

AGENDA

To: Board of Zoning Appeals / Planning Commission Members
From: Ron Alexander; Director of Planning and Economic Development
Subject: Meeting Agenda: October 9, 2018 – 6:00PM
Cc: Ron Feldner, Rhonda Ferrell-Bowles; Clerk of Council

Note: Pre-agenda is scheduled for October 9, 2018 – 5:00pm in the conference room.

Zoning Appeals

PC1829: Jesse Patterson, property owner request to vary the 50ft buffer required by Section 90-262 to be substituted for a 6ft tall board-on wooden fence for 3808 Old Louisville Road. PIN 6-0802-02-008.

Planning Commission

PC1828: John Kellenberger, US Industries Inc., representing property owner Earl Riser request a preliminary site plan review of 1636 Dean Forest Road for future development. PIN 6-0988A-02-005.



The City of Garden City, Georgia
100 Central Avenue, Garden City, Georgia 31405
Phone: 912.966.7777 Fax: 912.963.2735

Building Permit #: _____ N/A
PIN #: 6-0802-02-008

PLANNING COMMISSION APPLICATION

Date Filed: September 24, 2018 Amount Paid: Inv-948-5154 Case #: PC1829

This application, along with the appropriate application fee, is to be submitted to the **Department of Planning and Economic Development** by the 15th of each month for placement on the following month's meeting agenda. The Planning Commission meets the second Tuesday of each month. The applicant will be notified when the meeting is scheduled by certified letter.

Applications may only be pulled up until one week prior to the scheduled meeting. No refunds of any application costs will be issued. No exceptions will be made.

Please fill out all of page 1, and the corresponding relevant sections on the following pages.

Type of Application:

- Site Plan / LDA Application
- Building / Building Permit Application
- Rezoning / Zoning Amendment
- Subdivision
- Appeal / Variance

General Information:

Property Owner: Jesse Patterson Phone: 912-344-8405
 Cell Phone: 912-344-8405 Email: jpattt24@gmail.com
 Mailing Address: 2206 Bisbee Avenue, Garden City, GA 31408
 Property Address: 3808 Old Louisville Road, Garden City, GA 31408
 PIN#: 6-0802-02-008 Zoning District: I-1

Applicant Name (if different from above): same Applicant Phone (if different from above): same
 Applicant Address (if different from above): same

If the applicant is different from the property owner, please include a letter from the property owner authorizing the applicant to act on his/her behalf.

Signature of Applicant: Jesse E. Patterson Date: September 21, 2018



The City of Garden City, Georgia
100 Central Avenue, Garden City, Georgia 31405
Phone: 912.966.7777 Fax: 912.963.2735

For Site Plans / LDA Applications:

Please submit four (4) sets of site plans with this application.

For Building / Building Permit Application:

Please submit four (4) sets of building plans with this application.

For Rezoning / Zoning Amendments:

Denied applications cannot be refiled for six (6) months.

Text: Zoning Classification to be Altered: _____ Section: _____

Specific Request:

Justification for Request:

Please include with this application a copy of the existing text where the change is being requested and a copy of the new requested text.

Map: Zoning Classification to be Altered From: _____ To: _____

Existing Land Use:

Desired Land Use:

Justification for Request:

Please include with this application two plats of the property in question, along with corresponding maps of the adjacent property to the site, including the nearest public street with intersection (if possible).



The City of Garden City, Georgia
100 Central Avenue, Garden City, Georgia 31405
Phone: 912.966.7777 Fax: 912.963.2735

For Subdivisions:

Please include with this application two plats of the property in question, along with corresponding maps of the adjacent property to the site, including the nearest public street with intersection (if possible).
Also include two plats with the proposed subdivision clearly and accurately marked.

For Appeals / Variance:

Appeal decisions are final with no opportunity to refile.

- Establish a use which must be approved by appeal
- Request to vary:
 - A building setback requirement
 - A lot width requirement
 - A lot area requirement
 - A landscaping requirement (subject to supplemental requirements)
 - An architectural requirement (subject to supplemental requirements)
 - Extension of a non-conforming use
- Other -- please describe:

Request to substitute 50' buffer adjacent to R-2 zoning with a buffer consisting of a 6 foot tall board-on wooden fence.

Justification for Request:

See attached letter by Atlantic Coast Consulting.



7 E. Congress Street
Suite 801
Savannah, GA 31401
(912) 236-3471
www.atlcc.net

September 21, 2018

Mr. Ron Alexander
Garden City Building Safety / Planning Director
100 Central Avenue
Garden City, Georgia 31408

RE: JP's Towing – Storage Yard
Buffer Variance Request

Dear Mr. Alexander,

The purpose of this letter is to present the justifications for seeking a variance on the 50 foot buffer required by Section 90-262 of the Garden City Ordinance. This ordinance requires a 50 foot buffer between Mr. Patterson's 0.30 acre parcel and the adjoining R-2 parcel to the east. It is requested that the 50 foot buffer be substituted for a 6 foot tall wooden fence. There are several reasons for this buffer variance request. They are as follows:

- 1) The R-2 parcel adjoining the eastern boundary of Mr. Patterson's property has obtained a variance from Garden City to operate as a restaurant. The use of this residential parcel as a restaurant is in keeping with the character of the area that is zoned mostly commercial and industrial with several business occupying property in the area.
- 2) As the adjacent parcel is not occupied as a single family residence, the elimination of the buffer will not detract from the property owner's permitted use.
- 3) Mr. Patterson's existing slide gate and main access point is located along the right-of-way in the southeast corner of the property (see Sheet C-101 of the attached plan set). Imposition of a buffer, other than a wooden fence, would require him to relocate the gate. Relocating the gate would add an unnecessary cost burden to Mr. Patterson.
- 4) The chain link fence along the right-of-way is equipped with a continuous green fabric screen that serves as a visual buffer to adjacent properties and passer's by.
- 5) Imposing a 50 foot buffer on a parcel that is 110 feet wide would render almost half of the property unusable.

In summary, enforcement of the 50 foot buffer will place an undue hardship on Mr. Patterson as it will not allow him to occupy the parcel as allowed by Garden City's zoning ordinance. It is also worth noting, that the proposed improvements to and usage of Mr. Patterson's parcel will be in keeping with the character of the area and other surrounding

Mr. Ron Alexander
JP's Towing
September 21, 2018



usages. Therefore, we respectfully request that Garden City allow the 50 foot buffer to be substituted for a 6 foot tall wooden fence.

If you have any questions or need further information please call me at (912) 236-3471.

Sincerely,

ATLANTIC COAST CONSULTING, INC.

A handwritten signature in blue ink, appearing to read 'ML', is written over a horizontal line.

Marc Liverman, P.E.

cc: Jesse Patterson (JP's Towing)
file

Sec. 90-262. - Buffers.

- (a) Buffers are required to achieve a visual barrier between properties of different use. However, existing or proposed plant material located within a buffer cannot be applied toward density requirements of a site. The area of a buffer can be subtracted from the total area of a site when calculating density requirements.
- (b) Buffer widths shall be as indicated in this Ordinance or as allowed by variance or zoning conditions. Buffer plantings can be located within the setback limits required by zoning. In the case where buffer zones are wider than setback requirements, the buffer zones supersede. Unless otherwise directed by zoning or this Ordinance, buffers shall remain undisturbed. When existing vegetation exists in a buffer it shall be protected from encroachment during construction.
- (c) Where buffers are void of existing vegetation adequate enough to provide a visual barrier or the buffers have been violated, the owner/developer is responsible for replanting. Refer to the buffer examples below for a formula based on the square footage of the entire buffer or portion thereof that is void of adequate material.
- (d) Adequacy of the undisturbed buffers to provide a visual barrier will be determined by the city based on visual analysis and the types of existing plant material and reserves the right to require remedial evergreen understory planting if it is determined that the undisturbed buffer does not provide an adequate visual buffer.
- (e) The city encourages the control or elimination of invasive plant material including Chinese Privet, Kudzu, Wisteria, etc. Selective clearing in buffers to remove noxious or invasive plant material and the methods of removal will require the approval of the city. Selective buffer clearing will be reviewed on a case by case basis. Removal of material may require the replanting to buffer standards if the buffer is over cleared.
- (f) Buffer zones shall be provided as follows:

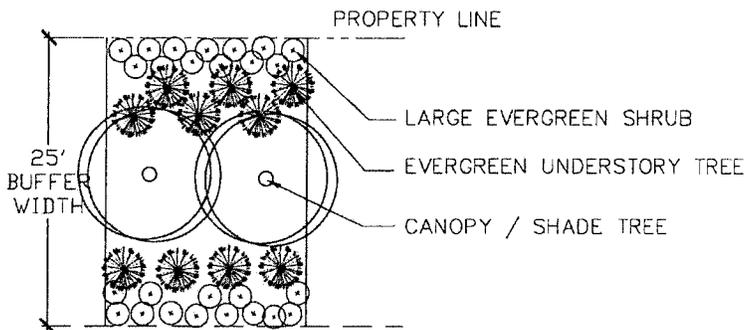
	GENERAL ZONING CLASSIFICATION						
GENERAL ZONING CLASSIFICATION	Single Family Residential	Multi-Family Residential	Commercial	Institutional	Office	Industrial	Mixed-Use
Single Family Residential	X	10'	25'	10'	25'	50'	10'
Multi-Family Residential	10'	X	25'	10'	25'	50'	10'
Commercial	25'	25'	X	10'	10'	50'	25'

Institutional	10'	10'	10'	X	10'	50'	10'
Office	25'	25'	10'	10'	X	50'	25'
Industrial	50'	50'	50'	50'	50'	X	50'
Mixed-Use	10'	10'	25'	10'	25'	50'	X

Type I Buffer shall be applied to all buffers less than 50 feet wide:

The following plant material shall be provided per 1,000 square foot of buffer area to be vegetated:

- 1 Shade/Canopy trees
- 5 Evergreen understory trees
- 15 large evergreen shrubs



EXAMPLE @ LESS THAN 50' BUFFER

EXAMPLE 1—50 FOOT BUFFER

1,750 square foot buffer area

1.75 × 1 tree = 2 trees

1.75 × 5 understory trees = 9 trees

1.75 × 15 large shrubs = 26 shrubs

Round up when quantity exceeds .5.

Type II Buffer shall be applied to all buffers 50 feet wide:

The following plant material shall be provided per 1,000 square foot of buffer area to be vegetated:

- 1 Shade/canopy trees

5 Evergreen understory trees

15 large evergreen shrubs

EXAMPLE 2—100 FOOT BUFFER

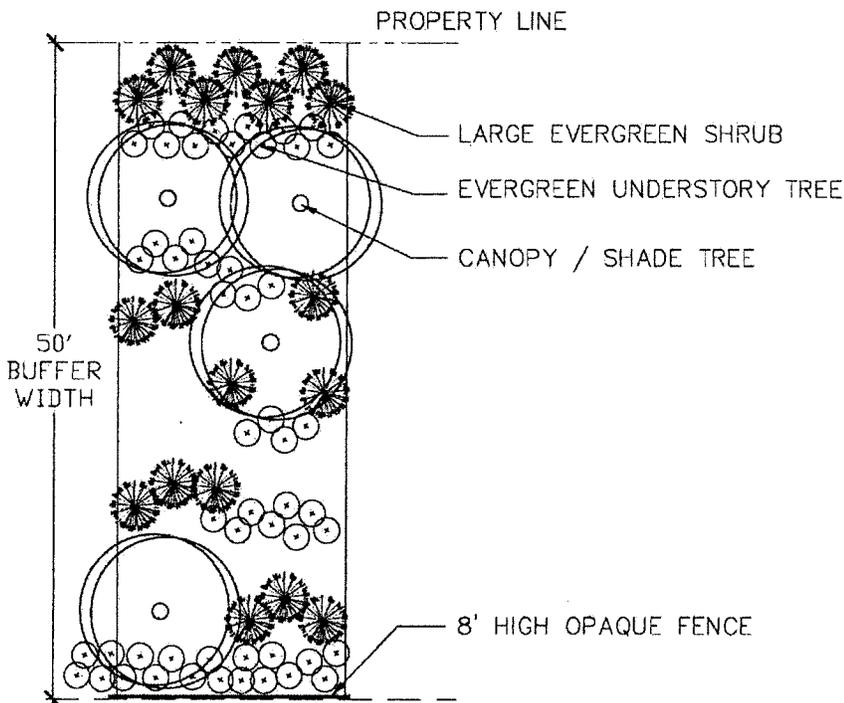
3,500 square foot buffer area

3.5 × 1 tree = 4 trees

3.5 × 5 Understory trees = 18 trees

3.5 × 15 Large shrubs = 53 shrubs

Round up when quantity exceeds .5



EXAMPLE @ 50' BUFFER

Minimum tree sizes upon installation are as follows:

Canopy/shade tree size: 2 inch caliper

Understory evergreen: 6 feet high

Large shrub size 24 inches high

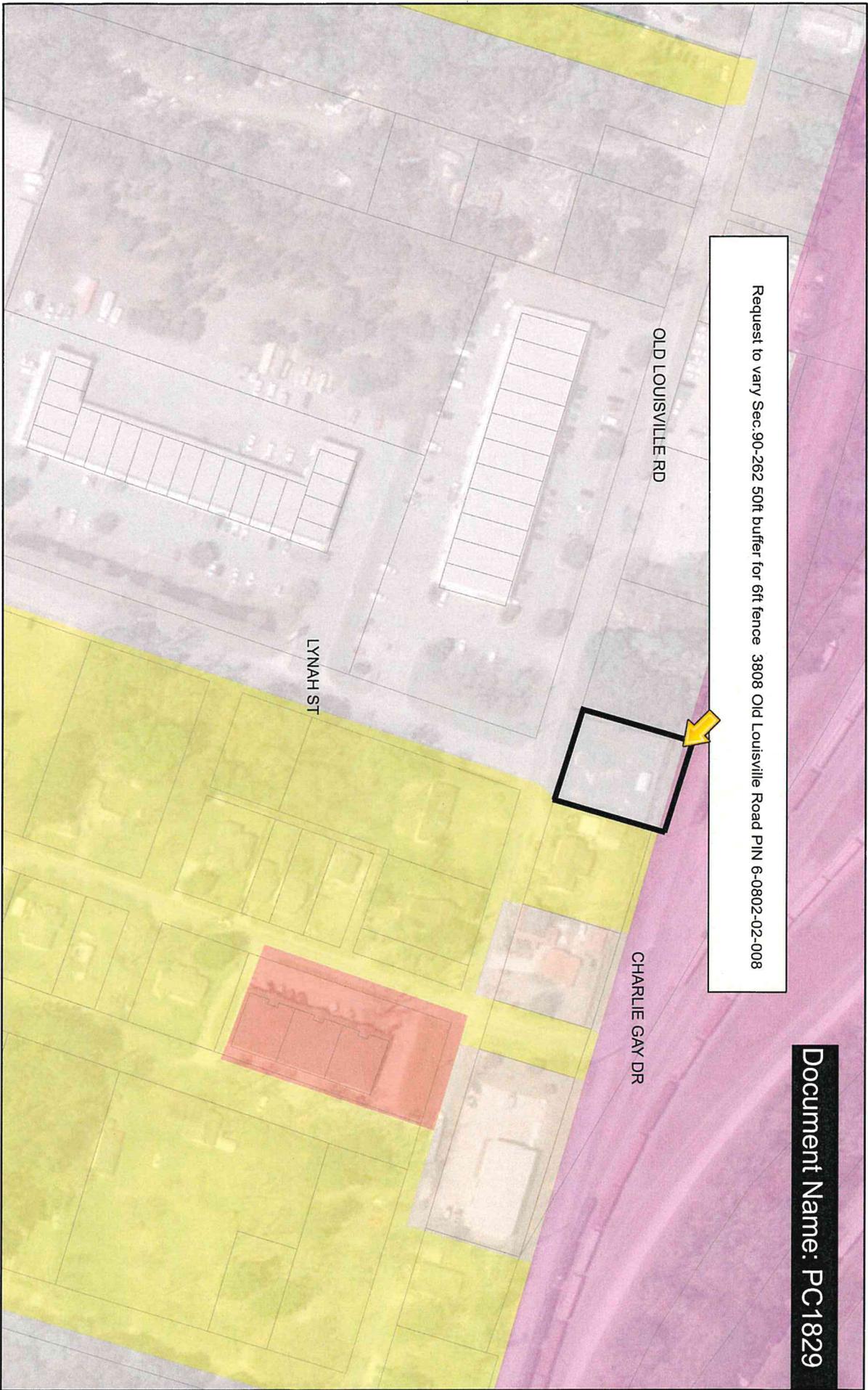
In addition to the material required for the Type II Buffer a continuous eight-foot-high opaque wood fence shall be installed on the outside of the buffer along the entire buffer when no effective vegetation exists. Property owner is responsible for installing access gates along with the fence in order to maintain the buffer.

(Ord. of 1-22-08, § 1)

City of Garden City

Document Name: PC1829

Request to vary Sec. 90-262 50ft buffer for 6ft fence 3808 Old Louisville Road PIN 6-0802-02-008



9/24/2018, 4:13:22 PM

Flood Zones (eff. 8/16/18)

Zoning Classifications

I-1 = Industrial
I-2 = Industrial

Garden City Limits

X (Low Risk)

C-1 = Light Commercial

C-2 = Heavy Commercial

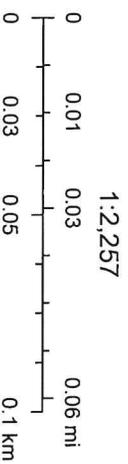
Chatham County Parcels



C-2 = Heavy Commercial



R-2 = Residential



Esri, HERE, Garmin, IPC, DigitalGlobe, Microsoft



The City of Garden City, Georgia
 100 Central Avenue, Garden City, Georgia 31405
 Phone: 912.966.7777 Fax: 912.963.2735

Building Permit #: _____
 PIN #: _____

PLANNING COMMISSION APPLICATION

Date Filed: _____ Amount Paid: Inv-918-5153 Case #: PC1828

This application, along with the appropriate application fee, is to be submitted to the **Department of Planning and Economic Development** by the 15th of each month for placement on the following month's meeting agenda. The Planning Commission meets the second Tuesday of each month. The applicant will be notified when the meeting is scheduled by certified letter.

Applications may only be pulled up until one week prior to the scheduled meeting. No refunds of any application costs will be issued. No exceptions will be made.

Please fill out all of page 1, and the corresponding relevant sections on the following pages.

Type of Application: Prelim.

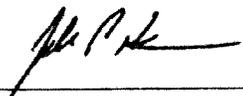
- Site Plan / LDA Application
- Building / Building Permit Application
- Rezoning / Zoning Amendment
- Subdivision
- Appeal / Variance

General Information:

Property Owner: Earl Riser Phone: X
 Cell Phone: 912-667-5830 Email: e.riser28@gmail.com
 Mailing Address: 103 Beasley Road, Garden City, GA 31408
 Property Address: 1636 Dean Forest Road
 PIN#: 6-0958A-02-005 Zoning District: P-1-2

Applicant Name (if different from above): John Kellenberger Applicant Phone (if different from above): 201-497-3965
 Applicant Address (if different from above): US Industries, Inc., 336 W. US 30, Suite 201, Valparaiso, IN 46385

If the applicant is different from the property owner, please include a letter from the property owner authorizing the applicant to act on his/her behalf.

Signature of Applicant:  Date: 9/14/2018



The City of Garden City, Georgia
100 Central Avenue, Garden City, Georgia 31405
Phone: 912.966.7777 Fax: 912.963.2735

For Site Plans / LDA Applications:

Please submit four (4) sets of site plans with this application.

For Building / Building Permit Application:

Please submit four (4) sets of building plans with this application.

For Rezoning / Zoning Amendments:

Denied applications cannot be refiled for six (6) months.

Text: Zoning Classification to be Altered: _____ Section: _____
Specific Request:

Justification for Request:

Please include with this application a copy of the existing text where the change is being requested and a copy of the new requested text.

Map: Zoning Classification to be Altered From: _____ To: _____
Existing Land Use:

Desired Land Use:

Justification for Request:

Please include with this application two plats of the property in question, along with corresponding maps of the adjacent property to the site, including the nearest public street with intersection (if possible).



The City of Garden City, Georgia
100 Central Avenue, Garden City, Georgia 31405
Phone: 912.966.7777 Fax: 912.963.2735

For Subdivisions:

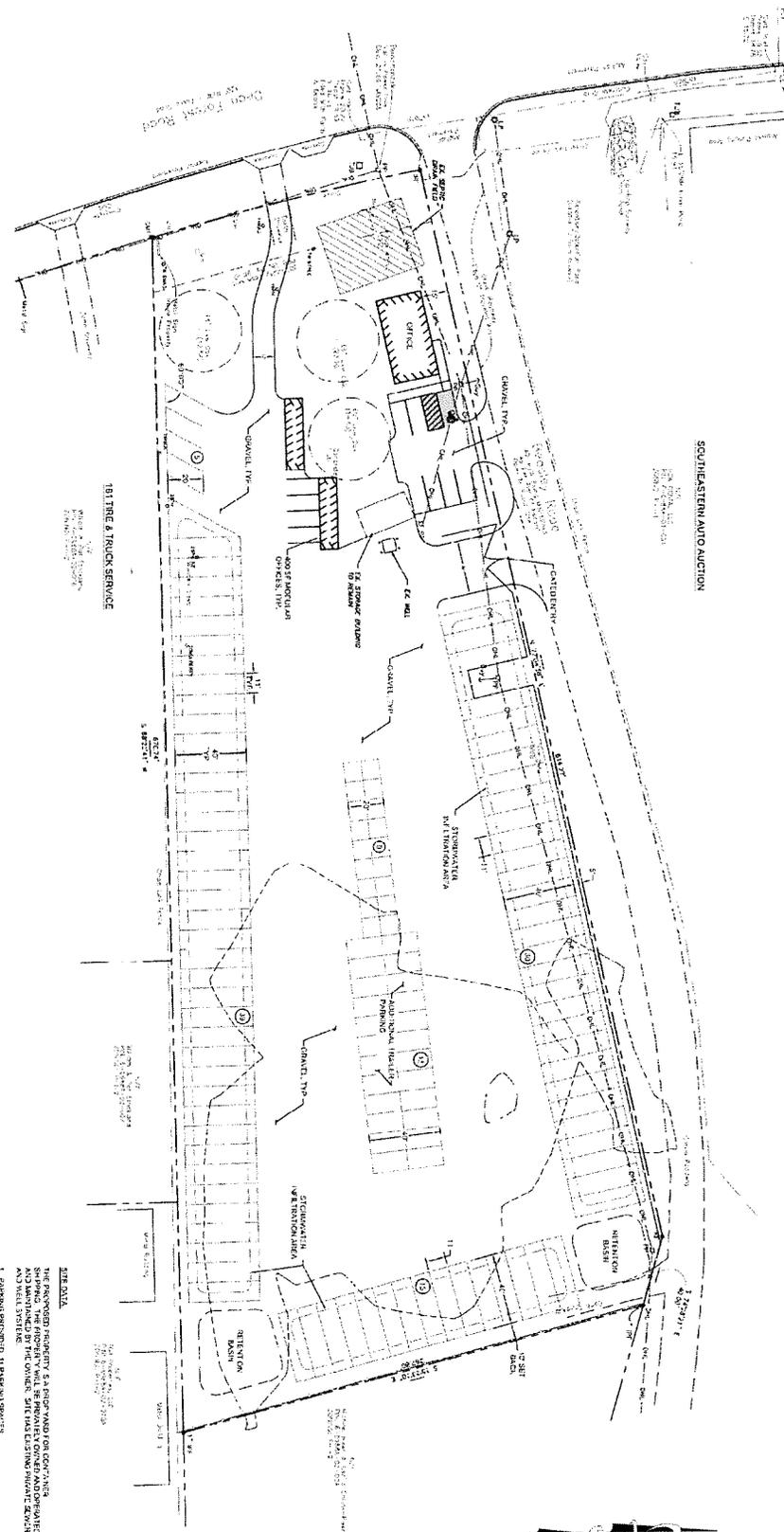
Please include with this application two plats of the property in question, along with corresponding maps of the adjacent property to the site, including the nearest public street with intersection (if possible).
Also include two plats with the proposed subdivision clearly and accurately marked.

For Appeals / Variance:

Appeal decisions are final with no opportunity to refile.

- Establish a use which must be approved by appeal
- Request to vary:
 - A building setback requirement
 - A lot width requirement
 - A lot area requirement
 - A landscaping requirement (subject to supplemental requirements)
 - An architectural requirement (subject to supplemental requirements)
 - Extension of a non-conforming use
- Other – please describe:

Justification for Request:



ADJUSTMENT CALCULATION	
198' SIGHT TRIANGLE WIDTH	51.63
5' SIDE WALK	2.92
5' SIDE DRIVE	2.92
TOTAL SIDEWALK/DRIVE SW	

- NOTES:**
1. THE PROPOSED INFRASTRUCTURE IS A HIGH WALK FOR LOGISTICS AND WAREHOUSING AND IS NOT INTENDED FOR RESIDENTIAL OR COMMERCIAL USE.
 2. THE PROPOSED INFRASTRUCTURE IS NOT INTENDED FOR RESIDENTIAL OR COMMERCIAL USE.
 3. THE PROPOSED INFRASTRUCTURE IS NOT INTENDED FOR RESIDENTIAL OR COMMERCIAL USE.
 4. THE PROPOSED INFRASTRUCTURE IS NOT INTENDED FOR RESIDENTIAL OR COMMERCIAL USE.
 5. THE PROPOSED INFRASTRUCTURE IS NOT INTENDED FOR RESIDENTIAL OR COMMERCIAL USE.
 6. THE PROPOSED INFRASTRUCTURE IS NOT INTENDED FOR RESIDENTIAL OR COMMERCIAL USE.
 7. THE PROPOSED INFRASTRUCTURE IS NOT INTENDED FOR RESIDENTIAL OR COMMERCIAL USE.
 8. THE PROPOSED INFRASTRUCTURE IS NOT INTENDED FOR RESIDENTIAL OR COMMERCIAL USE.
 9. THE PROPOSED INFRASTRUCTURE IS NOT INTENDED FOR RESIDENTIAL OR COMMERCIAL USE.
 10. THE PROPOSED INFRASTRUCTURE IS NOT INTENDED FOR RESIDENTIAL OR COMMERCIAL USE.

PROJECT NO.	10300
DATE	10/22/03
DESIGNER	JTC
CHECKER	WES
DATE	10/22/03
DATE	10/22/03

PRELIMINARY SITE PLAN
AMERICA 1 LOGISTICS
 1636 DEAN FOREST ROAD
 GARDEN CITY, CHATHAM COUNTY, GEORGIA
 Prepared for:
US1 INDUSTRIES, INC.

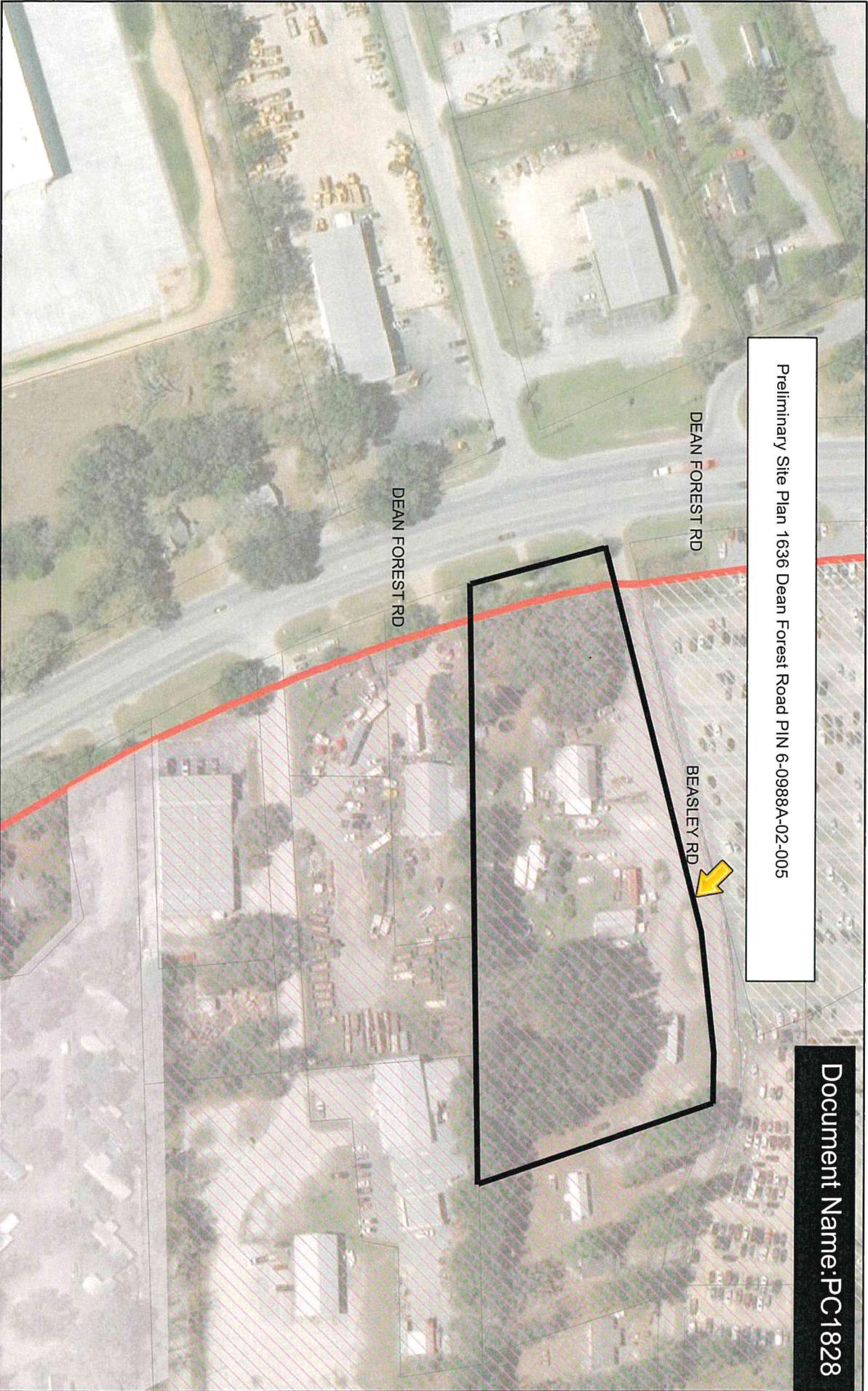
EMC ENGINEERING SERVICES, INC.
 13 Chatham Center South, Suite 166
 Savannah, GA 31405
 TEL: (912) 230-6533
 FAX: (912) 233-4550
 WWW: EMC-ENGINEERING.COM
 ENVIRONMENTAL
 OFFICE LOCATIONS: ALABAMA, ARIZONA, ARKANSAS, CALIFORNIA, COLORADO, FLORIDA, GEORGIA, ILLINOIS, INDIANA, IOWA, KANSAS, MISSISSIPPI, MISSOURI, NEBRASKA, NEVADA, NEW YORK, NORTH CAROLINA, SOUTH CAROLINA, TEXAS, VIRGINIA, WISCONSIN

NO.	REVISION DESCRIPTION	BY	DATE

City of Garden City

Document Name: PC1828

Preliminary Site Plan 1636 Dean Forest Road PIN 6-0988A-02-005



9/24/2018, 5:03:55 PM

Flood Zones (eff. 8/16/18)

Zoning Classifications

X (Low Risk)

I-1 = Industrial

Chatham County Parcels

P-1-1 = Planned Industrial

P-1-2 = Planned Industrial
Garden City Limits

