewer, and the Vallencourt Construction office.
- Building orientation and scale; exterior construction materials, including texture and color; roof shape, window and door openings, porches, and balconies; the architectural style or structure and the facade architectural treatment.*  
The proposed office is in the initial design stage and building elevations are not yet available.



3. *Driveway and parking orientation, in keeping with the established character in the area; proposed traffic and pedestrian circulation.*  
Access will be provided via Dean Forest Road.
4. *Scale, design, and location of exterior signs.*  
No signs are currently proposed. Any signage shall comply with the City of Garden City ordinances and will require a sign permit.
5. *Fences, landscaping, and buffers.*  
The site plan indicates the required buffer on the southern property line, adjacent to the property zoned C-2.

The applicant has provided the required information for Phase I of the development.

### **RECOMMENDATION**

**Approval** of Phase One of the General Development Plan.

**Note:**

*Approval, if granted, by the Planning Commission only constitutes the initial step in the overall process and additional requirements still must be met prior to commencement of any construction activities. The Petitioner should note that final approval of the site plan will require City staff approval of the detailed engineering plans for the project through the City's standard process and a Land Disturbance Activity (LDA) Permit must be issued prior to construction. The Petitioner should also note that final approval of the site architectural plans will require City staff approval via its standard process and a building permit must be issued before vertical construction shall commence.*

# City of Garden General Development Plan Application



## Development Information

Development Name

Vallencourt Construction Office

Property Address

204 Dean Forest Rd

Garden City, Ga 31408

Phased development?

☒ Yes ☐ No

If yes, indicate proposed number of phases:

2

Parcel ID

60924A02011

Total Site Acreage

1.948

Zoning

Light Industrial

Project Description

Phase 1 of the project will complete all clearing, earthwork, and landscaping

Phase 2 will be the construction of building

Water Supply

☒ Public ☐ Private

Sewage Disposal

☒ Public ☐ Private

## Applicant Information

Owner

Name

J. Daniel Vallencourt

Address

449 Center St, Green Cove Springs, FL 32043

Phone

904-291-9330

Email

danv@vallencourt.com

Engineer/Surveyor

☐ Same as authorized agent

☒ Check here to receive staff review comments via email

Company Name

Pittman Engineering

Contact (Individual Name)

Jason Bryant, PE

Phone

912-445-0578

Email

Jason@pittmanengineering.com

Authorized Agent (Requires Authorized Agent Form)

☒ Check here to receive staff review comments via email

Company Name

Contact (Individual Name)

Phone

Email

I understand that I will need to attend or be represented by a duly authorized agent at the meeting of the Planning Commission and that my application cannot be approved unless I am represented.

J. Daniel Vallencourt

Print Name

Signature

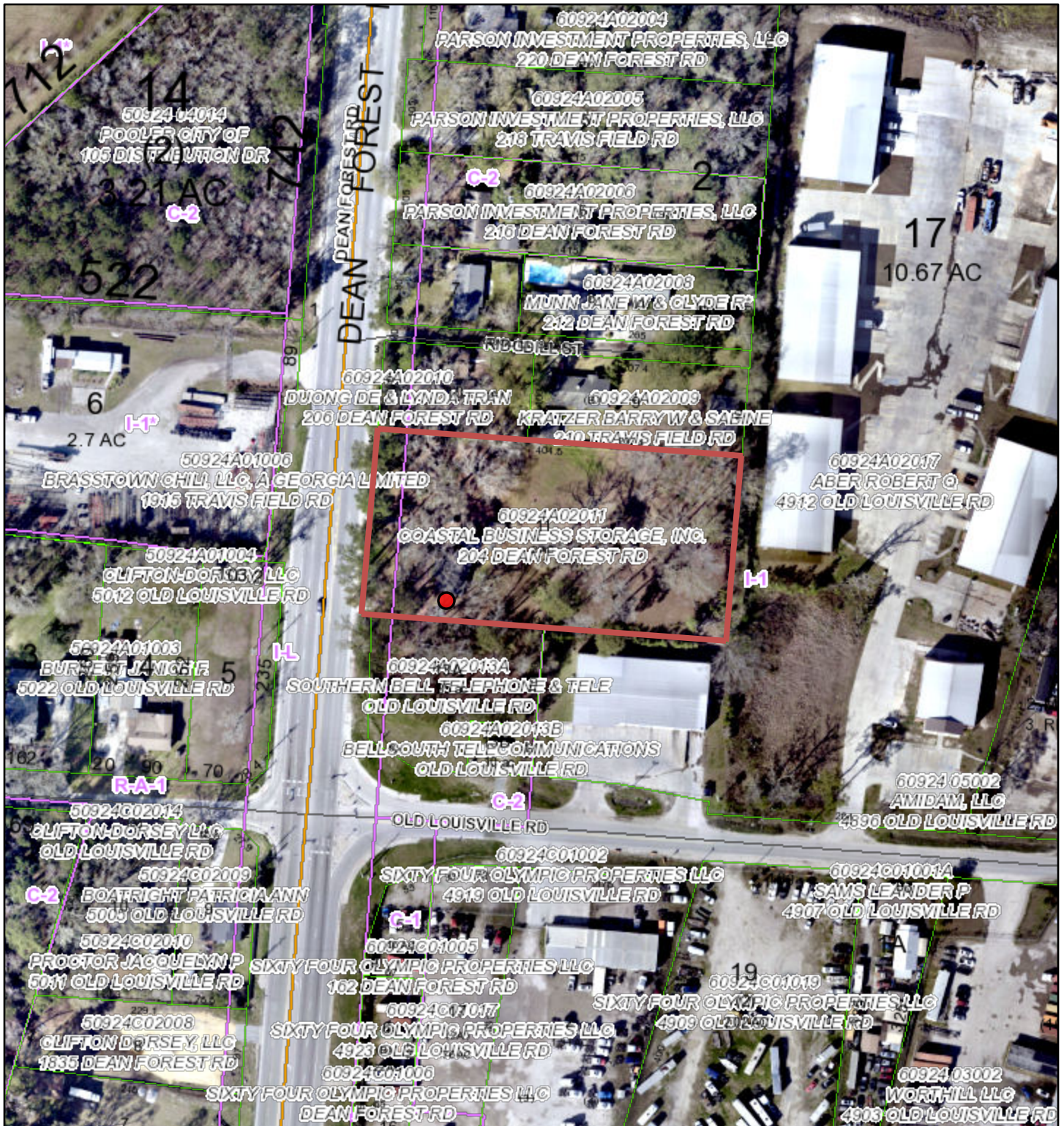
Date

12-22-22

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Submittal Format <input type="checkbox"/> Electronic <input type="checkbox"/> Paper <input type="checkbox"/> Both	Fee Amount Paid	Invoice Number	



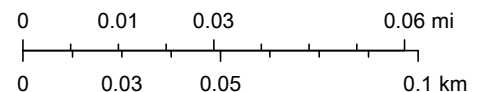
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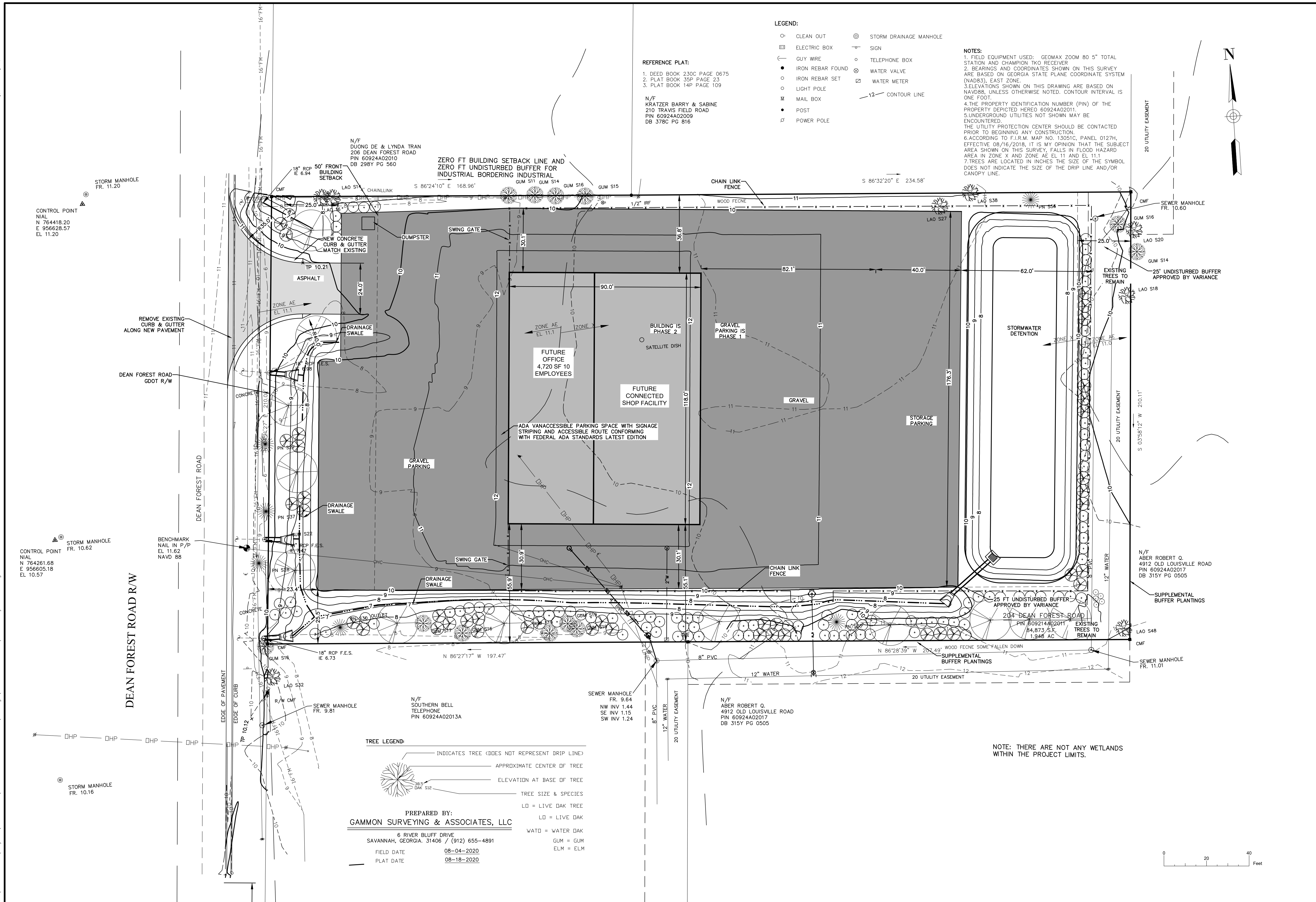
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- Zoning
- Local Roads
- Major Roads
- Parkways
- Interstate
- Local Roads
- Property Boundaries (Parcels)
- Major Roads
- Parkways
- Interstate
- Owner, PIN and Address Labels

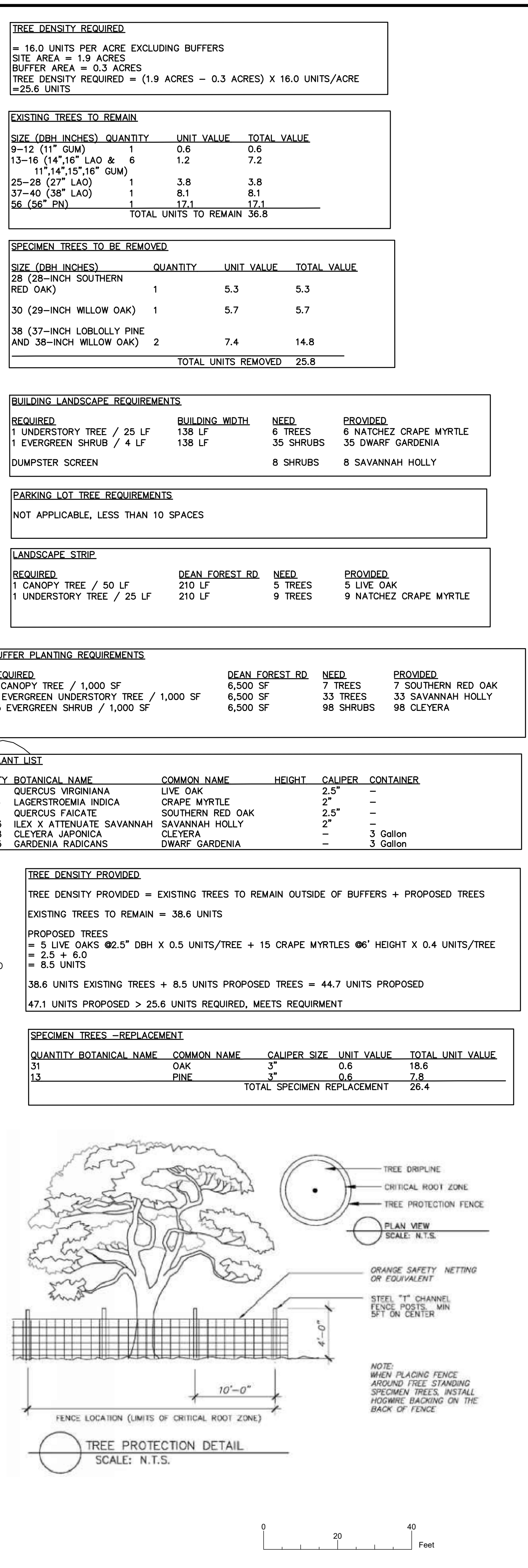


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# MEMORANDUM

**To:** Garden City Planning Commission & Board of Appeals  
**From:** Denise R. Grabowski, AICP, LEED AP, Planning Consultant  
**Date:** February 6, 2023  
**Re:** PC 2305 – 35 Telfair Place

<b>Application Type</b>	<b>Zoning Map Amendment (Rezoning)</b>
<b>Case Number</b>	PC 2305
<b>Applicant</b>	Maxwell P. Beatty
<b>Name of Project</b>	N/A
<b>Property Address</b>	35 Telfair Place (Formerly 4 Telfair Place)
<b>Parcel ID</b>	60799 02002C
<b>Area of Property</b>	2.27 acres
<b>Existing Zoning</b>	C-1 Light Commercial
<b>Existing Land Use</b>	Sand and gravel business
<b>Proposed Zoning</b>	I-1 Industrial
<b>Proposed Land Use</b>	Industrial outdoor storage
<b>Comp Plan – Future Land Use</b>	Commercial

## GENERAL INFORMATION

*Project Description:* The property is currently the site of Maxwell Beatty Sand & Supply Company. The applicant would like to sell the property for industrial storage.

## FINDINGS

Staff has determined this application is complete and contains all required information. In conformance with the City of Garden City Zoning Ordinance Section 90-201(c), the following factors are to be considered for a rezoning request:

1. *Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?*

The property is bounded by commercial and industrial zoned property. Properties to the south, west, and north are zoned commercial (C-1 and C-2). The property to the east is zoned industrial (I-2).

2. *Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?*

Although industrial zoning is located to the west, the properties fronting Chatham Parkway in this area are zoned commercial.

3. *Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established single-family neighborhoods on minor streets, leading to congestion, noise and traffic hazards?*

The addition of truck traffic in this location could negatively impact the existing area. Chatham Parkway is a substantial road that could likely handle additional truck traffic. Telfair Place is in poor condition, largely due to the excessive truck use.

4. *Will this request place irreversible limitations or cause material detriment on the area similarly zoned as it is or on future plans for it?*

The property is located in close proximity to Savannah Christian Preparatory School.

5. *Is there an imminent need for the rezoning and is the property likely to be used for the use requested?*

The property, if rezoned, would likely be viable for industrial use given the growth of industrial development in Chatham County.

6. *Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?*

The rezoning of this property could increase pressure on the additional commercial properties to industrial zoning.

7. *Such other matters as the Planning Commission deems relevant.*

The Future Land Use Map indicates this area as Commercial, which is consistent with its current zoning.

## RECOMMENDATION

**Denial** of the rezoning request from Light Commercial (C-1) to Industrial (I-1).

### *Note:*

*Approval, if granted, by the Planning Commission only constitutes the initial step in the overall process and additional requirements still must be met prior to commencement of any construction activities. The Petitioner should note that final approval of the site plan will require City staff approval of the detailed engineering plans for the project through the City's standard process and a Land Disturbance Activity (LDA) Permit must be issued prior to construction. The Petitioner should also note that final approval of the site architectural plans will require City staff approval via its standard process and a building permit must be issued before vertical construction shall commence.*

# City of Garden City Rezoning Application



## Development Information

Development Name (if applicable)

Property Address

4 Telfair place  
Garden City, GA 31415

Current Zoning

C-1 light commercial

Proposed Zoning

light industrial

Current Use

Sand and gravel business

Proposed Use

Industrial outdoor storage

Parcel ID

60799-02002C

Total Site Acreage

2.27 ac.

Proposed Water Supply

☒ Public ☐ Private (existing well)

Proposed Sewage Disposal

☒ Public ☐ Private

Describe the current use of the property you wish to rezone, including property characteristics (developed, wooded, cleared, etc.)

It is currently developed and sells sand, stone, and rock.

Describe the use that you propose to make of the land after rezoning

plan to sell the property for industrial outside storage use.

Describe the uses of the other property in the vicinity of the property you wish to rezone

Neighboring lots are currently used as container and trucking yards and school bus storage.

Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property

All adjacent properties are already zoned industrial.

Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools? Describe the proposed access.

No.

Please provide any additional information that you deem relevant.



# City of Garden City Rezoning Application



GARDEN CITY

## Applicant Information

Owner	
Name	Address
Maxwell P. Beatty	4 Telfair place, Garden City, GA 31415
Phone	Email
(912) 238-0441	ecwbeatty@gmail.com

### Nature of Ownership Interest

Is the Owner an: ☒ Individual ☐ Partnership ☐ Sole Proprietor ☐ Firm ☐ Corporation ☐ Association

Note: If a corporation, submit a list of officers, directors & major stockholders with name, address and title.

If a partnership: Submit list of all partners with name, address and title.

Engineer/Surveyor ☐ Same as authorized agent ☐ Check here to receive staff review comments via email

Company Name	Contact (Individual Name)
N/A	
Phone	Email

Authorized Agent (Requires Authorized Agent Form) ☐ Check here to receive staff review comments via email

Company Name	Contact (Individual Name)
None	
Phone	Email

### Campaign Contribution

List below the names of local government officials, Garden City City Council, to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.

Elected Official's Name	Amount or Description of Gift
None	

I understand that I will need to attend or be represented by a duly authorized agent at the meeting of the Planning Commission and City Council and that my application cannot be approved unless I am represented.

Maxwell P. Beatty

Print Name

Maxwell P. Beatty

Signature

Nov 30, 22

Date

OFFICE USE ONLY		
Received By	Date Received	Case Number
Submittal Format <input type="checkbox"/> Electronic <input type="checkbox"/> Paper <input type="checkbox"/> Both	Fee Amount Paid	Invoice Number



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- Property Boundaries (Parcels)

Major Roads

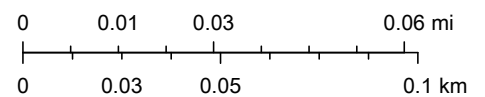
Parkways

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Owner, PIN and Address Labels

Property Boundaries (Parcels)

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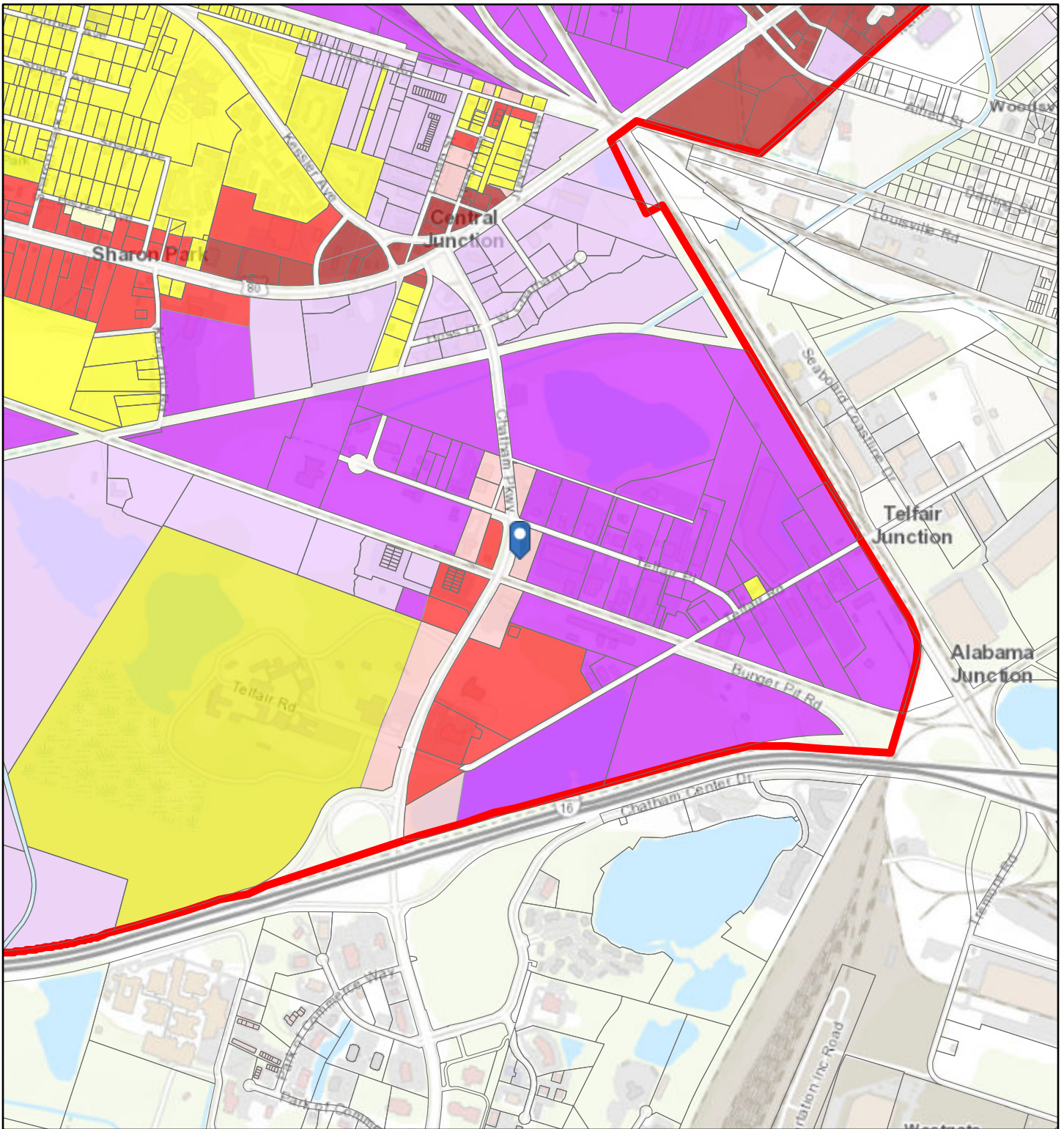


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# 35 Telfair Place



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Chatham County Parcels

Garden City Limits

Zoning Classifications

C-1 = Light Commercial

C-2 = Heavy Commercial

P-C-2 = Planned Commercial

C-2A = Heavy Commercial with Alcoholic Sales

I-1 = Industrial

P-I-1 = Planned Industrial

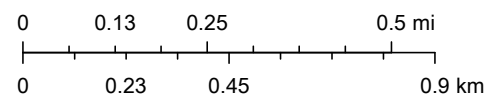
I-2 = Industrial

P-I-2 = Planned Industrial

R-1 = Residential

R-2 = Residential

P-R-2 = Planned Residential



Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, METI/  
NASA, EPA, USDA

Geo Rec

Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA |



G A R D E N C I T Y

PLANNING &  
ECONOMIC DEVELOPMENT

## MEMORANDUM

**To:** Garden City Planning Commission & Board of Appeals  
**From:** Denise R. Grabowski, AICP, LEED AP, Planning Consultant  
**Date:** February 6, 2023  
**Re:** PC 2306 – 38 Telfair Place, Garden City

<b>Application Type</b>	<b>Zoning Map Amendment (Rezoning)</b>
<b>Case Number</b>	PC 2305
<b>Applicant</b>	Maxwell P. Beatty
<b>Name of Project</b>	N/A
<b>Property Address</b>	38 Telfair Place
<b>Parcel ID</b>	60799 01001A
<b>Area of Property</b>	1.49 acres
<b>Existing Zoning</b>	C-1 Light Commercial
<b>Existing Land Use</b>	Sand and gravel business
<b>Proposed Zoning</b>	I-1 Industrial
<b>Proposed Land Use</b>	Industrial outdoor storage
<b>Comp Plan – Future Land Use</b>	Commercial

### GENERAL INFORMATION

**Project Description:** The property is currently used for sales of landscape materials. The applicant would like to sell the property for industrial storage.

### FINDINGS

Staff has determined this application is complete and contains all required information. In conformance with the City of Garden City Zoning Ordinance Section 90-201(c), the following factors are to be considered for a rezoning request:

1. *Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?*

The property is bounded by commercial and industrial zoned property. Properties to the south and west are zoned commercial (C-1). The properties to the north and east are zoned industrial (I-2).

2. *Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?*

Although industrial zoning is located to the west, the properties fronting Chatham Parkway in this area are zoned commercial.

3. *Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established single-family neighborhoods on minor streets, leading to congestion, noise and traffic hazards?*

The addition of truck traffic in this location could negatively impact the existing area. Chatham Parkway is a substantial road that could likely handle additional truck traffic. Telfair Place is in poor condition, largely due to the excessive truck use.

4. *Will this request place irreversible limitations or cause material detriment on the area similarly zoned as it is or on future plans for it?*

The property is in close proximity to Savannah Christian Preparatory School.

5. *Is there an imminent need for the rezoning and is the property likely to be used for the use requested?*

The property, if rezoned, would likely be viable for industrial use given the growth of industrial development in Chatham County.

6. *Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?*

The rezoning of this property could increase pressure on the additional commercial properties to industrial zoning.

7. *Such other matters as the Planning Commission deems relevant.*

The Future Land Use Map indicates this area as Commercial, which is consistent with its current zoning.

## RECOMMENDATION

**Denial** of the rezoning request from Light Commercial (C-1) to Industrial (I-1).

### *Note:*

*Approval, if granted, by the Planning Commission only constitutes the initial step in the overall process and additional requirements still must be met prior to commencement of any construction activities. The Petitioner should note that final approval of the site plan will require City staff approval of the detailed engineering plans for the project through the City's standard process and a Land Disturbance Activity (LDA) Permit must be issued prior to construction. The Petitioner should also note that final approval of the site architectural plans will require City staff approval via its standard process and a building permit must be issued before vertical construction shall commence.*



# City of Garden City Rezoning Application



## Development Information

Development Name (If applicable)

Property Address

38 Telfair place  
Garden City, GA 31415

Current Zoning

C-1 light commercial

Proposed Zoning

light industrial

Current Use

mulch yard/landscape supply

Proposed Use

industrial outside storage

Parcel ID

60799-01001A

Total Site Acreage

1.49 ac.

Proposed Water Supply

☒ Public ☒ Private (existing well)

Proposed Sewage Disposal

☒ Public ☐ Private

Describe the current use of the property you wish to rezone, including property characteristics (developed, wooded, cleared, etc.)

It is currently developed and sells landscape mulch.

Describe the use that you propose to make of the land after rezoning

plan to sell the property for industrial outside storage use.

Describe the uses of the other property in the vicinity of the property you wish to rezone

Neighboring lots are currently used as container and trucking yards and school bus storage.

Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property

All adjacent properties are already zoned industrial.

Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools? Describe the proposed access.

No.

Please provide any additional information that you deem relevant.

# City of Garden City Rezoning Application



## Applicant Information

Owner	
Name	Address
Maxwell P. Beatty	4 Telfair place, Garden City, GA. 31415
Phone	Email
(912) 238 - 0441	ecwbeatty@gmail.com

### Nature of Ownership Interest

Is the Owner an: ☒ Individual ☐ Partnership ☐ Sole Proprietor ☐ Firm ☐ Corporation ☐ Association

Note: If a corporation, submit a list of officers, directors & major stockholders with name, address and title.

If a partnership: Submit list of all partners with name, address and title.

Engineer/Surveyor ☐ Same as authorized agent ☐ Check here to receive staff review comments via email

Company Name	Contact (Individual Name)
N/A	
Phone	Email

Authorized Agent (Requires Authorized Agent Form) ☐ Check here to receive staff review comments via email

Company Name	Contact (Individual Name)
None	
Phone	Email

### Campaign Contribution

List below the names of local government officials, Garden City City Council, to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.

Elected Official's Name	Amount or Description of Gift
None	

I understand that I will need to attend or be represented by a duly authorized agent at the meeting of the Planning Commission and City Council and that my application cannot be approved unless I am represented.

MAXWELL P. BEATTY  
Print Name

Maxwell P. Beatty  
Signature

Nov. 30, 22  
Date

OFFICE USE ONLY			
Received By	Date Received	Case Number	
Submittal Format <input type="checkbox"/> Electronic <input type="checkbox"/> Paper <input type="checkbox"/> Both	Fee Amount Paid	Invoice Number	

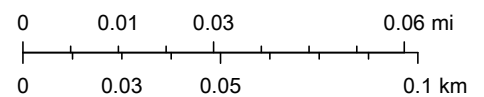
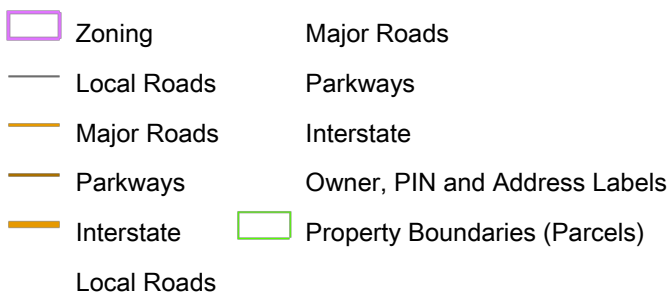


# SAGIS Map Viewer



2/9/2023, 10:01:56 AM

1:2,257

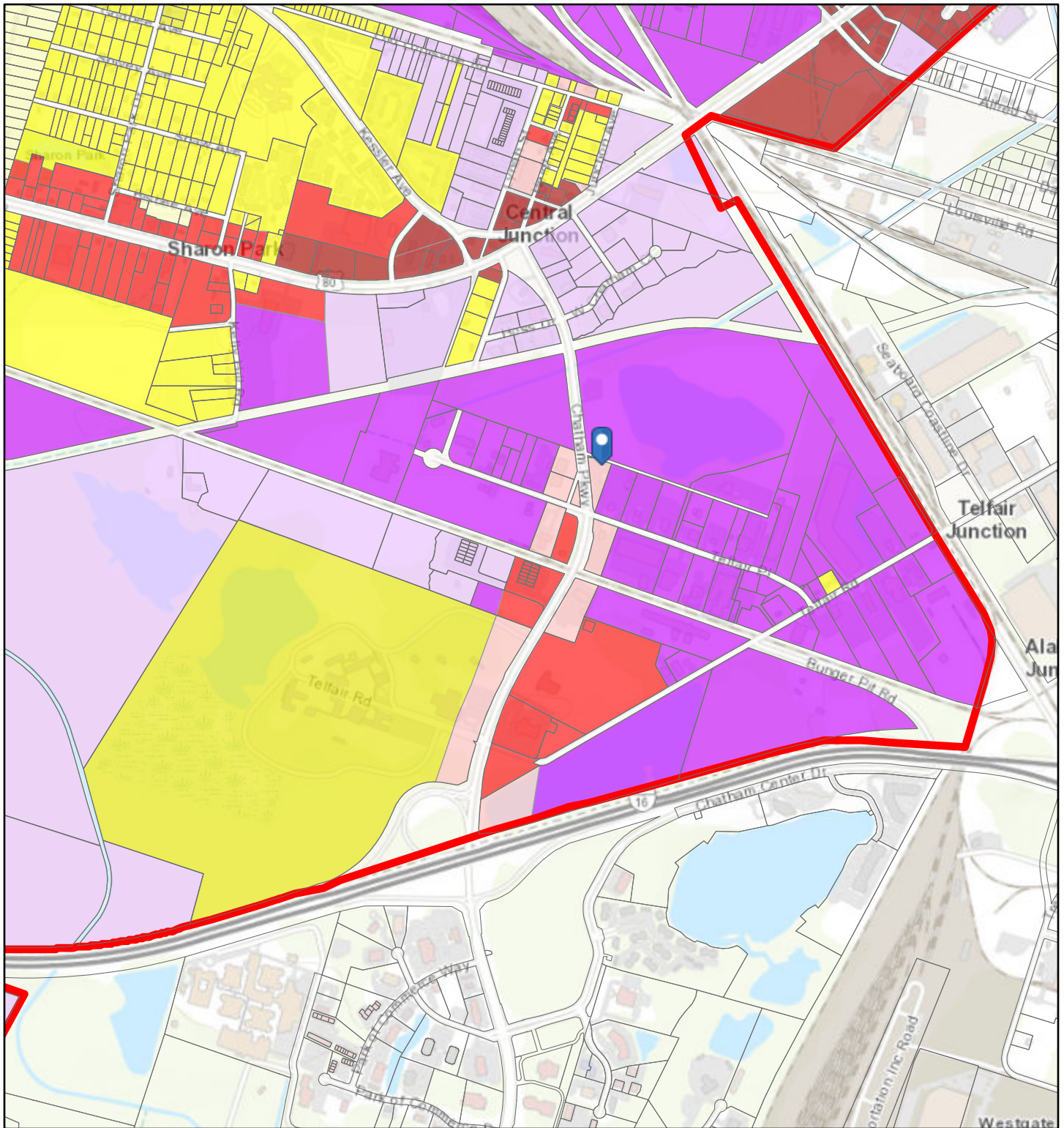


SAGIS

SAGIS  
SAGIS |



# 38 Telfair Place



2/9/2023, 2:43:15 PM

1:19,473

Chatham County Parcels

Garden City Limits

Zoning Classifications

C-1 = Light Commercial

C-2 = Heavy Commercial

P-C-2 = Planned Commercial

C-2A = Heavy Commercial with Alcoholic Sales

I-1 = Industrial

P-I-1 = Planned Industrial

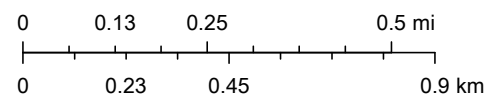
I-2 = Industrial

P-I-2 = Planned Industrial

R-1 = Residential

R-2 = Residential

P-R-2 = Planned Residential



Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, METI/  
NASA, EPA, USDA

Geo Rec

Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA |