

**A G E N D A**

**City Council Meeting**

**Tuesday, January 20, 2026 – 6:00 p.m.**

➤ **OPENING**

- **Call to Order**
- **Invocation**
- **Pledge of Allegiance**
- **Roll Call**

➤ **FORMAL PUBLIC COMMENT**

- **Eddie Puckett** – Mr. Puckett, P & S Affordable Housing LLC, requests to address the City Council regarding the street repair and repaving of Daniel Avenue.

**Formal Public Comment – City Council Agenda Protocol**

The City of Garden City has identified this portion of the meeting to allow individuals an opportunity to formally address the City Council on issues of importance. Garden City requires that individuals who desire to formally address the City Council submit a written request form outlining the subject matter that they intend to discuss so that they can be placed on the meeting agenda. Members of the public desiring to be placed on the agenda to present or address matters to the City Council must submit a formal **“REQUEST TO BE PLACED ON THE CITY COUNCIL AGENDA”** form to the Office of the City Manager at least 10 days prior to the requested City Council meeting date that you wish to speak. City Council meetings are held on the first and third Monday of each month so the request must be submitted no later than 5:00 pm on the Friday which constitutes 10 days prior. The request can be done in person, regular mail, fax or e-mail and the speaker should obtain acknowledgement of the request from the City to demonstrate that the 10 day requirement has been met. The request form may be obtained from the Office of the City Manager and on the City’s website [www.gardencity-ga.gov](http://www.gardencity-ga.gov). The request should state the name of the individual(s) desiring to be heard and the subject matter to be presented to City Council. Requests may be referred at the discretion of the City Manager, to appropriate staff for mediation prior to being placed on the public agenda. Please be advised the completion of a request form does not entitle the speaker to be added to the agenda.

## ➤ RECEIPT OF INFORMAL PUBLIC COMMENT

**Procedure:** To best manage this meeting section, any person who desires to address the City Council must sign up using the process outlined on the website where this meeting is advertised. Once recognized by the Mayor, the person will be allowed to speak in accordance with the Informal Public Comment–Speaker Protocols outlined below.

### ***Informal Public Comment – Speaker Protocol***

The City of Garden City believes that any member of the general public should be afforded the opportunity to address the City Council provided that designated rules are followed by the speaker. Any member of the public who wishes to address the City Council and offer public comment on items within the City Council's jurisdiction, may do so during the Informal Public Comment period of the meeting. However, no formal action will be taken on matters that are not part of the posted agenda. Informal Public Comments are scheduled for a total of fifteen (15) minutes and each person will be limited to three (3) minutes. In order to ensure the opportunity for all those desiring to speak before the Council, there is no yielding of time to another speaker. Speakers not heard during the limited fifteen (15) minute period will be first to present their comments at the next Council meeting. The opportunity to address City Council on a topic of his/her choice shall be used by an individual only one (1) time per month. It may not be used to continue discussion on an agenda item that has already been held as a public hearing. Matters under negotiation, litigation, or related to personnel will not be discussed. If a member of the general public would like to address the City Council during the Informal Public Comment portion of the meeting, please respectfully indicate your desire to address the City Council when the Mayor solicits members of the general public to come forward and speak. You will be recognized by the Mayor and asked to come forward to the podium so that you can address the City Council in accordance with the rules outlined herein. Once the speaker has been recognized to speak, he/she will be given three (3) minutes to address the City Council. The speaker should not attempt to engage the City Council and/or Staff in a discussion/dialogue and the speaker should not ask specific questions with the expectation that an immediate answer will be provided as part of the three (3) minute time frame since that is not the intent of the Informal Public Comment period. If the speaker poses a question or makes a request of the City, the Mayor may refer the issue or request to the City Manager for follow up. At the conclusion of the three (3) minute time period, the speaker will be notified that his/her time has elapsed and the next speaker will be recognized to come forward to the podium and address the City Council. The Mayor may rule out of order any Speaker who uses abusive or indecorous language, if the subject matter does not pertain to the City of Garden City, or if the Speaker(s) attempts to engage the City Council Members in a discussion or dialogue on issues. City Council shall not discuss non-agendized matters because it does not give the public adequate notice. Accordingly, City Council shall be limited to asking factual and clarifying questions of staff, and when appropriate, the Council may consider placing a matter on a future agenda. In addition, it is not reasonable to expect staff to respond to any of a variety of issues on which they may or may not be prepared to respond to on a moment's notice, so the City Manager may respond, or direct staff to respond at a later time.

## ➤ PUBLIC HEARINGS

- **PC-11-25-1142 - General Development Plan:** (Tabled 12/1/2025 Council Meeting) Receipt of public comment on a request by Integrated Civil Solutions LLC seeking approval of a general development site plan for a maintenance shop at 4885 Old Louisville Road. *Planning Commission Recommendation: Approve as submitted (1/6/2026).*
- **PC-11-25-1146 - General Development Plan:** Plan: Receipt of public comment on a request by Integrated Civil Solutions, LLC seeking approval of a general development plan for 0 Prosperity Drive for a heavy machine shop. *Planning Commission Recommendation: Approve with conditions contingent on approval of the Georgia Power agreement.*
- **PC-11-25-1147- General Development Plan:** Receipt of public comment on a request by Maupin Engineering, Inc. seeking approval of a general development plan for 2782 US Highway 80 for a commercial flex space. *Planning Commission Recommendation: Approve as submitted*
- **PC-11-25-1148 – General Development Plan:** Receipt of public comment on a request by Maupin Engineering, Inc., seeking approval for a general development plan approval for an electrical contractor's office at 5119 Augusta Road. *Planning Commission Recommendation. Approve pending engineering review and façade approval by city staff.*
- **PC-01-26-1152 – General Development Plan:** Receipt of public comment on a request by Thomas & Hutton Engineering Co., seeking approval for the redevelopment of an existing asphalt plant for 47 Telfair Place. *Planning Commission Recommendation: Approve pending approval of the landscaping plan by city staff.*
- **PC-01-26-1153 - Text Amendment:** Receipt of public comment on a request by the City of Garden City seeking approval for a text amendment to the city ordinance to comply with the changes to zoning procedures law implemented by Georgia House Bill 155. *Planning Commission Recommendation: Approve as submitted.*
- **PC-01-26-1154 – Text Amendment:** Receipt of public comment on a request by the City of Garden City seeking approval for a text amendment to add apiary to the permitted uses Section 90-47. *Planning Commission Recommendation: Tabled pending further submittal of information.*

### **Speaking to a Public Hearing Item Protocol**

In the interests of time and to ensure fairness of all persons who appear before the City Council to speak for or against a public hearing item, speakers will be limited to three (3) minutes each to address City Council except as described herein. One speaker for the Petitioner may address the City Council for no more than 10 minutes, unless extended by the Mayor. In an effort help the City Council and the general public to better understand the issues, the Mayor may request that a City staff member address the City Council from the podium. Speakers from the general public may only speak when recognized by the Mayor during the public hearing. Speakers will be asked to come to the podium to address the City Council for three (3) minutes and they shall state their name and resident address for the record.

Speakers addressing City Council on a public hearing item should coordinate comments to respect City Council's time limits. Groups should select a spokesperson to present the major points that summarize their position and opinions. Speakers are urged to be brief and non-repetitive with their comments. Comments shall specifically address the public hearing item before the City Council, and the speaker shall maintain appropriate tone and decorum when addressing the City Council. City Council may ask questions of the applicant, speakers, or staff during these proceedings only for the purpose of clarifying information. The speaker shall not direct derogatory comments to any individual, organization, or business. At the conclusion of the three (3) minute time period, the speaker will be notified that his/her time has elapsed, and the next speaker will be recognized to come forward to the podium and address the City Council. Once the public hearing is closed on an item, there will be no further opportunity for formal or informal public input at a City Council meeting.



***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 Mayor and Council on 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?

➤ **Approval of City Council Minutes**

- Consideration of the minutes from the 12/01/25 Pre-Agenda Session and City Council Meeting and the 12/12/25 Special Called meeting. *Note: Consideration of the 1/12/26 workshop synopsis will be available on the February 2<sup>nd</sup> Council agenda.*

➤ **Staff Reports**

- Staff reports are enclosed

➤ **ITEMS FOR CONSIDERATION**

- **First Reading - Ordinance - Zoning Map Amendment (61 Brampton Road and 55 Brampton Road):** An ordinance to amend the zoning ordinance and map of Garden City, Georgia, as amended to rezone from a zoning classification of “R-1” to a zoning classification of “R-I-N” Lot six(6) and Lot seven(7) of a subdivision of Lots 9 & 10 of the subdivision of the Lamar Tract, Garden City, Chatham County, Georgia, with addresses of 55 Brampton Road and 61 Brampton Road, Garden City, Georgia 31408 and currently owned by Double Gloucester, LLC; to provide for conditions of approval; to provide for an effective date; and for other purposes.
- **First Reading - Ordinance – Text Amendment (Georgia House Bill 155):** An ordinance to amend the code of ordinances of Garden City, Georgia, and the zoning ordinance to bring the ordinances in compliance with changes to the zoning procedures law implemented by HB 155 in 2025; to repeal all ordinances in conflict herewith; and for other lawful purposes.
- **Resolution – General Development Plan (4885 Old Louisville Road):** A resolution of the Mayor and Council of Garden City, Georgia approving the general development plan application of Integrated Civil Solutions, LLC as authorized agent for 4885 Old Louisville Road, LLC for the construction of a maintenance building on the existing developed property located at 4885 Old Louisville Road, Garden City, Georgia for use as a maintenance shop.
- **Resolution – General Development Plan (0 Prosperity Drive):** A resolution of the Mayor and Council of Garden City, Georgia approving the general development plan application of Integrated Civil Solutions, LLC as authorized agent for LEG/MEG 80 Dean Forest, LLC for the construction of a 10,000 sq. ft. pre-engineered metal building to be used as a heavy machine shop located at 0 Prosperity Drive in Garden City, Georgia.
- **Resolution – General Development Plan (2782 US Highway 80):** A resolution of the Mayor and Council of Garden City, Georgia approving the general development plan application of Maupin Engineering as authorized agent for Bulloch Corp, LLC for the construction of two buildings containing ten units, and parking areas, for contractor offices/flex space to be located at 2782 US Highway 80, Garden City, Georgia.

- **Resolution – General Development Plan (5119 Augusta Road):** A resolution of the Mayor and Council of Garden City, Georgia approving the general development plan application of Maupin Engineering as authorized agent for James M. Wilson for the demolition of the present building, storage shed, and concrete pad located at 5119 Augusta Road in Garden City, Georgia and the construction of a 4,000 sq. ft. building in their place to be used for electrical contracting.
- **Resolution – General Development Plan (47 Telfair Place):** A resolution of the Mayor and Council of Garden City, Georgia approving the general development plan application of Thomas & Hutton Engineering Co., as authorized agent for APAC-Atlantic, Inc., for the redevelopment of an existing asphalt plant located at 47 Telfair Place, Garden City, Georgia.
- **Resolution – Kimley-Horn Traffic Engineering Services Proposal Agreement:** A resolution of the Mayor and Council of Garden City, Georgia approving an individual project order with Kimley-Horn and Associates, Inc., for professional traffic engineering and signal timing services at the intersection of Chatham Parkway at Telfair Place; authorizing the City Manager to execute the necessary documents; and for other purposes.
- **Resolution – Jamtek Electrical, LLC Proposal Agreement:** A resolution by the Mayor and Council of Garden City, Georgia, authorizing the purchase and installation of a Verkada security camera system from Jamtek Electrical, LLC affirming compliance with city purchasing policies; authorizing the City Manager to execute necessary agreements; and for other purposes.
- **Resolution – FY2026 LMIG:** A resolution authorizing the Mayor of Garden City, Georgia to execute and submit an application for the Georgia Department of Transportation FY2026 Local Maintenance & Improvement Grant (LMIG) Program; to provide for a local match; and for other lawful purposes.
- **Resolution – Chatham County MOU Agreement (Police Dept.):** A resolution approving a memorandum of understanding between the Chatham County Police Department and Garden City, Georgia for membership on the Chatham County Special Weapons and Tactics Team; to authorize the City's Police Chief to execute the memorandum of understanding; and for other purposes.
- **Resolution – Professional Probation Services, Inc. Contract Agreement:** A resolution authorizing the execution of a contract with Professional Probation Services, Inc., for the provision of private probation services to misdemeanor and ordinance offenders; authorizing the City Manager to execute the contract on behalf of the city upon obtaining the consent thereto from the Chief Judge of the Garden City Municipal Court; and for other purposes.
- **Resolution – Board of Appeals/Planning Commission Appointments:** A resolution of the Mayor and Council of Garden City, Georgia, appointing members to the consolidated Board of Zoning Appeals/Planning Commission to fill vacancies created by expired terms; providing for terms of office; and establishing an effective date.

- **Resolution - Prosecuting Attorney Agreement (Bradley):** A resolution by the City Council to authorize the Mayor to execute an agreement between the City and Caroline Bradley, which sets forth the terms of Ms. Bradley's appointment as the City's Prosecuting Attorney.
- **Resolution – Public Defender Agreement (Montgomery):** A resolution by the City Council to authorize the Mayor to execute an agreement between the City and Gage Montgomery, which sets forth the terms of Mr. Montgomery's appointment as the City's Public Defender.
- **Resolution – Pro-Tem Prosecuting Attorney Appointment (Beard):** A resolution to appoint Ashley Beard to serve as the City's Pro-tem Prosecuting Attorney.
- **Resolution – Pro-Tem Public Defender Appointment (Tell):** A resolution by the Mayor and Council to appoint Lawrence Tell to serve as Public Defender if Public Defender Gage Montgomery is unavailable to perform his duties for court.
- **Election for President of Council**

➤ **ADJOURN**



The City of Garden City, Georgia  
100 Central Avenue, Garden City, Georgia 31405  
Phone: 912.966.7777 Fax: 912.966.7792

## REQUEST TO BE PLACED ON THE CITY COUNCIL AGENDA

*The City of Garden City would like to hear issues of importance brought by citizens of Garden City as it is in the best interest of the City that the Mayor and City Council be well-informed and prepared to address topics placed on the agenda. In order to better ensure that this process is efficient and effective, the City requires that citizens submit a written form outlining the subject matter about which they would like to speak. The Mayor may rule out of order personal, abusive or indecorous language or matters that the City has no purview over. Completion of this form does not entitle the Speaker to be added to the agenda.*

Request Submittal Date: December 15, 2025

Name of Person to Speak: Eddie Puckett

Title: Owner

Business / Organization: P&S Affordable Housing LLC.

Address: 45 Corsair Circle

City/State/Zip: Port Wentworth GA. 31407

Telephone Number: 912 667 6949 Email Address: eddiepuckett8@gmail.com

Have you addressed your issue(s) with City staff? X Yes      No

Have you addressed your issue(s) with the City Manager? X Yes      No

City Council Meeting Date: January 15, 2026

### PURPOSE:

#### Brief summary / paragraph of topic:

I am requesting the City of Garden City to fulfill a 5-year-old commitment to repair Daniel Ave and stop the erosion of the street so that I can build out the homes on my lots. The eroding asphalt is causing narrowing of Daniel Avenue to the extent that my rear lots are needing City Engineering involvement to determine a method for building out. Furthermore, I am in need of Garden City to commit to installing the pipes for gaps between driveway's pipes. City Manager Feldner replied to my plea in an email on Feb. 21, 2021, " Daniel Avenue certainly has some rough areas, the City has many other streets that are in greater need of repaving at this time (2021). Please know that the City will add the Daniel Avenue project items requested and described herein to its citywide project list. City staff will continue to monitor the drainage ditches and pavement conditions for needed maintenance so that things operate as best they can until more comprehensive construction activities can be funded and scheduled." What started out as 'rough' on Daniel Ave has now become out of control and hazardous.

Eddie C Puckett, Jr.  
Signature

12/15/2025  
Date

A request must be received by the City Manager **one (1) week** prior to the requested City Council Meeting date in order to include this form in the City Council packet. Please be sure to include a detailed summary of your presentation topic on this form or with your typed description. If presenting collateral materials (handouts, maps, fliers, etc.), **eleven (11)** copies must be submitted with this form. If using other forms of media (PowerPoint Presentation, DVD, CD, etc.), the final version must be submitted electronically (or on flash drive/CD) with this form and no modifications will be accepted or allowed. It is understood that the City reserves the right to re-format the presentation to facilitate its use during the City Council meeting, but the City will not edit content.





The City of Garden City, Georgia  
100 Central Avenue, Garden City, Georgia 31405  
Phone: 912.966.7777 Fax: 912.966.7792

CITY STAFF USE ONLY

City Manager	Approved_____	Denied_____	Initial / Date _____
Mayor	Approved_____	Denied_____	Initial / Date _____
Clerk of Council Notified			Initial / Date _____
Council Agenda / Meeting	Approved Date		_____
Requester Notified	Date		_____

Reason for Denial:

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# MEMORANDUM

**To:** Garden City Planning Commission & Board of Appeals  
**From:** Jonathan Trego, Zoning Administrator  
**Date:** November 5<sup>th</sup>, 2025  
**Re:** PC-11-25-1142

<b>Application Type</b>	<b>General Development Plan</b>
<b>Case Number</b>	PC-11-25-1142
<b>Applicant</b>	Marc Liverman
<b>Name of Project</b>	Maintenance Building Addition
<b>Property Address</b>	4885 Old Louisville Road
<b>Parcel IDs</b>	60969 02009
<b>Area of Property</b>	12.58
<b>Current Zoning</b>	I-1
<b>Proposed Land Use</b>	(91) Rental of tools, rental of equipment, tool sales, equipment sales and businesses of a similar nature: C-2, C-2A, C-2A(B&W), I-1(B), I-2(B).

## GENERAL INFORMATION

*Project Description: The applicant intends to construct a maintenance building on the existing developed property, which was approved as a storage yard.*

**Project Background:** The property was approved by the Planning Commission in 2021 as a truck yard. The new tenant wants to rent equipment, which requires approval from the Planning Commission or Board of Appeals. There will be stormwater management improvements as well as minor site updates.

## FINDINGS

Staff has determined this application is complete and contains all required information. In conformance with the City of Garden City Zoning Ordinance Section 90-48, the following factors are to be considered for a General Development Plan review:

1. *Proposed uses and overall development plan*  
-The concept plan meets all standards, pending stormwater engineering review.

2. *Facade elevation plan indicating building orientation and scale; exterior construction materials, including texture and color; roof shape, window and door openings, porches, and balconies; architectural style or structure and the facade architectural treatment.*  
-Elevations are provided with this submittal for Planning Commission comments.
3. *Fences, landscaping, and buffers.*  
-This submittal features an appropriate buffer, parking islands, and landscaping information.
4. *Driveway and parking orientation, in keeping with the established character in the area.*  
-Parking space requirements are based on one parking space for each 200 square feet of total floor area. The parking space count and tree islands meet or exceed the requirements standards.
5. *Scale, design, and location of exterior signs. Special sign restrictions may be required based on the location and character of the development and surrounding area.*  
- The sign permit process will be followed once the sign design is finalized.

The applicant has provided the required information. Any signage shall comply with the City of Garden City ordinances and will require a sign permit.

#### ACTIONS

The Planning Commission shall take one of the following formal actions:

- i. *Approve the general development plan as presented;*
- ii. *Approve the general development plan with modifications or conditions.* The Planning Commission may impose conditions and restrictions so long as the intent of the Zoning Ordinance is carried out and the zoning district regulations established herein are not varied so as to make them less restrictive. The Planning Commission shall specifically state the requirements that must be met before an applicant may be granted final site plan approval;
- iii. *Defer action on the general development plan* upon motion of the Planning Commission or at the request of the applicant. The applicant may revise the proposal based on the comments at the meeting and resubmit it for formal action at a future meeting; or
- iv. *Deny the general development plan* based upon the findings that the proposed plan fails to comply with the requirements for approval.

#### RECOMMENDATION

**Approve** the General Development Plan.

#### RECOMMENDED MOTION

I move to **approve** the general development plan for PC-11-25-1142

#### *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 General Development Plan Application



## Development Information

<b>Development Name</b>
Maintenace Building Addition
<b>Property Address</b>
4885 Old Louisville Rd, Garden City, GA 31408

Parcel ID	Total Site Acreage	Zoning
6-0969-02-009	12.58	I-1

<b>Detailed project description including the character and intended use of the development. Attach additional pages as needed.</b>
Addition of a maintenance shop to an existing gravel yard.

<b>Water Supply</b>	<b>Sewage Disposal</b>
<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private
<b>Existing Conditions</b>	
Is the property located in a flood zone?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the property currently contain any of the following:	
• Existing buildings, streets, or other developed areas	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
• Easements or rights-of-way	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Underground storage tanks	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Water bodies, wetlands, or similar natural features	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Specimen trees (see <a href="#">Sec. 90-259</a> )	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

<b>Proposed Improvements (See "General Development Plan Checklist" for full requirements)</b>	
Building Area (Square Feet)	6,000
Will the development be phased? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, how many phases?
Are buffers required? (see <a href="#">Sec. 90-262</a> ) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Will fencing be provided? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes, what material? Existing Chain Link w/ Screen
A façade elevation plan is required.	Building Material(s): Metal Panels
	Building Color(s): Grey

<b>Any additional details relevant to the application:</b>
See attached Architectural elevations

# City of Garden City General Development Plan Application



## Applicant Information

<b>Owner</b>	
<b>Name</b>	<b>Address</b>
4885 Old Louisville Road, LLC (Zach Riddle)	528 East 45th St, Savannah, GA 31405
<b>Phone</b>	<b>Email</b>
912-220-5144	zach@riddledevelopments.com
<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>
Integrated Civil Solutions LLC	Marc Liverman, P.E.
<b>Phone</b>	<b>Email</b>
912-507-5755	marc@intcivil.com
<b>Authorized Agent (Requires Authorized Agent Form)</b> <input type="checkbox"/> Check here to receive staff review comments via email	
<b>Company Name</b>	<b>Contact (Individual Name)</b>
Integrated Civil Solutions LLC	Marc Liverman, P.E.
<b>Phone</b>	<b>Email</b>
912-507-5755	marc@intcivil.com

I hereby certify that I am the owner or authorized agent for the property included in this development application. The information provided in this application is accurate and complete. I understand that any permit issued based on false or misleading information provided in this or subsequent applications will be null and void and subject to penalty as provided by law and ordinance.

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

Marc Liverman

Owner/Authorized Agent (Print Name)

Signature

9/11/25

Date

***This form and all required information must be completed in its entirety before it will be accepted by the City of Garden City. Failure to provide all required information may result in a delay in processing.***

OFFICE USE ONLY		
<b>Received By</b>	<b>Date Received</b>	<b>Case Number</b>



# MEMORANDUM

**To:** Garden City Planning Commission & Board of Appeals  
**From:** Denise R. Grabowski, AICP, LEED AP, Planning Manager Consultant  
**Date:** December 3, 2025  
**Re:** Prosperity Drive Machine Shop

<b>Application Type</b>	<b>General Development Plan</b>
<b>Case Number</b>	PC-12-25-1146
<b>Applicant</b>	Integrated Civil Solutions LLC, agent for LEG/MEG 810 Dean Forest, LLC
<b>Name of Project</b>	Prosperity Drive Machine Shop
<b>Property Address</b>	0 Prosperity Drive
<b>Parcel IDs</b>	6-0877-01-001
<b>Area of Property</b>	80.50 acres (2.34 ac development area)
<b>Zoning</b>	I-1 (Light Industrial)
<b>Proposed Land Use</b>	Machine Shop

## GENERAL INFORMATION

*Project Description:* Construction of a pre-engineered metal building to be used as a heavy machine shop.

## 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:

1. *Proposed uses and overall development plan*

A heavy machine shop is permitted by right in the I-1 zoning district (Garden City Zoning Ordinance Use 102). The proposed building will be 10,000 square feet.

The proposed development will occupy approximately 2.34 acres of the 80-acre parcel. Any additional development of the remaining area of the property will require a subdivision of the property.

The applicant is proposing an extension of Prosperity Drive, a private road accessed via Dean Forest Road, to access this development. The applicant provided a copy of the easement grating access to Prosperity Drive. The proposed road extension crosses an existing power easement. The applicant has been working with Georgia Power on an encroachment agreement and will provide a copy to the City once the agreement is finalized. No permits will be issued until the agreement is provided to the City. The GDP indicates a 50' access easement for the new road. The road, as currently shown, extends slightly outside this access easement. For this proposal, the access easement is technically not required since the easement is located on the subject property under

the same ownership. However, the access easement will need to be revised to allow for any future development to occur which relies on access from this roadway extension.

2. *Façade elevation plan indicating building orientation and scale; exterior construction materials, including texture and color; roof shape, window and door openings, porches, and balconies; architectural style or structure and the facade architectural treatment.*  
The proposed building is a pre-engineered metal building with earth tone colors. As proposed, the building will not be visible from the public right-of-way.
3. *Fences, landscaping, and buffers.*  
The adjacent properties are zoned Industrial (I-1 and I-2), so no buffers are required. No fencing is proposed. Landscaping information has been provided.  
(Note: A portion of the 80-acre parcel is adjacent to a parcel zoned R-1. However, the disturbed area proposed for this development exceeds the 300' buffer requirement between industrial and residentially zoned properties).
4. *Driveway and parking orientation, in keeping with the established character in the area.*  
The driveway will be accessed via the Prosperity Drive extension. Ten parking spaces are provided. The ordinance requires 1 space for each 2 employees on a single shift.
5. *Scale, design, and location of exterior signs. Special sign restrictions may be required based on the location and character of the development and surrounding area.*  
Signage information has not been submitted. Any signage shall comply with the City of Garden City ordinances and will require a sign permit.

The applicant has provided the required information, except for the Georgia Power agreement.

### ACTIONS

The Planning Commission shall take one of the following formal actions:

- i. *Approve the general development plan as presented;*
- ii. *Approve the general development plan with modifications or conditions.* The Planning Commission may impose conditions and restrictions so long as the intent of the Zoning Ordinance is carried out and the zoning district regulations established herein are not varied so as to make them less restrictive. The Planning Commission shall specifically state the requirements that must be met before an applicant may be granted final site plan approval;
- iii. *Defer action on the general development plan* upon motion of the Planning Commission or at the request of the applicant. The applicant may revise the proposal based on the comments at the meeting and resubmit it for formal action at a future meeting; or
- iv. *Deny the general development plan* based upon the findings that the proposed plan fails to comply with the requirements for approval.

### RECOMMENDATION

Staff recommend **approval** of the General Development Plan as presented.

### RECOMMENDED MOTION

I move to **approve** the general development plan for PC 12-25-1146

*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 General Development Plan Application



## Development Information

Development Name
Prosperity Drive Machine Shop
Property Address
0 Hwy 16, Garden City, GA 31408

Parcel ID	Total Site Acreage	Zoning
6-0877-01-001	80.50 (2.34 ac disturbed)	I-1 (Light Industrial)

Detailed project description including the character and intended use of the development. Attach additional pages as needed.
Construction of a Pre-Engineered Metal Building to be used as a Heavy Machine Shop.
(See attached concept layout for additional details)

Water Supply	Sewage Disposal
<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private
Existing Conditions	
Is the property located in a flood zone?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the property currently contain any of the following:	
<ul style="list-style-type: none"><li>Existing buildings, streets, or other developed areas</li></ul>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"><li>Easements or rights-of-way</li></ul>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"><li>Underground storage tanks</li></ul>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"><li>Water bodies, wetlands, or similar natural features</li></ul>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"><li>Specimen trees (see <a href="#">Sec. 90-259</a>)</li></ul>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Proposed Improvements (See "General Development Plan Checklist" for full requirements)	
Building Area (Square Feet)	10,000 SF
Will the development be phased? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, how many phases?
Are buffers required? (see <a href="#">Sec. 90-262</a> ) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Will fencing be provided? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, what material?
A façade elevation plan is required.	Building Material(s): Metal panels
	Building Color(s): Earth tone

Any additional details relevant to the application:

# City of Garden City General Development Plan Application



## Applicant Information

<b>Owner</b>	
<b>Name</b>	<b>Address</b>
LEG/MEG 810 Dean Forest, LLC	742 Buckland Hall Rd., Richmond Hill, GA 31324
<b>Phone</b>	<b>Email</b>
912-964-7749	lgarrettjr@gmail.com
<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>
Integrated Civil Solutions LLC	Marc Liverman, P.E.
<b>Phone</b>	<b>Email</b>
912-507-5755	marc@intcivil.com
<b>Authorized Agent (Requires Authorized Agent Form)</b> <input type="checkbox"/> Check here to receive staff review comments via email	
<b>Company Name</b>	<b>Contact (Individual Name)</b>
Integrated Civil Solutions LLC	Marc Liverman, P.E.
<b>Phone</b>	<b>Email</b>
912-507-5755	marc@intcivil.com

I hereby certify that I am the owner or authorized agent for the property included in this development application. The information provided in this application is accurate and complete. I understand that any permit issued based on false or misleading information provided in this or subsequent applications will be null and void and subject to penalty as provided by law and ordinance.

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

Marc Liverman

Owner/Authorized Agent (Print Name)

Signature

10/14/2025

Date

***This form and all required information must be completed in its entirety before it will be accepted by the City of Garden City. Failure to provide all required information may result in a delay in processing.***

OFFICE USE ONLY		
<b>Received By</b>	<b>Date Received</b>	<b>Case Number</b>



# MEMORANDUM

**To:** Garden City Planning Commission & Board of Appeals  
**From:** Denise R. Grabowski, AICP, LEED AP, Planning Manager Consultant  
**Date:** December 3, 2025  
**Re:** 2782 US Highway 80

<b>Application Type</b>	<b>General Development Plan</b>
<b>Case Number</b>	PC 12-25-1147
<b>Applicant</b>	Maupin Engineering, agent for Michael Johnson
<b>Name of Project</b>	Trade – Contractor Flex Space
<b>Property Address</b>	2782 US Highway 80
<b>Parcel IDs</b>	60927 01042
<b>Area of Property</b>	5.4 acres (4.6 acres, development area)
<b>Zoning</b>	Heavy Commercial, C-2
<b>Proposed Land Use</b>	Flex Space

## GENERAL INFORMATION

*Project Description:* The applicant proposes to construct two buildings for contractor's offices with a total of ten units. The existing building will be demolished, and one of the two existing driveways will be eliminated.

## FINDINGS

Staff determined this application is complete and contains all required information. 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:

1. *Proposed uses and overall development plan*

Offices are permitted by right in the C-2 zoning district (Garden City Zoning Ordinance Use 56). Construction contractors require Board of Appeals approval in the C-2 zoning district (Use 84).

The proposed development includes two buildings. Building A, located closest to Highway 80, will be 11,520 square feet. Building B, located at the back of the developed area, will be 10,000 square feet.

The parcel is divided by an existing county drainage canal. There are wetlands on the property south of the canal. No development is proposed to the south of this canal.



2. *Façade elevation plan indicating building orientation and scale; exterior construction materials, including texture and color; roof shape, window and door openings, porches, and balconies; architectural style or structure and the facade architectural treatment.*

Building A, closest to US Highway 80, will consist of splitface CMU walls with aluminum storefront windows and doors and a parapet wall. Each entrance will be covered with a metal awning with business signage above.

Building B will consist of pre-finished corrugated metal siding with a splitface CMU base. The entryways will be the same as the entryways for Building A, with aluminum storefront windows and doors, plus a metal awning and signage above the entrance.

3. *Fences, landscaping, and buffers.*  
No fencing is proposed for the development.

The site includes several specimen trees, which will be preserved. Trees to remain include four laurel oaks, ranging from 28" DBH to 52" DBH. The existing tree line on the eastern property line will also be preserved. Additional requirements have been met, including the required landscape strip adjacent to US Highway 80.

The property to the west is zoned commercial, so no buffer is required. The buffer to the east is zoned residential, so a 25' buffer is required. The city has a drainage ditch located along the property line. The applicant requests that the ditch be included in the calculation for the 25' required buffer. There is an existing tree line (which will remain) that will remain. The tree line straddles the property line.

The property is very narrow at the front. Staff support the applicant's request to include the drainage ditch within the buffer. The Planning Commission has the authority to modify the buffer requirements in accordance with Section 90-262 of the Zoning Ordinance.

4. *Driveway and parking orientation, in keeping with the established character in the area.*  
There are currently two driveways on the property. One driveway will be eliminated with the redevelopment. Parking is provided in front of each leasable unit. The plan indicates 36 parking spaces. The ordinance requires one space per two employees for non-retail commercial establishments or 1 space per 300 square feet for business or professional offices.
5. *Scale, design, and location of exterior signs. Special sign restrictions may be required based on the location and character of the development and surrounding area.*  
Wall signs will be located above each tenant space entry and shall comply with the City of Garden City ordinances.

The applicant has provided the required information.

## ACTIONS

The Planning Commission shall take one of the following formal actions:

- i. *Approve the general development plan as presented;*
- ii. *Approve the general development plan with modifications or conditions.* The Planning Commission may impose conditions and restrictions so long as the intent of the Zoning Ordinance is carried out and the zoning district regulations established herein are not varied so as to make them less restrictive. The Planning Commission shall specifically state the requirements that must be met before an applicant may be granted final site plan approval;

- iii. *Defer action on the general development plan* upon motion of the Planning Commission or at the request of the applicant. The applicant may revise the proposal based on the comments at the meeting and resubmit it for formal action at a future meeting; or
- iv. *Deny the general development plan* based upon the findings that the proposed plan fails to comply with the requirements for approval.

#### RECOMMENDATION

Staff recommends **approval** of the General Development Plan as presented.

#### RECOMMENDED MOTION

I move to **approve** the general development plan for PC 12-25-1147.

#### *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 General Development Plan Application



## Development Information

<b>Development Name</b>
2782 Hwy 80 - TRADE - Contractor Flex Space
<b>Property Address</b>
2782 US-80, Garden City, GA 31408, USA

Parcel ID	Total Site Acreage	Zoning
60927 01042	4.6	C-2

<b>Detailed project description including the character and intended use of the development. Attach additional pages as needed.</b>
Construct 2 buildings for contractor's offices, total of 10 units. Existing building will demolished. One of the two driveways will be eliminated.

<b>Water Supply</b>	<b>Sewage Disposal</b>
<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private
<b>Existing Conditions</b>	
Is the property located in a flood zone?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the property currently contain any of the following:	
• Existing buildings, streets, or other developed areas	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
• Easements or rights-of-way	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
• Underground storage tanks	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Water bodies, wetlands, or similar natural features	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
• Specimen trees (see <a href="#">Sec. 90-259</a> )	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

<b>Proposed Improvements (See "General Development Plan Checklist" for full requirements)</b>	
Building Area (Square Feet)	21,250sf
Will the development be phased?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No      If yes, how many phases?
Are buffers required? (see <a href="#">Sec. 90-262</a> )	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Will fencing be provided?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No      If yes, what material?
A façade elevation plan is required.	Building Material(s): Metal
	Building Color(s): TBD

<b>Any additional details relevant to the application:</b>
Property is bisected horizontally by the county canal. The wetlands on site are on the part of the property south of the canal, not to be disturbed. In addition, the eastern property line is adjacent to residential zoning and city ditch out falling to the county canal. We ask if this can be accounted for as part of the 25' required buffer to residential straddle the property line since no development can occur to the east of the property line due to ditch.

# City of Garden City General Development Plan Application




## Applicant Information

<b>Owner</b>	
<b>Name</b>	<b>Address</b>
Michael Johnson	415 Bonaventure Rd, Savannah, GA 31404
<b>Phone</b>	<b>Email</b>
19122333631	m.g.johnsonconstruction@gmail.com
<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>
Maupin Engineering, Inc	Jay A. Maupin P.E.
<b>Phone</b>	<b>Email</b>
912-235-2915	Jay@MaupinEngineering.com
<b>Authorized Agent (Requires Authorized Agent Form)</b> <input type="checkbox"/> Check here to receive staff review comments via email	
<b>Company Name</b>	<b>Contact (Individual Name)</b>
Maupin Engineering, Inc	Jay A. Maupin P.E.
<b>Phone</b>	<b>Email</b>
912-235-2915	Jay@MaupinEngineering.com

I hereby certify that I am the owner or authorized agent for the property included in this development application. The information provided in this application is accurate and complete. I understand that any permit issued based on false or misleading information provided in this or subsequent applications will be null and void and subject to penalty as provided by law and ordinance.

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

Michael Johnson		10-29-2025
Owner/Authorized Agent (Print Name)	Signature	Date

***This form and all required information must be completed in its entirety before it will be accepted by the City of Garden City. Failure to provide all required information may result in a delay in processing.***

OFFICE USE ONLY		
<b>Received By</b>	<b>Date Received</b>	<b>Case Number</b>

# MEMORANDUM

**To:** Garden City Planning Commission & Board of Appeals  
**From:** Denise R. Grabowski, AICP, LEED AP, Planning Manager Consultant  
**Date:** December 3, 2025  
**Re:** JM Wilson Electric

<b>Application Type</b>	<b>General Development Plan</b>
<b>Case Number</b>	PC-12-25-1148
<b>Applicant</b>	Maupin Engineering, Inc, agent for Mike Wilson
<b>Name of Project</b>	JM Wilson Electric
<b>Property Address</b>	5119 Augusta Road
<b>Parcel IDs</b>	6007 01004
<b>Area of Property</b>	0.61 acres
<b>Zoning</b>	C-2 (Heavy Commercial)
<b>Proposed Land Use</b>	Electrical Contractor

## GENERAL INFORMATION

*Project Description:* The site is currently in use by JM Wilson Electric. The existing building will be demolished, and the site will be redeveloped.

## 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 redevelopment will demolish the existing building and storage shed to be replaced with a new 4,000 square-foot building.
- Façade elevation plan indicating building orientation and scale; exterior construction materials, including texture and color; roof shape, window and door openings, porches, and balconies; architectural style or structure and the facade architectural treatment.*  
The proposed building is a pre-engineered metal building. Staff recommends enhancements to the front façade in accordance with Section 90-75 of the zoning ordinance. Metal or aluminum is not permitted as the primary façade material.
- Fences, landscaping, and buffers.*  
The adjacent properties are zoned Commercial (C-2), so no buffers are required. There is an existing chain link fence on the property. It is unclear if this existing fence will be retained or removed. If the fence remains, the front portion of the fence should be replaced with an approved fence material. Landscaping information has been provided.



4. *Driveway and parking orientation, in keeping with the established character in the area.*  
The property will be accessed via the existing driveway on Augusta Avenue. The existing dirt driveway will be upgraded to light duty pavement. The staff recommends this entry should be extended to the light duty pavement area indicated adjacent to the proposed building.

The location of parking is not indicated on the plan.

5. *Scale, design, and location of exterior signs. Special sign restrictions may be required based on the location and character of the development and surrounding area.*  
The proposed sign consists of a wall sign on the front face. Any signage shall comply with the City of Garden City ordinances and will require a sign permit.

The staff worked with the authorized agent regarding the access driveway and parking. The revised plan includes the requested upgrade to the entry driveway, but the location of parking is no longer indicated. The staff recommends this application should be tabled until additional information is provided on the plan.

### ACTIONS

The Planning Commission shall take one of the following formal actions:

- i. *Approve the general development plan as presented;*
- ii. *Approve the general development plan with modifications or conditions.* The Planning Commission may impose conditions and restrictions so long as the intent of the Zoning Ordinance is carried out and the zoning district regulations established herein are not varied so as to make them less restrictive. The Planning Commission shall specifically state the requirements that must be met before an applicant may be granted final site plan approval;
- iii. *Defer action on the general development plan* upon motion of the Planning Commission or at the request of the applicant. The applicant may revise the proposal based on the comments at the meeting and resubmit it for formal action at a future meeting; or
- iv. *Deny the general development plan* based upon the findings that the proposed plan fails to comply with the requirements for approval.

### RECOMMENDATION

Staff recommends **this application should be tabled** until outstanding issues are resolved.

### RECOMMENDED MOTION

I move to **table** the general development plan for PC 12-25-1148.

*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 General Development Plan Application



## Development Information

### Development Name

JM Wilson Electric - New Office Bldg

### Property Address

5119 Augusta Rd, Garden City, GA 31408, USA

### Parcel ID

60007 01004

### Total Site Acreage

0.61

### Zoning

C-2 – Heavy Commercial

### Detailed project description including the character and intended use of the development. Attach additional pages as needed.

PROJECT DESCRIPTION: DEMOLITION OF EX. BLDG, STORAGE SHED, CONCRETE PAD AND CONSTRUCTION OF NEW BLDG IN SAME PLACE. NO NEW UTILITY SERVICE CONNECTIONS PROPOSED.

### Water Supply

☐ Public ☒ Private

### Sewage Disposal

☐ Public ☒ Private

### Existing Conditions

Is the property located in a flood zone?

☐ Yes ☒ No

Does the property currently contain any of the following:

- Existing buildings, streets, or other developed areas
- Easements or rights-of-way
- Underground storage tanks
- Water bodies, wetlands, or similar natural features
- Specimen trees (see [Sec. 90-259](#))

☒ Yes ☐ No  
☒ Yes ☐ No  
☐ Yes ☒ No  
☐ Yes ☒ No  
☐ Yes ☒ No

### Proposed Improvements (See “General Development Plan Checklist” for full requirements)

Building Area (Square Feet) 4,000 SF

Will the development be phased? ☐ Yes ☒ No

If yes, how many phases?

Are buffers required? (see [Sec. 90-262](#)) ☐ Yes ☒ No

Will fencing be provided? ☐ Yes ☒ No

If yes, what material?

A façade elevation plan is required.

Building Material(s): PEMB VERTICAL METAL PANELING

Building Color(s): TBD

### Any additional details relevant to the application:

# City of Garden City General Development Plan Application



## Applicant Information

<b>Owner</b>	
<b>Name</b>	<b>Address</b>
Mike Willson	5119 Augusta Rd, Garden City, GA 31408, USA
<b>Phone</b>	<b>Email</b>
19129661280	JMWilsonElectric@bellsouth.net
<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>
Maupin Engineering, Inc	Heather Wilburn
<b>Phone</b>	<b>Email</b>
912-235-2915	heather@maupinengineering.com
<b>Authorized Agent (Requires Authorized Agent Form)</b> <input type="checkbox"/> Check here to receive staff review comments via email	
<b>Company Name</b>	<b>Contact (Individual Name)</b>
Maupin Engineering, Inc	Heather Wilburn
<b>Phone</b>	<b>Email</b>
912-235-2915	heather@maupinengineering.com

I hereby certify that I am the owner or authorized agent for the property included in this development application. The information provided in this application is accurate and complete. I understand that any permit issued based on false or misleading information provided in this or subsequent applications will be null and void and subject to penalty as provided by law and ordinance.

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

Heather Wilburn

Owner/Authorized Agent (Print Name)

Signature

10-30-2025

Date

***This form and all required information must be completed in its entirety before it will be accepted by the City of Garden City. Failure to provide all required information may result in a delay in processing.***

OFFICE USE ONLY		
<b>Received By</b>	<b>Date Received</b>	<b>Case Number</b>

# MEMORANDUM

**To:** Garden City Planning Commission & Board of Appeals

**From:** Carlos Nevarez, Assistant Planning Director

**Date:** December 23<sup>rd</sup>, 2025

**Re:** GDP-APAC Savannah GDP Application

<b>Application Type</b>	<b>General Development Plan</b>
<b>Case Number</b>	PC-01-26-1152
<b>Applicant</b>	Luke Guess- APAC-Atlantic, INC.
<b>Name of Project</b>	Southern Atlantic Aggregates Asphalt Plant-Savannah
<b>Property Address</b>	47 Telfair Place
<b>Parcel IDs</b>	60799 02002A
<b>Area of Property</b>	15.92AC (2.2 AC Disturbed)
<b>Zoning</b>	P-I-2 (Planned Industrial-2)
<b>Existing Land Use</b>	(99) Heavy industrial and heavy manufacturing: I-2.

## GENERAL INFORMATION

*Project Description:* The proposal includes an 8,300-square-foot office building with 20 parking spaces (including 2 accessible spots), replacement of a 7,100-square-foot office with expanded parking, installation of water utilities connected to existing lateral, and installation of sanitary sewer utilities involving a connection across Telfair Place with necessary road crossings and easements. Additionally, there are proposed operations for asphalt plant equipment at the rear of the site.

## 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:

1. *Proposed uses and overall development plan*

*The subject property is a well-established and actively operated aggregate business within the P-I-2 zoning district. The proposed improvements—replacing the existing office structure with a comparable-sized building and adding small auxiliary structures—are essential for supporting the continued and efficient operation of the asphalt plant. These enhancements align with the current land use and maintaining the site’s character, demonstrating a commitment to responsible development and consistent use that benefits the community.*

2. *Façade elevation plan indicating building orientation and scale; exterior construction materials, including texture and color; roof shape, window and door openings, porches, and balconies; architectural style or structure and the facade architectural treatment.*

The proposed building is a sturdy, well-designed structure featuring durable natural-colored vinyl siding on its exterior. To ensure the site's security, it will be enclosed by a high-quality chain-link fence, effectively safeguarding the area. Additionally, the building's placement will minimize visibility from the public right-of-way, maintaining privacy and aesthetic integration with the surroundings.

3. *Fences, landscaping, and buffers.*

The neighboring properties are zoned Industrial (I-1 and I-2), eliminating the need for buffers. A 40-foot front public right-of-way setback is established with the site, ensuring clear separation. As previously mentioned, chain-link fencing will be installed. Landscaping details are currently pending from the applicant.

4. *Driveway and parking orientation, in keeping with the established character in the area.*

The driveway will be accessed via Telfair Place, and an additional asphalt driveway has been installed previously to keep commercial trucks away from the entry for employees and customers. There will be 20 parking spaces provided. The ordinance requires 1 space for every 2 employees on a single shift.

5. *Scale, design, and location of exterior signs. Special sign restrictions may be required based on the location and character of the development and surrounding area.*

Signage information has not been submitted. Any signage shall comply with the City of Garden City ordinances and will require a sign permit.

The applicant has provided the required information, **except for the landscaping plans.**

## ACTIONS

The Planning Commission shall take one of the following formal actions:

- i. *Approve the general development plan as presented;*
- ii. *Approve the general development plan with modifications or conditions.* The Planning Commission may impose conditions and restrictions so long as the intent of the Zoning Ordinance is carried out and the zoning district regulations established herein are not varied so as to make them less restrictive. The Planning Commission shall specifically state the requirements that must be met before an applicant may be granted final site plan approval;
- iii. *Defer action on the general development plan* upon motion of the Planning Commission or at the request of the applicant. The applicant may revise the proposal based on the comments at the meeting and resubmit it for formal action at a future meeting; or
- iv. *Deny the general development plan* based upon the findings that the proposed plan fails to comply with the requirements for approval.

## RECOMMENDATION

Staff recommend **approval** of the General Development Plan as presented, **pending submittal of the landscape plans during the engineer review.**

## RECOMMENDED MOTION

I move to **approve** the general development plan for PC-01-26-1152

**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 General Development Plan Application



## Development Information

<b>Development Name</b>		
Southern Atlantic Aggregates Asphalt Plant - Savannah		
<b>Property Address</b>		
47 Telfair Pl.		
Savannah, GA 31408		
<b>Parcel ID</b>	<b>Total Site Acreage</b>	<b>Zoning</b>
6079902002A	15.91AC (2.2 AC Disturbed)	P-I-2
<b>Detailed project description including the character and intended use of the development. Attach additional pages as needed.</b>		
<ul style="list-style-type: none"><li>•Proposed 8,300 SF office building with 20 parking spaces (2 ADA)</li><li>•Demolition of 7,100 SF office building, to be replaced with parking area expansion</li><li>•Installation of water utilities (connection to existing lateral)</li><li>•Installation of sanitary sewer utilities (involves connection to existing SSMH on other side of Telfair Pl.; road crossing and easement dedications needed)</li><li>•Proposed asphalt plant operations equipment (at the rear of the project)</li></ul>		
<b>Water Supply</b>		<b>Sewage Disposal</b>
<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private		<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private
<b>Existing Conditions</b>		
Is the property located in a flood zone?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the property currently contain any of the following:		
<ul style="list-style-type: none"><li>• Existing buildings, streets, or other developed areas</li></ul>		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"><li>• Easements or rights-of-way</li></ul>		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"><li>• Underground storage tanks</li></ul>		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"><li>• Water bodies, wetlands, or similar natural features</li></ul>		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"><li>• Specimen trees (see <a href="#">Sec. 90-259</a>)</li></ul>		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Proposed Improvements (See "General Development Plan Checklist" for full requirements)</b>		
Building Area (Square Feet) <b>8,250</b>		
Will the development be phased? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		If yes, how many phases?
Are buffers required? (see <a href="#">Sec. 90-262</a> ) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<b>40' front setback</b>
Will fencing be provided? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		If yes, what material? <b>Chain link / security fencing</b>
A façade elevation plan is required.   Building Material(s): <b>Stick-built, vinyl</b>		
Building Color(s): <b>Neutral</b>		
<b>Any additional details relevant to the application:</b>		

The subject property is an existing, fully developed and actively operating aggregate business within the P-I-2 zoning district. The proposed scope of work involves replacing an existing office structure with a similar-sized building and adding small auxiliary structures to support proposed asphalt plant operations. These improvements are consistent with the current use and do not introduce new land uses or alter the fundamental character of the site.



# City of Garden City General Development Plan Application



## Applicant Information

<b>Owner</b>	
<b>Name</b>	<b>Address</b>
APAC-Atlantic, Inc.	Luke Guess
<b>Phone</b>	<b>Email</b>
(912) 661-9861	louis.guess@apacatlantic.com
<b>Engineer/Surveyor</b> <input checked="" type="checkbox"/> Same as authorized agent <input checked="" type="checkbox"/> Check here to receive staff review comments via email	
<b>Company Name</b>	<b>Contact (Individual Name)</b>
Thomas & Hutton Engineering Co.	Felipe Toledo
<b>Phone</b>	<b>Email</b>
(912) 721-4090	toledo.f@tandh.com
<b>Authorized Agent (Requires Authorized Agent Form)</b> <input type="checkbox"/> Check here to receive staff review comments via email	
<b>Company Name</b>	<b>Contact (Individual Name)</b>
Thomas & Hutton Engineering Co.	Felipe Toledo
<b>Phone</b>	<b>Email</b>
(912) 721-4090	toledo.f@tandh.com

I hereby certify that I am the owner or authorized agent for the property included in this development application. The information provided in this application is accurate and complete. I understand that any permit issued based on false or misleading information provided in this or subsequent applications will be null and void and subject to penalty as provided by law and ordinance.

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

<u>Luke Guess</u>	<u>Louis D Guess</u>	<u>11/06/2025</u>
Owner/Authorized Agent (Print Name)	Signature	Date

***This form and all required information must be completed in its entirety before it will be accepted by the City of Garden City. Failure to provide all required information may result in a delay in processing.***

OFFICE USE ONLY		
<b>Received By</b>	<b>Date Received</b>	<b>Case Number</b>



# MEMORANDUM

**To:** Garden City Planning Commission & Board of Appeals  
**From:** Carlos Nevarez, Assistant Planning Director  
**Date:** December 23<sup>rd</sup>, 2025  
**Re:** PC-01-26-1153 Zoning Text Amendment

<i><b>Application Type</b></i>	<b>Text Amendment</b>
<i><b>Case Number</b></i>	PC-01-26-1153
<i><b>Applicant</b></i>	City of Garden City
<i><b>Name of Project</b></i>	Zoning Text Amendment

## GENERAL INFORMATION

**Project Description:** The applicant is requesting approval for a text amendment to the city ordinance to bring the ordinances into compliance with changes to the zoning procedures law implemented by HB 155 in 2025.

**Additional Background:** The proposed Zoning Text Amendment (a) states that advance notice of public hearings on zoning matters cannot be more than 45 days before the hearings; (b) adjusts the re-filing period for denied zoning applications to 6 months after denial or related judicial proceedings; and (c) exempts from Code Section 90-205 any zoning decision involving the adoption of a zoning ordinance or map amendment by Mayor & Council that applies to all land under the City's jurisdiction.

**FINDINGS:** Georgia House Bill 155 requires the designated changes. Please review Exhibit "A" for detailed information on the proposed modifications.

## ACTIONS

The Planning Commission/ Board of Appeals shall take one of the following formal actions:

- i. *Recommend approval of the text amendment* as presented
- ii. *Recommend approve of the text amendment with modifications*
- iii. *Defer action*
- iv. *Recommend denial of the text amendment* as presented.

## RECOMMENDATION

Approval

## RECOMMENDED MOTION

I move for PC-01-26-1153 to be recommended for approval to City Council.

# City of Garden City – Zoning Text Amendment Application



## Development Information (If applicable)

<b>Development Name</b>	
<b>Property Address</b>	
<b>Current Zoning</b>	<b>Proposed Zoning</b>
<b>Current Use</b>	<b>Proposed Use</b>
<b>Parcel ID</b>	<b>Total Site Acreage</b>
<b>Proposed Water Supply</b>	<b>Proposed Sewage Disposal</b>
<input type="checkbox"/> Public <input type="checkbox"/> Private	<input type="checkbox"/> Public <input type="checkbox"/> Private

<b>Zoning Classification Alteration Request</b>	
<b>District/Classification:</b>	<b>Code Section:</b> 90-201(b), 201(c), 205, 206, 214, and 215
<b>Specific Request:</b>	

The proposed Zoning Text Amendment (a) provides that advance notice of public hearings on zoning matters may not be given more than 45 days in advance of the hearings, (b) changes the time period for re-filing denied zoning applications to 6 months after the date of denial or the conclusion of related judicial proceedings, and (c) exempts from Code Section 90-205 any zoning decision involving the adoption by Mayor & Council of a zoning ordinance or zoning map amendment applicable to the entire land area under the City's governance.

**Justification for Request:**

Georgia House Bill 155 mandates the changes.

<b>Please provide any additional information that you deem relevant.</b>
The proposed Zonning Text Amendment is attached hereto as Exhibit "A".

# City of Garden City – Zoning Text Amendment Application



## Applicant Information

<b>Applicant</b>	
<b>Name</b>	<b>Address</b>
Mayor and Council for Garden City, Georgia	100 Central Avenue, Garden City, Georgia 31405
<b>Phone</b>	<b>Email</b>
912-963-2753	rhonda@gardencity-ga.gov
<input type="checkbox"/> Same as authorized agent <input type="checkbox"/> Check here to receive staff review comments via email	
<b>Engineer/Surveyor</b>	<b>Contact (Individual Name)</b>
<b>Company Name</b>	Rhonda Ferrell-Bowles, City Manager
<b>Phone</b>	<b>Email</b>
<b>Authorized Agent (Requires Authorized Agent Form)</b> <input type="checkbox"/> Check here to receive staff review comments via email	
<b>Company Name</b>	<b>Contact (Individual Name)</b>
<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.

Rhonda Ferrell-Bowles, City Manager

Print Name

*Rhonda Ferrell Bowles*

Signature

11/10/25

Date

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



# MEMORANDUM

**To:** Garden City Planning Commission & Board of Appeals  
**From:** Carlos Nevarez, Assistant Planning Director  
**Date:** December 23<sup>rd</sup>, 2025  
**Re:** PC-01-26-1154 Zoning Text Amendment

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<i><b>Application Type</b></i>	<b>Text Amendment</b>
<i><b>Case Number</b></i>	PC-01-26-1154
<i><b>Applicant</b></i>	City of Garden City
<i><b>Name of Project</b></i>	Zoning Text Amendment

## GENERAL INFORMATION

**Project Description:** The applicant is requesting approval for a text amendment to the city ordinance to add the permitted use: Apiary to Section 90-5(b) and 90-47.

**Additional Background:** The proposed Zoning Text Amendment aims to include the definition of "Apiary" within Section 90-5(b) of the city ordinance and to designate apiary as a permitted use under Section 90-47 in R-A zoning districts.

**FINDINGS:** The permitted use will allow beekeeper owners in R-A zoning districts to operate within zoning regulations. A careful review of these regulations is necessary to consider expanding this permitted use to other zoning districts, especially when comparing practices in different areas. City staff strongly recommend that the city's Planning Consultant be given more time to develop a thorough zoning recommendation.

## ACTIONS

The Planning Commission/ Board of Appeals shall take one of the following formal actions:

- i. *Recommend approval of the text amendment as presented*
- ii. *Recommend approve of the text amendment with modifications*
- iii. *Defer action*
- iv. *Recommend denial of the text amendment as presented.*



### RECOMMENDATION

To table item PC-01-26-1153

### RECOMMENDED MOTION

I move for PC-01-26-1153 to be recommended to table item to provide a better proposal to City Council.

## **SYNOPSIS**

### **Pre-Agenda Session Monday, December 1, 2025 - 5:30 p.m.**

**Call to Order:** Mayor Campbell called the pre-agenda session to order at approximately 5:30pm and gave the invocation.

#### **Attendees:**

**Council Members:** Mayor Bruce Campbell, Mayor Pro-Tem Marcia Daniel, Councilmember Gwyn Hall, Councilmember Richard Lassiter, Councilmember Natalyn Morris, Councilmember Debbie Ruiz and Councilmember Kim Tice.

**Staff Members:** Rhonda Ferrell-Bowles, City Manager; James P. Gerard, City Attorney; Gil Ballard, Police Chief; Yolanda Irizarry, HR Director; Virgil Moore, Public Works Director; Mike Dick, Fire Chief; Lynnette Hymes, Public Works Executive Assistant; Ben Brengman, IT Director/Special Projects Coordinator; Carlos Navarez, Interim Planning Director; Katie Draeger, Finance Director; Veronica Enoch, City Manager's Executive Assistant; and Tonya Roper, Clerk of Council.

**Board of Appeals/Planning Commission:** Michael Bruner; Chairman

#### **Mayor's Updates**

None

#### **City Council Updates**

Councilmember Morris announced the Federal Railroad Administration will be in town this week to look at the problems that are here in Garden City. Councilmember Morris informed Council that the administration is to go throughout the City to see different crossings as she has provided a list of the concerns and issues with the hope that the administration's goal is to provide solutions. Councilmember Morris confirmed there is nothing additional needed from Council and with this stage in the process is to await feedback.

The City Attorney spoke about how the railroad has directed CSX representatives and safety persons to look at possibilities involving Charlie Gay Road to resolve issues. Council discussed the conversations held between the City Attorney, Councilmember Morris and the local representative from Washington regarding the affected areas and communities. Council discussed how the most recent blockage aided in bringing additional awareness of concern to all parties involved.

Staff addressed Councilmember Morris' inquiry regarding a potential road extension regarding Charlie Gay Drive.



Councilmember Morris addressed Council's inquiry regarding additional attendance support for the scheduled meeting on Wednesday, December 3<sup>rd</sup>. Council Morris confirmed that Council will be provided an update once more information has been received.

### **City Manager Updates**

The City Manager provided an overview of the agenda.

#### **1. Public Hearing(s)**

- a. Receipt of public comment for general development plan applications for the following from the November 10<sup>th</sup> workshop:
  - 4885 Old Louisville Road: a maintenance shop
    - i. The item has been tabled, it is listed due to prior advertisement
  - 67,63, 61, 55 Brampton Road: new multi-family residential/townhome development
    - i. Item has been tabled due to the pending request for rezoning
  - 4710 Augusta Road: a retail shopping center
    - i. The item was recommended for approval by the Planning Commission
    - ii. The Interim Planning Director discussed the location; the GDP will involve third-party reviews of parking requirements and stormwater. The development is a good fit as the recommendation for approval by the Planning Commission.
- b. Receipt of public comment on a request to rezone 61 Brampton Road and 55 Brampton Road from an R-1 to R-I-N zoning district for proposed use as a multi-family townhome development.
  - i. The Interim Planning Director provided clarification for the Planning Commission's recommendation of denial. He talked about the concerns from residents regarding the rezoning and the potential housing development. This type of zoning introduces some types of commercial to be allowed in the residential area. The future land use map shows the area as heavy commercial. Staff doesn't feel a heavy commercial rezoning is conducive to the residents that are in the area now. The Planning Commission recommendation is that the rezoning would not fit at this time.
  - ii. The Interim Planning Director discussed the Planning Commission's recommendation to table the general development plan application pending the finalization of the rezoning.
  - iii. The Planning Commission Chairman explained the viewpoints for the recommendation. He discussed that the future land use map shows all of Brampton Road as going commercial, he discussed the need to look at mapping as this would possibly eliminate the single family residential through this area and possibly encroach further over Brampton Road. A second concern is where do you stop when changing the zoning of an area, the original submittal showed townhomes and due to incorrect density, the

applicant decided to submit for apartments instead which doesn't give residents the invested development as homeownership. Once rezoned, the R-I-N zoning opens up several different uses that would be allowed by right. Planning Commission didn't want to lose all of the single family residential.

- iv. The Interim Planning Director addressed Mayor Campbell's inquiry regarding the R-I-N zoning currently in the area. A high density residential such as multi-family townhomes, apartments or duplexes is the best fit to transition residential into commercial while saving some of the residential. Single family residential would not redevelop the Brampton Road area.

## **2. Approval of City Council Minutes**

Consideration of the minutes from the November 17<sup>th</sup> Pre-Agenda session and City Council meeting minutes.

## **3. Items for Consideration**

- a. The resolution for the general development plan for 4710 Augusta Road is to approve the application for two commercial buildings totaling 5,000 sq. ft. to accommodate multiple tenants. There are two outdoor common areas with 17 planned parking spaces plus bike parking, and it is consistent with the comprehensive plan. The developer will be required to have the 20 ft. buffer within the northern boundary along the property line.
- b. The environmental products group proposal is for the Public Works Department to purchase the Pelican street sweeper. The budgeted amount was \$298,700 with an updated quote of \$303,800, leaving a difference of \$51,000. The Finance Department has worked with the Public Works Department with the department having the money to cover the purchase from their public works budget in the general fund. A discussion of the condition of the current street sweeper arose amongst Staff and Council.
- c. The resolution for the room naming after Mayor Bruce Campbell at the new City Gym Recreational Complex is a community hall located off to the right as you enter the gym. This location was reviewed by Staff to name for Mayor Campbell. Councilmember Hall announced the naming is fitting as the construction and move-in occurs under Mayor Campbell's tenure. The City Manager confirmed the construction of the Gym complex will also include plaques of the Councilmembers, City Manager, City Attorney and Recreation Director as well as a second plaque with the construction team and engineers which are similar to the plaques installed when city hall was built.
- d. Consideration of the resolution to amend the City Council's meeting schedule of December 15, 2025 – January 20, 2026.

- e. Consideration to enter an executive session to discuss legal matters.

**Adjournment:** Given no other items to discuss, the Mayor and City Council adjourned the pre-agenda session at approximately 5:50pm.

*Transcribed & submitted by: The Clerk of Council*

*Accepted & approved by: The City Council 01-20-26*

## MINUTES

### City Council Meeting Monday, December 1, 2025 – 6:00 p.m.

**Call to Order:** Mayor Campbell called the meeting to order at approximately 6:00 p.m.

**Opening:** Councilmember Daniel gave the invocation, and Mayor Campbell led the City Council in the Pledge of Allegiance.

#### Roll Call

**City Council Members:** Mayor Bruce Campbell, Mayor Pro-Tem Marcia Daniel, Councilmember Gwyn Hall, Councilmember Richard Lassiter, Councilmember Natalyn Morris, Councilmember Debbie Ruiz and Councilmember Kim Tice.

**Staff Members:** Rhonda Ferrell-Bowles, City Manager; James P. Gerard; City Attorney, Gil Ballard, Police Chief; Carlos Nevarez, Interim Planning Director, Virgil Moore, Public Works Director; Veronica Enoch, Executive Assistant to the City Manager; Lynnette Hymes, Public Works Executive Assistant; Tonya Roper, Clerk of Council; and Andrew Guzman, IT Tech.

**Informal Public Comment:** Given no comments, Mayor Campbell closed the section for informal public comments.

#### Public Hearings:

**PC-11-25-1142: General Development Plan:** Receipt of public comment on a request by Integrated Civil Solutions LLC, applicant, seeking approval of a general development site plan for a maintenance shop at 4885 Old Louisville Road. *Planning Commission recommended to table until the January 2026 meeting*

Mayor Campbell called for a motion to postpone hearing the request. Councilmember Hall made a motion to table. Councilmember Daniel seconded the motion; the vote passes with all voting in favor of the motion.

**PC-11-25-1143: Zoning Map Amendment:** Receipt of public comment on a request by Double Gloucester, LLC c/o Anand Morar, applicant to rezone 61 Brampton Road and 55 Brampton Road from an R-1 to an R-I-N zoning district for proposed use as a multi-family townhome development. *Planning Commission recommended denial*

Mayor Campbell opened the floor for those in favor or with questions and comments.

The Interim Planning Director stated this application submitted by the agent is to build townhomes; the recommendation by City Staff is for approval and in order to transition residential to multi-family, this is the best zoning district for the transition. He continued by saying the Planning Commission had concerns depending on the type of commercial introduced which resulted in an R-I-N designation and the surrounding neighbors had concerns with the type of development.

Councilmember Lassiter asked the Interim Planning Director for the types of concerns made by the Planning Commission.

The Interim Planning Director stated the future land use map shows the area as heavy commercial, in order to transition the area and use the property in the best way is a high-density development such as family townhomes or duplexes – the lots in the area are long and too narrow for single family residential. He stated for those residents across the street with concerns we want to make the area look more residential and not commercial. Traffic studies and sidewalks can be advised to third-party engineers and developers.

Councilmember Morris stated the area will be changing and although the future land use is heavy commercial - she likes the idea of the transition to where the existing residents will be protected. Councilmember Morris stated with the overpass from 5-16 to the Ports, Brampton Road will not be what is now known as heavy truck traffic going into gate three and with this change it would be more pleasing to have more rooftops to look at.

The Interim Planning Director responded that with the intent of Brampton Road there won't be the direct access to the Port, and this will cut off some of the commercial high truck traffic. With the general development plan for this type of development it requires more work such as buffers and will make it less dense and look more like a home, not something that is seen with a three-story building.

Councilmember Tice asked for further explanation of the entrances due to concerns in relation to the traffic congestion.

The Interim Planning Director replied that these concerns would be addressed by the engineering review and based on prior discussions, there's two entrances.

Councilmember Tice stated the area is congested and bottlenecks near the traffic light and adding approximately one-hundred people from a complex for the same entrance will have more visits from the Police Department.

The Interim Planning Director stated this is part of the traffic study that we're requiring for the developer to submit. It is premature now, but this study will determine if more of the traffic has to go towards Main Street. The goal of Staff is to protect where the entrance is located to keep from the existing resident's properties. He said if a turning lane is required, we will look into what it takes to make this happen. The Interim Planning Director stated stipulations can be made on the rezoning based on the type of development.

Councilmember Lassiter stated that any development other than residential would be an injustice to that community.

Councilmember Daniel asked if the main reason for Planning Commission denial was due to residential concerns?

The Interim Planning Director stated the Staff memo recommended approval with the Planning Commission recommending denial due to the residence concerns in protecting them from any

commercial; the R-I-N district does introduce some type of commercial businesses and there are commercial businesses at the other end of Main Street.

The City Attorney asked for the zoning classification of the lots to the north of the properties in question.

The Interim Planning Director replied that the property to the north is R-1 which will require a buffer and then you have the R-I-N zoning district starting. Currently, single-family is located on the properties to the north of these parcels.

Ken Stroud, Roberts Civil Engineering stated he is here on behalf of the client. Mr. Stroud said a general development plan would be next, but we are changing this plan due to the density. The unit count will be lowered, and we are happy to work with any stipulations on whatever use that can be developed on the property. We as engineers have talked with the client and the client is a full go on the townhome apartment style. The owner is local and lives in Guyton and owns a few properties all around this area, the owner wants the development to fit the aesthetics of the area.

Mr. Stroud stated he explained to the owner there is a very large setback up front that is needed to remain with the trees as a buffer, there's also a buffer requirement to the commercial, a buffer to the rear which will then have stormwater pond that will more than likely be dry to distract the attention of mosquitos and so that there is something in place for flooding. With the minor changes we would like to make to the GDP from speaking with the client after talking with some of the neighbors at the Planning Commission meeting, we'll add a 10 ft. buffer next to the single-family property to give more of a dense forest between the properties as well as ornamental style for aesthetics on the units themselves facing the frontage.

Mr. Stroud continued by saying we will do two driveways to assist with traffic and the most units we can have is 48, there is not a huge volume as far as vehicles. We will have a buffer, then a unit, parking and then the driveway, the first driveway coming out adjacent to the commercial property. We are happy to do the traffic study and also take notes from any additional concerns from Council. The main concern to address is that the parcels are currently an eyesore and the residents want to see something better. Hopefully, with the diversion of the Brampton Road traffic, this traffic from this development isn't going to have a major impact.

Councilmember Hall asked if the owner is leaning more towards apartments or more towards town homes or a combination of both?

Mr. Stroud replied the owner is leaning towards only one type which would be townhomes. The type of development structure will be with next-to-next doorways with a unit at the bottom and a unit at the top where you would open that doorway and walk up the stairs to the upper structure. There would be eight units per building. Mr. Stroud stated he had spoken with residents at the Planning Commission meeting and took notes but had not spoken to any residents on site. Mr. Stroud stated the property currently has a few single-family homes; there was a homeless camp in the rear in the woods. The current homes are rentals owned by this client with most of them being occupied.

With no additional comments or questions, Mayor Campbel opened the floor for those in opposition.

Linda Blackburn Jones stated she spoke at the previous meeting and she is part of the first and last of the Blackburn family on Brampton Road. Mrs. Jones stated she along with a couple of other neighbors are the only homeowners occupying the homes on Brampton Road. The remaining are rental properties. There is so much traffic that comes off Highway 21, and we get trapped in our driveway. Mrs. Jones stated her grandfather built a home on Brampton Road, she doesn't currently own that home but owns 56 Brampton Road and 58 Brampton Road and these are across the street from 55 Brampton Road and 61 Brampton Road. 55 Brampton Road is a decent home with 61 Brampton Road being in disrepair.

Mrs. Jones continued by saying that her home was built in '78 and she has occupied this home since being built; she stated she is all for improvement, but these four homes are R-1 with Dr. Lynch's home being the first to be rezoned as R-I-N and this business still exists. She stated that her property will eventually belong to her children but would like to see preservation of the beginnings of Garden City and Brampton Road.

Mrs. Jones asked the Council to come into her yard to see the vehicle traffic and foot traffic in the area that's occurring on a daily basis. She said she was pleased when speaking to the requester at the Planning Commission meeting to know everyone is looking at lots of different things regarding the property. Mrs. Jones finished by saying she would be glad to assist in the understanding of what is occurring on Brampton Road.

Councilmember Ruiz asked Mrs. Jones if she is in agreement with the planned development?

Mrs. Jones replied there has been a change from the first hearing and now something else has been added. She stated that the concerns are from the residents that are directly across from these four lots.

Councilmember Lassiter asked Mrs. Jones if the development of townhomes was aesthetically pleasing and if it's an improvement to the area would there still be a concern?

Mrs. Jones responded that she wants the development to be well-managed and well-maintained along with control of vehicle traffic and foot traffic.

Michael Bruner, 110 Sunshine Avenue stated that the general consensus of concerns was what would actually be going in the R-I-N zoning district. If something falls through with the general development plan, there's a list of various items that would be allowed by right to go into an R-I-N zone. Mr. Bruner said he thinks these townhomes would be great over there. He said there was a change from the petitioner where the petitioner said the development would be more like apartments or monthly rentals.

Mr. Bruner stated he would like to see townhomes versus a monthly rental type development. He said then said that there is the possibility for Council to consider designating this zoning as a "P"

district and should there be a change in the general development plan, it comes back before you for approval to ensure that the development that is going in is needed in this area.

Mr. Bruner stated the recommendation of denial from the Planning Commission came from the general consensus of all of the uses allowed within the R-I-N zoning district.

Given no additional questions or comments, Mayor Campbell closed the public hearing.

**PC-11-25-1144 – General Development Plan:** Receipt of public comment on a request by Roberts Civil Engineering, applicant seeking approval of a general development site plan to allow the construction of a new multi-family residential building /townhome development at 67,63,61,55 Brampton Road. *Planning Commission recommended to table pending finalization of rezoning.*

Councilmember Lassiter made a motion to table the hearing pending finalization for the rezoning. Councilmember Hall seconded the motion; the vote passes with all voting in favor of the motion.

**PC-11-25-1145 – General Development Plan:** Receipt of public comment on a request by Maijosh Giraut, applicant for a general development plan approval for a retail shopping center at 4710 Augusta Road. *Planning Commission recommended approval.*

The Interim Planning Director stated this is a general development plan at 4710 Augusta Road for more retail as a multi-tenant development. Some of the concerns included the types of businesses that can go into the development for parking, but these will be addressed by Staff during the third-party review. Planning Commission recommended approval as well as the City Staff not having any issues with the general request.

John North, Bouhan Falligant, attorney on behalf of the petitioner, stated he is present along with a team including Home Buyers of Savannah, LLC and members of the architectural team that have put together a conceptual plan for this property. Mr. North stated the location of the property is directly across from the Davis Edwards Harris Educational Complex and right next door to the St. Joseph Candler satellite building.

Mr. North stated the location is a low position because of its proximity to these different educational and healthcare facilities. The idea is to raise the former K & J Childcare Palace, but the property is now vacant. This property has been purchased by Home Buyers of Savannah, and we're envisioning to construct two buildings that contain a total of five different units with those units being retail or office spaces. The space will probably depend on the tenants as we are not entirely sure what that mix is going to look like, but the third-party review will tell exactly what will need to be done in terms of parking. Our conceptual plan has 17 spaces allotted to the property along with two green spaces and we think it will be a perfect fit for this commercial corridor.

Councilmember Lassiter asked Mr. North to provide further details regarding the conceptual plan.

Mr. North stated the idea is to have one building on the western side and then one building a little closer to the road. Mr. North continued by saying there was originally some discussion about having a restaurant but didn't think there was enough parking for a restaurant use- which is why we're proposing the office details.



Councilmember Ruiz asked if there would be an outdoor dining space area.

Mr. North replied there are two green spaces and originally the space was set up for those from the office and retail spaces - a retail space to utilize an outdoor space may involve a food service such as a coffee or ice cream shop that includes an outdoor area.

Councilmember Tice asked what the plans for the entrance are.

Mr. North responded that one of the main ideas is to have the main primary driveway where it is currently, but a wider entrance to accommodate the driveway.

The City Attorney asked who is the owner of record of the property?

Mr. North stated the current record owner of the property is the petitioner which is Home Buyers of Savannah, LLC and they acquired the property in August 2025.

Given no comments in favor or in opposition; Mayor Campbell closed the public hearing.

**City Council Minutes:** Councilmember Ruiz made a motion to approve the minutes from the November 17<sup>th</sup> Pre-Agenda session and City Council meeting minutes. The motion was seconded by Councilmember Daniel and passes with all voting in favor of the motion.

**Items for Consideration:**

**Resolution – General Development Plan (4710 Augusta Road):** The Clerk of Council read the heading of a resolution of the Mayor and Council of Garden City, Georgia, approving the general development plan application of Maijosh Giraut, as authorized agent for K & G Childcare Palace, LLC for two commercial buildings totaling 5,000 sq. ft. designed to accommodate multiple tenants to be located at 4710 Augusta Road.

Councilmember Lassiter made a motion to approve the resolution. Councilmember Morris seconded the motion; the vote passes with all voting in favor of the motion.

**Resolution – Environmental Products Group Proposal Agreement (Public Works Department):** The Clerk of Council read the heading of a resolution of the Mayor and Council of Garden City, Georgia, authorizing the purchase of an Elgin Pelican street sweeper from Environmental Products Group pursuant to a statewide contract.

Councilmember Morris made a motion to approve the resolution. Councilmember Hall seconded the motion; the vote passes with all voting in favor of the motion.

**Resolution – City Gym Recreational Complex Room Naming (Mayor Bruce Campbell):** The Clerk of Council read the heading of a resolution of the Mayor and Council of Garden City, Georgia naming the community hall in the new city gymnasium/recreational complex building after Mayor Bruce Campbell in recognition of his outstanding service to the city.

Councilmember Hall made a motion to approve the resolution. Councilmember Daniel seconded the motion; the vote passes with all voting in favor of the motion.

**Resolution – City Council Meeting Schedule Amendment (December 15, 2025 – January 20, 2026):**

The Clerk of Council read the heading of a resolution to amend the regular meeting schedule of the Garden City City Council; to eliminate the December 15, 2025 regular City Council meeting in observance of Christmas; to eliminate the January 5, 2026 regular City Council meeting in order to establish a special City Council meeting for the swearing-in of the city At-Large Council member and newly elected City Council members; to eliminate the January 19, 2026 regular City Council meeting in observance of Martin Luther King Jr., Day; and to establish a meeting of the City Council on January 20, 2026.

Councilmember Morris made a motion to approve the resolution. Councilmember Lassiter seconded the motion; the vote passes with all voting in favor of the motion.

Councilmember Tice stated she would sincerely like to make a comment in regard to her final Council meeting tonight. Councilmember Tice stated she has been on Council for twelve years, served under three different Mayors as well as three City Managers. Councilmember Tice stated the City has an awesome staff and she has been pleased that Staff have always answered her every phone call on behalf of a resident as well as the calls for those residents not within her district. Councilmember Tice continued by thanking Council for their years together and that she will be in the City to provide support as needed. Councilmember Tice expressed her appreciation to the City Attorney, Clerk of Council, City Manager, Police Chief and City Staff.

Councilmember Lassiter asked Councilmember Daniel if she has any remarks as this is also her final meeting.

Councilmember Daniel humorously stated she has enjoyed everything, you all will miss me when I'm gone and good luck to everyone.

**Executive Session - Legal Matters:** Mayor Campbell called for a motion to enter executive session. Councilmember Morris made a motion to enter executive session. Councilmember Daniel seconded the motion; the vote passes with all voting in favor of the motion.

A motion to adjourn the Executive Session and enter back into regular session was made by Councilmember Tice at approximately 7:15pm. Councilmember Hall seconded the motion; the motion passed without opposition.

*Transcribed & submitted by: The Clerk of Council*

*Accepted & approved by: The City Council on 01-20-26*

## GARDEN CITY, GEORGIA AFFIDAVIT AS TO OPEN MEETING LAW

The undersigned Mayor, under oath, certifies that at a meeting of the Mayor and Council of Garden City Georgia, held on the date identified below being the date of this document, the Mayor and Council closed their meeting as permitted by the Chapter 14 of Title 50 of the Georgia Code and pursuant to advice by the City Attorney. The only matters considered or discussed during the closed session or executive session of the meeting is as checked below:

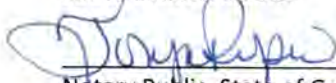
Check ✓	Subject Matter	As provided in O.C.G.A. Section
	Meeting to discuss or vote to authorize the settlement of a matter covered by the attorney-client privilege. <i>The subject discussed was _____ (identify the case or claim discussed, but not the substance of the attorney-client discussion)</i>	50-14-2 (1) 50-14-3 (b)(1)(A)
	Meeting to discuss or vote to authorize negotiations to purchase, dispose of or lease property.	50-14-3(b)(1)(B)
	Meeting to discuss or vote to authorize the ordering of an appraisal related to the acquisition or disposal of real estate.	50-14-3(b)(1)(C)
	Meeting to discuss or vote to enter into a contract to purchase, dispose of, or lease property subject to approval in a subsequent public vote.	50-14-3(b)(1)(D)
	Meeting to discuss or vote to enter into an option to purchase, dispose of, or lease real estate subject to approval in a subsequent public vote.	50-14-3(b)(1)(E)
	Meeting to discuss or deliberate upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee.	50-14-3(b)(2)
	Meeting to interview one or more applicants for the position of executive head of an agency.	50-14-3(b)(2)
✓	Pursuant to the attorney-client privilege, a meeting otherwise required to be open was closed to the public in order to consult and meet with legal counsel pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the agency or any officer or employee or in which the agency or any officer or employee may be directly involved, and the matter discussed was _____ <i>(identify the matter but not the substance of the discussion)</i>	50-14-2(1)
	Staff meeting held for investigative purposes under duties or responsibilities imposed by law.	50-14-3(a)(1)
	Meeting to consider records or portions of records exempt from public inspection or disclosure because there are no reasonable means to consider the record without disclosing the exempt portions.	Article 4, Chapter 18 of Title 50

This Affidavit is executed for the purpose of complying with the mandate of O.C.G.A 50-14-4(b) and is to be filed with the official minutes of the aforementioned meeting.

This the 1st day of December 2025.

By:   
Mayor, City of Garden City, Georgia

Sworn to and subscribed before me on the  
above indicated date:



Notary Public, State of Georgia

Commission expires: 7/21/28



(Although the same is not mandatory, the following participants concur with the accuracy of this Affidavit.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**MINUTES**  
**Special Called Meeting**  
**City Council Meeting**  
**Friday, December 12, 2025 – 5:00 p.m.**

**Call to Order:** Mayor Campbell called the meeting to order at approximately 5:00 p.m.

**Opening:** Councilmember Hall gave the invocation and Mayor Campbell led the City Council in the Pledge of Allegiance.

**Roll Call**

**City Council Members:** Mayor Bruce Campbell, Mayor Pro-Tem Daniel, Councilmember Gwyn Hall, Councilmember Richard Lassiter, Councilmember Natalyn Morris, Councilmember, Councilmember Debbie Ruiz and Councilmember Kim Tice.

**Staff Members:** Rhonda Ferrell-Bowles, City Manager; James P. Gerard, City Attorney; and Tonya Roper, Clerk of Council.

**Executive Session: Legal Matters**

Mayor Campbell called for a motion to enter executive session. Councilmember Hall made a motion to enter executive session at approximately 5:03pm. Councilmember Tice seconded the motion; a vote is taken and passes with all voting in favor of the motion.

Councilmember Hall made a motion to adjourn the Executive Session at approximately 5:15pm. The motion was seconded by Councilmember Tice and passed without opposition.

Mayor Campbell called for a motion to resume the open meeting. Councilmember Morris made a motion to resume the open session meeting. Councilmember Hall seconded the motion; a vote is taken and passes with all voting in favor of the motion.

**Items for Consideration**

**Resolution:** A resolution of the Mayor and Council of Garden City, Georgia, stipulating to the entry of an order and judgement by the Superior Court of Chatham County, Georgia, resolving pending litigation entitled “Bobby Black, Plaintiff, vs. Garden City, Georgia Defendant, Superior Court of Chatham County, Georgia, Civil Action Number SPCV25-01358-ST.

Councilmember Hall made a motion to approve the resolution. Councilmember Ruiz seconded the motion. The motion passes with all voting in favor of the motion.

**Adjournment:** Mayor Campbell called for a motion to adjourn the meeting. Councilmember Morris motioned to adjourn the meeting at approximately 5:20pm. The motion was seconded by Councilmember Ruiz and passes without opposition.

*Transcribed & submitted by: The Clerk of Council*  
*Accepted & approved by: The City Council on 1-20-26*



## GARDEN CITY, GEORGIA AFFIDAVIT AS TO OPEN MEETING LAW

The undersigned Mayor, under oath, certifies that at a meeting of the Mayor and Council of Garden City Georgia, held on the date identified below being the date of this document, the Mayor and Council closed their meeting as permitted by the Chapter 14 of Title 50 of the Georgia Code and pursuant to advice by the City Attorney. The only matters considered or discussed during the closed session or executive session of the meeting is as checked below:

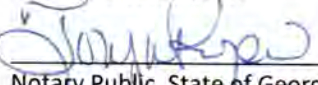
Check ✓	Subject Matter	As provided in O.C.G.A. Section
	Meeting to discuss or vote to authorize the settlement of a matter covered by the attorney-client privilege. <i>The subject discussed was _____ (identify the case or claim discussed, but not the substance of the attorney-client discussion)</i>	50-14-2 (1) 50-14-3 (b)(1)(A)
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	Meeting to discuss or deliberate upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee.	50-14-3(b)(2)
	Meeting to interview one or more applicants for the position of executive head of an agency.	50-14-3(b)(2)
✓	Pursuant to the attorney-client privilege, a meeting otherwise required to be open was closed to the public in order to consult and meet with legal counsel pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the agency or any officer or employee or in which the agency or any officer or employee may be directly involved, and the matter discussed was _____ <i>(identify the matter but not the substance of the discussion)</i>	50-14-2(1)
	Staff meeting held for investigative purposes under duties or responsibilities imposed by law.	50-14-3(a)(1)
	Meeting to consider records or portions of records exempt from public inspection or disclosure because there are no reasonable means to consider the record without disclosing the exempt portions.	Article 4, Chapter 18 of Title 50

This Affidavit is executed for the purpose of complying with the mandate of O.C.G.A 50-14-4(b) and is to be filed with the official minutes of the aforementioned meeting.

This the 12<sup>th</sup> day of December 2025

By:   
Mayor, City of Garden City, Georgia

Sworn to and subscribed before me on the  
above-indicated date:

  
Notary Public, State of Georgia  
Commission expires: 7/21/28



(Although the same is not mandatory, the following participants concur with the accuracy of this Affidavit.)

\_\_\_\_\_  
\_\_\_\_\_  
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## REPORT TO MAYOR AND CITY COUNCIL

## AGENDA ITEM

**TO: THE HONORABLE MAYOR AND CITY COUNCIL**

**DATE:** January 12, 2026

**SUBJECT: *Fire Department 2025 Year End Report***

### **Report in Brief**

The Fire Department Annual Status Report includes an extensive summary of the yearly activity of the divisions within the Department. This report also provides information regarding key items of interest and/or activities throughout the year.

The operations detail contained in this report is for the year of 2025, and all related information is current as of December 31, 2025.

Prepared by: Heather Bayer  
Title Executive Assistant

Reviewed by: Mike Dick  
Title Fire Chief

Attachment(s)

# Fire Department Year End Status Report Summary - 2025

## Operations

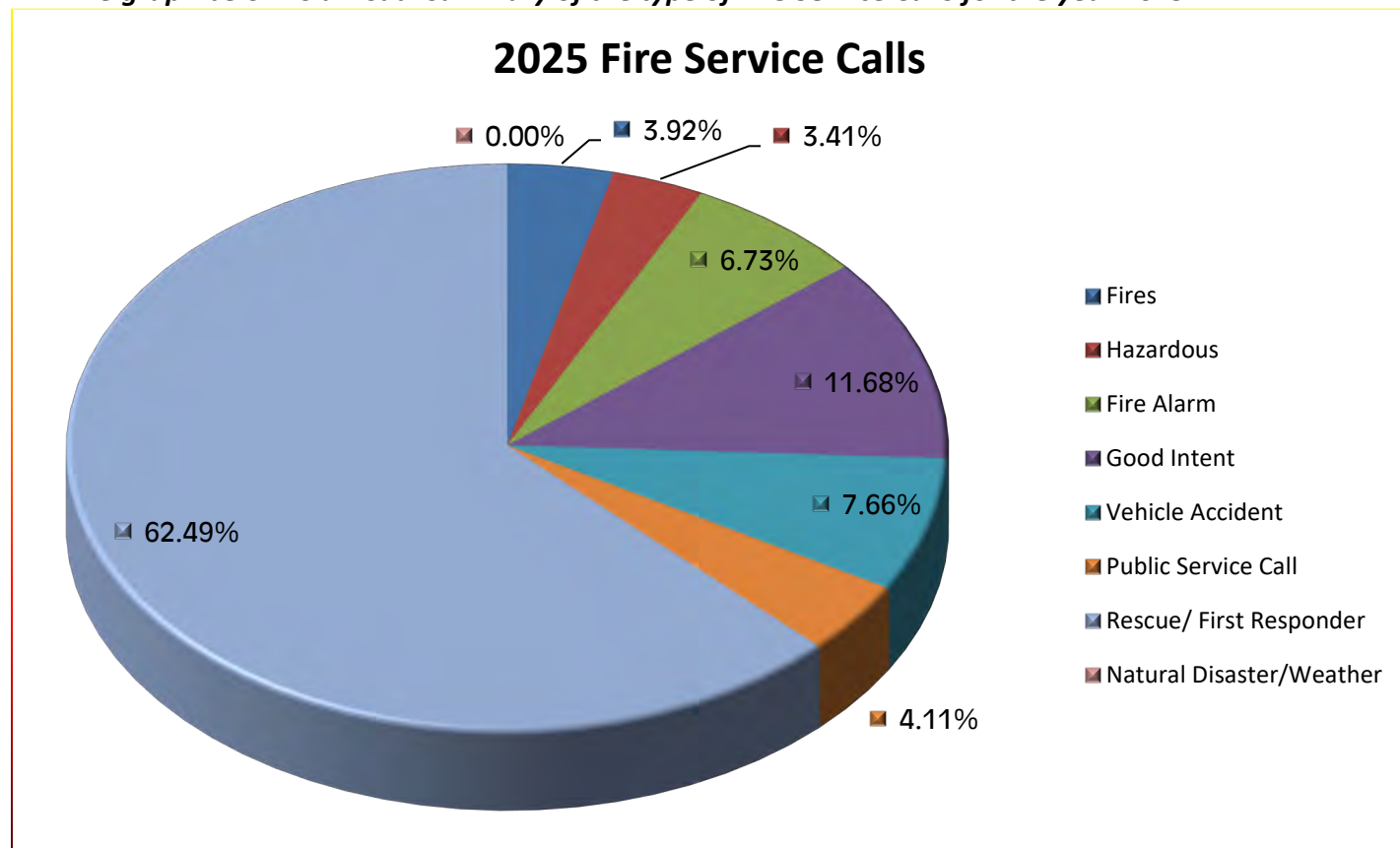
### 2025 Calls for Service:

There was a total of 2,145 calls for service for the year of 2025. The average calls for service per month was 179. Included in the number of rescue and first responder calls are the technical rescue incidents that our agency responded to in 2025 which include water rescues, extrications, and high angle rescues.

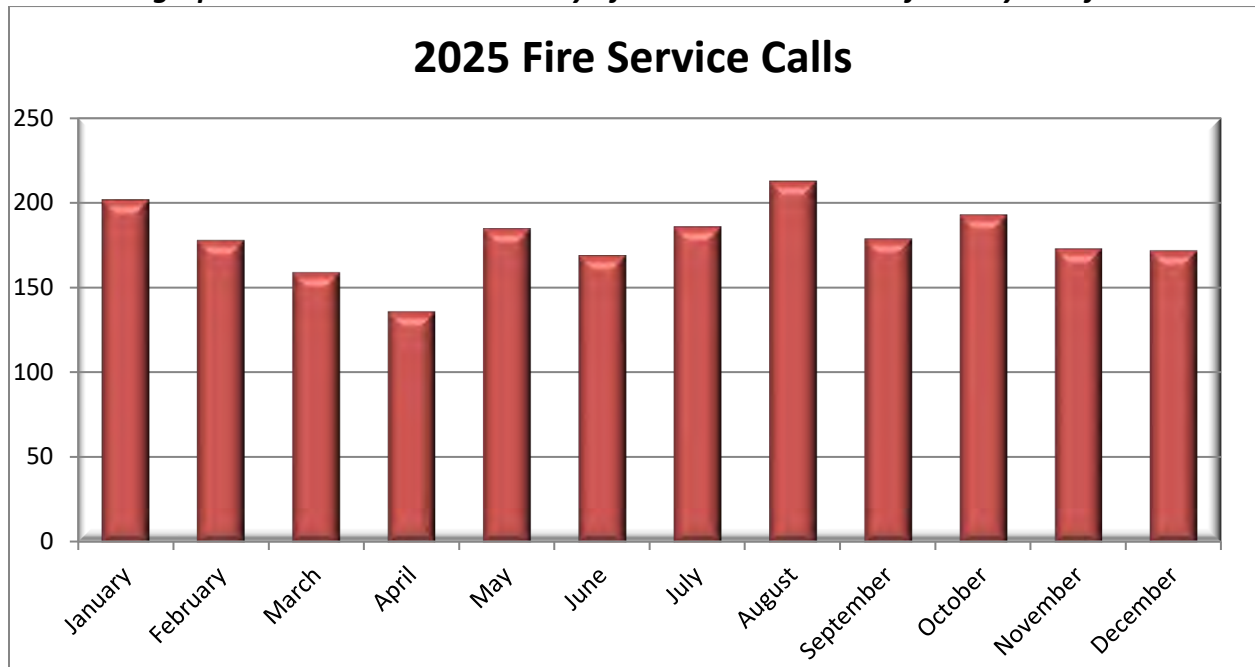
#### Incident Type:

Fires:	84	Motor Vehicle Accident:	164
Hazardous:	73	Public Service Call:	88
Fire Alarm	144	Rescue & First Responder:	1,338
Good Intent:	250	Natural Disaster/Weather:	0

*The graph below is a visual summary of the type of Fire Service Calls for the year 2025*



*The graph below is a visual summary of the Fire Service Calls for the year of 2025*



### **Department Operations**

The following list highlights some of the Garden City Fire Rescue's operational accomplishments for the past year:

- Received a new Ladder Truck for Station 2
- 130 national certifications earned by fire personnel (more than double from 2024)
- Utilized a more defined method of tracking our department's budget and inventory
- Developed more positive relationships with other agencies in and around our city
- Worked to identify and cut any unnecessary costs/established cost-saving measures
- Increased morale and crew continuity within our department
- Successful audits by Georgia Fire Standards Training Council, GBI, and Georgia Department of Health (for EMS license renewal)

### **Community Relations Events**

Firefighters visited with numerous daycare facilities and schools to discuss fire prevention. There were multiple visits to both Garden City Elementary and Savannah Christian Prep School. Fire Prevention Week was October 5 - 11, 2025. The Garden City Fire Department installed numerous smoke alarms throughout the city. GCFR has started visiting the senior center once a month to conduct blood pressure checks.



## **Department Training**

For the year 2025, fire personnel reported a total of 11,225 hours of training resulting in an average of 320.71 hours of training per Firefighter. This is nearly double the training hours from last year! Other training-related developments are as follows:

- Started the construction of a much-needed live burn training facility next to Station 2
- Training calendar maintained and followed to create a more productive training regimen
- Personnel followed a more robust physical fitness program
- Continued training in technical rescue
- Conducted high angle rescue training with the Georgia Ports Authority

## **Department Instructed Training**

The department was able to develop a more robust training system by appointing a state training proctor within our department, Captain Michael Gordon. This enables the agency to be more vested in statewide training and allows us to conduct state testing within our own agency. During the year, the department was able to offer training that was beneficial to not only our department, but other departments as well. The following are some of the classes which were offered by Garden City Fire Rescue in 2025:

- Firefighter II (80 hours)
- AHA Basic Lifesaver/CPR (4 hours)
- Water Rescue (120 hours)
- GPSTC Rope Rescue I (120 hours)
- Marine Firefighting
- Company Officer 1
- Rescue Diver and Public Safety Diver (220 hours)
- Structural Fire Control
- Interior Search and Rescue

## **Department Vehicles & Equipment**

The department is working to maintain a vehicle and equipment maintenance program. The new ladder truck we received in 2025 replaced a 22-year-old ladder truck. The department also took delivery of 2 Ram 3500 pickup trucks to start replacing an aging fleet of trucks. A new Pierce Pumper was ordered and should be delivered in first quarter of 2026.

## **Fire Hydrants**

Firefighters conducted testing on a total of 350+ hydrants throughout the City to guarantee they are in working condition.

## **Fire Marshal**

### **Overview**

During December 2025, the Garden City Fire Marshal's Office completed year-end administrative responsibilities while developing operational objectives for calendar year 2026. The primary focus moving forward is the implementation of comprehensive annual fire and life safety inspections for all commercial occupancies within the City of Garden City. This proactive approach is intended to reduce fire risk, enhance code compliance, and improve overall community safety.

### **Fire Prevention and Compliance**

In conjunction with inspection activities, the Fire Marshal's Office continues to provide occupancy-specific fire safety guidance and educational resources to property owners and occupants throughout the city. These efforts promote best practices in fire prevention and emergency preparedness. The office remains committed to maintaining a strong compliance and enforcement program that emphasizes adherence to adopted fire and life safety codes.

### **Fire Investigation Program**

The Fire Marshal's Office maintains a comprehensive fire investigation program. Each fire incident is investigated to determine origin and cause, with findings documented and reported in accordance with state requirements to the Office of the Commissioner of Insurance and Safety Fire.

### **Community Outreach and Public Education**

Community engagement remained a priority throughout 2025. The Fire Marshal's Office partnered with local churches and organizations to provide fire and life safety training. Garden City Fire Rescue also expanded CPR and first aid training, issuing more than 100 CPR certifications during the year.

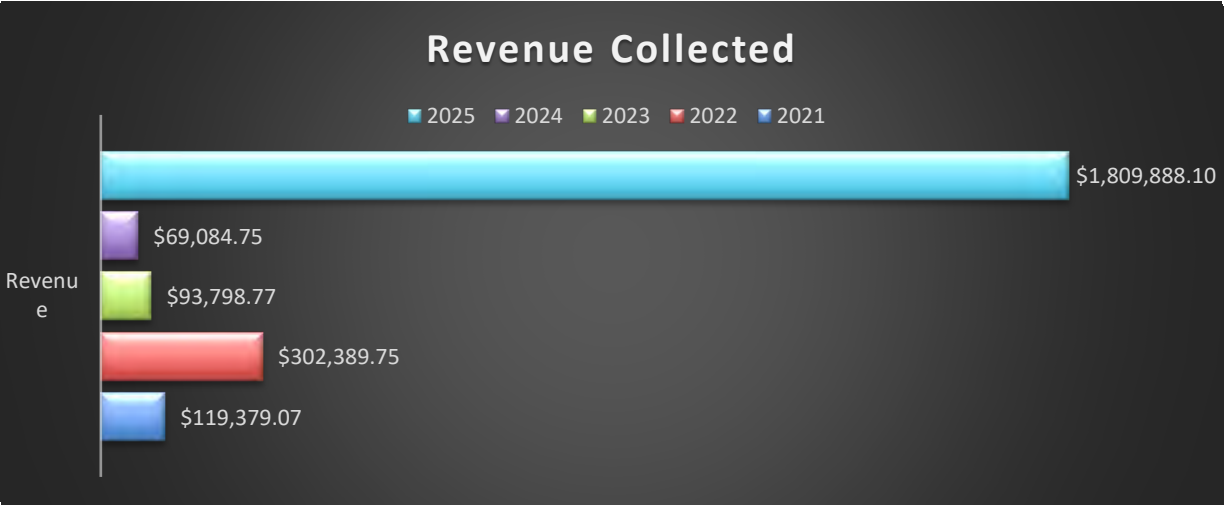
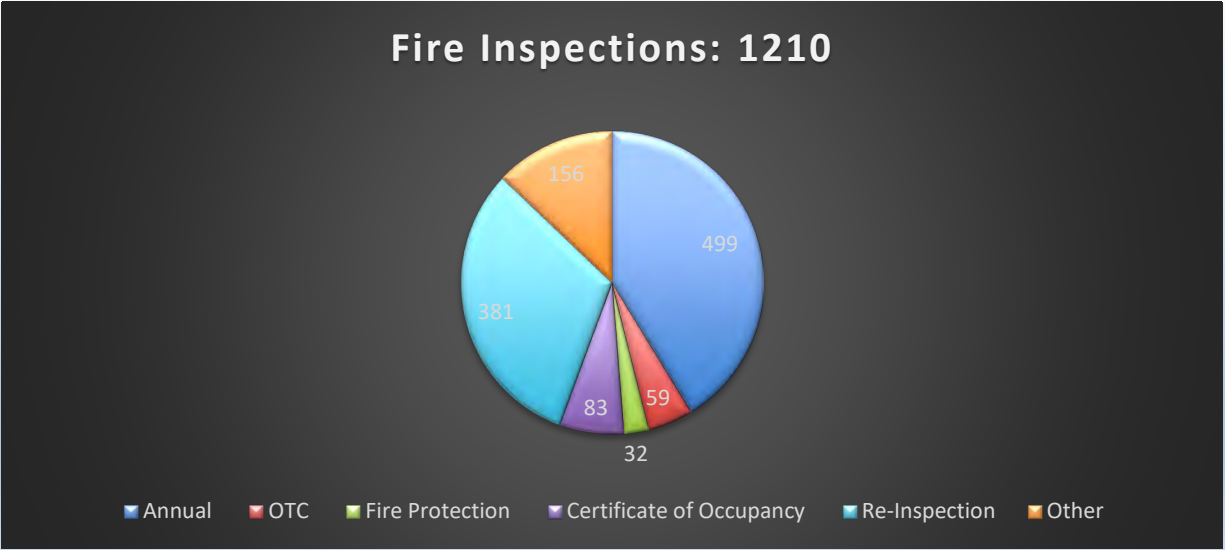
### **2025 Activity and Revenue Summary**

Total Inspections Conducted: 1,210

Plan Review Hours: 100+

Regulatory Fees Collected: \$123,454.05 (as of December 5, 2025)

Fire Protection Fees Collected: \$1,684,899.02 (as of December 5, 2025)



**Conclusion**

The Garden City Fire Marshal’s Office remains committed to proactive fire prevention thorough investigation, community education, and regulatory compliance. These efforts strengthen community risk reduction and support the mission of Garden City Fire Rescue.

### **Looking Ahead**

- Focus on more high hazard, low frequency incident training such as Shipboard Firefighting
- Continue and complete the live fire training facility
- Prepare for the upcoming ISO inspection
- Working towards a replacement station for Fire Station 1
- Bringing more state certified training to the City of Garden City which will be made available to surrounding municipalities and the Georgia Ports Authority
- Assisting and attending state certified classes that are offered in surrounding municipalities
- Broadening the community outreach with continued programs such as community CPR classes, the smoke alarm program, and Close Before you Doze
- Pursuing various grants for department equipment
- Continue to maintain the health and safety of the employees of Garden City Fire Rescue by maintaining our physical fitness program

**REPORT TO MAYOR AND CITY COUNCIL**

**AGENDA ITEM**

**TO: THE HONORABLE MAYOR AND CITY COUNCIL      DATE: January 6, 2026**

**CT: Human Resources Department Report for Year-End 2025**

**Report in Brief**

Attached is the Human Resources Department's Year-End Report.

Prepared by: Yolanda Irizarry

Title: Human Resources Director

Reviewed by: \_\_\_\_\_

Title \_\_\_\_\_

\_\_\_\_\_  
City Manager

# Garden City Human Resources Department Year-End Report 2025

## Recruitment/Positions Filled

In addition to continuously recruiting Police Officers/Police Officer Recruits, Firefighters, the city has job opportunities for a Heavy Equipment Operator, Public Works Technician, Water & Sewer Operations Technician, and Wastewater Operator Class II.

## New Hires

In 2025, the city hired a total of 33 new full-time employees.

## Employment Terminations

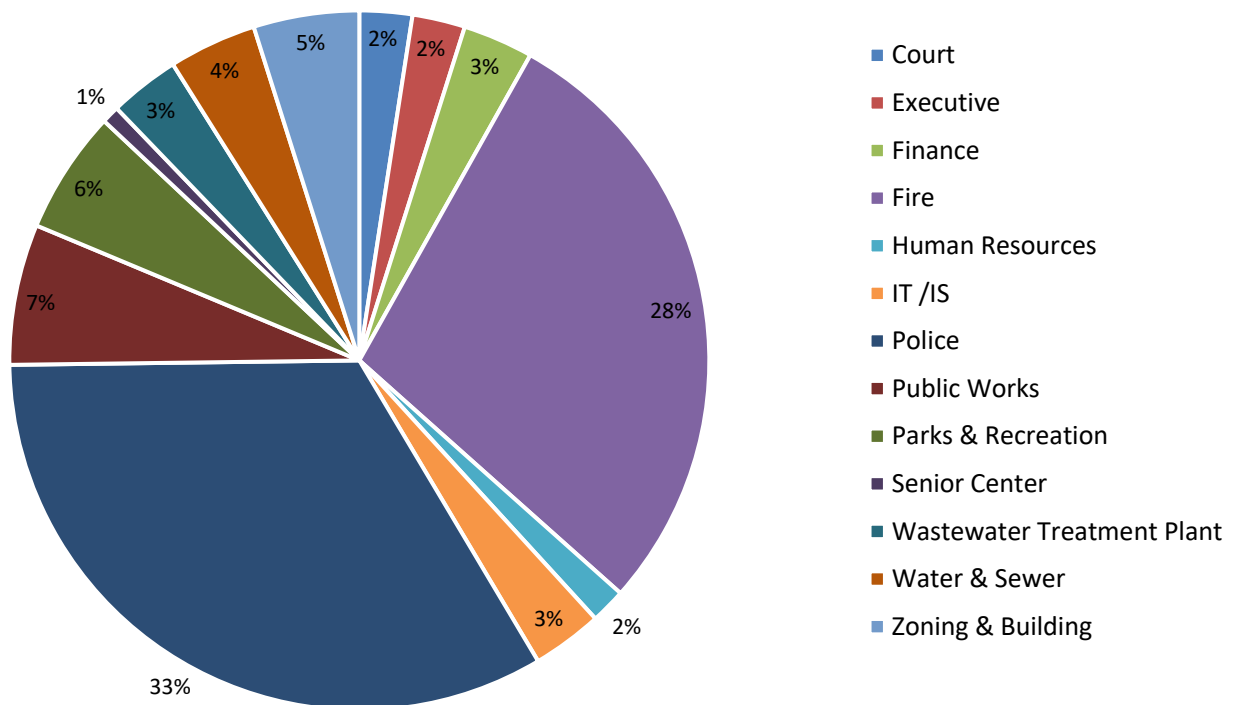
In 2025, a total of 13 employees were separated from employment: voluntary separations and terminations, and one retirement.

## City Employment

The city ended the year with a total of 123 full-time employees.

The chart below shows the percentage distribution of full-time employees by department.

**Active Full-Time Employees by Department**



## Additional Personnel Information, Including Part-Time Employees

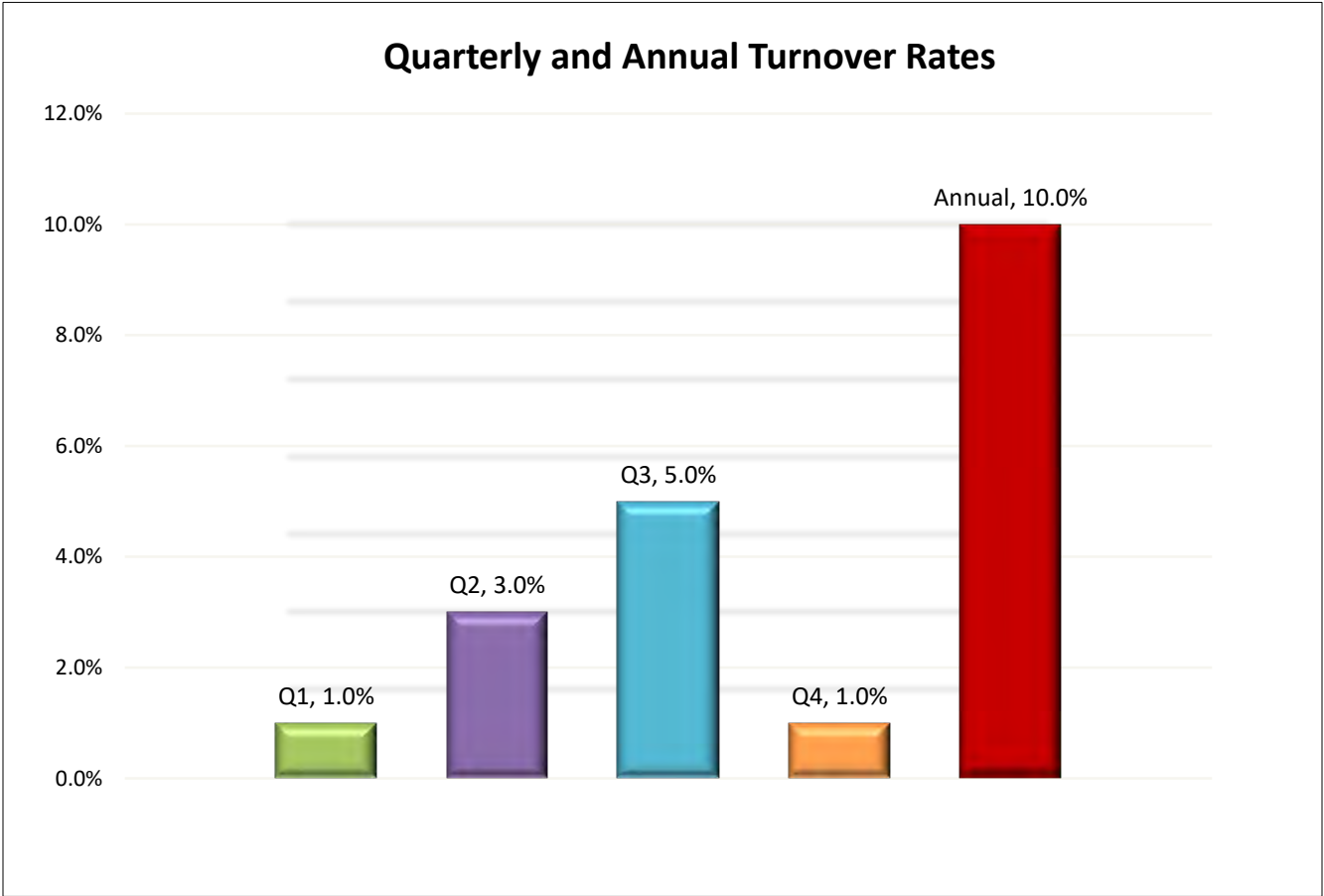
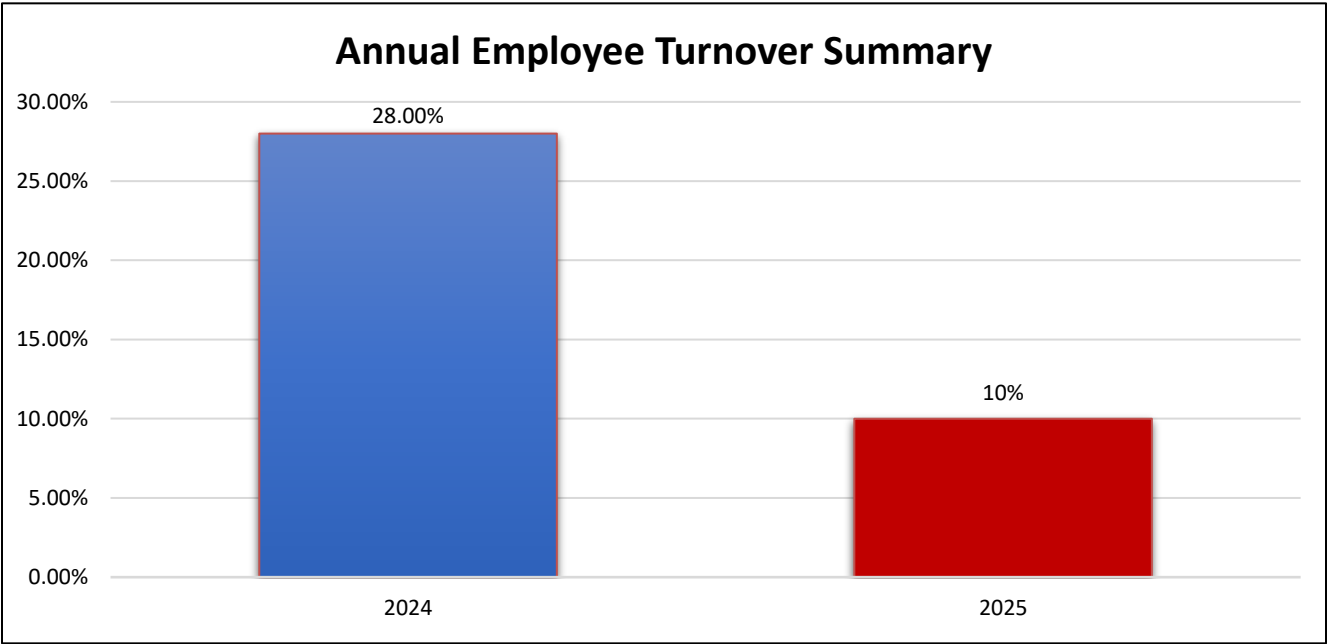
This report normally covers the count for full- and part-time employees. Included in the count below for City employees is part-time regularly scheduled, temporary, part-time, casual/summer help (persons that have other employment and work as needed), along with full-time employees.

Year End 2025	
TOTAL EMPLOYEES:	137
FULL-TIME ONLY:	123
CONTRACTOR/TEMP:	0
PART-TIME:	6
PART-TIME/CASUAL -SEASONAL	8

## Employee Turnover Data Per Month

Month	Percent
January	0%
February	0%
March	1%
April	1%
May	1%
June	1%
July	3%
August	1%
September	1%
October	0%
November	1%
December	0%

The graph below shows turnover rates for full-time positions. The annual turnover for the year 2025 was reported as 10%.





**Garden City Personnel Data**  
**New Hires – 2025**

Job Title	Hire Date
Clerk of Court	1/7/2025
Firefighter	1/23/2025
Information Technology Technician	1/27/2025
Firefighter	1/27/2025
Firefighter	1/29/2025
Wastewater Treatment Plant Operator Trainee	2/4/2025
Firefighter	2/16/2025
Water Operations Technician	2/23/2025
Firefighter	3/2/2025
Financial Services Specialist	3/24/2025
Firefighter	4/3/2025
Fire Inspector	4/7/2025
Police Officer Recruit	4/7/2025
Firefighters (2)	5/7/2025
Clerk of Court	5/12/2025
Deputy Clerk of Court	6/16/2025
Police Officer Recruit	6/16/2025
Police Officer	6/16/2025
Meter Reader	6/23/2025
Police Officers (2)	6/30/2025
Police Officer Recruit	6/30/2025
Water & Sewer Operations Technician	6/30/2025
Public Works Crew Leader	6/30/2025
Water & Sewer Operations Technician	7/14/2025

**Garden City Personnel Data  
New Hires Continuation – 2025**

Job Title	Hire Date
Police Officer Recruit	8/11/2025
Public Works Technician	8/14/2025
Police Officer Recruit	9/8/2025
Police Officer	9/8/2025
Firefighter	10/8/2025
Public Works Crew Leader	11/4/2025
Building Inspector	12/1/2025

# Monthly Report for the Mayor and City Council

TO: THE HONORABLE MAYOR AND CITY COUNCIL DATE: 1/14/2026

SUBJECT: *Technology Department Annual Report for 2025*

## Report in Brief

The Information Technology and Building Department's Annual Report provides detailed information to inform the public and the City Council better.

Prepared by: Ben Brengman

Title: Information Technology Department Director

## Technology/Building Maintenance Report

### Garden City Information Technology 2025 End-of-Year Report

- The new website is in the quality assurance phase. We now have complete control of the website and are working on configuring and implementing the integrations.
  - The current work being done.
    - Meeting with each department to review and edit their content on the website.
    - Configuring the on applications for new hires and streamlining the workflow of onboarding.
    - Testing the citizens' reporting application for Public Works.
    - Testing the following integrations.
      - Recreation Department - Online registration
      - Planning and Zoning Department - Online Permits and code enforcement.
- Public Works' new work order system has launched and will be rolled out with the new website.
- The new sign at Volunteer Park has been installed.
- New Municipal Court software was implemented
- Upgraded the current financial software to a cloud-based application.
- Implemented multifactor authentication.
- Upgraded the City's ID card system.
- Installed GPS and Cameras in the City's vehicles.
- Began installing cost-saving LED lights in City Hall.

## REPORT TO MAYOR AND CITY COUNCIL

## AGENDA ITEM *Parks & Recreation*

### **Parks & Recreation 2025 Year End Report**

**TO: THE HONORABLE MAYOR AND CITY COUNCIL**    **DATE:** January 13<sup>th</sup>, 2026

**SUBJECT:**    ***Parks & Recreation 2025 Year End Report***

#### **Report in Brief**

The Parks & Recreation Monthly Status Report includes a summary of the monthly activities and projects of all divisions within the Department.

The operations detail contained in this report is for the Year 2025 and all related information is current as of January 13, 2026.

### **Parks & Recreation Department Status Report Summary – Year End 2025**

Prepared by: Cliff Ducey

Title: Parks & Recreation Director

Rhonda Ferrell, City Manager

### **Adult Programs Senior Center Programs/Activities**



*Garden City Seniors Christmas Pajama Day*



### Christmas Sock it to me day December 11<sup>th</sup> 2025

- We served 11,178 total meals in 2025 at the Garden City Senior Center.
- Garden City our seniors had a lot of fun exercising, going on trips, playing games, watching movies, listening to speakers, eating, shopping, and just hanging out with friends at the Garden City Senior Center.

*Come join the fun at the Garden City Senior Center 78 Varnedoe Ave,*

*912-966-7791*

### **Sports Programs/Activities**

During the month of November/ December, 130 Youths participated in Garden City's Parks and Rec Youth Programs.



**Youth Basketball has started and we currently have 9 teams. Ages 4 to 14 years old.**



12u Eagles in action

➤ Upcoming Sports Programs/Events

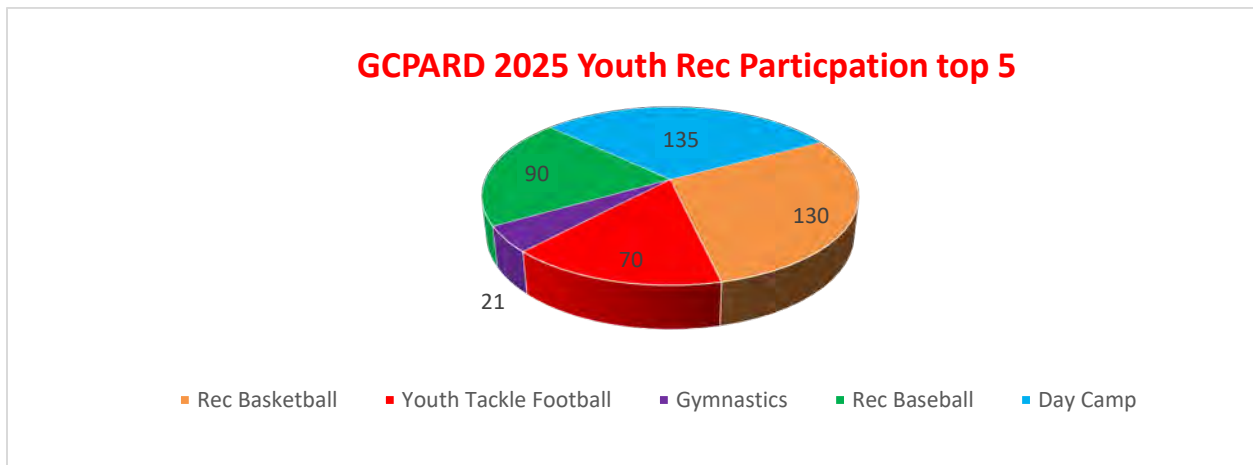
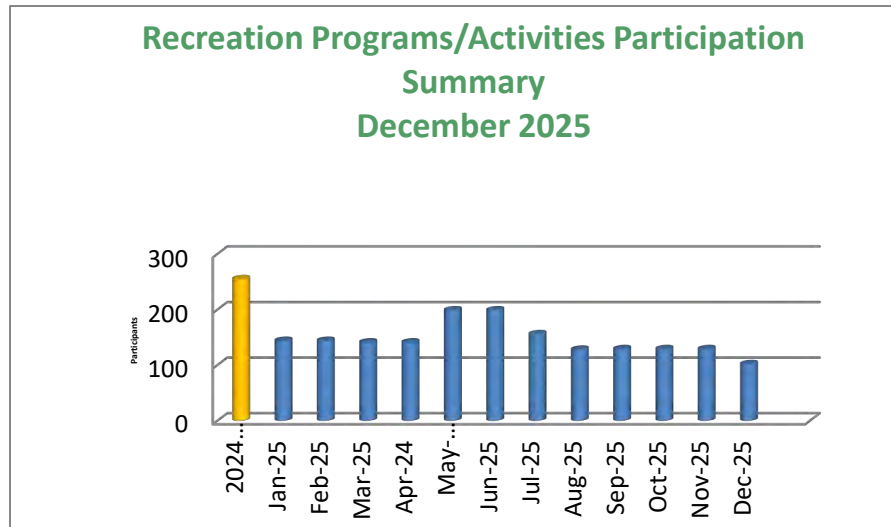
**Register Now!**

**Register online for Baseball, Softball or T-Ball Registration Opens January 19th**

**[www.gardencity-ga.gov](http://www.gardencity-ga.gov)**



*The graphs are visual summaries of the number of participants in Garden City's Recreation Programs*



## Community Relations Activities/Events for 2025

- Annual Easter EGGStravaganza event at Garden City City Hall front Lawn.
- Garden City Christmas Festival @ City Hall Lawn in December.
- 2nd annual City Departmental Christmas tree decorating contest.
- And 1<sup>st</sup> annual City Departmental Christmas Gingerbread decorating contest
- Successful summer programs at the Garden City Recreation Center.



**Training** During the year 2025, Parks & Recreation personnel reported a total of 120 hours of training. ***Training included: – American Red Cross training, Adult, Infant and Child CPR and AED Training.***

### ***Looking ahead***

***Construction is underway for our new Garden City Parks & Rec Facilities***



Prepared by: Cliff Ducey  
Title Parks & Recreation Director





**REPORT TO MAYOR AND CITY COUNCIL**

**AGENDA ITEM**

**TO: THE HONORABLE MAYOR AND CITY COUNCIL**

**DATE:** January 6<sup>th</sup>, 2026

**SUBJECT:** *Planning and Economic Development Permitting and Inspections Year-End Status Report*

**Report in Brief**

The Department of Planning and Economic Development Year-End Status Report includes a summary of the monthly activities and projects of permitting and inspections within the department. This report also provides information regarding key items of interest and/or activities throughout the year.

The operations detail contained in this report is for 2025, and all related information is current as of January 1, 2026.

Prepared by: Carlos Nevarez  
Title Interim Assistant Director

Reviewed by: \_\_\_\_\_  
Title \_\_\_\_\_

\_\_\_\_\_  
Rhonda Ferrell-Bowles; City Manager

**Attachment(s)**

- CRS Activity 330 PPI Annual Progress Report
- CRS Activity 510 FMP Annual Progress Report

## Planning and Economic Development Department

### Status Report

#### Summary – Year End 2025

### Permits

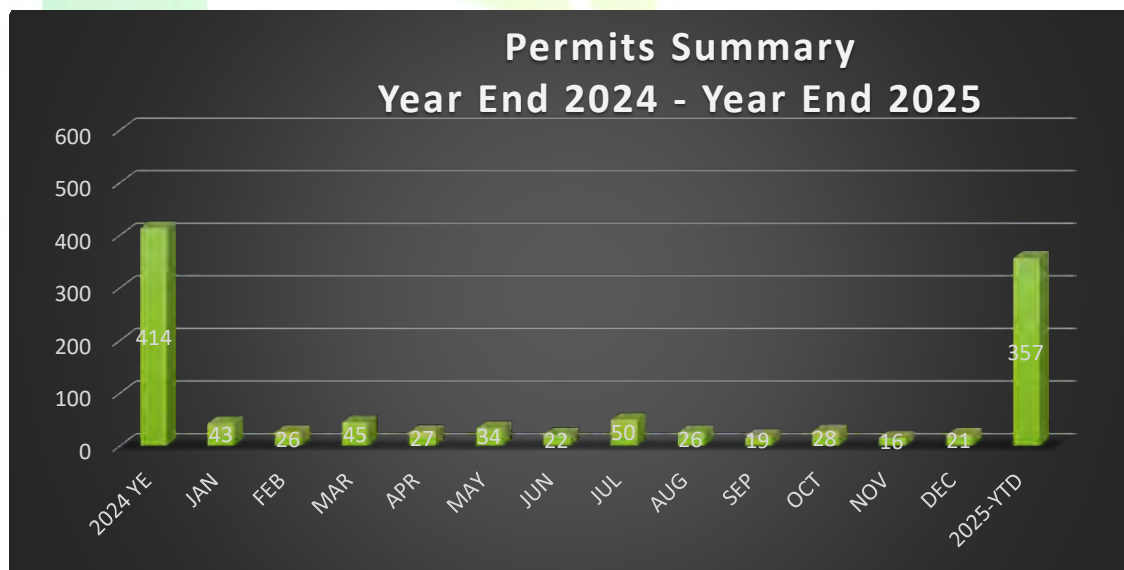
During FY2025, a total of 357 permits were issued, representing a decrease from 414 permits issued in 2024. This decline is attributable to common challenges across the United States, including rising interest rates, economic uncertainty, higher construction costs, decreasing demand, and supply chain disruptions. To better manage development projects, the planning department will hire additional staff to assist and support growth within our city. We anticipate a surge in permits over the next two months, driven by the development projects behind City Hall and numerous ongoing developments along US-80 Highway, such as new gas stations, office flex spaces, and apartments. These developments are expected to significantly boost local economic activity and enhance our community's infrastructure.

#### New Construction Building Permits

#### Renovation/Expansion Building Permits

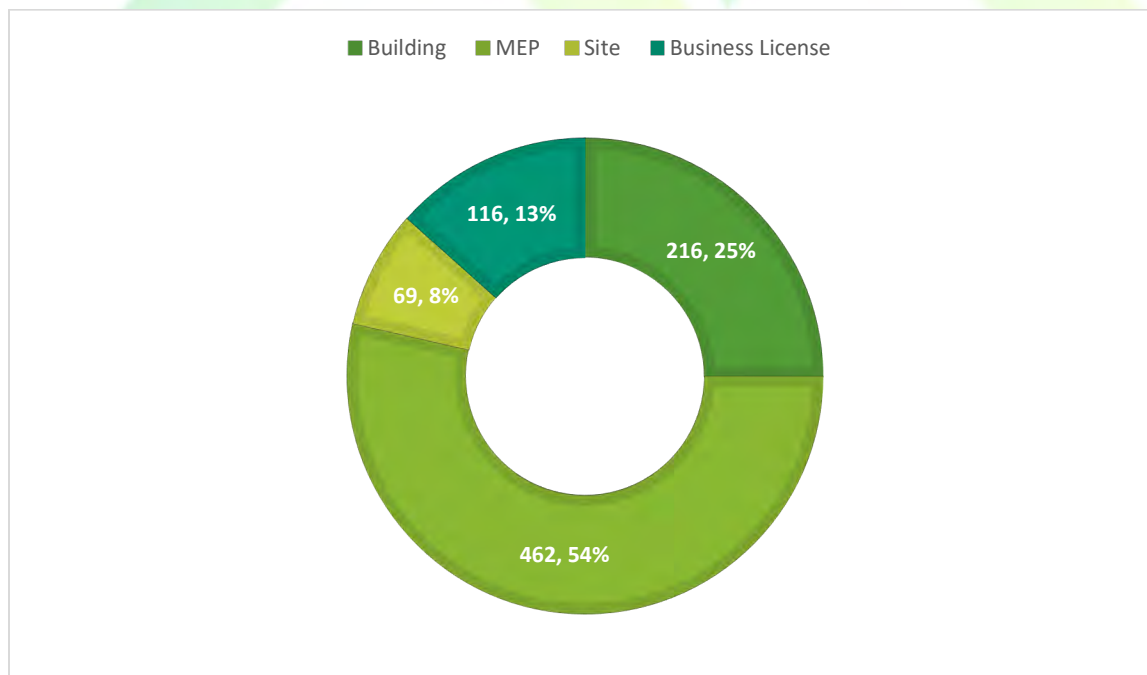
#### Miscellaneous Permits

*The graph below is a visual summary of the permits issued.*



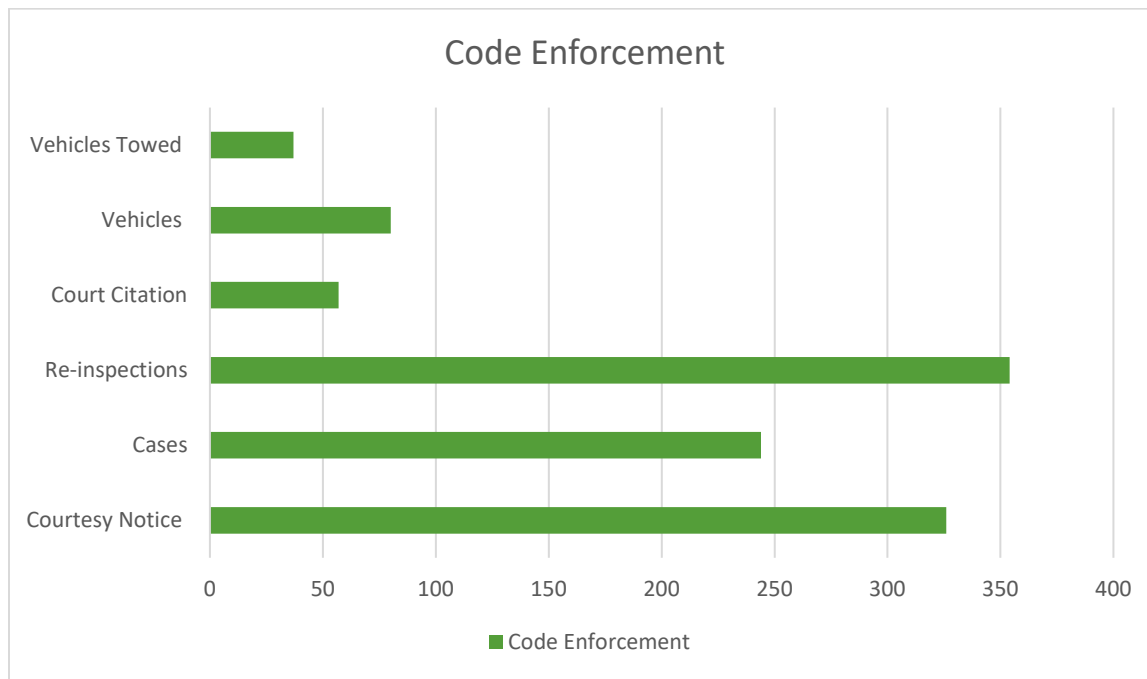
## **Inspections**

Building construction projects are subject to a thorough series of inspections, including building, mechanical, electrical, plumbing, site, and business license inspections, to ensure the highest standards of safety and quality. This increase in inspections is driven by a heightened need for accountability, ensuring public safety, adapting to evolving regulatory standards, and leveraging technological advancements in inspection management. As a result, expect more frequent inspections in future developments, with thorough documentation of each step to promote transparency and trust in the construction process. A total of 863 inspections were conducted.



## **Code Enforcement Activity**

Below is the total number of code enforcement issues recorded across the city. While these numbers may appear high, it is important to note that many commercial and industrial properties are not included in this total; this mainly pertains to residential properties. To improve compliance, we will add one more code enforcement officer, and the zoning administration will oversee the program to ensure consistent enforcement throughout the city.



## **Stormwater Program and Floodplain Management Program**

Stormwater and floodplain management programs are crucial for protecting communities, property, and the environment. Effective stormwater management lowers the risk of flooding by regulating the flow and quality of runoff, preventing water pollution, and protecting infrastructure. Floodplain management ensures land use decisions reduce flood damage, preserve natural floodplain functions, and promote public safety. Together, these programs help cut disaster recovery costs, support sustainable growth, and boost community resilience to severe weather events. Their ongoing efforts show a commitment to environmental stewardship and public health, making them a vital part of municipal planning and operations. Attached are the 2025 migration reports.

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

Rezoning Cases: 5

General Development Plan: 18

Special Use: 2

Variance Request: 10

Other: 1

Table 3.4 - Mitigation Action Plan, Garden City									
Action #	Action Description	Hazard(s) Addressed	Goal & Objective	Priority	Lead Agency / Department	Potential Funding Source	Implementation Timeline	2020 Status	2025 Implementation Status Comments
Prevention									
P-1	Revise and adopt Garden City Local Design Manual and flood damage prevention ordinance to higher regulatory and design standards.	Flood	3.1	High	Planning and Zoning Dept.	Local Funds	2021	Carry Forward	Amendment completed 2022
Property Protection									
PP-1	Harden roof, windows, doors and rooftop units for critical facilities	All	1.1	Moderate	Administration	HMGP; BRIC	2022	Carry Forward	Completed 2022
PP-2	Relocate Fire Station 1 located at 116 Main Street out of susceptible flooding area.	Flood	1.1 & 3.1	High	City Administration	Federal grants	2024	Carry Forward	Completed. Station has been remodeled in 2017
PP-3	Upsize, install and/or raise generator at various critical facilities in the City	All	1.1	High	Water/Sewer	HMGP	2022	Carry Forward	Completed 2021
PP-4	Raise lift stations out of floodplain	Flood	1.1	High	Water/Sewer	HGMP	2022	Carry Forward	Completed 2022
PP-5	Purchase and install bypass pumps	Flood, Hurricane	1.1	Moderate	Public Works	Local Funds	2022	New	Completed 2022
PP-6	Anchor HVAC units and Storage Tanks	All	1.1	Moderate	Public Works	Local Funds	2021	New	Completed 2021
PP-7	Acquire or elevate properties prone to flooding	Flood, Hurricane	1.2 & 3.1	Moderate	Public Works	Local Funds, State grants, HMGP	2025	New	No properties to acquire or elevate.
PP-8	Elevate or dry floodproof components or systems vulnerable to flood damage	Flood, Hurricane	1.1	High	Public Works	Local, State grants, HMGP	2020	New	Completed 2020. Elevated utilities and generators at facilities.
PP-9	Install sewer access covers for instances where elevation is not feasible or practical	Flood, Hurricane	1.1	Moderate	Water/Sewer	Local Funds	2022	New	Completed 2022
PP-10	Seal exposed portions of well systems or raise the elevation of the well head to prevent infiltration of flood waters	Flood, Hurricane	1.1	Moderate	Water/Sewer	Local Funds, State grants, HMGP	2022	New	Completed 2022
Structural Projects									
SP-1	Construct and/or improve drainage systems to alleviate drainage issues.	Flood, Hurricane	3.1	Moderate	Public Works	General fund, grants	2021	Carry Forward	Completed yearly. Applied for FEMA HMGP to address Telfair and Chatham Parkway drainage basin. Pending approval.
SP-2	Raise all manholes city-wide within the 100-year floodplain	Flood	1.1	High	Public Works	HMGP	2022	Carry Forward	In process, possible submission for grant.
Emergency Services									
ES-1	Generators for critical facilities	All	1.1	Moderate	City Administration	HMGP, General Fund	2021	New	Completed 2021
ES-2	Portable generators for critical facilities	All	1.1	Moderate	City Administration	HMGP, General Fund	2021	New	Completed 2021
ES-3	Purchase and install generator quick connects and transfer switches for critical facilities	All	1.1	Moderate	City Administration	HMGP, General Fund	2021	New	Completed 2021
ES-4	Conduct hazardous materials training, response and recovery exercises	All	4.1	Moderate	City Administration	General Fund	2020	New	Completed by Fire Department and Code Enforcement Officers yearly
Public Education and Awareness									
PEA-1	Increase public education and awareness utilizing an all- hazards approach in the City via various outreach methods (print, tv, radio, social media, etc.)	All	2.2	High	City Administration	Local Funds	2020	Carry Forward	Completed yearly
PEA-2	Host/support a hazardous materials clean-up day to appropriately dispose of dangerous household chemicals	Hazardous Materials Incident	2.1	Moderate	City Administration	Local Funds, Grants	2021	New	
PEA-3	Provide outreach to vulnerable populations via various outreach methods (print, tv, radio, social media, etc.)	All	2.2	High	City Administration	Local Funds	2020	New	Completed yearly

## REPORT TO MAYOR AND CITY COUNCIL

## AGENDA ITEM

**TO: THE HONORABLE MAYOR AND CITY COUNCIL**

**DATE:** 01-14-2026

**SUBJECT: POLICE DEPARTMENT 2025 STATUS REPORT**

### **Report in Brief**

The Police Department 2025 Status Report includes an extensive summary of the yearly activities of the divisions within the Department. This report also provides information regarding key items of interest and/or activities throughout the month.

The operations detail contained in this report is for the year of 2025.

Prepared by: Jeri Varnum  
Title: Executive Assistant/Accreditation Manager

Reviewed by: Gilbert C. Ballard  
Title: Chief of Police

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Rhonda Ferrell, City Manager

Attachment(s)



# Police Department - 2025 Report

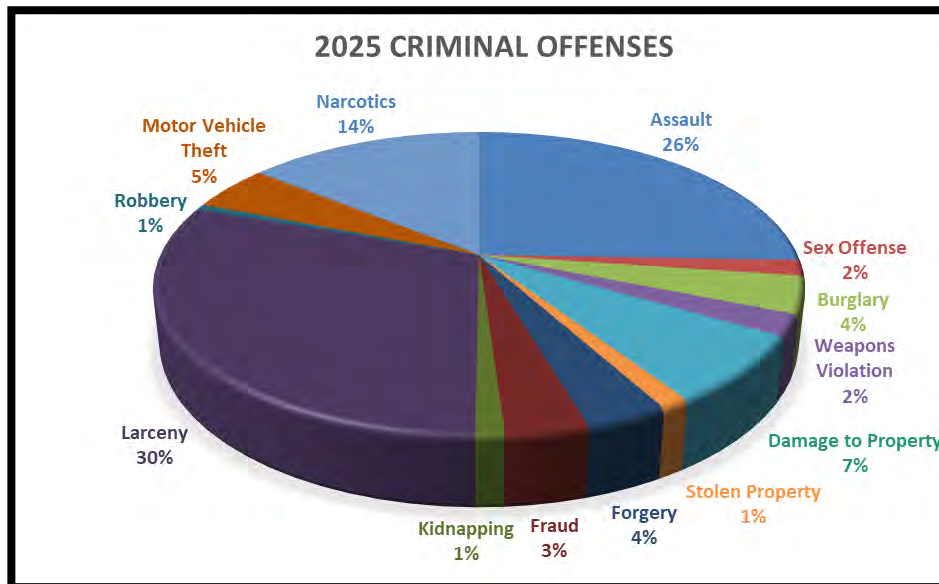
## Calls for Service

There were a total of 21,204 calls for service in 2025. There were 2,820 incident reports written in 2025.

## Adult & Juvenile Arrest/Charge Summary

Adult Arrests - 1,159      Juvenile Arrests - 13

<u>Offenses</u>			
Animal Cruelty	2	Assault	168
Burglary	26	Damage to Property	48
Forgery	23	Fraud	23
Kidnapping	8	Larceny	199
Motor Vehicle Theft	32	Narcotics	93
Robbery	4	Sex Offense	11
Stolen Property	8	Weapons Violation	15
Homicide	0		



## 2025 Violations by District

	Daniel District 1	Ruiz District 2	Morris District 3	Lassiter, Jr. District 4	Tice District 5	
Animal Cruelty	0	0	1	1	0	
Assault	31	20	65	21	26	
Burglary	2	1	19	3	1	
Damage to Property	16	6	12	8	6	
Forgery	7	0	11	0	4	
Fraud	8	4	6	1	4	
Kidnapping	1	1	4	2	0	
Larceny	32	25	80	21	38	
MV Theft	8	6	13	3	1	
Narcotics	31	8	30	15	6	
Robbery	1	1	2	0	0	
Sex Offense	2	1	4	0	6	*1 sex offense
Stolen Property	2	0	3	1	1	happened in an
Weapons Violation	6	1	2	3	2	unknown location.
Homicide	0	0	0	0	0	



**School Zone Violations** There were a total of 814 citations issued for the school zone cameras on Kessler Avenue in 2025.

**Traffic Violations** There were a total of 14,909 traffic citations written for 2025.

**Traffic Violations Issued**

Speeding Violations	3,318	Fatalities	1
Seat Belt Violations	1,374	Written Warnings	1,784
DUI Citations	196	Miscellaneous Citations	8,237



**Accidents**

Total Accident Reports 627  
Public Roadway Accidents 466      Private Property Accidents 161

**Open Records Requests** The Garden City Records Department received and processed 3,133 requests for 2025.

**Training** During 2025, police personnel reported a total of 6,820 hours of training.

**Items of Interest for 2025**

- The department hosted or attended numerous community events, including the MLK Parade, the Veteran's Day Parade, Stand up for America, COPS at Bus Stops, GA Cities Week, GC Elementary Career Day, Safekids Savannah Car Seat Event, Back to School Events, Pumpkin Scavenger Hunt, Shop with a Cop, and many more.
- The Garden City Police Department received several awards from the Governor's Office of Highway Safety for 2024. These awards include: Agency of the Year, Officer of the Year for the region, K9 Officer of the Year for the region, and recognition for the most occupant protection contacts in the region.
- The Garden City Police Department was recognized at the 2025 Mothers Against Drunk Driving (MADD) Awards Banquet. Three officers were individually recognized for their efforts, and the agency was recognized for its overall enforcement of impaired driving offenses.
- The Police Department, along with Safekids Savannah, hosted a car seat installation checkup event.
- Garden City Officers were honored to participate in The 200 Club of the Coastal Empire's events: 2025 Buffalo Soldiers Charity Ride, The Savannah Mile, and the Valor Awards & Appreciation Gala.
- The Garden City Police Department successfully completed a GCIC/NCIC audit.
- Lieutenant Roberto Rodriguez graduated as a member of the 294th session of the FBI National Academy in June.
- Major Hood successfully completed the Chief Executive Training Program through the Georgia Association of Chiefs of Police.
- Lt. Rodriguez and Sgt. Dess completed the Columbus State University Command College Program and graduated with their Master's Degree in Public Safety Administration.
- During 2025, Garden City PD hired 11 new officers. We ended the year with 4 vacancies.

## REPORT TO MAYOR AND CITY COUNCIL

## AGENDA ITEM

**TO: THE HONORABLE MAYOR AND CITY COUNCIL DATE: January 14, 2026**

**SUBJECT: *Department of Public Works – Monthly Status Report***

### **Report in Brief**

The Public Works Department Monthly Status Report includes an extensive summary of the yearly activity of all divisions within the Department. This report also provides information regarding significant projects and/or activities throughout the year.

The operations detail contained in this report is for the year of January - December and all project related information is current as of 12/31/2025.

Prepared by: Lynnette S. Hymes  
Title: Executive Administrative Assistant

Reviewed by: Virgil Moore  
Title: Director of Public Works

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Rhonda Ferrell, City Manager  
Attachment(s)



Dec. 21<sup>st</sup> – Jan. 19<sup>th</sup>



Department of Public Works

# Public Works Department

## Monthly Status Report

### Summary – January - December 2025

#### Operations & Maintenance:

Public Works personnel completed 126 Resident **Requests**, and 2712 **Work Orders** for the year of January - December 2025.

**Resident Request** – Every time a request for Public Works service is made by phone call, written request, email request, or an actual one-on-one request to a PW employee, a “**Resident Request**” is generated. This builds a computerized record of all requests made.

**Work Order** – A “**work order**” is created each time a work crew or individual is assigned a task either because of service requests, pre-planned maintenance projects, or by other situations as they arise. This produces a database of work accomplished and the time and materials it took to do the work.

#### Storm Drainage:

- Ditch/Canal Maintenance: Dug – 36,918 ft., Cut 59,428 ft.
- Street Repairs (Potholes) – 218
- Street Sweeper Mileage – 1.45 miles
- Signs: Multiple Knockdowns/replacements – 210
- Storm Boxes Cleaned – 102
- Storm Drains Cleaned - 84
- Cleaned Catch Basins - 156
- Stormwater Pipe Repair/Replacement – 6
- Stormwater Pipes (length of pipes cleaned/maintained) – 45.
- Sign in sheets for staff training – 2.

#### Mixed Dry Trash Collection by City and Disposal:

- 00.00 Tons Collected - 188.71
- 00.00 Tons Collected Total Mixed Dry Trash – 880 YTD
- Cost of Tons Collected Total Mixed Dry Trash –2570.34
- Cost of Tons Collected Total Mixed Dry Trash YTD – 9,349.37
- 880 Tons Collected YTD taken to Savannah Regional Landfill

Streetlights Repairs: 16 - Different areas of the city.

Tree Services: \$ 33,975.00 - Different areas of the city.

Savannah River Utilities - \$373,556.62 – Different areas of the city.



12/29/25  
Manhole Cover (Carey Hillard's)

Before



After





12/19/2025  
Catch Basin Cleaning

Before



After



Before



After



## REPORT TO MAYOR AND CITY COUNCIL

## AGENDA ITEM

**TO: THE HONORABLE MAYOR AND CITY COUNCIL**    **DATE: January 14, 2026**

**SUBJECT: *Water and Sewer Operations Monthly Status Report***

### Report in Brief -

The Water and Sewer Operations Department Yearly Status Report includes an extensive summary of the year's activities of all divisions within the Department. This report also provides information regarding significant projects and/or activities throughout the year.

The operations detail contained in this report is for the months of January - December and all project related information is current as of 12/31/2025.

Prepared by: Lynnette S. Hymes  
Title                      Executive Administrative Assistant

Reviewed by: Geunmarth Vallada  
Title                      Interim Director - Water/Sewer Operations

---

Rhonda Ferrell, City Manager

### Attachment(s)



Narcissus - Birth Flowers  
December



Department of Water and Sewer Operations



# **Department of Water and Sewer Operations Yearly Operating Report – January - December 2025**

## **Water/Sewer Operations & Maintenance**

**Service Orders and Work Orders:** 1169 Service Orders, 990 Work Orders

**Hydrant Services:** 355

**Water Line Services:** 793

**Located Services:** 1054

**Sign in Sheet for Staff Training:** - 2

### **Utility Services:**

- Meter Services: 595
- Connects: 343
- Disconnects: 391
- Delinquent Disconnects: 1032

<p>* Maintenance Services consist of repairs made for leaks at the meter, register repairs, box, or lid replacements, as well as, requested cleaning services for apartments.</p>
---

### **Sewer Operations and Maintenance:**

- Gravity Main/Manhole Services: 164
- Sewer Work Orders - 202
- Lateral/Blockage Services: 17
- Sanitary Sewer Overflow Event: 7
- Storm Pipes Length/Cleaned: 6
- Jet Vac: 16

**Savannah Rivers Utilities Co.** – \$338,812.30 for varies properties

**Crosby Contracting:** \$ 2,200.00

**Bypass Setups** – 8 - Lift Stations



## REPORT TO THE MAYOR AND CITY COUNCIL

## AGENDA ITEMS

**TO: THE HONORABLE MAYOR AND CITY COUNCIL    DATE    December 14, 2025**

**SUBJECT: *Wastewater Treatment and Collections and Water Treatment  
Yearly Status Report***

**Report in Brief -**

The Wastewater Treatment and Water Treatment Departments Yearly Reports includes an extensive summary of the yearly activity of all divisions within the Department. This report also provides information regarding significant projects and/or activities throughout the year.

The operations detail contained in this report is for the month of January - December and all project related information is current as of 12/31/2025.

Prepared by: Lynnette S. Hymes  
Title                      Executive Administrative Assistant

Reviewed by: Dagny Pariani  
Title                      Plant Manager

Rhonda Ferrell, City Manager  
Attachment(s)



**Turquoise, Zircon, Tanzanite  
December 2025**

**Department of Wastewater Treatment  
and Collections - Water Treatment**



**Department of Wastewater Treatment and Collections  
and Water Treatment  
January - December 2025**

**DRINKING WATER & WASTEWATER TREATMENT SYSTEMS**

**EXECUTIVE SUMMARY**

The treatment plant received a total of 61.76 inches of rain during the month and treated 347.7 million gallons.

- The max EFF daily flow for the treatment plant was 17.53 MGD recorded for January - December 2025.
- The water system withdrew a total of 357.2 MG from well facilities and purchased 10.736 MG from the Savannah Southbridge System (Town Center Water System) and 4.12 MG from Savannah I&D (Prosperity Drive)
- Yearly drinking water bacteriological sampling completed = passed
- Yearly water and wastewater reporting submitted to State = no violations reported

**ATTENTION ITEMS**

- WWTP drying beds – back pressure from drainbox has caused several of the tiles to unseat. The beds need to be rehabbed.
- Headworks upgrade – the headworks drum screen is overloaded and has no back up. Need to move forward with this project.
- Well 2 – EPD has requested the city either abandon the well or sign off on a full rehab
- CenterPoint Tower – altitude valve has failed. Bypassing the valve

**MAINTENANCE ITEMS – WATER**

- Well 1 – generator transfer switch replaced.
- CenterPoint Tower – washout completed.



## **MAINTENANCE ITEMS – WASTEWATER**

- Azalea LS – new panel on order. Station is operational on bypass pump only.
- Big Hill LS – pulled and unclogged pump 2
- Covington LS – panel replaced
- Hawkinsville LS – mini cas replaced
- 80 at the Curve LS – Both pumps and controller out. Station is operational on bypass pump only.
- WWTP basin 2 aerator 3 – outboard bearing replacement in process
- WWTP main generator – controller pulled for repair
- Dexter Fortson – SCADA installation ongoing

## **MISCELLANEOUS ITEMS**

- Azalea spill sampling – Month 12 sampling completed
- Annual sludge TCLP sample

## **SAVANNAH RIVER UTILITIES**

\$8,787.50 - Different areas of the city. (Lift Stations)



## PERFORMANCE MATRIX

	Monthly Performance Indicator to Savannah River (mg/L)	Target or Limit (mg/L)
Flow, Monthly Avg.	0.77 MGD	2.0 MGD
TSS, Monthly Avg.	2	30
TSS, Weekly Avg.	4	45
TSS % Removal	98%	85%
BOD5, Monthly Avg.	3	30
BOD5, Weekly Avg.	4	45
BOD5 % Removal	98%	85%
Ammonia-N, Monthly Avg.	2.3	17.4
Ammonia-N, Weekly Avg.	2.8	26.1
Total Phosphorus, Monthly Avg.	1.54	Report
Fecal coliform, Monthly Avg.	1 CFU	200 CFU
Fecal coliform, Weekly Avg.	5 CFU	400 CFU
Chlorine, Daily Max	0.50	0.50
pH, Daily Min-Max	6.4 – 7.6	6.0-9.0
Dissolved Oxygen, Daily Min.	4.1	>2.0



**ORDINANCE 2026-\_\_**

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE AND MAP OF GARDEN CITY, GEORGIA, AS AMENDED, TO REZONE FROM A ZONING CLASSIFICATIONS OF “R-1” TO A ZONING CLASSIFICATION OF “R-I-N” LOT SIX (6) AND LOT SEVEN (7) OF A SUBDIVISION OF LOTS 9 & 10 OF THE SUBDIVISION OF THE LAMAR TRACT, GARDEN CITY, CHATHAM, COUNTY, GEORGIA, WITH ADDRESSES OF 55 BRAMPTON ROAD AND 61 BRAMPTON ROAD, GARDEN CITY, GEORGIA 31408, AND TAX PROPERTY IDENTIFICATION NUMBERS OF 60015 03032 AND 60015 03033, AND CURRENTLY OWNED BY DOUBLE GLOUCESTER, LLC; TO PROVIDE FOR CONDITIONS OF APPROVAL; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**WHEREAS**, Double Gloucester, LLC, has filed an application to rezone the below-described property (the “Property”), measuring a total of 1.5 acres, more or less, from its present “R-1” (Residential) zoning classification to a zoning classification of “R-I-N”(Institutional) for the stated purpose of constructing six (6) townhome buildings, parking areas, and infrastructure, on a three (3) acre tract, of which the Property constitutes a portion, composed of Lots 6, 7, 8, & 9, of a subdivision of Lots 9 & 10 of a subdivision of the Lamar Tract in Garden City, Chatham County, Georgia (55, 61, 63, & 65 Brampton Road, Garden City, Georgia); and,

**WHEREAS**, the Planning Commission has held a public hearing and withheld approval of the rezoning; and,

**WHEREAS**, the Mayor and Council has determined that the rezoning is consistent with the Comprehensive Land Use Plan and that certain conditions should be imposed to ensure compatibility of the lots with surrounding land uses;

**NOW THEREFORE**, be it ordained by the Mayor and Council of Garden City, Georgia, and it is hereby ordained by the authority thereof that:

Section 1. The Zoning Ordinance and Zoning Map of Garden City, Georgia, as amended, is amended so that the following described parcels, measuring a total of 1.5 acres, more or less, owned by Double Gloucester, LLC, with addresses of 55 and 61 Brampton Road, Garden City, Georgia 31408, and tax property identification numbers of 60015 03032 and 60015 03033, be rezoned from their present “R-1” (Residential) zoning classification to a zoning classification of “R-I-N”(Institutional):

All those certain lots, tracts or parcels of land situate, lying and being in the city of Garden City, Chatham County, Georgia, shown and described as Lot Number Six (6) and Lot Number Seven (7) of a subdivision of Lots 9 & 10 of a subdivision of the Lamar Tract on a map or plan of a subdivision of the Lamar Tract made by M.F. Smith, C.E., in August 1936, and being recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Subdivision Map Book A, Page 19, said map being incorporated herein by reference thereto and being made a part hereof for better determining the metes, bounds, courses, and distances of said Lots which, as a whole, have a northern frontage of 200 feet on Brampton Road; a depth on the eastern side of 330.34 feet; a width across the rear of 201.52 feet; and a depth on the western side of 355.06 feet.

The above-described real property and the improvements thereon are more commonly known as 55 and 61 Brampton Road, Garden City, Georgia 31408, and have been assigned tax property identification numbers of 60015 03032 and 60015 03033 by Chatham County, Georgia.

**Section 2:** The rezoning of the Property is expressly subject to the following conditions, which shall "run with the land" and be binding upon the owner of the Property and all subsequent successors in interest:

- a **Site Plan Compliance:** The Property shall be developed in substantial accordance with the site plan titled "**Brampton Road Townhome, Garden City, GA,**" prepared by Roberts Civil Engineering, dated December 10, 2025, which is attached hereto as **Exhibit "A"** and incorporated herein by reference, and which is subject to the revisions and final approval of City staff. Any substantial deviation from the site plan, as determined by the Zoning Administrator, shall require a new rezoning application or a formal amendment to these conditions.
- b **Use Restrictions:** Use of the property shall be limited to multi-family development.

**Section 3:** No land-disturbing permit, building permit, or certificate of occupancy shall be issued unless the proposed development is in full compliance with the conditions set forth in Section 2

**Section 4:** This Ordinance shall become effective immediately upon its adoption.

**Section 5:** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

ADOPTED this 20<sup>th</sup> day of January, 2026.

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TONYA ROPER, Clerk of Council

RECEIVED AND APPROVED this the 20<sup>th</sup> day of January, 2026.

---

BRUCE CAMPBELL, Mayor

Read first time:

Read second time and approved:

EXHIBIT "A"





**ORDINANCE NO. 2025**

**AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF GARDEN CITY, GEORGIA, AND THE ZONING ORDINANCE TO BRING THE ORDINANCES IN COMPLIANCE WITH CHANGES TO THE ZONING PROCEDURES LAW IMPLEMENTED BY HB 155 IN 2025; TO REPEAL ALL ORDINANCES IN CONFLICT HERewith; AND FOR OTHER LAWFUL PURPOSES.**

**WHEREAS**, Garden City, Georgia, (“City”) is a municipal corporation duly organized and existing under the laws of the State of Georgia; and,

**WHEREAS**, the duly elected governing authority of the City is the Mayor and Council thereof (“City Council”); and,

**WHEREAS**, the duly elected governing authority of the City is the Mayor and Council thereof (“City Council”); and,

**WHEREAS**, pursuant to City’s Charter, the City Council is authorized to adopt ordinances and amendments it deems necessary, expedient, or helpful for the health, welfare, safety, comfort, and well-being of the inhabitants of the City; and,

**WHEREAS**, the Georgia General Assembly passed 2025 Georgia Laws Act 881 (H.B. 155) during the 2025 Regular Session, and said Act was signed by the Governor on May 12, 2025, which instituted changes of the Georgia Zoning Procedure Law; and,

**WHEREAS**, it is necessary to amend the City’s Zoning Ordinance to conform to the changes in the Zoning Procedures Law; and,

**WHEREAS**, municipalities are required to come into compliance with the amended procedures; and,

**WHEREAS**, the Mayor and City Council of Garden City finds that this text amendment to the City’s Zoning Ordinance is in the best interest of the public, health, safety, and welfare.

**BE IT ORDAINED** by the Mayor and Council of Garden City, Georgia, and it is hereby ordained by the authority thereof that:

**Section 1.** Chapter 90, Article VII, Division 1, Subsection 90-201(b) of the Code of Ordinances of Garden City, Georgia, as amended, entitled “Zoning; Administration; Generally; Amendments to the Chapter or Zoning Map; Application and Posting of Property,” is deleted in its entirety and replaced by the following to require that (a) if a zoning decision for the re-zoning of property through a zoning amendment is denied, the same property may not again be considered for re-zoning until “**the expiration of at least six months immediately following the denial of**

rezoning by the Mayor and Council or the conclusion of related judicial proceedings” (instead of “six months following the denial of the rezoning by the Mayor and Council or six months from the date of a recommendation from the Planning Commission for the denial of an application affecting the same parcel”); (b) that the applicant and owner of a property sought to be re-zoned, if any, be mailed a notice of the public hearings to be held thereon at least “30 days, but not more than 45 days, in advance thereto” (instead of “at least 30 days in advance thereto”); and (c) the City erect a sign on any property sought to be re-zoned to advertise the zoning change as set forth therein “at least 30 days, but not more than 45 days, before any public hearings thereon” (instead of “at least 30 days before any public hearings thereon”):

*“(b) Application and Posting of Property.*

- (1) *Filing and Processing of Applications.* Applications for amendment of this Chapter may be in the form of proposals for amendments to the text of this Chapter or proposals for amendments to the zoning map. Such applications shall give the reasons for requesting change of the text or zoning map which would support the purposes of the City’s zoning program. A property owner shall not file a rezoning petition for a map or text amendment affecting the same parcel sooner than six months from the date of the denial of rezoning by the Mayor and Council or the conclusion of related judicial proceedings. All previous applications for a text or map amendment affecting the same premises shall be listed. All applications shall be submitted to the Director for Planning and Economic Development who shall transmit them to the Planning Commission and schedule the necessary public hearings thereon. The applicant and the owner of the property sought to be re-zoned, if any, shall be mailed notice of the public hearings to be held thereon at least 30 days, but not more than 45 days, in advance thereto.
- (2) *Signing of Application.* All applications shall be signed and shall state the name and address of the applicant, who must be the owner of the property or the authorized agent or attorney for the owner of the property. If the applicant is the agent of the owner, then the agent shall file, simultaneously with the petition, a notarized letter signed by the owner authorizing the agent to file on his behalf. No application shall be accepted which fails to meet these requirements.
- (3) *Application for Text Amendment.* In the case of a text amendment, the application shall set forth the new text to be added and the existing text to be deleted.
- (4) *Application for Map Amendment.* An application for a map amendment shall include the following information and a scaled map, plat, or sketch, which shall be attached to the application forms required. The map, plat or sketch shall show the property referred to in the application and all adjoining lots or parcels

of land which are also under the same ownership. The required information shall include:

- a. A legal description of the land by lot, block, and subdivision designation, or, if none, by metes and bounds;
  - b. The property identification number from the tax records of the county;
  - c. The present zoning classification and the classification proposed for such land;
  - d. The name and address of the owners of the land; and,
  - e. The present and proposed land uses of the property petitioned for rezoning, and all adjoining properties if under the same ownership.
- (5) *Posting of Property.* At least 30 days, but not more than 45 days, prior to the scheduled date of a public hearing on an application for a map amendment, the City shall erect a sign on the land proposed to be reclassified. Such sign shall be erected within ten (10') feet of whatever boundary line of such land abuts the most traveled public road. If no public road abuts thereon, then such sign shall be erected to face in such a manner as may be most readily seen by the public. The lower edge of the sign face shall be of sufficient height to be read from the roadway. The sign shall show the rezoning application number, the present zoning classification, the proposed zoning classification, the scheduled date, time and place of the public hearing, and the telephone number to call for further information. If the land sought to be rezoned lies within more than one block as shown on a plat recorded in the land records of the county, additional signs shall be placed to give general area coverage."

**Section 2.** Chapter 90, Article VII, Division 1, Subsection 90-201(c), of the Code of Ordinances of Garden City, Georgia, as amended, entitled "Amendments to the Chapter or Zoning Map; Hearing" is deleted in its entirety and replaced by the following to require that notice of a public hearing on any zoning map or text amendment be published **"at least 30 days, but not more than 45 days, in advance of the hearing (instead of "at least 30 days in advance of the hearing")**, and to require that notice of a public hearing on any zoning map be mailed to all interested parties **"at least 30 days, but not more than 45 days, before the hearing (instead of "at least 30 days before the hearing")**:

*"(c) Hearing.*

- (1) *Publication of Notice.* Before the Planning Commission makes a recommendation on a proposed amendment and before the Mayor and Council takes any action on a proposed amendment, each shall hold a public hearing thereon. Notice of the time and place of the Planning Commission meeting (both for recommendations and public hearing) and the City Council public hearing shall be given at least 30 days, but not more than 45 days, prior to the public hearing and shall be published as required by State law in a newspaper

of general circulation within the City. Such notice shall state the rezoning application number and shall contain a summary of the proposed amendment if a text amendment, and in the case of a map amendment the notice shall contain the location of the property, the name of the owner and the proposed change of classification (i.e., the present zoning classification of the subject property and the proposed zoning classification of the subject property).

- (2) *Mailing of Notice to Interested Parties.* The Director of Planning and Economic Development shall also give notice of a proposed zoning map amendment and the public hearings thereon to all owners of record of properties located adjacent to or across a public right-of-way from the property being proposed for rezoning. Said notice shall be given to each adjoining property owner by first class mail, with proof of mailing obtained from the post office. Proof of mailing means either a first class certificate of mailing or a first class certified mail receipt; proof of delivery is not required. Only owners reflected on the records of the Chatham County Tax Assessor as of the date of the application shall be entitled to mailed notice. Said notice must be mailed at least 30 days, but not more than 45 days, prior to the dates of said scheduled public hearings.”

**Section 3.** Chapter 90, Article VII, Division 1, of the Code of Ordinances of Garden City, Georgia, as amended, entitled “Zoning; Administration; Generally” is amended by amending Code Section 90-205 for the purpose of (1) exempting therefrom any zoning decision involving the adoption by the Mayor and Council of a zoning ordinance or zoning map amendment applicable to the entire land area under the City’s governance as opposed to a subject of parcels of land under the governance of the City, and (2) requiring a zoning decision relating to an amendment of the zoning ordinance to revise one or more zoning classifications or definitions relating to single-family residential uses of property so as to authorize multi-family uses of property pursuant to such classification or definitions, or to grant permission under certain or all circumstances for property owners to deviate from the existing zoning requirements of a single-family residential zoning to (1) be adopted at two regular meeting of the Mayor and Council to be adopted at two regular meetings of Mayor and Council **“during a period of at least 15 days but not more than 45 days apart”** (instead of **during two regular meetings during a period of not less than 21 days apart**”). As amended, said Code Section 90-205 shall read as follows:

“Section 90-205. Additional Public Notice and Hearings Required for Zoning Amendments Revising One or More Zoning Classifications or Definitions Relating to Single-Family Residential Users of Property to Authorize Multifamily Uses Pursuant to such Classifications or Definitions, or to Grant Permission, under certain or all circumstances for Property Owners to Deviate from the Existing Zoning Requirements of a Single-Family Residential Zoning.

Notwithstanding any provision of this Chapter to the contrary, when a proposed zoning decision relates to an amendment of the City's zoning ordinance to revise one or more zoning classifications or definitions relating to single-family residential users of property so as to authorize multifamily uses of property pursuant to such classifications or definitions, or to grant permission, under certain or all circumstances, for property owners to deviate from the existing zoning requirements of a single-family residential zoning, such zoning decision must be adopted in the following manner:

(a) The zoning decision shall be adopted at two regular meetings of the Mayor and Council during a period of at least 15 days but not more than 45 days apart.

(b) Prior to the first meeting provided for in subparagraph (a) of this Section, at least two public hearings shall be held on the proposed action. Such public hearings shall be held at least three months and not more than nine months prior to the date of final action on the zoning decision. Furthermore, at least one of the public hearings must be held between the hours of 5:00 P.M. and 8:00 P.M. The hearings required by this paragraph shall be in addition to any hearing required under Code Section 90-201 (c). The City shall give notice of such hearing by (i) posting notice on each affected premises in the manner prescribed by Code Section 90-201 (b)(5); provided, however, that when more than 500 parcels are affected, posting notice is required every 500 feet in the affected area; and, (ii) publishing in a newspaper of general circulation within the territorial boundaries of the City a notice of each hearing at least 15 days and not more than 45 days prior to the date of the hearing. Both the posted notice and the published notice shall include a prominent statement that the proposed zoning decision relates to or will authorize multifamily uses or give permission to the property owner to deviate from the zoning requirements of a single-family residential zoning of property in classification previously relating to single-family residential uses. The published notice shall be at least nine column inches in size and shall not be in the classified advertising section of the newspaper. The notice shall state that a copy of the proposed amendment is on file in the Office of the Clerk of Council and in the Office of the Clerk of the Superior Court of Chatham County, Georgia, for the purpose of examination and inspection by the public. The City shall furnish anyone, upon written request, a copy of the proposed amendment, at no cost.

(c) The provisions of this Code Section 90-205 shall also apply to any zoning decisions that provide for the abolition of all single-family residential zoning classifications within the territorial boundaries of the City, or zoning decisions that result in the rezoning of all property zoned for single-family residential uses within the territorial boundaries of the City to multifamily residential uses of property.

(d) The provisions of this Code Section 90-205 shall not apply to zoning decisions for the rezoning of property from a single-family residential use of property to a multifamily residential use of property when the rezoning is initiated by the owner or authorized agent of the owner of such property, or when the Mayor and Council adopts a zoning ordinance or zoning map applicable to the entire land area under the governance of the City, as opposed to a subset of parcels of land under the governance of the City.”

**Section 4.** Chapter 90, Article VII, Division 1, of the Code of Ordinances of Garden City, Georgia, as amended, entitled “Zoning; Administration; Generally” is deleted in its entirety and replaced with the following Sec. 90-206 requiring that notice of a public hearing on any development or site plan be published **at least 30 days, but not more than 45 days, in advance of the hearing (instead of “at least 30 days in advance, of the hearing”)**, and to require that notice of a public hearing on any development or site plan be mailed to all interested parties **at least 30 days, but not more than 45 days, before the hearing (instead of “at least 30 days before the hearing”)**:

“Sec. 90-206. Procedures for Processing Applications to the Planning Commission for the Approval of Development or Site Plans; Methods for Providing Public Notice of Such Applications and the Hearings Thereon; Conducting Hearings on Applications; Timing of Decisions; and Method for Appealing Decisions.

(a) *Applications.* Applications for the approval of all development or site plans by the Planning Commission as required by and pursuant to any code section set forth in Chapter 90 of the Garden City Code including, but not limited to Code Sections 90-43 and 90-48, shall be filed on forms provided by the Director of Planning and Economic Development and processed in accordance with the schedule set out by said Director. The Director shall transmit the application and the development or site plan to the Planning Commission and schedule a public hearing thereon. The owner of the property that is the subject of the application shall be mailed notice of the public hearing at least 30 days, but not more than 45 days, prior to the hearing.

(b) *Published and Posted Notice.* Due notice of the public hearing shall be published in the newspaper of general circulation within the City. The notice advertising the hearing on the development or site plan shall contain the information set forth in Code Section 90-206 (d) and shall be published at least 30 days, but not more than 45 days, prior to the date of the hearing. The cost of the advertisement shall be borne by the applicant. The Director of Planning and Economic Development shall also post, at least 30 days, but not more than 45 days, prior to the Planning Commission’s public hearing, a sign on the property for which the development or site plan applies. Such sign shall be erected within ten (10’) feet of whatever boundary line of such land abuts the most traveled public road. If no public road abuts thereon, then such sign shall

be erected to face in such a manner as may be most readily seen by the public. The lower edge of the sign face shall be of sufficient height to be read from the roadway. The sign shall contain the above-mentioned published information. If the subject property lies within more than one block as shown on a plat recorded in the land records of the county, additional signs shall be placed to give general area coverage.

- (c) *Letters to Adjacent Property Owners.* The Director of Planning and Economic Development shall also give notice of the development or site plan application and the public hearing thereon to the owner of record of properties adjoining the property for which said application is made or sought. Said notice shall be given to each adjoining property owner by first class mail, with proof of mailing obtained from the post office. Proof of mailing means either a first class certificate of mailing or a first class certified mail receipt; a proof of delivery is not required. Only owners reflected on the records of the Chatham County Tax Assessor as of the date of the application shall be entitled to mailed notice. In determining the adjoining property owners, road, street, or railroad rights-of-way shall be disregarded. Said notice must be mailed at least 30 days, but not more than 45 days, prior to the date of said scheduled public hearing.
- (d) *Information in Notice.* The notice required herein to be published, posted, and to be served upon adjacent property owners shall contain the following information:
- (1) Name and address of the applicant and the application number;
  - (2) Address and location of the property;
  - (3) Purpose of the application;
  - (4) Current zoning of the property for which the development or site plan approval is sought;
  - (5) How the development or site plan can be inspected; and,
  - (6) The date, time, and place of the public hearing on said development or site plan.
- (e) Hearing. Before the Planning Commission makes a recommendation on a proposed development or site plan and before the Mayor and Council takes any action on a proposed development or site plan, each shall hold a public hearing thereon. Notice of the time and place of the Planning Commission meeting (both for recommendations and public hearing) and the City Council public hearing shall be given at least 30 days, but not more than 45 days, prior to the public hearing and shall be published as required by State law in a newspaper of general circulation within the City. Such notice shall state the information set forth in the above paragraph (d).

- (f) Conduct of Hearing. All public hearings of the Planning Commission shall be conducted in accordance with the provisions of Section 2-186 of the Garden City Code, and all public hearings of the Mayor and Council shall be conducted in accordance with Section 90-201(d) of the Garden City Code.
- (g) Recommendations of Planning Commission. The Planning Commission shall make recommendations to Mayor and Council concerning a site or development plan within a reasonable time but in no event more than 30 days from the date of the public hearing.
- (h) Decision of Mayor and Council:
- (1) Mayor and Council may choose to adopt or reject or modify the Planning Commission's recommendation, or the business may be tabled for additional study at the next regular Council meeting.
- (2) In approving the site or development plan, Mayor and Council may impose conditions of approval that it deems necessary to make the requested action acceptable and consistent with the purposes of this Chapter and of the zoning districts involved, to ameliorate negative issues identified through evaluation of the standards governing consideration of a rezoning or to further the goals and objectives of any City adopted plan. Such conditions may consist of any of the following:
- a. restrictions as to what land uses or activities shall be allowed;
  - b. dedication of required rights-of-way to the City where insufficient amounts or none exist;
  - c. setback requirements from any lot line;
  - d. specified or prohibited locations for buildings, parking, loading, or storage areas or other land uses;
  - e. driveway curb cut restrictions;
  - f. maximum building heights or other dimensions;
  - g. special drainage or erosion provisions;
  - h. landscaping or planted areas which may include the location, type, and maintenance of plant materials;
  - i. fences, walls, berms, or other landscaping or buffering provisions or protective measures;
  - j. preservation of existing trees or planting of new trees or other vegetation;



- k. special measures to alleviate undesirable views, light, glare noise, dust, or odor;
- l. permitted hours of operation;
- m. architectural style or materials; and,
- n. any other requirements that Mayor and Council may deem appropriate and necessary as a condition of rezoning approval in furtherance of the public health, safety, or welfare.

Such conditions of approval shall be in effect as long as the zoning is in effect and shall be required of the property owner and all subsequent owners as a condition of their use of the property.

- (i) Appeals to Superior Court. Any appeal of, or legal challenge to the Mayor and Council's final decision regarding a site or development plan shall be through appellate review by the Superior Court pursuant to its appellate jurisdiction from a lower judicatory body and shall be brought by way of a petition for said review as provided for in Title 5 of the Official Code of Georgia Annotated. Such matter shall be reviewed on the record which shall be brought to the Superior Court as provided in Title 5. All such appeals shall be brought within 30 days of the written decision of the Mayor and Council. The Clerk of Council shall have authority to approve or issue any form of certificate necessary to perfect the petition described in Title 5 for review. The Mayor shall have authority to accept service of the petition on behalf of the City during normal business hours at the City's City Hall facility. The appeal shall stay all legal proceedings in furtherance of the matter appealed from or challenged unless the Mayor and Council certifies that, by reason of the facts stated in the certificate, a stay would cause imminent peril to life or property."

**Section 5.** Chapter 90, Article VII, Division 2, Code Section 90-214 of the Code of Ordinances of Garden City, Georgia, as amended, entitled "Zoning; Administration; Division 2; Board of Appeals; Filing of Appeal" is deleted in its entirety and replaced with the following to require that written notice of a public hearing on any appeal be mailed **at least 30 days, but not more than 45 days, in advance of the hearing (instead of "at least 30 days in advance, of the hearing")**, to the owner of the property that is subject to the appeal:

**"Sec. 90-214. Filing of Appeal.**

*Applications.* Applications for special use permits, appeals or variances must be filed on forms provided by the Director of Planning and Economic Development and processed in accordance with the schedule set out by the Director. A site plan prepared and signed by a state licensed surveyor or engineer shall be submitted with all variance applications unless the Director of Planning and Economic Development determines

that such a site plan will not meaningfully assist the consideration by the Board of Appeals of the application. The Director of Planning and Economic Development shall forthwith transmit to the Board of Appeals all documents constituting the record upon which the action appealed from was taken. The owner of the property that is the subject of the application shall be mailed notice of the public hearing at least 30 days, but not more than 45 days, prior to the hearing.”

**Section 6.** Chapter 90, Article VII, Division 2, Code Section 90-215 of the Code of Ordinances of Garden City, Georgia, as amended, entitled “Zoning; Administration; Board of Appeals; Notice of Hearing” is deleted in its entirety and replaced with the following to require that notice of a public hearing on any appeal be published and posted on the subject property **at least 30 days, but not more than 45 days, in advance of the hearing (instead of “at least 30 days in advance, of the hearing”)**, and to require that notice of a public hearing on any appeal be mailed to all interested parties **at least 30 days, but not more than 45 days, before the hearing (instead of “at least 30 days before the hearing”)**:

**“Sec. 20-215. Notice of Hearing.**

- (a) *Published and Posted Notice.* Due notice of the public hearing pursuant to this Section shall be published in the newspaper of general circulation within the City. The notice advertising the hearing on the special use, appeal, or variance shall contain the information set forth in Code Section 90-215 (c) and shall be published at least 30 days, but not more than 45 days, prior to the date of the hearing. The cost of the advertisement shall be borne by the applicant. The Director of Planning and Economic Development shall also post, at least 30 days, but not more than 45 days, prior to the Board of Appeals’ public hearing, a sign on the property for which the special use, appeal, or variance applies. Such sign shall be erected within ten feet of whatever boundary line of such land abuts the most traveled public road. If no public road abuts thereon, then such sign shall be erected to face in such a manner as may be most readily seen by the public. The lower edge of the sign face shall be of sufficient height to be read from the roadway. The sign shall contain the above-mentioned published information. If the subject property lies within more than one block as shown on a plat recorded in the land records of the county, additional signs shall be placed to give general area coverage.
- (b) *Letters to Adjacent Property Owners.* The Director of Planning and Economic Development shall also give notice of the special use, appeal, or variance and the public hearing thereon to the owner of record of properties adjoining the property for which said special use, appeal or variance is being pursued or sought. Said notice shall be given to each adjoining property owner by first class mail, with proof of mailing obtained from the post office. Proof of mailing means either a first class certificate of mailing or a first class certified mail receipt; proof of delivery is not required. Only owners reflected on the records of the tax assessors as of the date of the application shall be entitled to mailed notice. In determining the adjoining property owners, road, street,

or railroad rights-of-way shall be disregarded. Said notice must be mailed at least 30 days, but more than 45 days, prior to the date of said scheduled public hearing.

(c) *Information in Notice.* The notice required herein to be published and to be served upon adjacent property owners shall contain the following information:

- (1) Name and address of the applicant;
- (2) Address and location of the property for which the appeal or variance is sought;
- (3) Current zoning of the property for which the special use, appeal or variance is sought;
- (4) The special use or variance requested or the subject matter of the appeal and the reason for the requested special use, variance, or the appeal; and,
- (5) The date, time, and place of the public hearing on said requested appeal or variance.

**Section 7.** If any provision of this Ordinance is for any reason held by any court of competent jurisdiction to be unenforceable, such provision or portion thereof shall be deemed separate, distinct, and independent of all other provisions and such holding shall not affect the validity of the remaining portions of this Chapter.

**Section 8.** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**Section 9.** This ordinance shall become effective on the date of passage.

ADOPTED this the \_\_\_\_ day of January, 2026 by the Mayor and Council of the City of Garden City, Georgia.

\_\_\_\_\_  
TONYA ROPER,  
Clerk of Council

RECEIVED AND APPROVED THIS \_\_\_\_\_ day of January, 2026.

\_\_\_\_\_  
BRUCE CAMPBELL, Mayor

Read first time:

Read second time and passed:

## **GARDEN CITY RESOLUTION**

**A RESOLUTION OF THE MAYOR AND COUNCIL OF GARDEN CITY, GEORGIA APPROVING THE GENERAL DEVELOPMENT PLAN APPLICATION OF INTEGRATED CIVIL SOLUTIONS LLC AS AUTHORIZED AGENT FOR 4885 OLD LOUISVILLE ROAD, LLC, FOR THE CONSTRUCTION OF A MAINTENANCE BUILDING ON THE EXISTING DEVELOPED PROPERTY LOCATED AT 4885 OLD LOUISVILLE ROAD, GARDEN CITY, GEORGIA, FOR USE AS A MAINTENANCE SHOP.**

**WHEREAS**, Integrated Civil Solutions, LLC (“Applicant”), is the authorized agent of 4885 Old Louisville Road, LLC, which is the owner of record of certain real property located at 4885 Old Louisville Road, Garden City, Georgia 31408, measuring 12.58 acres, more or less, having a zoning classification of I-1, and a Chatham County, Georgia, Parcel Identification Number of 60969 02002 (the “Property”); and,

**WHEREAS**, the Applicant has submitted a General Development Plan Application, Case Number PC-11-25-1142, to Garden City, Georgia, for the construction of a 4,500 square foot maintenance building close to the midpoint of the eastern boundary line of the Property to be used as a maintenance shop (the “Project”); and,

**WHEREAS**, the proposed General Development Plan and related documents, dated September 11, 2025, have been reviewed by City staff, including the Planning Commission, Engineering, Fire, and Public Works departments for compliance with all applicable federal, state, and local law, statutes, ordinances, regulations, and codes; and,

**WHEREAS**, public notice was given and public hearing was held by the Planning Commission on January 6, 2026 (after being tabled on November 18, 2025), and by the City Council on January 20, 2026, to consider the application, at which time all interested parties were given an opportunity to be heard; and,

**WHEREAS**, the Mayor and City Council find that the Project is consistent with the Garden City Comprehensive Land Use Plan and will not be detrimental to the public health, safety, or welfare, or materially injurious to the properties or improvements in the vicinity;

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of Garden City, Georgia, that:

Section 1. **Findings adopted.** The foregoing recitals are hereby adopted as the finding of the Mayor and Council in support of this Resolution.

Section 2. **General Development Plan Approval.** The General Development Plan Application submitted by Integrated Civil Solutions, LLC, as authorized agent for 4885 Old Louisville Road, LLC, for the Project, is hereby approved subject to the Project being built in material compliance with the plans submitted with the Application and subject to the conditions set forth in Section 3 of this Resolution.

Section 3. **Conditions of approval.** This approval is expressly contingent upon the Applicant satisfying the following conditions:

1. The Applicant shall obtain all other required permits, including, building, fire, and safety permits, from all relevant government agencies prior to the commencement of construction.
2. The final construction drawings must incorporate all revisions identified during the plan review process by the City Engineer and other City departments.
3. The property shall be maintained in good condition and repair, free of waste, litter, and debris.
4. All required landscaping and trees shall be maintained for a warranty period of thirty (30) months.
5. The Applicant shall comply with any and all requirements and conditions from the Planning Commission Staff Report dated November 5, 2025.

Section 4. **Effective Date.** This Resolution shall take effect immediately upon its passage and adoption.

ADOPTED this 20<sup>th</sup> day of January, 2026.

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Tonya Roper, Clerk of Council

RECEIVED AND APPROVED this 20th day of January, 2026.

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Bruce Campbell, Mayor

## **GARDEN CITY RESOLUTION**

**A RESOLUTION OF THE MAYOR AND COUNCIL OF GARDEN CITY, GEORGIA APPROVING THE GENERAL DEVELOPMENT PLAN APPLICATION OF INTEGRATED CIVIL SOLUTIONS, LLC, AS AUTHORIZED AGENT FOR LEG/MEG 80 DEAN FOREST, LLC, FOR THE CONSTRUCTION OF A 10,000 SQUARE FOOT PRE-ENGINEERED METAL BUILDING TO BE USED AS A HEAVY MACHINE SHOP LOCATED AT 0 PROSPERITY DRIVE IN GARDEN CITY, GEORGIA.**

**WHEREAS**, Integrated Civil Solutions, LLC (“Applicant”), is the authorized agent of LEG/MEG 80 Dean Forest, LLC, which is the owner of record of certain real property, zoned I-1, located at 0 Prosperity Drive, Garden City, Georgia 31408, measuring 80.50 acres, more or less, and further identified by Parcel Identification Number 60877 01001 by the Chatham County, Georgia, Board of Assessors (the “Property”); and,

**WHEREAS**, the Applicant has submitted a General Development Plan Application, Case Number PC-11-25-1146, to Garden City, Georgia, for the construction of a 10,000 square foot pre-engineered metal building to be used as a heavy machine shop, having ten (10) parking spaces, occupying approximately 2.34 acres of the Property, not being visible from the public right-of-way, and being accessible via a proposed 50-foot wide extension of Prosperity Drive (an existing private road accessible from Dean Forest Road) which crosses a Georgia Power right-of-way (the “Project”); and,

**WHEREAS**, the proposed General Development Plan and related documents, dated October 14, 2025, have been reviewed by City staff, including the Planning Commission, Engineering, Fire, and Public Works departments for compliance with all applicable federal, state, and local law, statutes, ordinances, regulations, and codes; and,

**WHEREAS**, public notice was given and public hearing was held by the Planning Commission on January 6, 2026, and by the City Council on January 20, 2026, to consider the application, at which time all interested parties were given an opportunity to be heard; and,

**WHEREAS**, the Planning Commission unanimously voted to recommend approval of the proposed General Development Plan to the Mayor and Council at its January 6, 2026, meeting subject to the condition that the owner of the Property obtain from Georgia Power Company an encroachment agreement or easement permitting the access road to perpetually cross the Georgia Power Company right-of-way; and,

**WHEREAS**, the Mayor and City Council find that the Project is consistent with the Garden City Comprehensive Land Use Plan and will not be detrimental to the public health, safety, or welfare, or materially injurious to the properties or improvements in the vicinity;

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of Garden City, Georgia, that:

Section 1. **Findings adopted.** The foregoing recitals are hereby adopted as the finding of the Mayor and Council in support of this Resolution.

Section 2. **General Development Plan Approval.** The General Development Plan Application submitted by Integrated Civil Solutions, LLC, as authorized agent for LEG/MEG 80 Dean Forest, LLC, for the Project is hereby approved, subject to the Project being built in material compliance with the plans submitted with the Application and subject to the conditions set forth in Section 3 of this Resolution.

Section 3. **Conditions of approval.** This approval is expressly contingent upon the Applicant satisfying the following conditions:

1. The Applicant shall obtain all other required permits, including, building, fire, and safety permits, from all relevant government agencies prior to the commencement of construction.
2. The final construction drawings must incorporate all revisions identified during the plan review process by the City Engineer and other City departments.
3. The property shall be maintained in good condition and repair, free of waste, litter, and debris.
4. All required landscaping and trees shall be maintained for a warranty period of thirty (30) months.
5. Prior to any permits being issued for the Project, the owner of the Property, or its authorized agent, shall produce to the City a copy of the encroachment agreement or easement agreement wherein Georgia Power Company conveys to the owner of the Property the perpetual right to cross its right-of-way by the fifty (50') foot wide extension of Prosperity Drive which the owner is constructing to gain access to the Project.
6. The Applicant shall comply with any and all requirements and conditions from the Planning Commission Staff Report dated December 3, 2025.

Section 4. **Effective Date.** This Resolution shall take effect immediately upon its passage and adoption.

ADOPTED this 20th day of January, 2026.

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Tonya Roper, Clerk of Council

RECEIVED AND APPROVED this 20<sup>th</sup> day of January, 2026.

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Bruce Campbell, Mayor



## **GARDEN CITY RESOLUTION**

**A RESOLUTION OF THE MAYOR AND COUNCIL OF GARDEN CITY, GEORGIA APPROVING THE GENERAL DEVELOPMENT PLAN APPLICATION OF MAUPIN ENGINEERING AS AUTHORIZED AGENT FOR BULLOCH CORP, LLC, FOR THE CONSTRUCTION OF TWO BUILDINGS CONTAINING TEN UNITS, AND PARKING AREAS, FOR CONTRACTOR OFFICES/FLEX SPACE TO BE LOCATED AT 2782 US HIGHWAY 80, GARDEN CITY, GEORGIA.**

**WHEREAS**, Maupin Engineering (“Applicant”), is the authorized agent of Bulloch Crop, LLC, which is the owner of record of certain real property located at 2782 US Highway 80, Garden City, Georgia 31408, measuring 5 acres, more or less, having a zoning classification of C-2, and a Chatham County, Georgia, Parcel Identification Number of 60927 01042 (the “Property”); and,

**WHEREAS**, the Applicant has submitted a General Development Plan Application, Case Number PC-11-25-1147, to Garden City, Georgia, for the demolition of the existing building on Property and the construction of two buildings (Building A measuring 11,520 square feet and having splitface CMU base, and Building B measuring 10,000 square feet and consisting of pre-finished corrugated metal siding with splitface CMU base), and 36 parking spaces, on the northern portion of the Property, generating ten (10) units for use as contractor offices/flex space to be served by one driveway off of US Highway 80 (one of the two existing driveways to be eliminated) (the “Project”); and,

**WHEREAS**, the proposed General Development Plan and related documents, dated October 29, 2025, have been reviewed by City staff, including the Planning Commission, Engineering, Fire, and Public Works departments for compliance with all applicable federal, state, and local law, statutes, ordinances, regulations, and codes; and,

**WHEREAS**, public notice was given and public hearing was held by the Planning Commission on January 6, 2026, and by the City Council on January 20, 2026, to consider the application, at which time all interested parties were given an opportunity to be heard; and,

**WHEREAS**, the Mayor and City Council find that the Project is consistent with the Garden City Comprehensive Land Use Plan and will not be detrimental to the public health, safety, or welfare, or materially injurious to the properties or improvements in the vicinity;

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of Garden City, Georgia, that:

Section 1. **Findings adopted.** The foregoing recitals are hereby adopted as the finding of the Mayor and Council in support of this Resolution.

Section 2. **General Development Plan Approval.** The General Development Plan Application submitted by Maupin Engineering, as authorized agent for Bulloch Corp, LLC, for the Project is hereby approved subject to the Project being built in material compliance with the plans submitted with the Application and subject to the conditions set forth in Section 3 of this Resolution.

Section 3. **Conditions of approval.** This approval is expressly contingent upon the Applicant satisfying the following conditions:

1. The Applicant shall obtain all other required permits, including, building, fire, and safety permits, from all relevant government agencies prior to the commencement of construction.
2. The final construction drawings must incorporate all revisions identified during the plan review process by the City Engineer and other City departments.
3. The property shall be maintained in good condition and repair, free of waste, litter, and debris.
4. The Project shall have only one access point off of US Highway 80.
5. All required landscaping and trees shall be maintained for a warranty period of thirty (30) months.
6. The Applicant shall comply with any and all requirements and conditions from the Planning Commission Staff Report dated December 3, 2025.

Section 4. **Effective Date.** This Resolution shall take effect immediately upon its passage and adoption.

ADOPTED this 20<sup>th</sup> day of January, 2026.

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Tonya Roper, Clerk of Council

RECEIVED AND APPROVED this 20th day of January, 2026.

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Bruce Campbell, Mayor

## **GARDEN CITY RESOLUTION**

**A RESOLUTION OF THE MAYOR AND COUNCIL OF GARDEN CITY, GEORGIA APPROVING THE GENERAL DEVELOPMENT PLAN APPLICATION OF MAUPIN ENGINEERING AS AUTHORIZED AGENT FOR JAMES M. WILSON FOR THE DEMOLITION OF THE PRESENT BUILDING, STORAGE SHED, AND CONCRETE PAD, LOCATED AT 5119 AUGUSTA ROAD IN GARDEN CITY, GEORGIA, AND THE CONSTRUCTION OF A 4,000 SQUARE FOOT BUILDING IN THEIR PLACE TO BE USED FOR ELECTRICAL CONTRACTING.**

**WHEREAS**, Maupin Engineering (“Applicant”), is the authorized agent of James M. Wilson who is the owner of record of certain real property located at 5119 Augusta Road, Garden City, Georgia 31408, measuring 0.61 acres, more or less, having a zoning classification of C-2, and a Chatham County, Georgia, Parcel Identification Number of 60927 01042 (the “Property”); and,

**WHEREAS**, the Applicant has submitted a General Development Plan Application, Case Number PC-11-25-1148, to Garden City, Georgia, for the demolition of the existing building, storage shed, and concrete pad on the Property and the construction, in their place, of a 4,000 square foot pre-engineered metal building accessible from Augusta Road via a light duty paved driveway and to be used for electrical contracting (the “Project”); and,

**WHEREAS**, the proposed General Development Plan and related documents, dated October 30, 2025, have been reviewed by City staff, including the Planning Commission, Engineering, Fire, and Public Works departments for compliance with all applicable federal, state, and local law, statutes, ordinances, regulations, and codes; and,

**WHEREAS**, public notice was given and public hearing was held by the Planning Commission on January 6, 2026, and by the City Council on January 20, 2026, to consider the application, at which time all interested parties were given an opportunity to be heard; and,

**WHEREAS**, the Mayor and City Council find that the Project is consistent with the Garden City Comprehensive Land Use Plan and will not be detrimental to the public health, safety, or welfare, or materially injurious to the properties or improvements in the vicinity;

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of Garden City, Georgia, that:

Section 1. **Findings adopted.** The foregoing recitals are hereby adopted as the finding of the Mayor and Council in support of this Resolution.

Section 2. **General Development Plan Approval.** The General Development Plan Application submitted by Maupin Engineering, as authorized agent for James M. Wilson for the Project, is hereby approved subject to the Project being built in material compliance with the plans submitted with the Application and subject to the conditions set forth in Section 3 of this Resolution.

Section 3. **Conditions of approval.** This approval is expressly contingent upon the Applicant satisfying the following conditions:

1. The Applicant shall obtain all other required permits, including, building, fire, and safety permits, from all relevant government agencies prior to the commencement of construction.
2. The final construction drawings must incorporate all revisions identified during the plan review process by the City Engineer and other City departments.
3. The property shall be maintained in good condition and repair, free of waste, litter, and debris.
4. The front facade of the pre-engineered metal building on the Property must be approved by City staff.
5. All required landscaping and trees shall be maintained for a warranty period of thirty (30) months.
6. The Applicant shall comply with any and all requirements and conditions from the Planning Commission Staff Report dated December 3, 2025.

Section 4. **Effective Date.** This Resolution shall take effect immediately upon its passage and adoption.

ADOPTED this 20<sup>th</sup> day of January, 2026.

---

Tonya Roper, Clerk of Council

RECEIVED AND APPROVED this 20th day of January, 2026.

---

Bruce Campbell, Mayor

## **GARDEN CITY RESOLUTION**

**A RESOLUTION OF THE MAYOR AND COUNCIL OF GARDEN CITY, GEORGIA APPROVING THE GENERAL DEVELOPMENT PLAN APPLICATION OF THOMAS & HUTTON ENGINEERING CO., AS AUTHORIZED AGENT FOR APAC-ATLANTIC, INC., FOR THE REDEVELOPMENT OF AN EXISTING ASPHALT PLANT LOCATED AT 47 TELFAIR PLACE, GARDEN CITY, GEORGIA.**

**WHEREAS**, Thomas & Hutton Engineering Co. (“Applicant”), is the authorized agent of APAC Atlantic, Inc., which is the owner of record of certain real property located at 47 Telfair Place, Garden City, Georgia 31408, measuring 15.91 acres (2.2 acres disturbed), more or less, having a zoning classification of I-2, and a Chatham County, Georgia, Parcel Identification Number of 60799 02002A (the “Property”); and,

**WHEREAS**, the Applicant has submitted a General Development Plan Application, Case Number PC-01-26-1152, to Garden City, Georgia, for the redevelopment of the existing asphalt plant on the Property which includes, but is not limited to, replacing the existing 7,100 square foot office building on the Property with an 8,300 square foot office building with durable natural-colored vinyl siding and minimal visibility from Telfair Place; providing 20 parking spaces; enclosing the Property with a high-quality chain-link fence; installing water and sewer connections on the Property linked to existing laterals across Telfair Place; and adding small auxiliary structures at the rear of the Property to support plant operations (the “Project”); and,

**WHEREAS**, the proposed General Development Plan and related documents, dated November 6, 2025, have been reviewed by City staff, including the Planning Commission, Engineering, Fire, and Public Works departments for compliance with all applicable federal, state, and local law, statutes, ordinances, regulations, and codes; and,

**WHEREAS**, public notice was given and public hearing was held by the Planning Commission on January 6, 2026, and by the City Council on January 20, 2026, to consider the application, at which time all interested parties were given an opportunity to be heard; and,

**WHEREAS**, the Mayor and City Council find that the Project is consistent with the Garden City Comprehensive Land Use Plan and will not be detrimental to the public health, safety, or welfare, or materially injurious to the properties or improvements in the vicinity;

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of Garden City, Georgia, that:

Section 1. **Findings adopted.** The foregoing recitals are hereby adopted as the finding of the Mayor and Council in support of this Resolution.

Section 2. **General Development Plan Approval.** The General Development Plan Application submitted by Thomas & Hutton Engineering Co., as authorized agent for APAC-Atlantic, Inc., for the Project, is hereby approved subject to the Project being built in material compliance with the plans submitted with the Application and subject to the conditions set forth in Section 3 of this Resolution.

Section 3. **Conditions of approval.** This approval is expressly contingent upon the Applicant satisfying the following conditions:

1. The Applicant shall obtain all other required permits, including, building, fire, and safety permits, from all relevant government agencies prior to the commencement of construction.
2. The final construction drawings must incorporate all revisions identified during the plan review process by the City Engineer and other City departments.
3. The property shall be maintained in good condition and repair, free of waste, litter, and debris.
4. The Project's landscaping plans must be approved by City staff.
5. All required landscaping and trees shall be maintained for a warranty period of thirty (30) months.
6. The Applicant shall comply with any and all requirements and conditions from the Planning Commission Staff Report dated December 23, 2025.

Section 4. **Effective Date.** This Resolution shall take effect immediately upon its passage and adoption.

ADOPTED this 20<sup>th</sup> day of January, 2026.

---

Tonya Roper, Clerk of Council

RECEIVED AND APPROVED this 20th day of January, 2026.

---

Bruce Campbell, Mayor

A RESOLUTION OF THE MAYOR AND COUNCIL OF GARDEN CITY, GEORGIA, APPROVING AN INDIVIDUAL PROJECT ORDER WITH KIMLEY-HORN AND ASSOCIATES, INC., FOR PROFESSIONAL TRAFFIC ENGINEERING AND SIGNAL TIMING SERVICES AT THE INTERSECTION OF CHATHAM PARKWAY AT TELFAIR PLACE; AUTHORIZING THE CITY MANAGER TO EXECUTE THE NECESSARY DOCUMENTS; AND FOR OTHER PURPOSES.

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WHEREAS, Garden City, Georgia, and Kimley-Horn and Associates, Inc. entered into a Master Agreement for Continuing Professional Services dated August 18, 2023, for general engineering and consulting services; and,

WHEREAS, the City has identified a need for professional traffic engineering and signal timing services to evaluate and address traffic signal and operational concerns at the intersection of Chatham Parkway at Telfair Place where the signal's camera detection system stopped functioning in late July 2024, resulting in the signal operating in a pretimed mode which caused increased delays and reduced operational performance along Chatham Parkway; and,

WHEREAS, Kimley-Horn and Associates, Inc., has prepared Individual Project Order Number 07 (IPO-7), attached hereto as Exhibit A, in accordance with the terms and conditions of the aforementioned Master Agreement authorizing it to evaluate existing conditions at the above-mentioned intersection in order to identify deficiencies and develop recommendations to improve traffic signal performance, and to provide other miscellaneous traffic engineering support services requested by the City that are consistent with the nature of the services described in the IPO; and,

WHEREAS, Kimley-Horn and Associates, Inc., will perform the services set forth in IPO-7 at its current hourly rates for a maximum fee of \$50,000.00, together with reimbursable project expenses (e.g., traffic data collection fees charged by subconsultants), all of which shall be funded by the City's 2026 fiscal year's SPLOST Fund as part of the Telfair Place and Telfair Road Paving and Drainage Project; and,

WHEREAS, the Mayor and Council find that it is in the best interest of the health, safety, and welfare of the citizens of Garden City to proceed with these professional services to optimize traffic flow and safety at said intersection.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of Garden City, Georgia, as follows:

1. Approval of Individual Project Order: The Mayor and Council hereby approve Individual Project Order Number 07 attached hereto as Exhibit A submitted by Kimley-Horn and Associates, Inc., for professional traffic engineering and signal timing services at the intersection Chatham Parkway at Telfair Place.



2. Execution of Documents: The City Manager is hereby authorized to execute IPO-7 and any related documents necessary to effectuate the performance of the above services set forth in the IPO, subject to any final minor revisions approved by the City Attorney.
3. Funding: The costs associated with IPO-7 shall be paid from the City's 2026 fiscal year's SPLOST Fund as part of the Telfair Place and Telfair Road Paving and Drainage Project.
4. Effective Date: This Resolution shall become effective immediately upon its adoption.

ADOPTED this 20<sup>th</sup> day of January, 2026.

---

TONYA ROPER, Clerk of Council

RECEIVED AND APPROVED this 20th day of January, 2026.

---

BRUCE CAMPBELL, Mayor

## EXHIBIT A

### **INDIVIDUAL PROJECT ORDER NUMBER 07**

Describing a specific agreement between the **CITY OF GARDEN CITY, GEORGIA** ("the Client" or "the City") and **KIMLEY-HORN AND ASSOCIATES, INC.** ("the Consultant") and in accordance with the terms of the Master Agreement for Continuing Professional Services dated the 18<sup>th</sup> day of August 2023, the terms of which are incorporated herein by reference.

#### **PROJECT UNDERSTANDING**

The Client has requested the Consultant's assistance with evaluating and addressing traffic signal and operational concerns at the intersection of Chatham Parkway at Telfair Place ("the Study Intersection"). The traffic signal's camera detection system stopped functioning in late July 2024, resulting in the signal operating in a pretimed mode. This condition has contributed to increased delays and reduced operational performance along Chatham Parkway.

This Individual Project Order (IPO) authorizes the Consultant to evaluate existing conditions at the Study Intersection and develop recommendations to improve traffic signal performance. In addition to the immediate needs associated with the Study Intersection, this IPO also authorizes the Consultant to provide other miscellaneous traffic engineering support services requested by the City that are consistent with the nature of the services described herein.

#### **SCOPE OF SERVICES**

The Consultant will provide the following traffic engineering services ("the Services") at the request of the City, including but not limited to the following:

1. Field or remote troubleshooting of reported traffic signal timing deficiencies, limited data collection, traffic signal timing and implementation, development and implementation of railroad and emergency vehicle preemption parameters, signal phasing recommendations, development and implementation of pedestrian and vehicular clearance intervals
2. Review of engineering documents, including traffic signal designs, traffic studies, site plan access, and roadway construction plans
3. Traffic signal warrant analyses, trip generation, intersection control evaluations (ICE)

#### **INFORMATION PROVIDED BY THE CLIENT**

The Consultant shall be entitled to rely on the completeness and accuracy of all information provided by the City or the City's consultants or representatives. The City shall provide information requested by the Consultant during the project, including, but not limited to:

1. Safe and secure access to the Project site
2. Access to the City's traffic signal cabinets
3. Existing signal design and signal timing plans
4. Development Agreement commitments related to the transportation network

#### **COMPENSATION**

The Consultant will perform the Services as hourly Not to Exceed (NTE) according to the Consultant's then-current rates for a maximum fee of **\$50,000**. The Consultant will not exceed the NTE fee without authorization from the Client. Payment will be due within 25 days of your receipt of the invoice and should include the invoice number and the Consultant's project number. Direct reimbursable expenses, including but not limited to traffic data collection performed by the Consultant's subconsultants, express delivery services, travel associated with field activities, and other direct project expenses will be invoiced at 1.15 times the actual cost. Administrative time related to the project will be billed hourly. All permitting, application, and similar project fees will be paid directly by the Client.

## ADDITIONAL SERVICES

Any services not specifically provided for in the Services identified above, as well as any changes in the scope requested by the Client, will be considered Additional Services and will be negotiated and performed under a separate agreement. The following is a list of some specific services that are not included, but can be provided upon request:

1. Corridor studies
2. Detailed Traffic Impact Analysis (TIA) reports
3. Roadway, intersection, signal, lighting, or structural design
4. Civil/site development and design services including utility, landscape, and drainage design
5. Environmental studies and permitting
6. Public involvement, including layouts on aerial mosaics
7. Railroad coordination
8. Federal Railroad Administration (FRA) Coordination
9. Drainage analysis and design

## ACCEPTED:

CITY OF GARDEN CITY, GEORGIA

KIMLEY-HORN AND ASSOCIATES, INC.

SIGNATURE: \_\_\_\_\_

SIGNATURE: Chris Marsengill

NAME: \_\_\_\_\_

NAME: Chris Marsengill, PE, PTOE

TITLE: \_\_\_\_\_

TITLE: Authorized Signer

DATE: \_\_\_\_\_

DATE: 12/10/2025

**A RESOLUTION BY THE MAYOR AND COUNCIL OF GARDEN CITY, GEORGIA, AUTHORIZING THE PURCHASE AND INSTALLATION OF A VERKADA SECURITY CAMERA SYSTEM FROM JAMTEK ELECTRICAL, LLC; AFFIRMING COMPLIANCE WITH CITY PURCHASING POLICIES; AUTHORIZING THE CITY MANAGER TO EXECUTE NECESSARY AGREEMENTS; AND FOR OTHER PURPOSES.**

WHEREAS, the Mayor and Council of Garden City are committed to ensuring the safety and security of city employees, residents, and public property; and,

WHEREAS, the City's current security camera infrastructure has become outmoded, resulting in frequent hardware failures, poor image quality, and significant maintenance costs; and,

WHEREAS, City staff have evaluated modern surveillance solutions and determined that the Verkada cloud-based security system provides superior high-definition monitoring, advanced analytics, enhanced data security, and simplified remote management; and,

WHEREAS, the transition to a Verkada system will streamline city operations by eliminating the need for local servers and reducing the burden on the Information Technology Department; and,

WHEREAS, Jamtek Electrical, LLC ("Jamtek"), a registered Georgia vendor and a certified Small/Disadvantaged Business Enterprise, has provided a proposal to furnish and install the security camera system for the price of \$150,000.00, a copy of such proposal being attached hereto as Exhibit A; and,

WHEREAS, Jamtek's installation of security camera systems (includes training, installation, project management, design, permitting, networking, programming, and consulting) is considered a professional service in the State of Georgia requiring the company to hold a Georgia Low Voltage License (unrestricted) and to be certified by the National Institute for Certification in Engineering Technologies; and,

WHEREAS, Jamtek is frequently utilized by local Georgia entities (such as the Bibb County Board of Education and Macon Water Authority) to install security camera systems; and,

WHEREAS, the Information Technology Department has reviewed Jamtek's proposal and certified that the selection of Jamtek Electrical, LLC, and the procurement of the Verkada security camera system, comply with all applicable provisions of the Garden City Purchasing Policies and Procedures which does not require contracts for licensed professional services be competitively bid; and,

WHEREAS, the Mayor and Council find that the procurement of the Verkada security camera system from Jamtek is in the best interest of the public health, safety, and general welfare of the citizens of Garden City.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF GARDEN CITY, GEORGIA, AS FOLLOWS:

1. Selection of Vendor: The Mayor and Council hereby approve the selection of Jamteck Electrical, LLC, for the procurement and installation of the Verkada security camera system.
2. Policy Compliance: The Mayor and Council find that this purchase is made in accordance with the City's established purchasing guidelines and represents a proper and efficient use of municipal funds.
3. Authorization: The City Manager is hereby authorized to execute a contract and any related purchase orders necessary to facilitate the acquisition and installation of the security camera system from Jamtek in an amount not to exceed \$150,000.00, subject to final legal review by the City Attorney.
4. Funding: The funds for this acquisition shall be drawn from the City's Operating Fund as previously budgeted for in the 2026 fiscal year.
5. Severability: To the extent any portion of this Resolution is declared invalid by a court of competent jurisdiction, the remaining portions shall remain in full force and effect.
6. Effective Date: This Resolution shall become effective immediately upon its adoption.

ADOPTED this 20th day of January, 2026.

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TONYA ROPER  
Clerk of Council

RECEIVED AND APPROVED this 20th day of January, 2026.

---

BRUCE CAMPBELL, Mayor



EXHIBIT A

# ESTIMATE

Jamtek Electrical, LLC  
2632 Roff Ave Macon  
Georgia 31204 U.S.A  
Billing@jamtek360.com  
4785513771

**TOTAL \$150,000.00**

## Garden City

100 Central Avenue  
Garden City  
31405 Georgia  
U.S.A

Estimate# EST-002199  
Estimate Date 12.11.2025  
Reference# City Hall CCTV 3yr

Ship To  
100 Central Avenue  
Garden City  
31405 Georgia  
U.S.A

Subject :  
City Hall CCTV 3yr (Before EOY)

#	ITEM & DESCRIPTION	DISCOUNT	AMOUNT
1	<b>Verkada CH52 Multisensor Camera</b> Verkada CH52-E Outdoor Multisensor Camera, 4x5MP, Zoom Lens, 1TB of Storage, Maximum 30 Days of Retention	22.50%	\$13,946.12 5.00 EA x 3,599.00
2	<b>Verkada Indoor Mini Dome Camera, 256GB, 30 Days Max</b> The Verkada CM42 Indoor Mini Dome Camera is designed to be suitable for businesses looking for discreet video security, such as retail stores, malls, airports, train stations and more. This 5 MP dome camera is powered by an Ambarella Chipset, which supports Verkada Edge-Based Video Analytics. It offers a 128-degree diagonal field view and has enhanced digital zoom that captures scenes with accuracy. This IK08-rated camera can withstand impacts and vandalism.	22.50%	\$27,086.25 50.00 Each x 699.00
3	<b>CD63-E Outdoor Dome</b> CD63-512E-HW	22.50%	\$1,471.72 1.00 ea x 1,899.00
4	<b>CD43-256E-HW CD43-E Outdoor Dome Camera, 256GB, 30 Days Max</b>	22.50%	\$5,575.35 6.00 Each x 1,199.00

#	ITEM & DESCRIPTION	DISCOUNT	AMOUNT
5	<b>CB62-512TE-HW Verkada Outdoor Bullet Security Camera, 4K, Telephoto Zoom Lens, 512GB, 30 Days Max</b> Verkada CB62-TE Outdoor Bullet Camera, 4K, Telephoto Zoom Lens, 512GB of Storage, Maximum 30 Days of Retention	22.50%	<b>\$3,408.45</b> 2.00 ea x 2,199.00
6	<b>Verkada 3-Year Camera License, Capacity Increase</b> 3-Year Camera License, Capacity Increase	22.50%	<b>\$27,389.27</b> 59.00 ea x 599.00
7	<b>LIC-CAM-MLT4-3Y-CAP</b> 3-Year Four-Camera Multisensor License, Capacity Increase	22.50%	<b>\$6,971.12</b> 5.00 Each x 1,799.00
8	<b>Verkada Corner Mount</b>	22.50%	<b>\$771.12</b> 5.00 ea x 199.00
9	<b>ACC-MNT-POLE-1</b>	22.50%	<b>\$809.87</b> 5.00 Each x 209.00
10	<b>Verkada Arm Mount</b> Arm Mount	22.50%	<b>\$383.62</b> 5.00 ea x 99.00
11	<b>Pendant Cap Mount</b>	22.50%	<b>\$267.37</b> 5.00 Each x 69.00
12	<b>L-Bracket Mount</b>	22.50%	<b>\$699.82</b> 7.00 Each x 129.00
13	<b>ACC-MNT-CJBOX-1</b> Circle Junction Box	22.50%	<b>\$422.37</b> 5.00 Each x 109.00
14	<b>Verkada 90W PoE++ (802.3bt Type 4) Injector, GigE, Outdoor, North America Type B Plug</b> Outdoor 90W PoE++ (802.3bt-2018) Injector, GigE, NA Type B	22.50%	<b>\$1,158.62</b> 5.00 ea x 299.00
15	<b>Verkada Mini Recessed Ceiling Mount</b>	22.50%	<b>\$5,773.75</b> 50.00 Each x 149.00



#	ITEM & DESCRIPTION	DISCOUNT	AMOUNT
16	<b>Misc Parts Material</b> Anything needed to complete a project that can't be accounted for during estimation. Non-refundable Bolts, Clips, Screws, Anchors, Zip Ties, Straps, Hooks, Patch Cables, Wire Ties, Beam Clamps, ETC.	0.00	<b>\$6,000.00</b> 40.00 Box x 150.00
17	<b>Professional Services</b> This includes training, installation, project management, design, and permits, Networking, Programming, and Consulting	0.00	<b>\$31,500.00</b> 210.00 x 150.00
18	<b>CAT6 23/4 Riser Cable, White - USED</b>	0.00	<b>\$811.18</b> 4.00 box x 202.795
19	<b>Building-to-Building Bridge</b> 60 GHz PtP link using 802.11ad with 5 GHz radio for backup. Ideal for high-throughput connectivity with a range of up to 500 m	0.00	<b>\$2,397.00</b> 3.00 x 799.00
20	<b>Electrical and Grounding work</b> Pole and trench Equipment Rental	0.00	<b>\$9,680.00</b> 1.00 Each x 9,680.00
Items in Total 473.00		Sub Total	146,523.00
		Shipping charge	3,477.00
		<b>Total</b>	<b>\$150,000.00</b>

#### Terms & Conditions

Accepting this document, the customer agrees to the services outlined in this document. Any alteration or deviation from the above specifications involving the extra cost of material or labor will only be executed upon written orders for the same and will become an extra charge over the sum mentioned in this contract. All agreements must be made in writing. All Invoices are to be paid within 60 days of the invoice date.

"In the event that Jamtek Electrical LLC must retain a collection agency or law firm to collect past due balances owed to Jamtek Electrical LLC, you agree to pay any and all collection agency fees, court costs, attorney fees, or incidental costs associated with collecting."

Any construction project may have unforeseen complications once started. If something arises during a Jamtek Electrical project that is going to add to the cost and alter the timeline, the work will be halted temporarily so that your lead project manager can go over the changes to the estimate and timeline after explaining what the unforeseen issue is and what it is going to require to fix it. Once agreed upon a new timeline and estimated cost, a written agreement will be signed and work will resume.

At Jamtek Electrical we give detailed and accurate estimates that are drawn up by a qualified and skilled professional. We keep change orders to a minimum by taking our time to create these estimates. Our goal is to make sure the job goes as quickly, smoothly, and affordable as possible.

If there is a mistake or change order caused due to a Jamtek employee or subcontractor we will communicate the issue with you and address it on our own time and at our own cost.

If a customer changes the scope or parameter of the job, there will be a \$100 change order fee that will cover the cost of redrawing up the estimate. Work will be halted until the new timeline and estimated price is signed and agreed upon by both parties.

**A RESOLUTION AUTHORIZING THE MAYOR OF GARDEN CITY, GEORGIA, TO EXECUTE AND SUBMIT AN APPLICATION FOR THE GEORGIA DEPARTMENT OF TRANSPORTATION FY 2026 LOCAL MAINTENANCE & IMPROVEMENT GRANT (LMIG) PROGRAM; TO PROVIDE FOR A LOCAL MATCH; AND FOR OTHER LAWFUL PURPOSES.**

WHEREAS, the Georgia Department of Transportation (GDOT) has established the Local Maintenance & Improvement Grant (LMIG) program to assist local governments in improving and maintaining the local road system; and,

WHEREAS, Garden City, Georgia, is eligible to apply for and receive funding in the amount of \$137,987.56 through the FY 2026 LMIG program for specific road improvement projects; and,

WHEREAS, the Mayor and Council have identified a list of priority road maintenance, paving, and repair projects that meet the criteria for LMIG funding; and,

WHEREAS, the LMIG program requires a local cost-sharing match of 30% toward the total project cost.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF GARDEN CITY, GEORGIA, AS FOLLOWS:

1. Authorization: The Mayor is hereby authorized to execute and submit the FY 2026 LMIG Application, including a project list and all required certifications, to the Georgia Department of Transportation.
2. Commitment of Funds: The City formally commits to providing the required local matching funds in the amount of \$41,396.27 to satisfy the grant requirements.
3. Project Execution: Upon approval of the application by GDOT, the Mayor and staff are authorized to take all necessary actions to implement the projects described in the application.

**ADOPTED** by the Mayor and Council of Garden City, Georgia, this 20th day of January, 2026.

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TONYA ROPER, Clerk of Council

**RECEIVED AND APPROVED** this 20th day of January, 2026.

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BRUCE CAMPBELL, Mayor

**RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN  
THE CHATHAM COUNTY POLICE DEPARTMENT AND GARDEN CITY,  
GEORGIA, FOR MEMBERSHIP ON THE CHATHAM COUNTY SPECIAL WEAPONS  
AND TACTICS TEAM (SWAT); TO AUTHORIZE THE CITY'S POLICE CHIEF TO  
EXECUTE THE MEMORANDUM OF UNDERSTANDING; AND FOR OTHER  
PURPOSES.**

WHEREAS, the Constitution of the State of Georgia of 1983 in Article 9, Section 3, Paragraph 1, provides that municipalities and counties of the State of Georgia may contract with one another for the provision of services for any period not exceeding 50 years; and,

WHEREAS, Garden City desires to allow members of its Police Department to be assigned to the Chatham County Special Weapons and Tactics Team (SWAT) to allow the City and Chatham County to provide a cooperative response to critical incidents in their respective communities and to provide additional and specialized training and resources for the Garden City Police Department and the residents of the City; and,

WHEREAS, the Mayor and Council find that it is in the best interest of the public health, safety, and welfare of the City to approve the Memorandum of Understanding between the City and the Chatham County Police Department in substantially the form attached to this Resolution as Exhibit A (the "MOU").

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of Garden City, Georgia, that:

- Section 1. The foregoing recitals and findings are incorporated herein as findings and conclusions of the Mayor and Council.
- Section 2. The Mayor and Council hereby (a) approve the MOU in substantially the form attached hereto as Exhibit A, (b) authorizes the City Attorney, in cooperation with the Chief of Police, to negotiate any revisions to the MOU which benefit and protect the City and which do not increase the City's financial obligations, and (c) authorizes the Garden City Police Chief to execute the MOU on behalf of the City when in final form.
- Section 3. This Resolution shall be effective immediately upon adoption.
- Section 4. All resolutions or parts thereof, in conflict with this Resolution are hereby repealed.

ADOPTED this \_\_\_\_\_ day of January, 2026.

---

TONYA ROPER  
Clerk of Council

RECEIVED AND APPROVED this \_\_\_\_\_ day of January, 2026.

---

BRUCE CAMPBELL, Mayor

## Exhibit A

### **MEMORANDUM OF UNDERSTANDING BETWEEN THE CHATHAM COUNTY POLICE DEPARTMENT AND GARDEN CITY POLICE DEPARTMENT FOR THE FORMALIZATION OF EFFORTS IN FURTHERANCE OF THE COLLABORATIVE CAPABILITIES AND READINESS FOR SPECIAL WEAPONS AND TACTICS (SWAT) TEAMS**

This contract is dated for identification this day \_\_\_ of \_\_\_\_\_ 2026, and is made by and between the CHIEF OF POLICE OF CHATHAM COUNTY, Georgia, and the GARDEN CITY Police Department, (hereinafter referred to as “CHATHAM” and “GARDEN CITY” respectively).

#### **RECITALS:**

- a) CHATHAM and GARDEN CITY are in close proximity and share overlapping demands for law enforcement responses, often to high risk/critical incidents requiring specially trained tactical teams.
- b) CHATHAM and GARDEN CITY have long recognized that mutual aid and cooperation in response to critical incidents can be enhanced and made more effective and expeditious through the standardization of training, tactics, and equipment of their respective units.
- c) CHATHAM and GARDEN CITY have recognized that in order to successfully resolve a tactical situation, a chief law enforcement administrator must have the proper tactical options at his or her disposal. In situations which exceed the capabilities of normal law enforcement, the ability to effectively support or integrate the tactical resources of the two jurisdictions is ideal.
- d) CHATHAM and GARDEN CITY recognize that having highly trained and skilled tactical team, capable of providing support during a critical incident, and/or, fully capable of functioning as an integrated team when the situation dictates, reduces the risk of injury or loss of life to our residents, law enforcement officers, and suspects, and increases the likelihood of successful resolutions of critical incidents through the increased capabilities provided.
- e) Standardized and continuous training of our tactical personnel provide for a more expedient response in situations that are fluid, quickly evolving, and require the immediate response of personnel on duty or in close proximity to the situation at hand.
- f) The purpose of this document is to formalize an agreement between CHATHAM and GARDEN CITY as it pertains to adding officers to the CHATHAM COUNTY SWAT TEAM, so that they can more effectively provide support for one another and/or operate as a fully integrated team when the incident warrants said response.
- g) CHATHAM and GARDEN CITY now desire to formally establish and confirm the framework for this cooperative effort as well as to clarify the legal relationship resulting from that ongoing cooperative agreement.

NOW, THEREFORE, in consideration of the recitals and mutual promises contained herein, it is agreed as follows.

#### 1. ENTITIES' STATUS

It is formally agreed that the Chatham County Special Weapons and Tactics (SWAT) team will retain its status as a separate and independent entity which possesses the skills and capabilities to act as a fully integrated team when the situation dictates such response.

#### 2. PURPOSE/MISSION STATEMENT

It is the intent of the signatories to achieve the following:

- a) Ensure that the training, tactics, equipment, and skill sets of the members of the SWAT team is mutually compatible to the greatest degree possible to further enhance the effectiveness and operational readiness as an integrated team.
- b) Provide for an enhanced rapid response tactical team which can be organized in the minimal amount of time possible for critical incidents where an immediate response is needed.

#### 3. TERM

This Agreement will take effect upon the signing of said document by both signatories, and will remain in full force and effect until one of the signatories notifies the other party of its withdrawal in writing.

#### 4. PERSONNEL

CHATHAM will retain responsibility for the recruitment and selection of personnel for the SWAT team. CHATHAM SWAT Commander may reject any candidate proposed for assignment to the SWAT team. The SWAT Team Commander may remove any officer from the SWAT team for any or no reason. Personnel assigned to the SWAT team shall be full-time sworn members of their respective agencies.

In addition:

- a) All participating personnel will attend scheduled training sessions.
- b) New personnel appointed to the SWAT team will be required to successfully complete a POST certified basic special weapons and tactics course as soon as practical.

#### 5. PERSONNEL COSTS AND EXPENSES

Each agency will be responsible for all personnel costs and obligations associated with the staff it assigns to the SWAT team, including, but not limited to base salary, overtime salary and fringe benefits, Workers' Compensation and retirement benefits. CHATHAM will provide all participating personnel with the requisite safety equipment which is set forth in the policy and procedures of the SWAT team.



## 6. POLICIES AND PROCEDURES

Each officer assigned to the CHATHAM COUNTY SWAT team will follow the policies and general orders of the CHATHAM COUNTY Special Weapons and Tactics Team when the team is activated.

## 7. AMENDMENTS/ENTIRE AGREEMENT

Amendments and/or modifications to this Agreement can be proposed at any time by either agency. No amendment shall be effective unless the amendment is in writing and signed by each of the parties. This Agreement supersedes any and all other agreements, either oral or in writing, between the parties with respect to the subject matter herein. Each party acknowledges that this Agreement contains the entire agreement between the parties.

X

Chatham County Police Chief

X

Date

X

City of Garden City Police Chief

X

Date

**RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT WITH PROFESSIONAL PROBATION SERVICES, INC., FOR THE PROVISION OF PRIVATE PROBATION SERVICES TO MISDEMEANOR AND ORDINANCE OFFENDERS; AUTHORIZING THE CITY MANAGER TO EXECUTE THE CONTRACT ON BEHALF OF THE CITY UPON OBTAINING THE CONSENT THERETO FROM THE CHIEF JUDGE OF THE GARDEN CITY MUNICIPAL COURT; AND FOR OTHER PURPOSES.**

WHEREAS, Garden City, Georgia, operates a municipal court having jurisdiction over city ordinance violations and certain misdemeanor offenses; and,

WHEREAS, the City requires professional probation services to supervise, collect fines/fees from, and manage the rehabilitation of offenders sentenced by its municipal court; and,

WHEREAS, The Official Code of Georgia Annotated Section 42-8-101 authorizes a municipality to enter into written contracts with private corporations, enterprises, or agencies to provide such probation services upon the request and consent of the judge of its municipal court; and,

WHEREAS, Garden City, Georgia, has negotiated the attached Contract for Probation Supervision and Rehabilitation Services with Professional Probation Services, Inc., which is uniquely qualified and experienced in providing professional probation services, having satisfactorily provided such services to the City since April 3, 2013; and,

WHEREAS, the proposed contract runs from April 1, 2026, through March 31, 2027, with four (4) consecutive one-year optional renewal terms, any of which may be rejected by either party upon giving the other party notice of non-renewal within thirty (30) days of the current term's expiration; and,

WHEREAS, the proposed contract may be terminated by the Chief Judge of the City's Municipal Court without cause upon giving thirty (30) days advance notice to the probation service provider of his/her intention to do so; and,

WHEREAS, the services provided under the proposed contract include, but are not limited to (a) the supervision of probationers sentenced by the municipal court; (b) the collection and disbursement of court ordered fines, restitution, and statutory surcharges; (c) the coordination of community service and required treatment programs; (d) the reporting and record keeping in compliance with state auditing requirements; and (e) the furnishing of a fidelity bond or letter of credit in the amount of \$100,000.00 as surety for the satisfactory performance of the contract; and,

WHEREAS, substantive terms of the proposed contract include, but are not limited to, explicit mention of compliance with the Georgia Department Community Supervision rules; a clear breakdown of probation fees paid by the offender (no fees for basic services being paid by the City); language protecting the City from liability arising from the acts and/or omissions of

the employees of the probation service providers; and clear dates for when the contract commences and terminates; and,

WHEREAS, the Mayor and Council deem it in the City's best interest to enter into the attached Contract for Probation Supervision and Rehabilitation Services; and,

WHEREAS, the City's execution of the proposed contract shall be conditioned upon receiving the request for doing so from the Chief Judge of the Municipal Court who shall execute the contract as evidence of her consenting to the terms and provisions thereof.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of Garden City, Georgia, that:

- Section 1. The Mayor and Council hereby approves the attached Contract for Probation Supervision and Rehabilitation Services between the City and Professional Probation Services, Inc., for the provision of probation supervision services for misdemeanor and city ordinance offenders.
- Section 2. Upon the execution of the contract by the Chief Judge of the Garden City Municipal Court to evidence the Judge's consent to the terms and provisions thereof, the City Manager is hereby authorized and directed to execute the contract on behalf of the City.
- Section 3. This effective date of this resolution shall be when approved by the Mayor and Council.

RESOLVED this 20th day of January, 2026.

\_\_\_\_\_  
TONYA ROPER, Clerk of Council

RECEIVED AND APPROVED this 20<sup>th</sup> day of January, 2026.

\_\_\_\_\_  
BRUCE CAMPBELL, Mayor

**STATE OF GEORGIA  
COUNTY OF CHATHAM**

**CONTRACT FOR PROBATION SUPERVISION  
AND REHABILITATION SERVICES**

THIS CONTRACT made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between the City of Garden City, Georgia (hereinafter referred to as the "City") and Professional Probation Services, Inc. (hereinafter referred to as "PPSI"), upon the request and consent of the Chief Judge of the Garden City Municipal Court (hereinafter referred to as the "Court").

**WITNESSETH:**

WHEREAS, the City, authorized by O.C.G.A. §42-8-101, wishes to enter into this agreement with PPSI with the consent of the Court, and recognizes its responsibility to provide professional and effective sentencing alternatives for citizenry and offenders of the community; and

WHEREAS, PPSI is uniquely qualified and experienced in providing such comprehensive professional services and is willing to contract with the City with the approval of the Court; and

WHEREAS, the parties hereto deem it in their respective best interests and each will best be served by entering into said Contract for the provision by PPSI of such probation services as ordered by the Court.

NOW THEREFORE, in consideration of the premises and the mutual benefits and covenants provided under the terms and conditions of this Contract, the parties hereto agree as follows:

**DESIGNATION BY THE CITY**

The City shall designate PPSI as the sole private entity to coordinate, provide and direct probation programs and services to offenders sentenced by and under the jurisdiction of the Court.

**SCOPE OF SERVICES**

PPSI shall provide the services and programs for the misdemeanor offenders placed on probation by the Court which shall include the following particulars:

- A. Comply with the rules, standards, and qualifications as set forth by the Department of Community Supervision (DCS), and any subsequent changes, thereto, and the Laws of the State of Georgia.
- B. Operate under the conditions as agreed to by and between PPSI and the City, as more fully set forth in the Specifications for Probation Services attached hereto and incorporated herein by reference.
- C. Provide such services as specifically set forth in the Specifications for Probation Services for the provisions of services to offenders under the jurisdiction of the Court.
- D. Meet, maintain, and comply with all rehabilitation program offerings as specified in the Specifications for Probation Services.

- E. Maintain individual files for each offender participating in PPSI's programs in accordance with DCS Board Rule 105-2-.14. The files will be maintained in a secured area, in a secure file cabinet, or electronically. PPSI shall maintain the confidentiality of all files, records, and papers relative to the supervision of probationers under this agreement.
- F. Provide timely and prompt reports as are, or may be required by the Court during the period of the Contract, which include, but are not limited to, statistical reports, caseload data, and other records documenting the types of program services provided and the identity of the offenders receiving such services in accordance with O.C.G.A. §42-8-108 and DCS Board Rule 105-2-.13.
- G. Provide counseling and supervision services for all persons ordered by the Court to participate in such programs during the period of the Contract and assure that PPSI is providing program services and maintaining records reflective of good business practice.
- H. Make fiscal and program records available within ten (10) working days for review and maintain financial records reflective of good business practice. Records shall be maintained in accordance with O.C.G.A. §42-8-109.2 and DCS Board Rule 105-2-.14.
- I. Bill the offender for program services provided on such forms and in such manner to conform to acceptable business practice in accordance with DCS Board Rule 105-2-.14 and 105-2-.15. The accuracy of billing is to be confirmed by providing a copy of the services and attending cost to the offender.
- J. Charge each offender participating in rehabilitation programs the reasonable cost of the program as reflected in the Specifications for Probation Services attached hereto and incorporated herein by reference. Each offender shall be charged a maximum not to exceed the program costs as specified in the Specifications for Probation Services unless it is approved in advance by the Court. Those offenders the Court shall determine to be indigent shall be ordered as such and shall be supervised at no cost in accordance with O.C.G.A. §42-8-102.
- K. Collect restitution, fines, court costs and fees, program fees, and probation fees as ordered by the Court. PPSI shall prioritize the collection of restitution before the collection of fines and probation fees pursuant to O.C.G.A. §17-14-8. PPSI shall collect funds for the Georgia Crime Victims Emergency Fund, as applicable, and forward them directly to the Georgia Crime Victims Compensation Board by the end of each month along with a corresponding remittance report pursuant to O.C.G.A. §17-15-13(f).
- L. Submit a written report to the Court as frequently as the Court requires on the amount of Court fines, costs, fees, and restitution Court ordered and collected from each offender. The report shall include the total dollar amount applied to Court ordered fines, fees, restitution, and other conviction related costs.
- M. Tender all Court fines and costs ordered and collected from offenders to the Court as frequently as the Court requires.
- N. Comply with all laws regarding confidentiality of offender records in accordance with O.C.G.A. §42-8-109.2 and DCS Board Rule 105-2-.09.
- O. Furnish a fidelity bond or letter of credit in the amount of not less than one hundred thousand (\$100,000.00) dollars as surety for the satisfactory performance of the Contract.

- P. Not profit or attempt to profit from any fines, restitution, or Court cost collected from the offenders.
- Q. The Court shall assist PPSI in obtaining access to criminal histories in the Georgia Crime Information Center and National Crime Information Center through local law enforcement in order for PPSI to conduct pre-sentence or probationer investigations as may be requested. PPSI may obtain a Georgia Crime Information Center (GCIC) Originating Agency Identifier (ORI) number. The Federal Bureau of Investigation (FBI) CJIS Security Addendum is, therefore, attached hereto and incorporated herein by reference.
- R. PPSI shall employ competent and able personnel to provide services rendered hereunder and to appropriately administer this caseload. All staff shall meet qualifications as prescribed by O.C.G.A. §42-8-107 and DCS Board Rule 105-2-.09.
- S. PPSI shall have a criminal history records check made of all staff in accordance with O.C.G.A. §42-8-106.1, O.C.G.A. §42-8-107, and DCS Board Rule 105-2-.10.
- T. PPSI staff shall comply with the orientation and continuing education training required per annum as prescribed by O.C.G.A. §42-8-107, DCS Board Rule 105-2-.09, and DCS Board Rule 105-2-.12.
- U. PPSI shall make a supervision assessment of each offender and determine the reporting schedule, type of contact(s), and frequency of contact(s) pursuant to the direction of the Court. There are no minimally required contacts for pay-only cases. Probation officers shall supervise no more than 250 probationers under Basic Supervision and no more than 50 probationers under Intensive Supervision. There are no caseload size limitations regarding pay-only cases.
- V. PPSI shall coordinate and ensure compliance with community service by each probationer as ordered by the Court. PPSI will maintain records of community service participation and completion.
- W. PPSI shall coordinate with certified vendors the evaluation and assessment of probationers for drug/alcohol rehabilitation, mental health, psychological counseling, or educational programs mandated by the Court and shall require probationer's compliance. PPSI shall not specify, directly or indirectly, a particular DUI Alcohol or Drug Use Risk Reduction Program, which a probationer may or shall attend. PPSI shall conduct on-site drug and alcohol screens as determined necessary by the Court, the costs for which shall be paid by the offender as fully set forth in the Specifications for Services, attached hereto.
- X. The term "pay-only probation" means a defendant has been placed under probation supervision solely because such defendant is unable to pay the court imposed fine and statutory surcharges when such defendant's sentence is imposed. Such term shall not include circumstances when restitution has been imposed or other probation services are deemed appropriate by the court. When pay-only probation is imposed, the probation supervision fees shall be capped so as not to exceed three months of ordinary probation supervision fees.
- Y. Consecutive misdemeanor sentences shall be supervised in accordance with O.C.G.A. §42-8-103.1.
- Z. PPSI shall prepare probation violation warrants, orders, and petitions for modification/revocation of probation for submission to the Court. PPSI shall recommend the modification or revocation of probation whenever the probationer fails to substantially comply with the terms and conditions of probation. The Court shall determine what constitutes a substantial failure to comply with probation.

terms and conditions. Modification/Revocation proceedings shall be conducted in accordance with O.C.G.A. §42-8-102 and the Court's Judicial Procedures.

### **PRETRIAL INTERVENTION AND DIVERSION PROGRAM**

In accordance with O.C.G.A. §15-18-80, the prosecuting attorney of the Garden City Municipal Court is authorized to create and administer a Pretrial Intervention and Diversion Program for offenses within the jurisdiction of the Court. The purpose of such program is to provide an alternative to prosecuting offenders in the criminal justice system. Upon the request of the solicitor and with the advice and express written consent of the solicitor, which is now given, the City designates PPSI as the sole private entity to be used for the purpose of monitoring program participants' compliance with a Pretrial Intervention and Diversion Program. Fees for monitoring services are payable not by the City, but by sentenced offenders. Entry into the Pretrial Intervention and Diversion Program shall be at the discretion of the solicitor.

### **PERIOD OF SERVICE**

The performance of the aforementioned services shall commence on the 1<sup>st</sup> day of April, 2026, and shall continue until the 31<sup>st</sup> day of March, 2027. This contract shall automatically renew for additional one-year terms on each subsequent April 1, under the same terms and conditions as provided herein, unless written notice to the contrary is directed to the other party within thirty (30) days of the current term's expiration. Said automatic renewals shall continue for a maximum of four (4) years. The contract shall absolutely terminate on March 31, 2031. Notwithstanding any provision contained herein to the contrary, the Contract may be terminated by the Court without cause upon giving a thirty (30) day written notice to PPSI of its intention to do so. Within five (5) working days of the effective termination date, PPSI shall tender to the Court all records and documents generated by it in connection with this Contract and the services hereunder and any equipment or supplies assigned to it by the Court. PPSI shall turn over to the Clerk of Court any monies collected or received, less supervision fees validly incurred and duly owing to PPSI through the termination date. Any fines, costs, fees, or restitution received by PPSI from probationers of this Court after termination of this Contract shall be forwarded to the Clerk of Court, other than fees earned by PPSI. The Court shall provide PPSI a receipt for all property tendered pursuant to this paragraph.

### **PAYMENTS FOR SERVICES**

Fees for basic services are set out in the Specifications for Probation Services, which fees are payable not by the City, but by sentenced offenders. No fees accrued pursuant to the Specifications for Probation Services shall be obligations of the City. The City shall have no obligation for fees incurred during this contract term and none in subsequent renewals in accordance with O.C.G.A. §36-60-13.

### **DEFICIENCIES IN SERVICE, TERMINATION**

In the event the City determines there are deficiencies in the service and work provided by PPSI, the City shall notify PPSI in writing as to the precise nature of any such deficiencies. Within ten (10) working days of receipt of such notice, PPSI shall correct or take reasonable steps to correct the deficiencies complained of, including, if necessary, increasing the work force and/or equipment, or modifying the policies and procedures used by PPSI in performing services pursuant to this Contract. If PPSI fails to correct or take reasonable steps to correct the deficiencies within ten (10) working days, the City may declare PPSI in default and this Contract shall be declared terminated upon receipt by PPSI of notice thereof. PPSI agrees that in the event it disputes the City's right to invoke the provisions of this paragraph, it will not seek injunctive or other similar relief, but will either negotiate a settlement of the matter with the City or seek, as its remedy, monetary damages in a Court of competent jurisdiction.

## **DISPUTES**

In the event of any controversy, claim or dispute as to the services and work performed or to be performed by PPSI, or the construction or operation of or rights and liabilities of the parties under this Contract, where the City is the complaining party, each such question shall be submitted to the Chief Judge of the Garden City Municipal Court for resolution; provided, however, in the event either party disagrees with the decisions of the Judge, that party shall have the right to litigate the matter in its entirety in a Court of competent jurisdiction.

The party wishing to submit a matter to the Judge shall do so by written notice to the other party and to the Judge, which shall specify the nature of the controversy, claim or dispute. The Judge shall schedule a hearing within fifteen (15) days of such notice, at which time both parties shall present their positions. The Judge shall render a decision within seven (7) days after the date of the hearing. In the event the Judge is the complaining party, the Presiding Judge of the Chatham County Superior Court, or his/her designee, shall be asked to resolve the issues presented.

## **TRANSFER OF OPERATIONS**

In the event PPSI defaults for any reason in the service provided for by this Contract, the City may, at its election and upon five (5) working days' prior written notice to PPSI, take possession of all records and other documents generated by PPSI in connection with this Contract, and the City may use the same in the performance of the services described herein. PPSI agrees to surrender peacefully said records and documents. The City shall provide PPSI with a written receipt of those items over which the City assumes exclusive control. PPSI agrees that in the event it disputes the City's right to invoke the provisions of this paragraph, it will not seek injunctive or other similar relief, but will either negotiate a settlement of the matter with the City, or seek monetary damages as its remedy in a court of competent jurisdiction.

## **RIGHT TO REQUIRE PERFORMANCE**

The failure of the City at any time to require performance by PPSI of any provisions hereof shall in no way affect the right of the City thereafter to enforce same. Nor shall waiver by the City of any breach of any provision hereof be taken or held to be a waiver of any succeeding breach of such provision or as a waiver of any provision itself.

## **ACCESS TO BOOKS AND RECORDS**

The City's representatives shall have access on a weekday, other than a legal State holiday, upon forty-eight (48) hours prior written notice to PPSI's representative, to all PPSI's books, records, correspondence, instructions, receipts, vouchers, and memoranda of every description pertaining to work under this Contract, for the purpose of conducting a complete independent fiscal audit for any fiscal year within the immediately preceding two (2) years, in accordance with O.C.G.A. §42-8-108, DCS Board Rule 105-2-.14, and DCS Board Rule 105-2-.19.

## **INSURANCE**

PPSI shall provide and maintain during the life of this Contract, workers' compensation insurance and general liability with the following limits of liability:

Workers' Compensation	- Statutory
Bodily Injury Liability	- \$ 100,000 each accident
	- \$ 500,000 each occurrence
General Liability	- \$1,000,000 each occurrence
Personal & Advertising Injury	- \$1,000,000 each occurrence
Professional Liability	- \$1,000,000 each occurrence



### **INDEMNIFICATION/HOLD HARMLESS**

With regard to the work to be performed by PPSI, neither the Court nor the City shall be liable to PPSI, or to anyone who may claim a right resulting from any relationship with PPSI, for any negligent act or omission of PPSI, its employees, agents, or participants in the performance of services conducted on behalf of the City. In addition, PPSI agrees to indemnify and hold harmless the Court and the City, their officials, employees, agents, or participants with the Court and the Probation Services described herein, from any and all claims, actions, proceedings, expenses, damages, liabilities or losses (including, but not limited to, attorney's fees and court costs) arising out of or in connection with any negligent act or omission of PPSI, including wrongful criminal acts of PPSI, or PPSI's employees, agents, or representatives. Further, the City is to be named as an additional named insured on PPSI's liability insurance policies.

### **ASSIGNMENT**

The duties and obligations assumed by PPSI are professional services unique to PPSI and are therefore not transferable or assignable without prior consent of the Court and City. Consent, however, shall not be unreasonably withheld.

### **VALIDITY**

This Contract shall be binding on any successor to the undersigned official of the City or Court. The provisions enumerated in this Contract shall be deemed valid insofar as they do not violate any City, State, or Federal laws. In the event any provision of this Contract should be declared invalid, the remainder of this Contract shall remain in full force and effect.

### **NOTICE**

Any notice provided for in this Contract shall be in writing and served by personal delivery or by registered or certified mail addressed to:

As to the City:                      The City of Garden City  
   100 Central Avenue  
   Garden City, GA 31405  
   Attn: City Manager

As to PPSI:                              Professional Probation Services, Inc.  
   327 South Hill Street, Building A  
   Buford, Georgia 30518  
   Attn: Keith Ward, CEO

Notices sent by registered or certified mail shall be deemed delivered/received upon actual receipt or three (3) days from mailing, whichever is shorter. The above addresses may be modified by written notice to the other party.

**ENTIRE AGREEMENT**

This Contract, including all exhibits attached hereto and incorporated herein by reference, constitutes the entire understanding and agreement between the parties hereto and supersedes any and all agreements, whether written or oral, that may exist between the parties regarding the same. No representations, inducements, promises, or agreements between the parties not embodied herein shall be of any force and effect. No amendment or modification to this Contract or any waiver of any provisions hereof shall be effective unless in writing and signed by the City and PPSI.

In witness whereof, the parties hereto have executed this agreement on the day first above written.

**THE CITY OF GARDEN CITY**

**PROFESSIONAL PROBATION SERVICES, INC.**

\_\_\_\_\_  
Rhonda Ferrell-Bowles, City Manager

\_\_\_\_\_  
Keith Ward, CEO

**APPROVED BY THE GARDEN CITY MUNICIPAL COURT**

\_\_\_\_\_  
Lindy Moody, Chief Judge

\_\_\_\_\_  
Caroline Bradley, Solicitor



## Specifications for Services

Pay-Only Probation Supervision	\$45.00 per month. The pay-only probation supervision fees shall be capped per O.C.G.A. §42-8-103.
Basic Probation Supervision	\$45.00 per month
Intensive Probation Supervision	\$45.00 per month
Indigent Supervision	\$0.00 – As determined and ordered by the Court
Pre-Trial/Diversion Supervision	\$45.00 per month
Electronic Monitoring	<u>\$75.00 Installation Fee +</u> RF House Arrest: \$6.00 per day Active GPS: \$10.00 per day SCRAM – Remote Breath: \$7.25 per day SCRAM – with landline: \$10.00 per day SCRAM – Alcohol Monitoring with Cellular Connector: \$12.00 per day SCRAM – Alcohol Monitoring plus House Arrest: \$15.00 per day
Alternative GPS Monitoring with Victim Notification	Talitrix System Smart Phone Application \$55.00/\$85.00 Enrollment Fee + \$5.00 - \$6.00 per day
On-Site, Multi-Panel Drug Screen	\$15.00
Alcohol Test – Breathalyzer	\$15.00
On-Site EtG Test	\$25.00
Laboratory Confirmation Test	\$25.00
Termination Letter Administrative Fee	\$10.00 (If applicable)
Community Service Work Coordination	No Cost
Restitution Collection - Direct Disbursement to Victim	No Cost
On-Line Access for the Court to the PPSI Probation Tracker 2.0 Computer Program	No Cost
Transfer of Supervision	For 24/7 Internet Access to all Offender Data and Activity
Domestic Violence Workshop	No Cost to any of our more than 40 locations nationwide
Anger Control Workshop	No Cost referral to a List of Certified Treatment Providers
Youthful Offender Workshop	No Cost referral to a List of Certified Treatment Providers
Resume and Interview Skills Development with Job Placement Assistance	No Cost
Indemnification of the Court, and Naming the Court as an Additional Insured	No Cost – Professional and General Liability

A RESOLUTION OF THE MAYOR AND COUNCIL OF GARDEN CITY, GEORGIA, APPOINTING MEMBERS TO THE CONSOLIDATED BOARD OF ZONING APPEALS/PLANNING COMMISSION TO FILL VACANCIES CREATED BY EXPIRED TERMS; PROVIDING FOR TERMS OF OFFICE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Consolidated Board of Zoning Appeals/Planning Commission for Garden City, Georgia, is established pursuant to the Garden City Code to assist the Mayor and Council on land use, zoning, and community development matters; and,

WHEREAS, the terms of office for certain members of the Consolidated Board of Appeals/Planning Commission have expired; and,

WHEREAS, the Mayor and Council recognize the importance of maintaining a full and active Consolidated Board of Appeals/Planning Commission to ensure the orderly growth and development of the community; and,

WHEREAS, the following individuals have been recommended to the Mayor and Council for appointment, and the Mayor and Council finds them to be qualified and willing to serve the interests of the City;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF GARDEN CITY, GEORGIA, AS FOLLOWS:

Section 1. Appointments.

The following individuals are hereby appointed to the City's Consolidated Board of Zoning Appeals/Planning Commission:

Appointee Name	Replacing (Outgoing Member)	Term Expiration Date
Kimberly Tice	Jenecia Perry	01/20/2030
Andy Harper	Michael Bruner	01/20/2030
Chad Flowers	Chad Flowers (Reappointment)	01/20/2030
Mack Roberts	Mack Roberts (Reappointment)	01/20/2030
Marie Fontanez	Misty Selph	01/20/2030

Section 2. Terms of Office.

Each appointed or reappointed member shall serve for a term of four years, or until their successor is duly appointed and qualified, unless removed earlier in accordance with the City Code.

Section 3. Effective Date.

This Resolution shall take effect immediately upon its passage and approval.

ADOPTED this 20th day of January, 2026.

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Tonya Roper, Clerk of Council

RECEIVED AND APPROVED this 20<sup>th</sup> day of January, 2026.

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Bruce Campbell, Mayor

## **GARDEN CITY RESOLUTION**

BE IT RESOLVED by the Mayor and Council of Garden City, Georgia, in regular session assembled, that **CAROLINE BRADLEY**, as a duly qualified member in good standing of the State Bar of Georgia, and admitted to practice before the appellate courts of this State, be appointed to serve as the City's Prosecuting Attorney on a part-time basis at their pleasure for the purpose of exercising all of the authority and duties of such position as are set forth in Section 15-18-96 of the Official Code of Georgia Annotated in compliance with all applicable laws, statutes, and ordinances of Garden City, the State of Georgia, and the United States of America.

BE IT FURTHER RESOLVED that within thirty (30) days of the date of this resolution, the Municipal Court Clerk notify the Prosecuting Attorneys' Council of the State of Georgia of Ms. Bradley's appointment.

BE IT FURTHER RESOLVED that before Ms. Bradley commences performance of her duties and responsibilities as the City's Prosecuting Attorney, she be given her oath of office as required by Section 15-18-93 of the Official Code of Georgia Annotated.

BE IT FURTHER RESOLVED that the Mayor execute, with the Clerk of Council's attestation, that certain agreement between the City and Caroline Bradley attached hereto as Exhibit "A" which sets forth the terms of Ms. Bradley's appointment as the City's Prosecuting Attorney.

IN OPEN SESSION this 20<sup>th</sup> day of January, 2026.

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TONYA ROPER  
Clerk of Council

Received and approved this 20<sup>th</sup> day of January, 2026.

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BRUCE CAMPBELL, Mayor

Exhibit "A"

STATE OF GEORGIA       )  
                                      )  
COUNTY OF CHATHAM    )

THIS AGREEMENT is made this \_\_\_\_\_ day of January, 2026, by and between **GARDEN CITY, GEORGIA**, a municipal corporation organized and existing under the laws of the State of Georgia (hereinafter referred to as the "City"), and **CAROLINE BRADLEY** of Chatham County, Georgia (hereafter referred to as "Ms. Bradley").

WHEREAS, the City desires to appoint and engage Ms. Bradley to perform the duties and responsibilities as Prosecuting Attorney of the Municipal Court of Garden City, Georgia, pursuant to the terms and conditions stated in this Agreement.

NOW, THEREFORE, in consideration of the foregoing and the mutual promises and covenants herein contained, the parties, intending to be legally bound, agree as follows:

Section 1. Services to be Rendered. The City desires that Ms. Bradley perform, and Ms. Bradley agrees to perform, all the duties and responsibilities of the Prosecuting Attorney of the Municipal Court of Garden City, Georgia, which duties and responsibilities include (a) prosecuting misdemeanor and felony violations of the Georgia Criminal Code and violations of Garden City ordinances that are heard in the Municipal Court of Garden City; (b) reviewing cases prior to trial; (c) reviewing evidence prior to trial; (d) coordinating and reviewing the case witness list to insure that subpoenas have been issued; (e) consulting with applicable law enforcement officers prior to trial; and, (f) conducting preliminary hearings as required. During the term of this Agreement, the Prosecuting Attorney shall be available upon reasonable notice given by the City for special assignments on an as-needed basis.

Section 2. Performance. All work done by the Prosecuting Attorney shall be of the highest professional standard and shall be performed to the City's reasonable satisfaction. The City recognizes that professional regulatory and advisory groups and bodies may from time to time establish standards and requirements regarding prosecutors. All restrictions contained herein with respect to the duties and obligations of the Prosecuting Attorney shall be subject to said standards and requirements of the aforesaid groups and bodies.

Section 3. Status. The Prosecuting Attorney's status under this Agreement shall be that of an independent contractor, and not that of an agent or employee. The Prosecuting Attorney warrants and represents that she has complied with all state and local laws regarding licenses that may be required for her to perform the work as set forth in this Agreement. The Prosecuting Attorney shall not be entitled to receive any compensation or benefits other than those expressly provided in this Agreement. Except

as otherwise required by law, the City shall not withhold any sums from the payments to be made to the Prosecuting Attorney for Social Security or other federal, state, or local tax liabilities or contributions, and all withholdings, liabilities, and contributions shall be solely the Prosecuting Attorney's responsibility. She shall not be eligible for, nor be entitled to, and shall not participate in any of the City's pension, health, or other fringe benefit plans, if any such plans exist. Such participation in these fringe benefit plans is limited solely to the City's employees.

Section 4. Terms of Payment. The City shall pay the Prosecuting Attorney, as sole consideration for the Prosecuting Attorney's services rendered pursuant hereto, the sum of Eight Hundred and 00/100 (\$800.00) Dollars per court day (which includes any and all sessions within the day such as criminal, traffic, and arraignments) worked by the Prosecuting Attorney. The Prosecuting Attorney shall invoice the City for such compensation within ten (10) business days after the court day during which her services were rendered. The City shall process the invoice for payment within two (2) weeks after receiving the invoice.

Section 5. Reimbursement of Expenses. The City shall not be liable to the Prosecuting Attorney for any expenses he pays or incurs unless otherwise agreed to in writing by the City.

Section 6. City Not Responsible for Worker's Compensation. Because the Prosecuting Attorney is not an employee of the City, the City will not obtain worker's compensation insurance for the Prosecuting Attorney.

Section 7. Term. The term of this Agreement shall commence on the date of the execution of same and shall remain in force until January 31, 2027. Either party may terminate the Agreement at any time, for any or no reason, by giving thirty (30) days' written notice to the other.

Section 8. Notices. Any notice or other communication required or permitted to be given under this Agreement shall be sufficient if in writing and if delivered personally, or sent by certified or registered mail as follows or to another addressee or address as shall be set forth in a notice given in the same manner:

If to the Prosecuting  
Attorney:

Caroline Bradley, Esq.  
Attorney at Law  
33 Bull Street, Suite 510  
Savannah, Georgia 31401

and

If to the City:

City Manager  
Garden City, Georgia  
100 Central Avenue  
Garden City, Georgia 31405



Any notice shall be deemed to be given on the date delivered or mailed in the manner provided above.

Section 9. No Authority to Bind City. The Prosecuting Attorney has no authority to enter into contracts or agreements on behalf of the City.

Section 10. Validity. If for any reason any provision of this Agreement shall be determined to be invalid or unenforceable, the validity and effect of the other provisions shall not be affected.

Section 11. Waiver of Breach. The waiver by the City or by the Prosecuting Attorney of a breach of any provision of this Agreement by the other party shall not operate, or be construed, as a waiver of any other breach of the other party.

Section 12. Assignment. This Agreement shall inure to the benefit of, and be binding upon, the City, its successors, and assigns. It shall not be assigned by the Prosecuting Attorney.

Section 13. Entire Agreement. This Agreement represents the entire understanding of the parties. There are no other outstanding agreements or provisions on this subject matter. This Agreement may not be amended except by a writing signed by the party against whom enforcement of any amendment is sought.

Section 14. Applicable Law. The parties agree that this Agreement shall be construed and enforced pursuant to the laws of Georgia.

Section 15. Separability. If, for any reason, any section or portion of this Agreement is held by a court to be invalid or unenforceable, it is agreed that this shall not affect any other section or portion of this Agreement.

Section 16. Insurance. The Prosecuting Attorney agrees to procure and maintain at her expense until this Agreement is terminated professional liability insurance in an amount not less than \$1,000,000 per claim and \$2,000,000.00 in the aggregate issued by an insurance company authorized to do business in the State of Georgia covering her as well as any agents or employees involved in the performance of her duties hereunder. Before commencing work under this Agreement, the Prosecuting Attorney shall furnish the City a certificate in form satisfactory to the City, showing how she has complied with this Section. The certificate shall provide that the policy shall not be changed or canceled until at least thirty (30) days written notice shall been given to the City.

Section 17. Indemnification. The Prosecuting Attorney agrees to indemnify the City against all liability of any character brought because of any damage sustained by any person or property resulting from any asserted negligent act, error or omission of the Prosecuting Attorney or her agents or employees. The Prosecuting Attorney, however,

shall not be required to indemnify the City from assertions that the City was negligent, or to defend the City from liability based upon the City's own negligence. The indemnity required by this Section shall not be limited by the professional liability insurance coverage set forth in Section 16 above.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

**GARDEN CITY, GEORGIA**

By: \_\_\_\_\_  
Bruce Campbell, Mayor

Attest: \_\_\_\_\_  
Tonya Roper  
Clerk of Council

\_\_\_\_\_  
**CAROLINE BRADLEY** (L.S.)

## GARDEN CITY RESOLUTION

BE IT RESOLVED by the Mayor and Council of Garden City, Georgia, in regular session assembled, that **GAGE MONTGOMERY**, as a duly qualified member in good standing of the State Bar of Georgia, and admitted to practice before the appellate courts of this State, be appointed to serve at their pleasure as the City's Public Defender on a part-time basis in compliance with all applicable laws, statutes, and ordinances of Garden City, the State of Georgia, and the United States of America.

BE IT FURTHER RESOLVED that the Mayor execute, with the Clerk of Council's attestation, that certain agreement between the City and Gage Montgomery, attached hereto as Exhibit "A" which sets forth the terms of Mr. Montgomery's appointment as the City's Public Defender.

IN OPEN SESSION this 20th day of January, 2026.

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TONYA ROPER  
Clerk of Council

Received and approved this 20<sup>th</sup> day of January, 2026.

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BRUCE CAMPBELL  
Mayor

EXHIBIT "A"

STATE OF GEORGIA        )  
                                      )  
COUNTY OF CHATHAM    )

THIS AGREEMENT is made this \_\_\_\_\_ day of January, 2026, by and between **GARDEN CITY, GEORGIA**, a municipal corporation organized and existing under the laws of the State of Georgia (hereinafter referred to as the "City"), and **GAGE MONTGOMERY** of Chatham County, Georgia (hereafter referred to as "Mr. Montgomery").

WHEREAS, the City desires to appoint and engage Mr. Montgomery to perform the duties and responsibilities as Public Defender of the Municipal Court of Garden City, Georgia, pursuant to the terms and conditions stated in this Agreement.

NOW, THEREFORE, in consideration of the foregoing and the mutual promises and covenants herein contained, the parties, intending to be legally bound, agree as follows:

Section 1. Services to be Rendered. The City desires that Mr. Montgomery perform, and Mr. Montgomery agrees to perform, all the duties and responsibilities of the Public Defender of the Municipal Court of Garden City, Georgia, which duties and responsibilities include (a) providing legal defense, as required, to indigent persons who are defendants in the Court, and who are charged with criminal offenses for which a suspended sentence of imprisonment, or other loss of liberty or any fine, fee, or cost enforceable by confinement, probation, or other loss of liberty, may be imposed; (b) reviewing cases prior to trial; (c) reviewing evidence prior to trial; (d) meeting with defendants prior to trial as needed; (e) consulting with the Garden City Solicitor and probation personnel prior to trial as needed; and (f) providing defense consultation for preliminary hearings as required. During the term of this Agreement, the Public Defender shall be available upon reasonable notice given by the City for special assignments on an as-needed basis. Mr. Montgomery shall share the duties of Public Defender with other qualified persons appointed by the City to serve in the position. Legal representation responsibilities subject to the Agreement are limited to those required while in the Garden City Municipal Court. Any follow-up representation should be arranged by the defendant and at the defendant's expense or through the Eastern Judicial Circuit Public Defenders Office.

Section 2. Performance. The Clerk of the Garden City Municipal Court shall schedule, at least 60 days in advance, the court sessions at which Mr. Montgomery's services will be needed. If Mr. Montgomery has any scheduling conflicts, he is authorized to contact any of the City's other public defenders to substitute for him. All work done by the Public Defender shall be of the highest professional standard and shall

be performed to the City's reasonable satisfaction. The City recognizes that professional regulatory and advisory groups and bodies may from time to time establish standards and requirements regarding public defenders. All restrictions contained herein with respect to the duties and obligations of the Public Defender shall be subject to said standards and requirements of the aforesaid groups and bodies.

Section 3. Status. The Public Defender's status under this Agreement shall be that of an independent contractor, and not that of an agent or employee. The Public Defender warrants and represents that he is currently a member in good standing of the State Bar of Georgia, and has complied with all state and local laws regarding licenses that may be required for him to perform the work as set forth in this Agreement. The Public Defender shall not be entitled to receive any compensation or benefits other than those expressly provided in this Agreement. Except as otherwise required by law, the City shall not withhold any sums from the payments to be made to the Public Defender for Social Security or other federal, state, or local tax liabilities or contributions, and all withholdings, liabilities, and contributions shall be solely the Public Defender's responsibility. He shall not be eligible for, nor be entitled to, and shall not participate in any of the City's pension, health, or other fringe benefit plans, if any such plans exist. Such participation in these fringe benefit plans is limited solely to the City's employees.

Section 4. Terms of Payment. The City shall pay the Public Defender, as sole consideration for the Public Defender's services rendered pursuant hereto, the sum of Eight Hundred and 00/100's (\$800.00) Dollars per court day (which includes any and all sessions within the day such as criminal, traffic, and arraignments) worked by the Public Defender. The Public Defender shall invoice the City for such compensation within ten (10) business days after the court day during which his services were rendered. The City shall process the invoice for payment within two (2) weeks after receiving the invoice.

Section 5. Reimbursement of Expenses. The City shall not be liable to the Public Defender for any expenses he pays or incurs unless otherwise agreed to in writing by the City.

Section 6. City Not Responsible for Worker's Compensation. Because the Public Defender is not an employee of the City, the City will not obtain worker's compensation insurance for the Public Defender.

Section 7. Term. The term of this Agreement shall commence on the date of the execution of same and shall remain in force until January 31, 2027. Either party may terminate the Agreement at any time, for any or no reason, by giving thirty (30) days' written notice to the other.

Section 8. Notices. Any notice or other communication required or permitted to be given under this Agreement shall be sufficient if in writing and if delivered personally, or sent by certified or registered mail as follows or to another addressee or address as shall be set forth in a notice given in the same manner:

If to the Public Defender:      Gage Montgomery, Esq.  
Attorney at Law  
1137 Mohawk Street, Suite A  
Savannah, Georgia 31419+

and,

If to the City:                      City Manager  
Garden City City Hall  
100 Central Avenue  
Garden City, Georgia 31405

Any notice shall be deemed to be given on the date delivered or mailed in the manner provided above.

Section 9. No Authority to Bind City. The Public Defender has no authority to enter into contracts or agreements on behalf of the City.

Section 10. Validity. If for any reason any provision of this Agreement shall be determined to be invalid or unenforceable, the validity and effect of the other provisions shall not be affected.

Section 11. Waiver of Breach. The waiver by the City or by the Public Defender of a breach of any provision of this Agreement by the other party shall not operate, or be construed, as a waiver of any other breach of the other party.

Section 12. Assignment. This Agreement shall inure to the benefit of, and be binding upon, the City, its successors, and assigns. It shall not be assigned by the Public Defender.

Section 13. Entire Agreement. This Agreement represents the entire understanding of the parties. There are no other outstanding agreements or provisions on this subject matter. This Agreement may not be amended except by a writing signed by the party against whom enforcement of any amendment is sought.

Section 14. Applicable Law. The parties agree that this Agreement shall be construed and enforced pursuant to the laws of Georgia.

Section 15. Separability. If, for any reason, any section or portion of this Agreement is held by a court to be invalid or unenforceable, it is agreed that this shall not affect any other section or portion of this Agreement.

Section 16. Insurance. The Public Defender agrees to procure and maintain at his expense until this Agreement is terminated professional liability insurance in an amount not less than \$1,000,000.00 per claim and \$2,000,000.00 in the aggregate issued by an insurance company authorized to do business in the State of Georgia covering him as well as any agents or employees involved in the performance of his duties hereunder. Before commencing work under this Agreement, the Public Defender shall furnish the City with a certificate in form satisfactory to the City, showing how he has complied with this Section. The certificate shall provide that the policy shall not be changed or canceled until at least thirty (30) days written notice shall been given to the City.

Section 17. Indemnification. The Public Defender agrees to indemnify the City against all liability of any character brought because of any damage sustained by any person or property resulting from any asserted negligent act, error or omission of the Public Defender or his agents or employees. The Public Defender shall not, however, be not required to indemnify the City from assertions that the City was negligent, or to defend the City from liability based upon the City's own negligence. The indemnity required by this Section shall not be limited by the amount of professional liability insurance coverage set forth in Section 16 above.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

**GARDEN CITY, GEORGIA**

By: \_\_\_\_\_  
Bruce Campbell, Mayor

Attest: \_\_\_\_\_  
Tonya Roper  
Clerk of Council

\_\_\_\_\_  
**GAGE MONTGOMERY** (L.S.)

## **GARDEN CITY RESOLUTION**

BE IT RESOLVED by the Mayor and Council of Garden City, Georgia, in regular session assembled, that **ASHLEY BEARD**, as a duly qualified member in good standing of the State Bar of Georgia, and admitted to practice before the appellate courts of this State, be appointed to serve at their pleasure as the City's Prosecuting Attorney in the event that the City's designated Prosecuting Attorney is unavailable to perform her duties and she is requested by the Garden City Court Administrator to substitute for the City's Prosecuting Attorney for a court day, such service being in compliance with all applicable laws, statutes, and ordinances of Garden City, the State of Georgia, and the United States of America.

IN OPEN SESSION this 20th day of January, 2026.

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TONYA ROPER, Clerk of Council

Received and approved this 20<sup>th</sup> day of January, 2026.

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BRUCE CAMPBELL  
Mayor



## **GARDEN CITY RESOLUTION**

BE IT RESOLVED by the Mayor and Council of Garden City, Georgia, in regular session assembled, that **LAWRENCE TELL**, as a duly qualified member in good standing of the State Bar of Georgia, and admitted to practice before the appellate courts of this State, be appointed to serve at their pleasure as the City's Public Defender in the event that the City's designated Public Defender, Gage Montgomery, is unavailable to perform his duties and he is requested by the Garden City Court Administrator to substitute for the Public Defendant for a court day, such service being in compliance with all applicable laws, statutes, and ordinances of Garden City, the State of Georgia, and the United States of America.

IN OPEN SESSION this 20<sup>th</sup> day of January, 2026.

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TONYA ROPER, Clerk of Council

Received and approved this 20th day of January, 2026.

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BRUCE CAMPBELL  
Mayor