AGENDA

Board of Zoning Appeals / Planning Commission Meeting
Tuesday, November 17th, 2026 – 6:00 PM

Pre-agenda @ 5:30 pm

- **Call to Order**
- **Roll Call**
- **Approval of Special Call Meeting Agenda**
  - November 17th, 2026
- **Board of Zoning Appeals**
  - **VAR-26-0005:** The applicant is requesting approval for a variance to reduce the setback requirement from 20 feet to 0 feet for the installation of outdoor signage for new development at 305 US-80 Highway W.
  - **USE-26-0004:** The applicant is requesting approval for a truck repair facility in an I-1 district at 5578 B Export Blvd.
  - **USE-26-0005:** The applicant is requesting approval for the rental of tools, rental of equipment, tool sales, and equipment sales business in a P-I-2(B) district at 52 Telfair Road.
- **Adjournment**
- **Planning Commission**
  - **ZMA-26-0001:** The applicant is requesting approval to rezone multiple properties from I-1 to I-2 due to a change in permitted uses to heavy industrial at 6020 Commerce Blvd, 6018 Commerce Blvd, 7 Hanger CT, and 11 Hanger CT.
  - **ZMA-26-0002:** The applicant is requesting approval to rezone one property from R-2 to C-2 at Heidt Avenue.
  - **GDP-26-0003:** The applicant is requesting approval to develop an outdoor storage facility with a new 10,000 square foot building.
  - **TAM-26-0004**: The applicant is requesting approval for a text amendment to add Data centers to the definitions and rules of construction listed in section 90-5.
- **Adjournment**

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

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

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

(1) All public hearings conducted by the Consolidated Board of Zoning Appeals/Planning Commission on matters referred to it shall be called to order by the presiding officer.

(2) The presiding officer shall open the hearing by stating the specific zoning matter being considered at the public hearing, and shall explain the procedures to be followed in the conduct of the hearing and further stating that printed copies of the adopted standards governing the exercise of the zoning powers of the Board of Zoning Appeals and Planning Commission, and the procedures governing hearings before the Board are available to the public.

(3) The presiding officer shall determine the number of attendees who desire to testify or present evidence at the hearing.

(4) When there is a large number of individuals wishing to testify at a hearing, the presiding officer may invoke time limits on individual speakers. In such cases, these time limits shall apply to all speakers. Proponents, including the petitioner or the petitioner's agent requesting the zoning decision, shall have no less than ten (10) minutes for the presentation of data, evidence, and expert opinions; opponents of the proposed decision shall have an equal minimum period of time. The presiding officer may grant additional time; provided, however, an equal period of time shall be granted both sides.

(5) The petitioner requesting the proposed decision, or the petitioner's agent, shall be recognized first and shall be permitted to present and explain the request for the decision. Thereafter, all individuals who so desire shall be permitted to speak in favor of the matter.

(6) After all individuals have had an opportunity to speak in accordance with subparagraph (5) above, those individuals present at the public hearing who wish to speak in opposition to the proposed decision shall have an opportunity to speak.

(7) Once all parties have concluded their testimony, the presiding officer shall adjourn the public hearing.

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

The Board of Zoning Appeals shall have the following powers:

(1) To hear and decide appeals where it is alleging that there is an error in any order, requirement, decision, or determination made by an administrative official in the enforcement of Chapter 90 of the Garden City Code of Ordinances.

(2) To decide upon requests for permission to establish uses which the Board of Zoning Appeals is required to pass under the terms of Chapter 90 of the Garden City Code of Ordinances. The application to establish such use shall be approved on a finding of the Board of Zoning Appeals that:

- (a) The proposed use does not affect adversely the general plans for the physical development of the city, as embodied in Chapter 90 of the Garden City Code of Ordinances and in any master plan or portion thereof adopted by the Mayor and Council.
- (b) The proposed use will not be contrary to the purposes stated for Chapter 90 of the Garden City Code of Ordinances.
- (c) The proposed use will not affect adversely the health and safety of residents and workers in the city.
- (d) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood.
- (e) The proposed use will not adversely affect the existing uses in the neighborhood.
- (f) The proposed use will be placed on a lot of sufficient size to satisfy the space requirements of such use.
- (g) The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use such facility, vehicular movement, noise or fume generation or type of physical activity.

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

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

(3) To authorize upon appeal in specific cases such variance from the terms of Chapter 90 of the Garden City Code of Ordinances as will not be contrary to the public interest where owing to special conditions a literal enforcement of the provisions of said Chapter will, in an individual case, result in practical difficulty or unnecessary hardship. Such variance may be granted in such individual cases of practical difficulty or unnecessary hardship upon a finding by the Board of Appeals that:

(a) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography;

(b) The application of said Chapter 90 to this particular piece of property would create practical difficulty or unnecessary hardship;

(c) Such conditions are peculiar to the particular piece of property involved; and,

(d) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of said Chapter 90.

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

III. <u>Powers and Duties of the Planning Commission.</u>

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

(1) Making comprehensive surveys and studies of existing conditions and probable future developments and preparing such plans for physical, social, and economic growth as will best promote the public health, safety, morals, convenience, prosperity, or general welfare, as well as efficiency and economy in the development of the city.

(2) Preparing a master plan or parts thereof for the development of the city.

(3) Preparing and recommending for adoption to the city council a zoning ordinance or resolution and map for the city.

(4) Preparing and recommending for adoption to the city council regulations for the subdivision of land within the city, and administering the regulations that may be adopted.

(5) Preparing and recommending for adoption to the city council a plat or an official map showing the exact location of the boundary lines of existing, proposed, extended, widened, or narrowed streets, public open spaces, or public building sites, together with regulations to control the erection of buildings or other structures within such lines, within the city or a specified portion thereof.

(6) Making, publishing, and distributing maps, plans, and reports and recommendations relating to the master plan and development of the city to public officials and agencies, public utility companies and civic, educational, professional, and other organizations and citizens.

(7) Recommending to the executive or legislative officials of the city programs for public improvements and the financing thereof.

(8) Reviewing all proposed amendments to the zoning ordinance, the subdivision ordinance, and the zoning map, and making recommendation as per Garden City Code Section 90-201 in each case to the city council for approval or denial.

(9) Approving site and development plans as per Garden City Code Sections 90-43, 90-47, 90-48 and 90-49.

(10) Approving certain uses in the mixed-use zoning districts as per Garden City Code Section 90-49.

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

Procedures for Conducting Public Hearings on Proposed Zoning Decisions:

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

(1) All public hearings by the Mayor and Council on zoning amendments shall be chaired by the Mayor.

(2) The Mayor shall open the hearing by stating the specific zoning amendment being considered at the public hearing and further stating that printed copies of the adopted standards governing the exercise of the Mayor and Council's zoning power and the procedures governing the hearing are available to the public.

(3) The Director of the City's Planning and Zoning Department shall advise the Mayor and Council of the recommendation of the Planning Commission when applicable.

(4) The Mayor shall determine the number of attendees who desire to testify or present evidence at the hearing.

(5) When there is a large number of individuals wishing to testify at a hearing, the Mayor may invoke time limits on individual speakers. In such cases, these time limits shall apply to all speakers. Proponents, including the petitioner or the petitioner's agent requesting the zoning decision, shall have no less than ten (10) minutes for the presentation of data, evidence, and expert opinions; opponents of the proposed decision shall have an equal minimum period of time. The Mayor may grant additional time; provided, however, an equal period of time shall be granted both sides.

(6) The petitioner requesting such zoning decision, or the applicant's agent, shall be recognized first and shall be permitted to present and explain the request for the zoning decision. Thereafter, all individuals who so desire shall be permitted to speak in favor of the zoning decision.

(7) After all individuals have had an opportunity to speak in accordance with subparagraph (6) above, those individuals present at the public hearing who wish to speak in opposition to the requested zoning decision shall have an opportunity to speak.

(8) The Mayor may limit repetitious comments in the interest of time and may call for a show of hands of those persons present in favor of or opposed to the proposed decision.

(9) It shall be the duty of the Mayor to maintain decorum and to assure the public hearing on the proposed decision is conducted in a fair and orderly manner.

(10) Once all parties have concluded their testimony, the Mayor shall adjourn the public hearing.

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

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

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

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

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

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

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

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

GARDEN CITY
PLANNING & ECONOMIC DEVELOPMENT

MEMORANDUM

To: Garden City Planning Commission & Board of Appeals

From: Planning Staff, Department of Planning & Economic Development

Date: August 4th 2026

Re: VAR-26-0005 Variance Request: Setback Requirement for Outdoor Sign

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Application Type	**Variance**
Applicant	RaceTrac INC
Name of Project	305 US-80 Hwy Outdoor Sign
Property Address	305 US-80 Hwy, Garden City, GA 31408
Parcel IDs	60020 04002A
Area of Property	2.46 acres
Current Zoning	C-2A
Current Land Use	Vacant

GENERAL INFORMATION

Project Description: The application seeks a variance for the property located at 305 US Highway 80, a 2.46-acre site currently zoned C-2A and formerly used as a service station with fueling. The variance request seeks to reduce the required sign setback from 20 feet to 0 feet from the right-of-way to accommodate signage placement constrained by existing development features, including fuel canopies, underground utilities, and internal circulation. The applicant argues that strict adherence to the ordinance would create practical difficulties and that the variance will not harm adjoining properties or the community, while improving site visibility and traffic safety along a high-volume commercial corridor.

Additional Context: The applicant has also indicated that the site has unique conditions, including the existing fuel canopy, dispenser layout, internal circulation design, and utility infrastructure. The city has indicated that the site review includes the scope of work to replace the layout and may even make the fuel canopy larger with more dispensers.

FINDINGS

Staff has reviewed the request in accordance with Section 90-168 of the City of Garden City Zoning Ordinance, which requires principal use signs and separate use signs to be set back at least 20 feet from any intersecting street or driveway, as well as Section 90-161, which defines non-conforming signs.

The applicant's plan shows two 40-foot signs replacing one existing sign, which is allowed in a commercial district.

Sign #1 (Along US-80): 40-foot replacing the existing sign adjacent to the driveway. However, because the sign will be twice the size of the existing sign and of any other adjacent signs along Highway 80, it will be visible even with the 20-foot setback. Since the sign cannot be considered a "non-conforming sign," the setback requirement shall be enforced.

Sign #2 (Along Burnsed Blvd): 40-foot new within the 20-foot setback. However, there is a ditch canal that runs adjacent to the side property and takes anywhere from 60 to 80 feet of right-of-way. Given the hardship from the site, the existing driveway, and the canal, this sign should be allowed within the 20-foot setback.

ACTIONS

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

i. *Approve the variance as presented;*
ii. *Approve the variance with modifications or conditions, in conformance with the intent of the Zoning Ordinance;*
iii. *Defer action of the variance 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 variance as presented.*

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 Variance Application

GARDEN CITY

Development Information

Development Name (If applicable)

RaceTrac

Property Address

305 US HWY 80

Current Zoning	Current Use
C-2A	Former Service Station with Fueling
Parcel ID	**Total Site Acreage**
60020 04002A	2.46 AC

Section of the zoning code from which you are seeking a variance:

Article VI-Sec 90.168

Describe the variance request you are requesting.

Principal use and/or separate use signs shall be set back a minimum 0' (in lieu of 20') from the ROW. No sign shall overhang any ROW or public street.

Would denial of this request create practical difficulty or an unnecessary hardship?

Yes. Strict application of the ordinance would create a practical difficulty by preventing reasonable and compliant placement of signage due to the site's existing development constraints. The property is fully developed with established impervious areas, internal circulation patterns, and utility infrastructure that significantly limit available locations for conforming sign placement. Without the requested variance, signage would need to be relocated into active vehicular circulation areas or removed from optimal visibility locations, which would negatively impact site functionality and safe ingress/egress.

Does the property have extraordinary and exceptional conditions because of its size, shape or topography?

Yes. The property is an existing, redeveloped commercial site with established building footprints, fueling canopy locations, underground utilities, and internal drive aisles that constrain available placement options for signage. These conditions are not typical of undeveloped properties and significantly restrict the ability to meet current setback requirements.

Are the conditions of the property unique to this piece of property?

Yes. Unique conditions include the existing fuel canopy, dispenser layout, internal circulation design, and utility infrastructure, all of which were constructed under prior standards. These fixed elements limit flexibility for relocating signage while maintaining safe and efficient traffic flow on-site.

Would approval of this variance request cause any detriment to adjoining properties or the community?

No. Approval of this variance will not adversely impact adjacent properties or the community. The proposed signage placement is consistent with existing signage patterns along the Highway 80 and Highway 80 Connector corridor, where similar reduced setbacks are common among commercial properties. The request maintains visual consistency and does not introduce any new or incompatible conditions.

Please provide any additional information that you deem relevant.

The proposed signage will improve wayfinding and site visibility for motorists traveling along Highway 80 and the Highway 80 Connector—both high-volume corridors with significant commercial traffic. Clear and appropriately located signage will enhance driver recognition of site entrances, reduce hesitation or abrupt maneuvers, and improve overall traffic safety. Additionally, the proposed sign locations are aligned with existing adjacent commercial development, further supporting corridor consistency and minimizing visual clutter.
The request represents the minimum variance necessary to allow reasonable use of the property while maintaining safe site operations.

A sketch or site plan of the property, including the details variance request, is required. A hand-drawn sketch is permitted provided it is legible. Attach additional information as necessary.

Is a sketch or site plan attached? ☒ **Yes** ☐ **No**

City of Garden City Variance Application

GARDEN CITY

Applicant Information

Owner

Name	Address
RaceTrac, Inc	200 Galleria Parkway SE, Atlanta, GA 30339
Phone	**Email**
901-604-7734	lpounds@racetrac.com

Nature of Ownership Interest

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

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

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

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

Company Name	Contact (Individual Name)
Phone	**Email**

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

Company Name	Contact (Individual Name)
Anchor Sign, Inc.	Kenneth Crabb
Phone	**Email**
843.576.3296	kcrabb@anchorsign.com

Campaign Contribution

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

Elected Official's Name	Amount or Description of Gift

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 a duly authorized agent at the meeting of the Board of Zoning Appeals and that my application cannot be approved unless I am represented.

Justen Giambalvo		6/5/26
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		
Received By	**Date Received**	**Case Number**

Rev. 10/2024

RESERVED FOR THE CLERK OF COURT

TITLE NOTES:

THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. G-12972, WITH AN EFFECTIVE DATE OF DECEMBER 20, 2024. CLIENT UNDERSTANDS AND AGREES THAT THE FIRM SHALL NOT BE LIABLE FOR ANY ERRORS OR OMISSIONS IN OR RESULTING FROM THE USE OF THE TITLE DOCUMENTS OR FROM ANY DEFICIENCIES OR ANY INACCURACIES CONTAINED IN SAID TITLE DOCUMENTS. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, SECTION II:

(9.) RIGHT-OF-WAY DEED FROM DUNDEE LAND COMPANY TO GEORGIA STATE HIGHWAY BOARD, RECORDED MAY 11, 1938 IN DEED BOOK 33-B, PAGE 203, CHATHAM COUNTY, GEORGIA RECORDS.

AFFECTS SUBJECT PROPERTY, BLANKET EASEMENT, NOT PLOTTABLE

(10.) EASEMENT FROM JOHN HANSFORD TO SAVANNAH ELECTRIC & POWER COMPANY, DATED APRIL 11, 1953, RECORDED APRIL 25, 1953 IN DEED BOOK 57-V, PAGE 102, CHATHAM COUNTY, GEORGIA RECORDS.

MAY AFFECT SUBJECT PROPERTY, VAGUE AND INSUFFICIENT INFORMATION CONTAINED IN RECORD DOCUMENT

(11.) EASEMENT FROM JOHN HANSFORD TO SAVANNAH ELECTRIC & POWER COMPANY, DATED AUGUST 31, 1966, RECORDED OCTOBER 7,1966 IN DEED BOOK 90-X, PAGE 448, CHATHAM COUNTY, GEORGIA RECORDS.

MAY AFFECT SUBJECT PROPERTY, LOCATION OF EASEMENT NOT SPECIFIED IN DOCUMENT

(12.) EASEMENT FROM HARDEE'S PROPERTIES, INC. TO SAVANNAH ELECTRIC & POWER COMPANY, DATED JULY 3, 1973, RECORDED JULY 16, 1973 IN DEED BOOK 102-N, PAGE 850, CHATHAM COUNTY, GEORGIA RECORDS.

DOES NOT AFFECT SUBJECT PROPERTY

(13.) EASEMENT FROM TED O. ROMINE, MARION F. PETERSON, AND RUFUS L. BURKHALTER TO GARDEN CITY, DATED OCTOBER 6, 1977, RECORDED OCTOBER 17, 1977 IN DEED BOOK 109-L, PAGE 259, CHATHAM COUNTY, GEORGIA RECORDS.

AFFECTS SUBJECT PROPERTY AS SHOWN

(14.) EASEMENT FROM LOUIS L. HUNTLEY AND WILLIAM P. HUNTLEY TO SAVANNAH ELECTRIC & POWER COMPANY, DATED APRIL 15, 1987, RECORDED JUNE 18, 1987 IN DEED BOOK 134-V, PAGE 792, CHATHAM COUNTY, GEORGIA RECORDS.

MAY AFFECT SUBJECT PROPERTY, VAGUE AND INSUFFICIENT INFORMATION CONTAINED IN RECORD DOCUMENT

(15.) RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT BETWEEN LOUIS L. HUNTLEY AND WILLIAM T. HUNTLEY AND HUNTLEY'S JIFFY STORES, INC., DATED JUNE XX, 1990, RECORDED JULY 27, 1990 IN DEED BOOK 146-N, PAGE 268, CHATHAM COUNTY, GEORGIA RECORDS.

AFFECTS SUBJECT PROPERTY, BLANKET

(16.) RIGHT-OF-WAY EASEMENT FROM HUNTLEY'S JIFFY STORES, INC. TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, DATED MAY 11, 1987, RECORDED OCTOBER 16, 1992 IN DEED BOOK 156-O, PAGE 123, CHATHAM COUNTY, GEORGIA RECORDS.

DOES NOT AFFECT SUBJECT PROPERTY

(17.) TEMPORARY CONSTRUCTION EASEMENT FROM LIL' CHAMP FOOD STORES, INC. SUCCESSOR BY NAME CHANGE TO HUNTLEY'S JIFFY STORES, INC. TO GEORGIA DEPARTMENT OF TRANSPORTATION, DATED MAY 28, 1996, RECORDED JUNE 19, 1996 IN DEED BOOK 179-J, PAGE 534, CHATHAM COUNTY, GEORGIA RECORDS.

DOES NOT AFFECT SITE, TEMPORARY CONSTRUCTION EASEMENT HAS EXPIRED

(18.) ACCESS RIGHTS DEED FROM GEORGIA DEPARTMENT OF TRANSPORTATION TO HUNTLEY JIFFY STORES, INC., DATED APRIL 28, 1987, RECORDED MARCH 29, 1998 IN DEED BOOK 137-T, PAGE 498, CHATHAM COUNTY, GEORGIA RECORDS.

AFFECTS SUBJECT PROPERTY, CONVEYS ACCESS RIGHTS EXCEPT AT POINT SHOWN

(19.) ALL MATTERS SHOWN ON THE FOLLOWING PLATS OF SURVEY:

(A.) PLAT BOOK BB, PAGE 36

EASEMENT AFFECTING SITE DEPICTED ON DOCUMENT SHOWN HEREON

(B.) PLAT BOOK W, PAGE 340;

DOES NOT AFFECT SUBJECT PROPERTY, LOCATED WEST OF SUBJECT PROPERTY

(C.) PLAT BOOK Y, PAGE 18;

NO EASEMENTS AFFECTING SUBJECT PROPERTY DEPICTED ON DOCUMENT

(D.) PLAT BOOK Y, PAGE 214;

NO EASEMENTS AFFECTING SUBJECT PROPERTY DEPICTED ON DOCUMENT

(E.) PLAT BOOK 8-P, PAGE 127;

NO EASEMENTS AFFECTING SUBJECT PROPERTY DEPICTED ON DOCUMENT

(F.) PLAT BOOK 36-P, PAGE 73;

EASEMENTS DEPICTED ON DOCUMENT AFFECTING SUBJECT PROPERTY ARE SHOWN HEREON

(G.) PLAT BOOK 41-S, PAGE 28.

EASEMENTS DEPICTED ON DOCUMENT AFFECTING SUBJECT PROPERTY ARE SHOWN HEREON

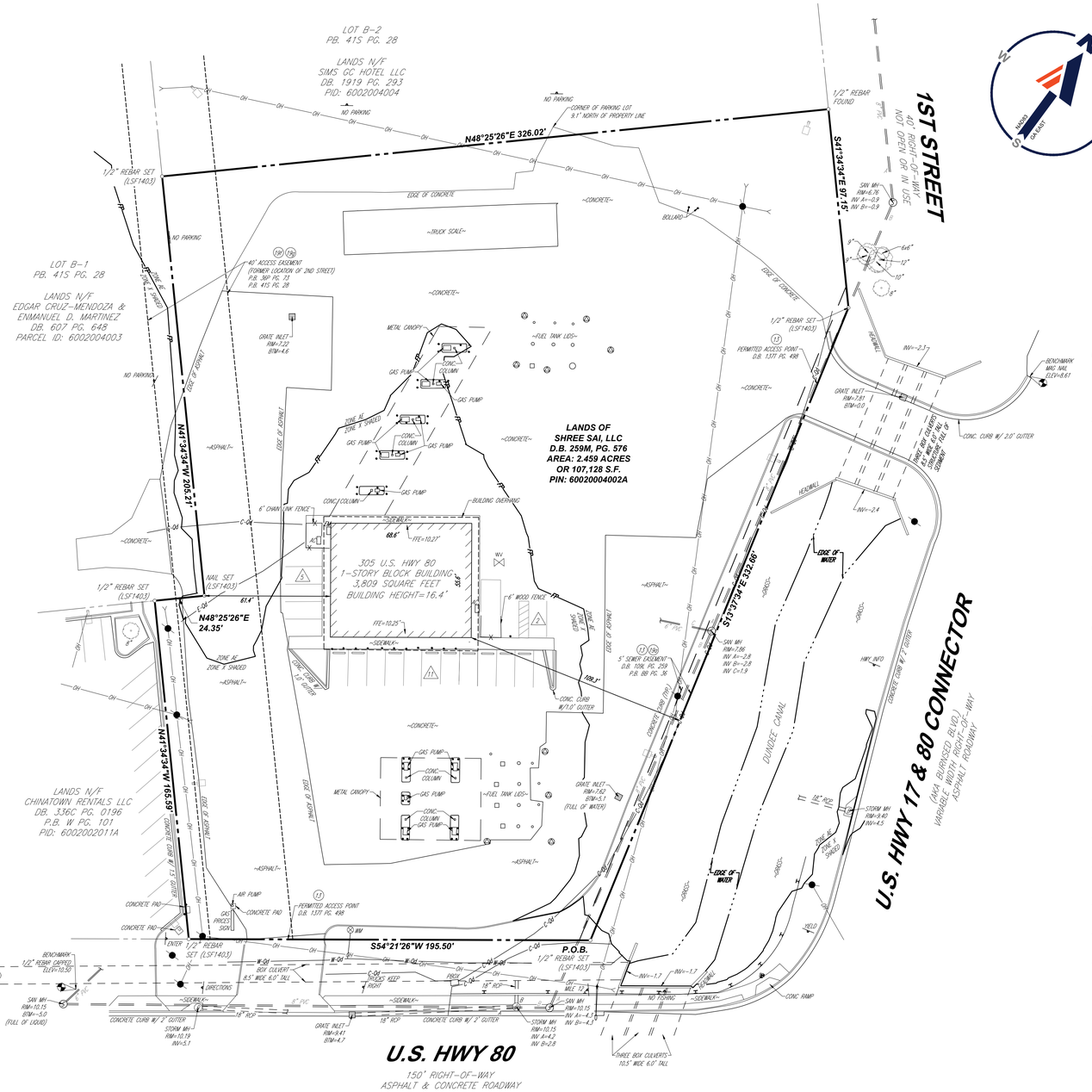
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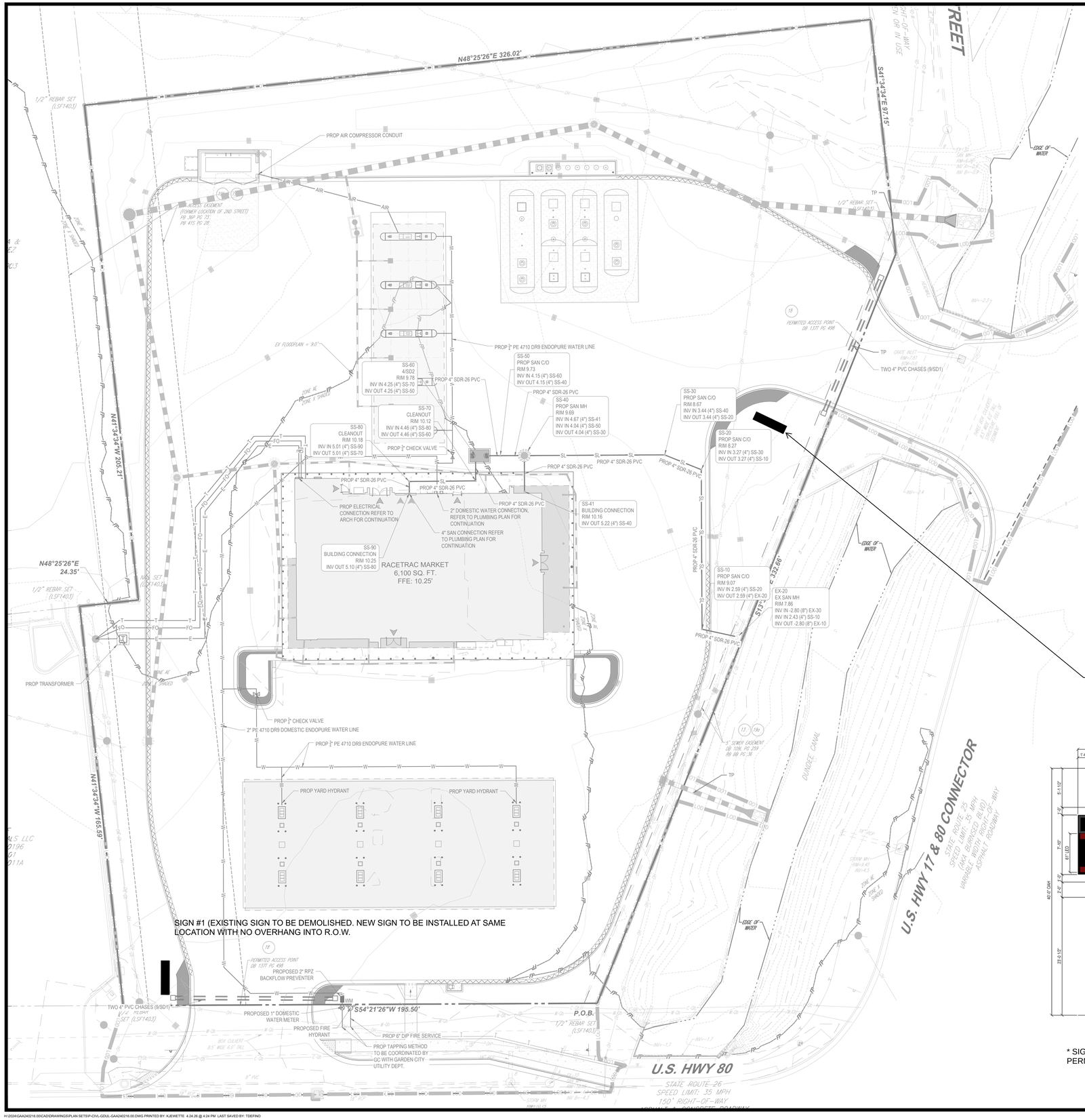
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 8TH GENERAL MILITIA DISTRICT, GARDEN CITY, CHATHAM COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR SET (LSF1403) LOCATED AT THE INTERSECTION OF THE NORTHERN MARGIN OF U.S. HWY 80 (150' RIGHT-OF-WAY) AND THE WESTERN MARGIN OF U.S. HWY 17 & 80 CONNECTOR (VARIABLE WIDTH RIGHT-OF-WAY), THENCE WITH SAID RIGHT-OF-WAY LIMITS OF U.S. HWY 80;

1. SOUTH 54° 21' 26" WEST, 195.50 FEET TO A 1/2" REBAR SET (LSF 1403) MARKING THE DIVISION LINE BETWEEN LANDS OF SHREE SAI, LLC (DEED BOOK 259M PAGE 576) AND LANDS OF CHINATOWN RENTALS LLC (DEED BOOK 336C PAGE 196), THENCE DEPARTING SAID RIGHT-OF-WAY AND ALONG DIVISION LINE;
2. NORTH 41° 34' 34" WEST, 165.59 FEET TO A 1/2" REBAR SET (LSF 1403) MARKING THE DIVISION LINE BETWEEN LANDS OF SHREE SAI, LLC, AND LANDS OF EDGAR CRUZ-MENDOZA AND ENMANUEL D. MARTINEZ (DEED BOOK 607 PAGE 648), THENCE ALONG SAID DIVISION LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES;
3. NORTH 48° 25' 26" EAST, 24.35 FEET TO A NAIL SET (LSF 1403), THENCE;
4. NORTH 41° 34' 34" WEST, 205.21 FEET TO A 1/2" REBAR SET (LSF 1403) MARKING THE DIVISION LINE BETWEEN LANDS OF SHREE SAI, LLC AND LANDS OF SIMS GC HOTEL LLC (DEED BOOK 1919 PAGE 293, THENCE ALONG SAID DIVISION LINE;
5. NORTH 48° 25' 26" EAST, 326.02 FEET TO A 1/2" REBAR FOUND ON THE SOUTHWESTERN MARGIN OF FIRST STREET (40 FOOT RIGHT-OF-WAY), THENCE ALONG SAID RIGHT OF WAY;
6. SOUTH 41° 34' 34" EAST, 97.15 FEET TO A 1/2" REBAR SET (LSF 1403) AT THE INTERSECTION OF THE SOUTHWESTERN MARGIN OF FIRST STREET AND THE WESTERN MARGIN OF U.S. HIGHWAY 17 AND 80 CONNECTOR, THENCE ALONG SAID RIGHT-OF-WAY OF U.S. HIGHWAY 17 AND 80 CONNECTOR;
7. SOUTH 13° 37' 34" EAST, 332.66 FEET TO THE POINT OF BEGINNING

SAID TRACT OR PARCEL OF LAND CONTAINING 107,128 SQUARE FEET, OR 2.459 ACRES.


LOT B-2
PB. 415 PG. 28
LANDS N/F
SIMS GC HOTEL LLC
DB. 1919 PG. 293
PID: 6002004004
LOT B-1
PB. 415 PG. 28
LANDS N/F
EDGAR CRUZ-MENDOZA &
ENMANUEL D. MARTINEZ
DB. 607 PG. 648
PARCEL ID: 6002004003
LANDS N/F
CHINATOWN RENTALS LLC
DB. 336C PG. 0196
P.B. W PG. 101
PID: 6002002011A
LANDS OF
SHREE SAI, LLC
D.B. 259M, PG. 576
AREA: 2.459 ACRES
OR 107,128 S.F.
PIN: 60020004002A
305 U.S. HWY 80
1-STORY BLOCK BUILDING
3,809 SQUARE FEET
BUILDING HEIGHT=16.4'
1ST STREET
40' RIGHT-OF-WAY
NOT OPEN OR IN USE
U.S. HWY 17 & 80 CONNECTOR
(FMR. BURNSIDED BLVD.)
VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT ROADWAY
U.S. HWY 80
150' RIGHT-OF-WAY
ASPHALT & CONCRETE ROADWAY
DUNDEE CANAL
N48°25'26"E 326.02'
S41°34'34"E 97.15'
S54°21'26"W 195.50'
N41°34'34"W 165.59'
N48°25'26"E 24.35'
S41°34'34"W 205.21'
S13°37'34"E 332.66'
P.O.B.
1/2" REBAR SET
(LSF1403)
ENTER 1/2" REBAR
SET (LSF1403)
1/2" REBAR SET (LSF1403)
1/2" REBAR FOUND
NAIL SET (LSF1403)
1/2" REBAR SET (LSF1403)
40' ACCESS EASEMENT
(FORMER LOCATION OF 2ND STREET)
P.B. 36P PG. 73
P.B. 415 PG. 28
PERMITTED ACCESS POINT
D.B. 137T PG. 498
5' SEWER EASEMENT
D.B. 109L PG. 259
P.B. 8P PG. 36
BENCHMARK
1/2" REBAR CAPPED
ELEV=10.50
(DROPS INTO CULVERT)
BENCHMARK
MAG NAIL
ELEV=8.61
GRATE INLET
RIM=7.22
BIM=4.6
GRATE INLET
RIM=7.81
BIM=5.0
GRATE INLET
RIM=7.63
BIM=5.1
(FULL OF WATER)
GRATE INLET
RIM=9.41
BIM=4.7
STORM MH
RIM=10.23
BIM= ~1.0
STORM MH
RIM=10.19
INV=5.1
STORM MH
RIM=10.15
INV A=4.3
INV B=2.8
STORM MH
RIM=9.40
INV=4.5
SAN MH
RIM=10.15
BIM=5.0
(FULL OF LIQUID)
SAN MH
RIM=10.15
INV A=4.3
INV B=4.3
SAN MH
RIM=4.76
INV A=~0.9
INV B=~0.9
SAN MH
RIM=7.86
INV A=~2.8
INV B=~2.8
INV C=1.9
SAN MH
RIM=7.86
INV A=~2.8
INV B=~2.8
INV C=1.9
SAN MH
RIM=7.86
INV=~2.3
INV=~2.4
INV=~1.7
INV=~1.7
INV=~1.7



UTILITY NOTES:

1. PRIOR TO WORK COMMENCEMENT, CONTRACTOR IS TO CONTACT LOCAL "CALL DIG" SERVICES FOR LOCATION OF ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK WHICH INCLUDES, BUT NOT LIMITED TO, RELOCATION OF UTILITIES ALONG ROADWAY AND OFFSITE IMPROVEMENTS IN ORDER TO DELIVER THE PROJECT.
2. ALL UTILITY WORK SHALL BE IN ACCORDANCE WITH GOVERNING LOCAL STANDARDS, LATEST EDITION.
3. CONTRACTOR SHALL UTILIZE SCHEDULE 40 PVC OR DUCTILE IRON PIPE FOR ALL SEWER SYSTEMS.
4. BUILDING CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL ELECTRICAL SERVICES TO THE BUILDING, WHICH INCLUDE, BUT NOT LIMITED TO, TRANSFORMER, TRANSFORMER PADS, METERS, ETC...
5. CONTRACTOR SHALL COMPARE ALL CIVIL AND BUILDING PLAN SETS PRIOR TO CONSTRUCTION. THE ENGINEER AND ARCHITECT SHALL BE NOTIFIED OF ANY UTILITY DISCREPANCIES.
6. CONTRACTOR TO COORDINATE UTILITY POLE RELOCATIONS WITH UTILITY PROVIDER.
7. ALL GROSSING OF THE PROPOSED NATURAL GAS FACILITIES SHALL BE BACKFILLED WITH CLEAN, SELECT MATERIAL FREE FROM ROCKS AND STONES FROM A POINT AT LEAST 24" BELOW THE EXISTING NATURAL GAS FACILITY
8. RELOCATION AGREEMENT IS REQUIRED FOR THIS PROJECT BETWEEN THE DEVELOPER, AND THE CITY WHEREAS ALL COSTS ASSOCIATED WITH THE NATURAL GAS MAIN RELOCATION WILL BE BORNE BY THE DEVELOPER.
9. IRRIGATION SERVICE TO BE PROVIDED VIA WELL WATER.

UTILITY LEGEND

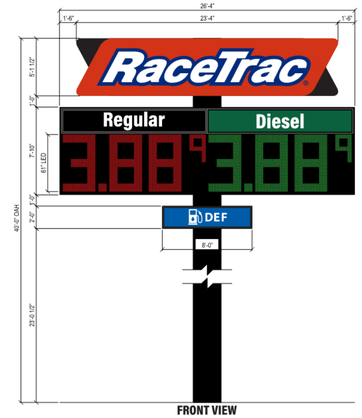
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
SAN	SANITARY LABEL	SAN #
STM	STORM LABEL	STM #
SS	SANITARY SEWER LATERAL	SS
W	UNDERGROUND WATER LINE	W
E	UNDERGROUND ELECTRIC LINE	E
G	UNDERGROUND GAS LINE	G
OH	OVERHEAD WIRE	OH
T	UNDERGROUND TELEPHONE LINE	T
C	UNDERGROUND CABLE LINE	C
	STORM SEWER	
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
S	SANITARY SEWER MAIN	S
	HYDRANT	
S	SANITARY MANHOLE	S
D	STORM MANHOLE	D
WM	WATER METER	
WV	WATER VALVE	
	GAS VALVE	
	GAS METER	
	TYPICAL END SECTION	
	HEADWALL OR ENDWALL	
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	YARD INLET	
	CURB INLET	
	CLEAN OUT	
E	ELECTRIC MANHOLE	E
T	TELEPHONE MANHOLE	T
EB	ELECTRIC BOX	
EP	ELECTRIC PEDESTAL	EP
	MONITORING WELL	
	TEST PIT	

SANITARY STRUCTURE SCHEDULE

STRUCTURE #	CATEGORY	RIM	INV IN	INV OUT
EX-10	MANHOLES	10.15	INV IN = -4.30' (8")	
EX-20	EX SAN MH	7.86	INV IN = -2.80' (8") INV IN = 2.43' (4")	INV OUT = -2.80 (9")
EX-30	MANHOLES	6.76		INV OUT = -0.90 (9")
SS-10	CLEANOUT	9.07	INV IN = 2.59' (4")	INV OUT = 2.59 (4")
SS-20	CLEANOUT	8.27	INV IN = 3.27' (4")	INV OUT = 3.27 (4")
SS-30	CLEANOUT	8.67	INV IN = 3.44' (4")	INV OUT = 3.44 (4")
SS-40	MANHOLE	9.69	INV IN = 4.67' (4") INV IN = 4.04' (4")	INV OUT = 4.04 (4")
SS-41	BUILDING CONNECTION	10.16		INV OUT = 5.22 (4")
SS-50	CLEANOUT	9.73	INV IN = 4.15' (4")	INV OUT = 4.15 (4")
SS-60	4/SD2	9.78	INV IN = 4.25' (4")	INV OUT = 4.25 (4")
SS-70	CLEANOUT	10.12	INV IN = 4.46' (4")	INV OUT = 4.46 (4")

SANITARY SEWER PIPE SCHEDULE

FROM	FROM INV	TO	TO INV	PIPE LENGTH	SLOPE (%)	DIAMETER (IN.)	MATERIAL
SS-90	5.10'	SS-80	5.01'	5'	2.00%	4"	SDR-26 PVC
SS-80	5.01'	SS-70	4.46'	27'	2.00%	4"	SDR-26 PVC
SS-70	4.46'	SS-60	4.25'	10'	2.00%	4"	SDR-26 PVC
SS-60	4.25'	SS-50	4.15'	10'	1.04%	4"	SDR-26 PVC
SS-50	4.15'	SS-40	4.04'	10'	1.04%	4"	SDR-26 PVC
SS-41	5.22'	SS-40	4.67'	15'	3.71%	4"	SDR-26 PVC
SS-40	4.04'	SS-30	3.44'	58'	1.04%	4"	SDR-26 PVC
SS-30	3.44'	SS-20	3.27'	16'	1.04%	4"	SDR-26 PVC
SS-20	3.27'	SS-10	2.59'	66'	1.04%	4"	SDR-26 PVC
SS-10	2.59'	EX-20	2.43'	15'	1.04%	4"	SDR-26 PVC
EX-30	-0.90'	EX-20	-2.80'	227'	0.84%	8"	PVC
EX-20	-2.80'	EX-10	-4.30'	200'	0.75%	8"	PVC



CONCEPT DESIGN (SIGN #1 AND #2)*

* SIGN IS SUBJECT TO CHANGE DUE DURING SIGN PERMITTING

DEVELOPER

RACETRAC, INC.
200 GALLERIA PARKWAY SE, SUITE 900,
ATLANTA, GA 30339
CONTACT: TAYLOR POUNDS
PHONE: (901) 604-7734

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY

20 10 5 0 20
1"= 20'

NO.	BY	DATE

BOHLER
211 PERIMETER CENTER PKWY NE,
SUITE 425
ATLANTA, GEORGIA 30346
Phone: (678) 695-6800
GA@BohlerEng.com

GEORGIA REGISTERED Nathan Fuss No: PE046694 PROFESSIONAL 04/24/2026 ENGINEER NATHAN R. FUSS

THESE PLANS ARE SUBJECT TO LEGAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT THE EXPRESSED WRITTEN PERMISSION OF RACETRAC PETROLEUM, INC. IS PROHIBITED.

RACETRAC, INC.
ARCHITECTURE DEPARTMENT
3225 CUMBERLAND BOULEVARD
SUITE 100 ATLANTA, GA 30339
(770) 431-7600

UTILITY PLAN
305 US-80
GARDEN CITY, GEORGIA

PERPARED-BY	HB/TD
REVIEWED-BY	DW/NF
DATE	01/28/26
SCALE	AS NOTED
PROJECT No: GAA240216.00	
C7	
SHEET NO.	REVISION

GARDEN CITY
PLANNING & ECONOMIC DEVELOPMENT

FINDINGS

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

1. *Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?* **Yes, most permitted uses in the area require I-2 zoning, and these properties have a use that requires I-2.**

2. *Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?* **No**

3. *Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established single-family neighborhoods on minor streets, leading to congestion, noise and traffic hazards?* **No, the entire area is zoned for industrial use, and there is no impact on traffic or noise.**

4. *Will this request place irreversible limitations or cause material detriment on the area similarly zoned as it is or on future plans for it?* ***No, the area is heavily industrial and will not undergo any future changes. It will stay industrial.***

5. *Is there an imminent need for the rezoning and is the property likely to be used for the use requested?* **Yes, all the uses that this property has been or is required to have required I-2 zoning.**

6. *Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?* **No**

7. *Such other matters as the Planning Commission deems relevant.*
   The Future Land Use Map indicates this area as Industrial.

ACTIONS

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

i. *Recommend approval* of the proposed zoning decision as presented;
ii. *Recommend approval* of the proposed zoning decision with modifications or conditions;
iii. *Defer action of the proposed zoning decision* 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. *Recommend denial* of the proposed zoning decision.

GARDEN CITY
PLANNING & ECONOMIC DEVELOPMENT

MEMORANDUM

To: Garden City Planning Commission & Board of Appeals

From: Planning Staff, Department of Planning & Economic Development

Date: September 29, 2026

Re: Use Approval: USE-26-0004: (66a) Repairing trucks, manufactured homes, and trailers: I-1(B), I-2.

Application Type	**Use Request**
Case Number	USE-26-0004
Applicant	Chad Zittrouer
Name of Project	
Property Address	5578 Export Blvd, Garden City GA
Parcel IDs	60890 01010
Area of Property	1.95
Current Zoning	I-1
Land Use	Light Industrial

GENERAL INFORMATION

Project Description: The applicant is requesting approval for repairing trucks, manufactured homes, and trailers: I-1(B), I-2.

FINDINGS

Pursuant to Chapter 90 (Zoning) of the City of Garden City Code of Ordinances,

Staff finds the following:

- **Compliance with Chapter 90 Requirements:** The requested use is expressly identified in the ordinance as eligible for approval in the I-1. The city has indicated that the proposed use does comply with all applicable provisions of the City of Garden City Zoning Ordinance, including occupancy, parking, and operational requirements.
- **Neighborhood Compatibility:** The property is located in a heavily industrialized area. No negative impact on the residential neighborhood.

- **Site Suitability:** The subject property has been used for the same or similar activities. Since the site has been vacant or there are no records of continuous activities, it requires Board of Appeal approval. The applicant has agreed to add landscaping and new parking spaces for the business.

ACTIONS

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

i. *Approve the use request* as presented;

ii. *Approve the use request with modifications or conditions*, in conformance with the intent of the Zoning Ordinance;

iii. Deny the use request.

RECOMMENDATION OF STAFF

Approval with conditions, including compliance with parking space requirements and landscaping improvements, for the use request for application USE-26-0004.

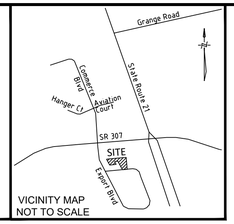
RECOMMENDED MOTION

*I move to **approve,** the use request for application USE-26-0004, subject to the staff-recommended conditions.*

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.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



VICINITY MAP
NOT TO SCALE

LEGEND

●	IRF	Iron Rod Found
●	IRFC	Iron Rod Found with Cap
○	IRS	1/2"X24" Iron Rod Set with Cap Marked "LS 2886"
✡	MNS	Magnetic Nail Set with Washer Marked "LS 2886"
●	IPF	Iron Pipe Found
✱	MNF	Magnetic Nail Found
	(D)	Disturbed
⌀	UP	Utility Pole
○	LP	Light Pole
	--OHU--	Overhead Utility
Ⓢ	SSMH	Sanitary Sewer Manhole
	--SAN--	Sanitary Sewer Line
⊙	WPSS	Witness Post Sanitary Sewer
⊛	WPW	Witness Post Water
I	WPFO	Witness Post Fiber Optic
Ⓦ	WM	Water Meter
❄	AC	Air Conditioner
	DB	Deed Book
	PB	Plat Book
	PRB	Plat Record Book
	SMB	Subdivision Map Book
	PP	Pages
	PIN	Parcel Identification Number
	N/F	Now or Formerly
	SEPCO	Savannah Electric and Power Company

GRID NORTH
GA EAST ZONE, NAD 83

Lot 1
A Minor Subdivision being a portion of
lands of M.C. Anderson
Subdivision Map Book 6S, Page 79
Plat Record Book 28P, Page 46
N/F Savannah Industrial, LLC
Deed Book 331F, Page 604
PIN: 60890 01001

5' Utility Easement
Subdivision Map Book 6S, Page 79

Existing Drainage & Utility Easement
Subdivision Map Book 6S, Page 799
Deed Book 128X, Page 403

Existing Drainage & Utility Easement
Plat Record Book 6P, Page 25
Deed Book 124N, Page 47

5/8" IRF

487.96'
36.98'
125.30'
40'
S85°33'42"W

1/2" IRF(D)
N85°54'51"E
211.88'
15'
158.87'
N5°18'10"E
160.00'
S84°41'56"W
80.11'
80.08'
S84°43'34"W
N27°28'57"W
39.83'
S27°31'10"E
MNS in Concrete against Fence Post
1/2" IRF
5/8" IRFC "HGBD"
1" IPF
LP
Gate
Chain Link Fence
Dilapidated Chain Link Fence
Ingress and Egress Easement
PRB 48P, PG 50
DB 393B, PG 22
E1
E2
E3
E4
E5
WPW
WPFO
WM(2)
WPSS
SSMH
OHU
SAN
UP
LP
9.9'
50.2'
76.7'
One Story Metal Building
10.4'
30'
25.2'
40'
130.2'
Ingress and Egress Easement
Subdivision Map Book 11A, Page 8
39'
N27°28'57"W
116.68'
S84°45'48"W
125.07'
S84°41'10"W
121.27'
5/8" IRFC "BLEW & ASSOC LSF001258"
40' Building Setback Line
15' Utility Easement
SEPCO Easement
DB 121T, PG 578
PRB 5P, PG 27

ADA PARKING SPACE
AND LOADING AREA.
(TO BE PAVED & STRIPED)

Lot 3A
84,964 Square Feet
1.950 Acres

7 EA - UNDERSTORY TREES
MC - WAX MYRTLES

3 EA - OVERSTORY TREES
QV - LIVE OAKS

Lot 3B
Minor Subdivision, Lot 3 of a Recombination of the Northern Half of Lot 30, all of Lot 31, Phase I and all of Lots 13 and 14, Phase 2.
Port Industrial Park
Subdivision Map Book 11S, Page 8
Subdivision Map Book 21NP, Page 437
Deed Book 219P, Page 437
PIN 60890 01010B

Lot 12
Port Industrial Park, Phase 2
Subdivision Map Book 5S, Page 81

Lot 1
Minor Subdivision, Being a Recombination of the northern half of Lot 30, all of Lot 31, Phase I and all of Lots 13 and 14, Phase 2
Port Industrial Park
Subdivision Map Book 7S, Page 30
N/F Billy L. Lewis
Deed Book 1444 Page 230
PIN: 60890 01002

Lot 2
Minor Subdivision, Being a Recombination of the northern half of Lot 30, all of Lot 31, Phase I and all of Lots 13 and 14, Phase 2
Port Industrial Park
Subdivision Map Book 7S, Page 30
N/F Garden City
PIN: 60890 01008

Lot 2
Plat Record Book 14P, Page 129

Lot 1
Subdivision of a Recombination of Lot 29 & the Southern Half of Lot 30, Phase 1, Port Industrial Park
Plat Record Book 14P, Page 129
N/F Quail Preserve, LLC
Deed Book 3297 Page 291
PIN: 60890 01019

EXPORT BOULEVARD
(AKA Export Circle)
60' R/W

NOTES:
1. Current Address: 5585 Export Circle, Garden City, Georgia 31408.
2. Current Owner: Old Shop, LLC (Deed Book 396P, Page 368).
3. Current Parcel Identification Number (PIN): 60890 01010.
4. Bearings as shown are based on the Georgia State Plane Coordinate System, East Zone, NAD83. A Champion Instrument NV3 Receiver/EGPS 20TGNSS Receiver using differential corrections obtained from the EGPS VRS Network was used to position control points used in the survey.
5. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Numbers 13051C0045G & 13051C0135H, Map Revised: August 16, 2018, this property is located in Zone X; not a Special Flood Hazard Area. The flood hazard lines as shown on this plat have been taken digitally from https://www.fema.gov/national-flood-hazard-layer-nfhl.com.
6. All linear distances shown are horizontal ground distances; unit of measure is the U.S. Survey Foot. Locations are accurate only where dimensioned.
7. All survey monuments set are identified with a cap or disk stamped "KERN & CO, LS 2886".

30' 15' 0' 30' 60'
GRAPHIC SCALE 1" = 30'

Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist
7 Mall Court (31406) • P.O. Box 13179 • Savannah, Georgia 31416
Phone: (912) 354-8400 Fax: (912) 356-1865 Email: info@kernengineering.com

STAMP:

STAMP:

NO	DATE	REVISION

SITE PLAN
LOT 3A
MINOR SUBDIVISION, LOT 3 OF A RECOMBINATION OF THE NORTHERN HALF OF LOT 30, ALL OF LOT 31, PHASE I AND ALL OF LOTS 13 AND 14, PHASE 2, PORT INDUSTRIAL PARK
8TH G.M. DISTRICT, CITY OF GARDEN CITY, CHATHAM COUNTY, GEORGIA
Prepared For: Northpoint Industrial, LLC

SCALE:	1"= 30'
PROJECT NO:	260050
PLAT DATE:	09/15/2026
DRAWN BY:	CRZ
CHECKED BY:	CRZ

SHEET NO:
1/1

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Thu, 15 Jan 2026 - 7:32pm - crzimmer
DRAWING PATH: G:_2026\260050 (000)\dwg\260050_SITE PLAN 9.15.26.dwg

GARDEN CITY
PLANNING & ECONOMIC DEVELOPMENT

MEMORANDUM

To: Garden City Planning Commission & Board of Appeals

From: Planning Staff, Department of Planning & Economic Development

Date: September 29, 2026

Re: Use Approval: USE-26-0005: (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).

Application Type	**Use Request**
Case Number	USE-26-0005
Applicant	Sean Correia
Name of Project	MWI Pumps
Property Address	52 Telfair Road, Garden City GA 31408
Parcel IDs	60799 02002D
Area of Property	0.72
Current Zoning	I-1
Land Use	Light Industrial

GENERAL INFORMATION

Project Description: The applicant is requesting approval for the 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).

FINDINGS

Pursuant to Chapter 90 (Zoning) of the City of Garden City Code of Ordinances,

Staff finds the following:

- **Compliance with Chapter 90 Requirements:** The requested use is expressly identified in the ordinance as eligible for approval in the I-1. The city has indicated that the proposed use does comply with all applicable provisions of the City of Garden City Zoning Ordinance, including occupancy, parking, and operational requirements.
- **Neighborhood Compatibility:** The property is located in a heavily industrialized area. No negative impact on the residential neighborhood.

- **Site Suitability:** The subject property has been used for the same or similar activities. Since the site has been vacant or there are no records of continuous activities, it requires Board of Appeal approval. The applicant has agreed to add landscaping and new parking spaces for the business.

ACTIONS

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

i. *Approve the use request* as presented;

ii. *Approve the use request with modifications or conditions*, in conformance with the intent of the Zoning Ordinance;

iii. Deny the use request.

RECOMMENDATION OF STAFF

Approval with conditions, including compliance with parking space requirements and landscaping improvements, for the use request for application USE-26-0005.

RECOMMENDED MOTION

*I move to **approve,** the use request for application USE-26-0005, subject to the staff-recommended conditions.*

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.

Project Narrative

MWI Pumps – 52 Telfair Place, Garden City, Georgia

MWI Pumps proposes to establish a new equipment rental, sales, service, and support branch at 52 Telfair Place in Garden City.

MWI Pumps is an established pump manufacturer and equipment rental company with operations throughout Florida and a manufacturing facility in Deerfield Beach, Florida. The company has been in business for approximately 100 years and has extensive experience in the rental, sale, service, and support of pumping equipment.

Garden City has identified the proposed operation as **Use No. 91 – Rental of tools, rental of equipment, tool sales, equipment sales and businesses of a similar nature**.

The approximately one-acre leased premises will include the existing industrial building and adjacent yard area. MWI will use the property for office operations; storage of rental equipment and related accessories; inspection, cleaning, routine maintenance and repair of equipment; and outdoor storage of pumps, piping, tanks, trailers, and related construction and dewatering equipment.

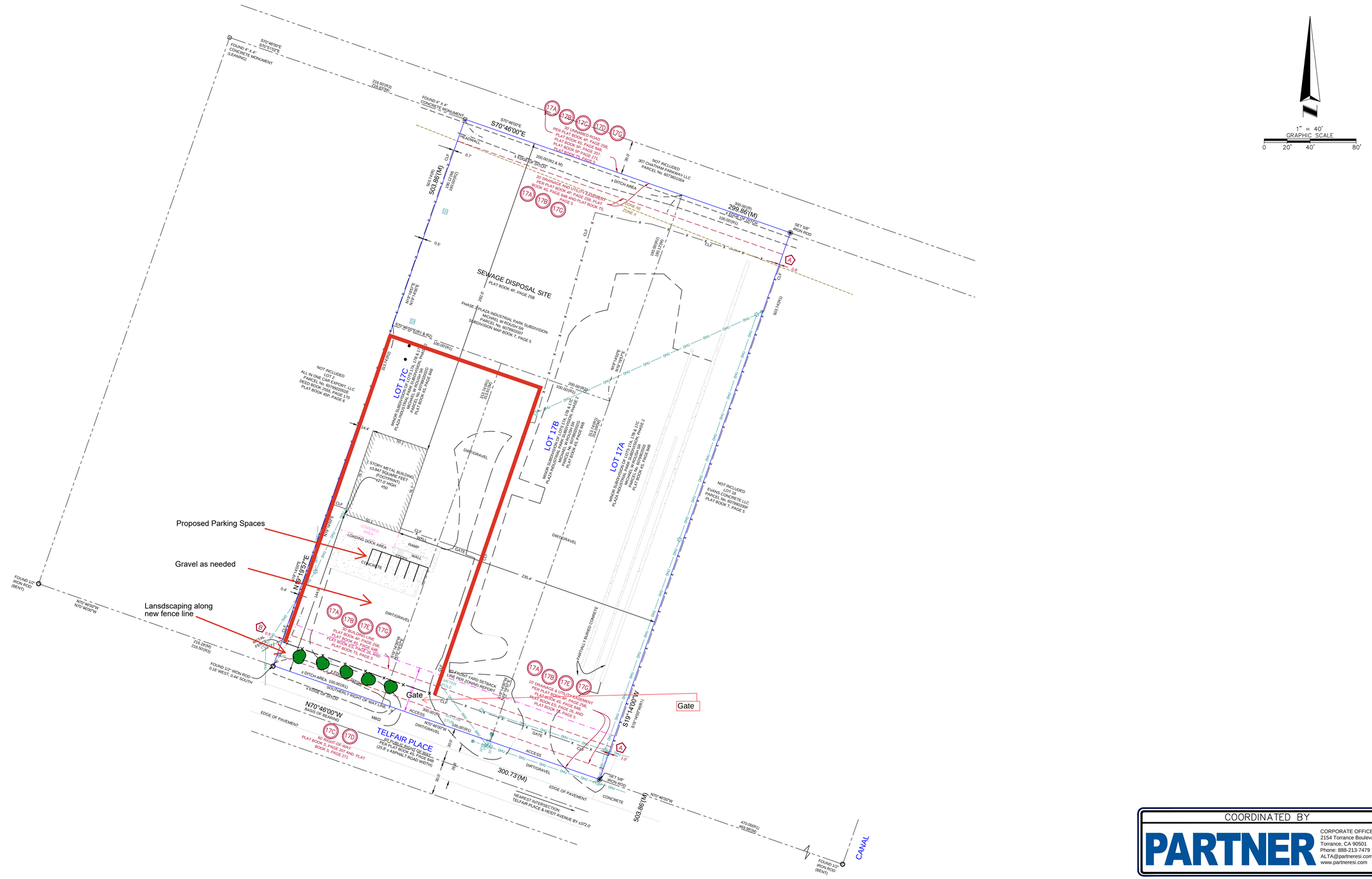
Equipment will be dispatched from the property to customer job sites and returned to the facility for inspection, cleaning, maintenance, repair, and storage. Some pumps are trailer-mounted and others are skid-mounted but transportable. The operation will not involve manufacturing or continuous industrial production.

The proposed use is consistent with the industrial character of the property and surrounding area. The existing property is zoned P-I-2 and is identified by Chatham County as an industrial storage warehouse property. The existing building and yard provide sufficient space for the proposed operation, and equipment storage will be contained within the designated leased premises.

Customer traffic is expected to be limited. Most vehicle activity will consist of employees, service vehicles, delivery trucks, and vehicles transporting rental equipment to and from customer locations. Maintenance and repair activities will primarily take place within the existing building.

MWI Pumps intends to maintain the property in an orderly and professional manner and operate in compliance with applicable zoning, building, fire, environmental, and safety requirements. Appropriate procedures will be maintained for equipment storage, waste handling, spill prevention, noise control, and general site maintenance.

The proposed use is not expected to adversely affect surrounding properties or existing industrial uses and should be compatible with the established character of the surrounding area.


1" = 40'
GRAPHIC SCALE
0 20' 40' 80'
S70°46'00"E
S70°46'00"E
FOUND 4" X 4" CONCRETE MONUMENT (LEANING)
FOUND 4" X 4" CONCRETE MONUMENT
216.50'(R2)
216.50'(M)
503.86'(M)
299.86'(M)
SET 5/8" IRON ROD
NOT INCLUDED
301 CHATHAM PARKWAY LLC
PARCEL No. 607360-1004
30' IRONMED ROAD
PER PLAT BOOK 4P, PAGE 25B;
PLAT BOOK 5P, PAGE 99B;
PLAT BOOK 5P, PAGE 27;
PLAT BOOK T5, PAGE 5
20' DRAINAGE AND UTILITY EASEMENT
PER PLAT BOOK 4P, PAGE 25B;
PLAT BOOK 4S, PAGE 84B AND
PLAT BOOK T5, PAGE 5
ZONE AE
ZONE X
x EDGE OF DITCH
x DITCH AREA
SEWAGE DISPOSAL SITE
PLAT BOOK 4P, PAGE 25B
PHASE 1 PLAZA INDUSTRIAL PARK SUBDIVISION
MICHAEL W BORDEN SR
PARCEL No. 607960-0001
SUBDIVISION MAP BOOK 1, PAGE 5
NOT INCLUDED
LOT 2
ALL IN ONE CAR EXPORT, LLC
PARCEL No. 607960-0120
DEED BOOK 2920, PAGE 170
PLAT BOOK 4P, PAGE 6
LOT 17C
MINOR SUBDIVISION OF LOTS 17A, 17B & 17C
PLAZA INDUSTRIAL PARK SUBDIVISION
MICHAEL W BORDEN SR
PARCEL No. 607960-0001
PLAT BOOK 4S, PAGE 84B
LOT 17B
LOT 17A
NOT INCLUDED
LOT 18
EVANS CONCRETE, LLC
PARCEL No. 607960-0080
PLAT BOOK 1, PAGE 5
Proposed Parking Spaces
Gravel as needed
Lansdscaping along
new fence line
Gate
Gate
STORY METAL BUILDING
13,647 SQUARE FEET
(FOOTPRINT)
21'± HIGH
950
DIRT/GRAVEL
CONCRETE
LOADING DOCK AREA
RAMP
WALL
CANOPIED AREA
CONCRETE
DIRT/GRAVEL
PAVED/GRAVEL
DIRT/GRAVEL
235.4'
144.4'
100.00'(R1)
200.00'(R2)
313.16'(M)
313.16'(M)
313.16'(M)
313.16'(M)
N19°14'00"E
N19°14'00"E
S19°14'00"W
S19°14'00"W
N70°46'00"W
BASIS OF BEARING
N70°46'00"W
N70°46'00"W
N70°46'00"W
470.00'(R1)
469.58'(M)
300.73'(M)
EDGE OF PAVEMENT
EDGE OF PAVEMENT
CONCRETE
NEAREST INTERSECTION:
TELFAIR PLACE & HEIST AVENUE BY ±372.0'
TELFAIR PLACE
80' PUBLIC RIGHT OF WAY
PER PLAT BOOK 4S, PAGE 84B
(25'± ASPHALT ROAD WIDTH)
50' PUBLIC RIGHT OF WAY
PLAT BOOK 4S, PAGE 84B AND PLAT
BOOK 5, PAGE 271
50' PUBLIC RIGHT OF WAY
PLAT BOOK 4S, PAGE 84B AND PLAT
BOOK 5, PAGE 271
WATERLINE EASEMENT
PER PLAT BOOK 4S, PAGE 84B
PLAT BOOK 5, PAGE 3
WOLFPOINT YARD SETBACK
LINE PER ZONING REPORT
FOUND 1/2" IRON ROD
(BENT)
FOUND 1/2" IRON ROD
0.18' WEST, 0.44' SOUTH
FOUND 1/2" IRON ROD
(BENT)
CANAL
FOUND 4" X 4" CONCRETE MONUMENT (LEANING)
N70°46'00"W
N70°46'00"W
216.50'(R2)
216.50'(M)
SOUTH HEIST'S RIGHT OF WAY LINE
EDGE OF DITCH
MBB
MAILBOX
ACCESS
ACCESS
ACCESS
GATE
GATE
CLF
CLF
CLF
CLF
CLF
OHU
OHU
OHU

GARDEN CITY
PLANNING & ECONOMIC DEVELOPMENT

MEMORANDUM

To: Garden City Planning Commission & Board of Appeals

From: Carlos Nevarez, Planning and Zoning

Date: September 1st, 2026

Re: ZMA-26-001_Rezoning I1 to I2

Application Type	**Zoning Map Amendment (Rezoning)**
Applicant	Theodoros Triantafilloy
Name of Project	
Property Address	6020 Commerce Blvd, 6018 Commerce Blvd, 7 Hanger CT, and 11 Hanger CT.
Parcel ID	60891 01013, 60891 01047, 60891 01038, and 60891 01008.
Area of Property	
Existing Zoning	I-1
Existing Land Use	Heavy Industrial
Proposed Zoning	I-2
Proposed Land Use	Heavy Industrial
Comp Plan – Future Land Use	Industrial

GENERAL INFORMATION

Project Description: The proposed zoning modification aims to correct the current zoning designation of the existing use. The parcel located to the north is designated I-2, while the parcel to the south exhibits a split zoning of Industrial and C-2, with the industrial segment adjacent to our property. The surrounding region is exclusively industrial in nature, and no residential zones will be impacted by this change.

Background / Additional Context: The property is encompassed by industrial operations associated with trucking and logistics activities. To the north, it is bordered by East Coast Logistics (zoned I-2). To the west, by a railroad and the airport. To the south, by two parcels accommodating a trucking collision center and a trucking enterprise. To the east, by shipping facilities and used automobile sales.

RECOMMENDATION FROM CITY STAFF:

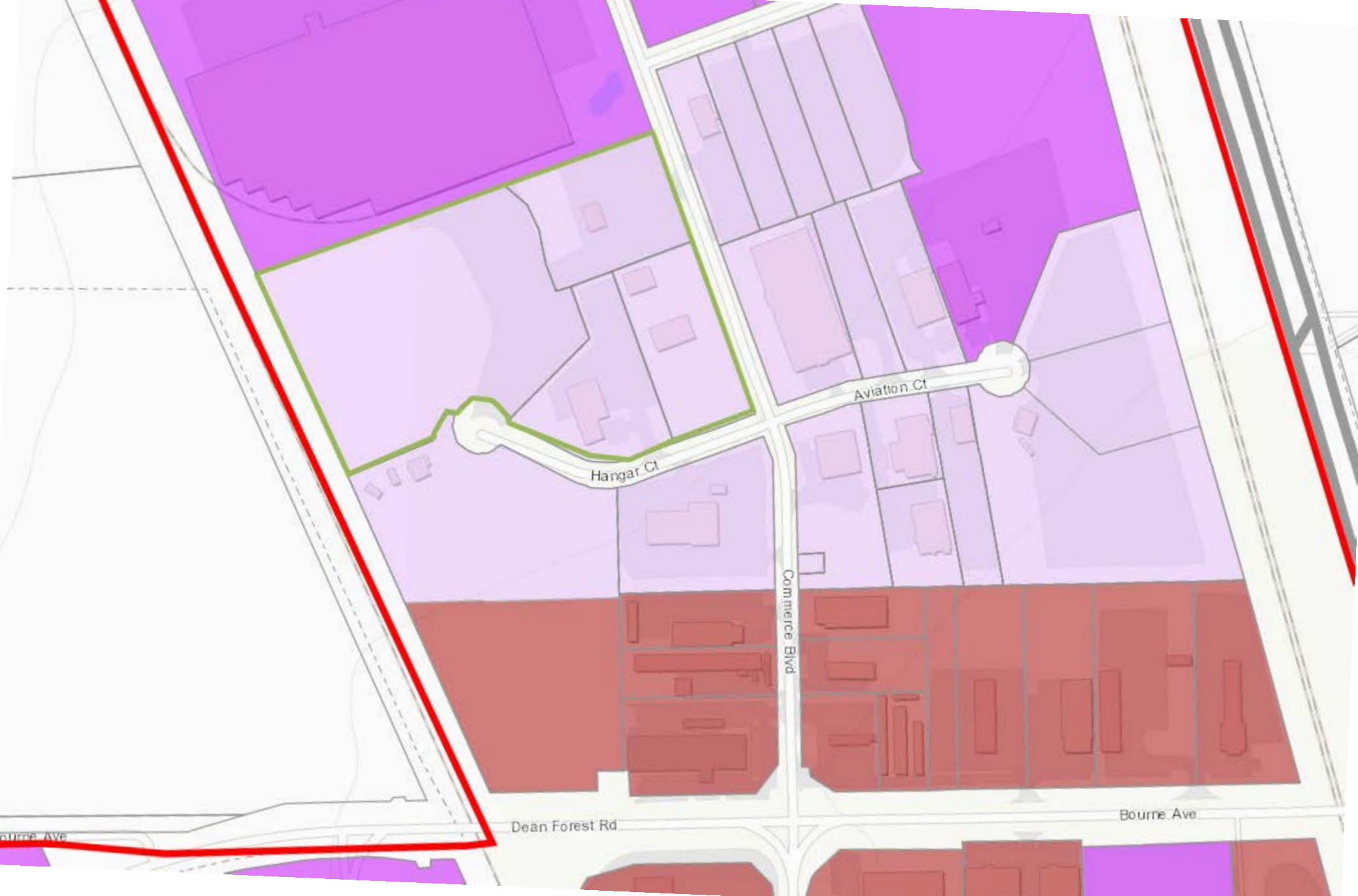
Staff recommend approval of the rezoning request to I-2 (Industrial) for the subject properties. The properties are currently developed for uses that require I-2 zoning, and the request is consistent with the area's established industrial character. Most surrounding properties are also zoned I-2 and are used for similar industrial purposes, making this a logical extension of the zoning boundary.

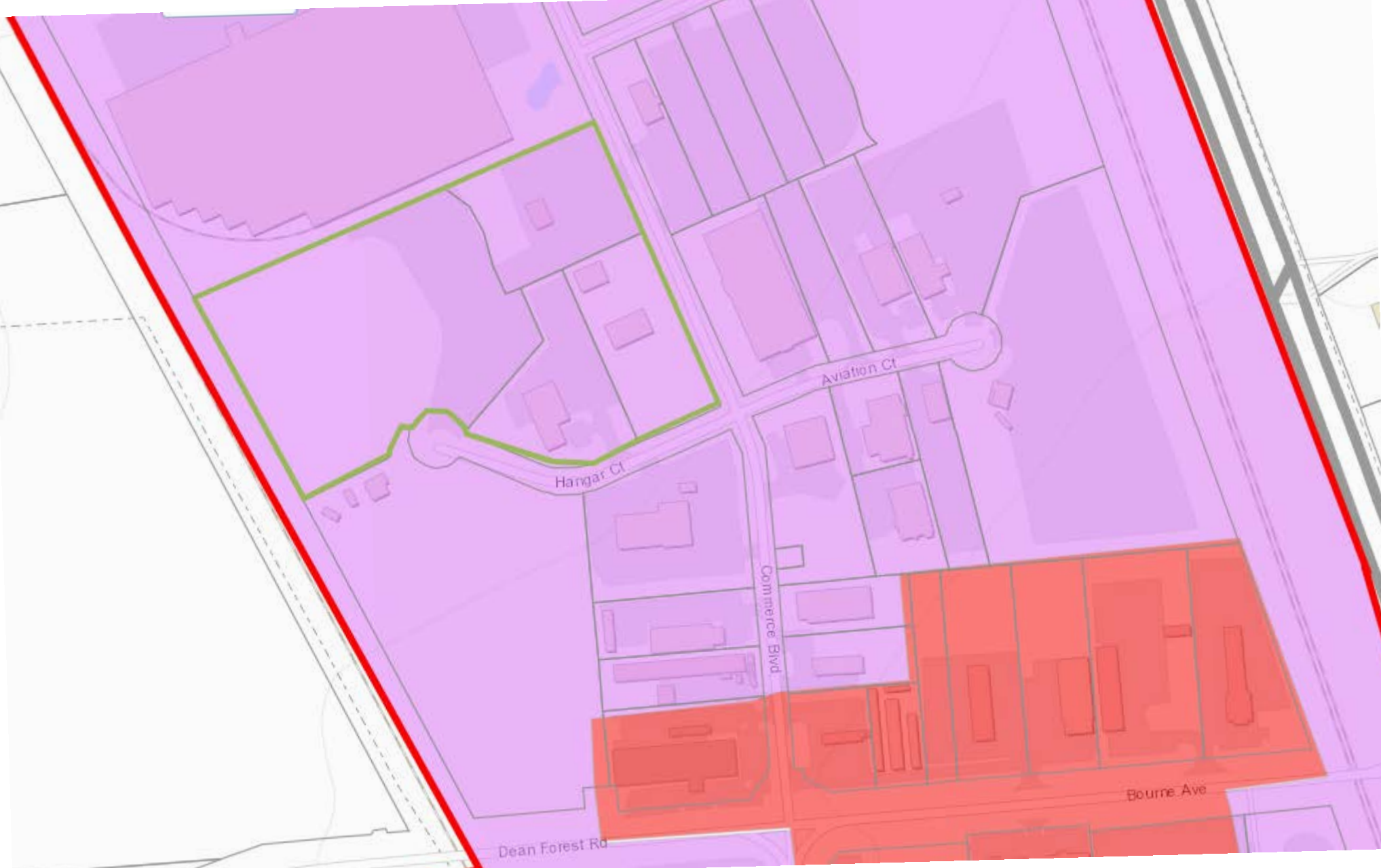
The Future Land Use Map designates this area as Industrial, further supporting the proposed zoning. There are no established single-family neighborhoods in the vicinity, and the rezoning will not result in increased traffic, congestion, or adverse impacts to residential areas. The request does not constitute spot zoning, as it is consistent with the area's pattern of zoning and development.

RECOMMENDED MOTION

I move to recommend to the City Council approval of the rezoning application ZMA-26-0001


COMMERCE BLVD
COMMERCE BLVD 60' R/W
HANGER CT 60' R/W
AVIATION CT.
SEABOARD COASTLINE RAILR
1. PORT INDUSTRIAL PARK
38
1
2
45.62 AC
LAKE
49
(60)
48
2.99 AC
(61)
(62)
(63)
47
2.34 AC
38
2.77AC
(56&57)
46
PUMP STA.
50
(3)
.89 AC
51
(4)
1.06 AC
41
1.27AC
42
(1-B)
1.13AC
37
(2)
1.02AC
21
29
(C)
28
(B)
17
1.2 AC.
16
1.08 AC.
15
1.08 AC.
14
1.08 AC.
13
14
16
17
13
(53)
8
(58)
(54)
(55)


Aviation Ct
Hangar Ct
Commerce Blvd
Dean Forest Rd
Bourne Ave


Aviation Ct
Hangar Ct
Commerce Blvd
Bourne Ave
Dean Forest Rd

GARDEN CITY
PLANNING & ECONOMIC DEVELOPMENT

MEMORANDUM

To: Garden City Planning Commission & Board of Appeals

From: Carlos Nevarez, Planning and Zoning

Date: September 29th 2026

Re: ZMA-26-0002_Rezoning R2 to C2

Application Type	**Zoning Map Amendment (Rezoning)**
Applicant	Nathaniel Smalls
Name of Project	
Property Address	Heidt Avenue, Garden City, GA 31408
Parcel ID	60801 03004
Area of Property	0.95
Existing Zoning	R-2
Existing Land Use	Residential
Proposed Zoning	C-2
Proposed Land Use	Heavy Commercial
Comp Plan – Future Land Use	Commercial

GENERAL INFORMATION

Project Description: The proposed zoning modification aims to rezone the area from residential to commercial to better support business development, stimulate economic growth, and increase the area's overall usability.

Background / Additional Context: The adjacent property has commercial zoning, and the area is already heavily commercial. Heidt Avenue has three residential properties in the area with single-family homes.

GARDEN CITY
PLANNING & ECONOMIC DEVELOPMENT

FINDINGS

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

1. *Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?* **Yes, most permitted uses in the area require commercial zoning.**

2. *Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?* **No**

3. *Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established single-family neighborhoods on minor streets, leading to congestion, noise and traffic hazards?* **No, the entire area is zoned for commercial, and there is no impact on traffic or noise.**

4. *Will this request place irreversible limitations or cause material detriment on the area similarly zoned as it is or on future plans for it?* ***No, the area is commercial and will not undergo any future changes.***

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

6. *Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?* **No**

7. *Such other matters as the Planning Commission deems relevant.* **The Future Land Use Map indicates this area as commercial.**

ACTIONS

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

i. *Recommend approval* of the proposed zoning decision as presented;
ii. *Recommend approval* of the proposed zoning decision with modifications or conditions;
iii. *Defer action of the proposed zoning decision* 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. *Recommend denial* of the proposed zoning decision.

GARDEN CITY
PLANNING & ECONOMIC DEVELOPMENT

RECOMMENDATION FROM CITY STAFF:

City staff recommends approving the zoning change from R2 (Residential) to C2 (Commercial) because the area is already surrounded by commercial uses and is planned for commercial development in the city's long-term plans. This change will promote consistent land use, support economic growth, attract new businesses, and provide more amenities and services for the community. The rezoning aligns with the city's vision and will help maximize the area's potential for commercial activity.

RECOMMENDED MOTION

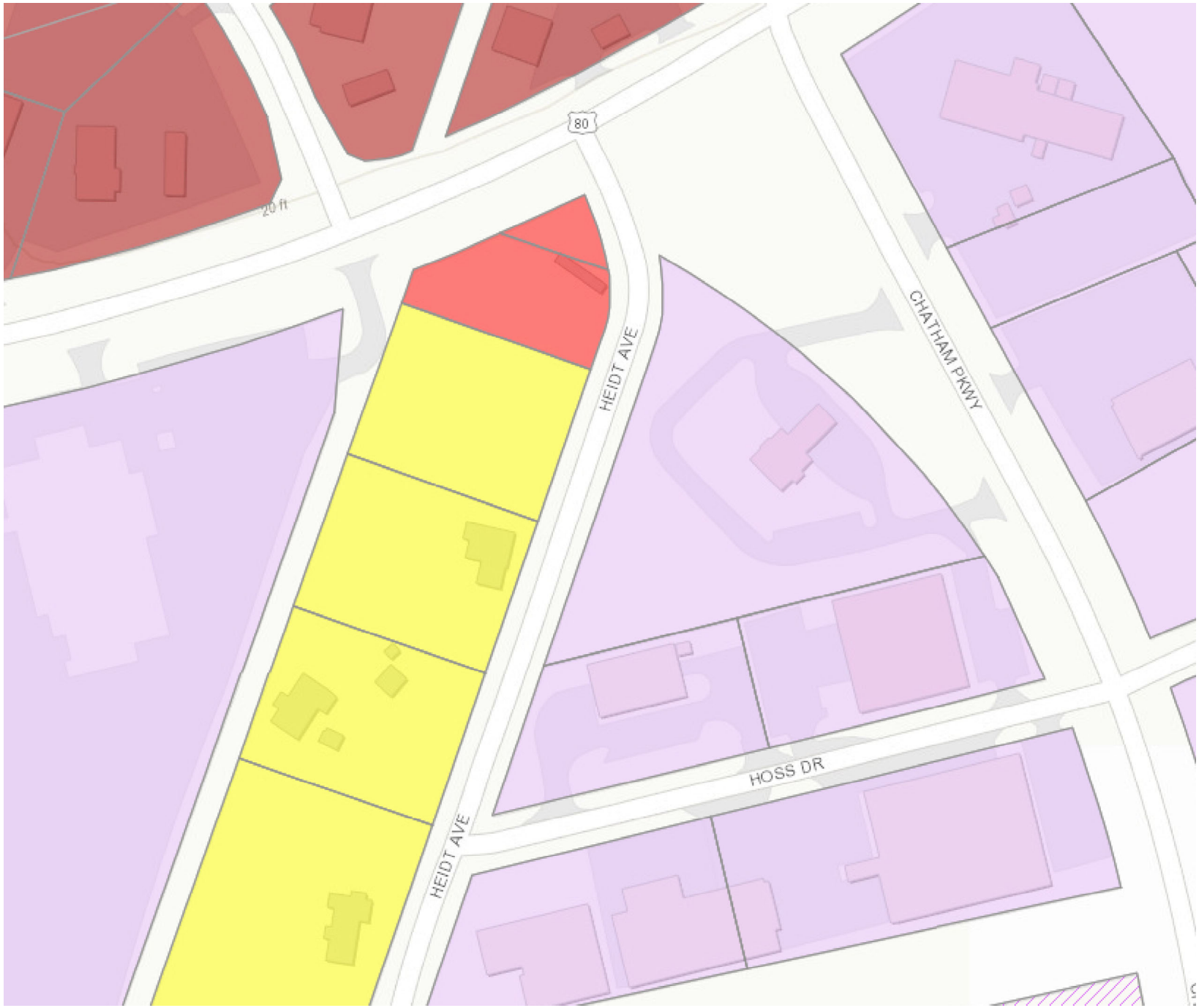
I move to recommend to the City Council approval of the rezoning application ZMA-26-0002

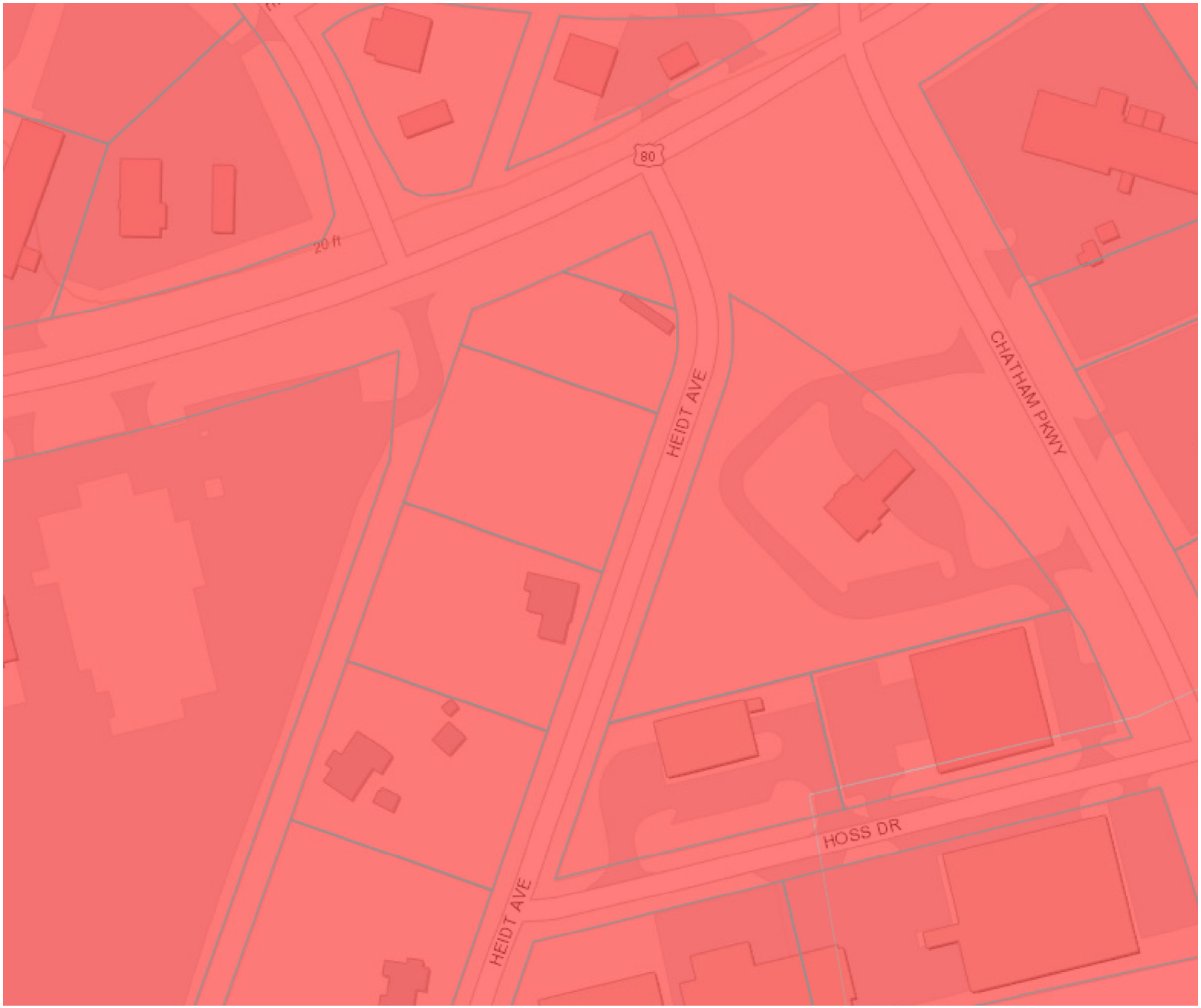
Property Boundaries (Parcels): HIEDT AVE

Zoom to

Property Address:	HIEDT AVE
Property Record Card Link:	Print Property Record Card→
Parcel ID (PIN):	60801 03004
Owner Name:	SMALLS, JR NATHANIEL
Estimated Zoning:	R-2 Residential
Estimated Flood Zone:	X
Calculated Acreage:	0.95
Local Historic District:	N/A
Alderman District:	GC 2
County Commission District:	8
Elementary School:	Garden City Elementary School
Middle School:	Mercer Middle School
Sale Price:	0
Sale Date:	4/22/20, 8:00 PM
Fair Market Value:	$50,000
Land Value:	$50,000
Building Value:	$0
Year Built:	
Effective Year Built:	
Voting Precinct:	7-5 C
Owner Address:	320 E WALDBURG ST
Owner City, State, ZIP:	SAVANNAH, GA,31401
Legal Description	S HLF LT 131 + N HLF LT 132 CENTRAL JUNCTION
Sale Page/Book	0472 / 3807




80
20 ft
HEIDT AVE
CHATHAM PKWY
HOSS DR
HEIDT AVE


80
20 ft
HEIDT AVE
CHATHAM PKWY
HOSS DR
HEIDT AVE

GARDEN CITY
PLANNING & ECONOMIC DEVELOPMENT

MEMORANDUM

To: Garden City Planning Commission & Board of Appeals

From: Carlos Nevarez, Director of Planning and Economic Development

Date: September 29th, 2026

Re: GDP- 420 Telfair Road_GDP Application

Application Type	**General Development Plan**
Case Number	GDP-26-0003
Applicant	Angel Pinero
Name of Project	Jadian IOS-Garden City
Property Address	420 Telfair Road
Parcel IDs	60737 03001A
Area of Property	6.68
Zoning	I-2 Heavy Industrial
Existing Land Use	Vacant

GENERAL INFORMATION

Project Description: The development at 420 Telfair Road in Garden City involves enhancing an existing storage yard. The site covers about 6.68 acres and currently features a ±3,164-square-foot steel-framed building. The plan includes demolishing this structure and building a new 10,000-square-foot prefabricated metal facility. The property's storage yard use will stay the same.

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 existing storage yard use of the property will remain unchanged. The project is located within the I-2 (Industrial) zoning district and is surrounded by similarly zoned industrial properties, ensuring compatibility with adjacent land uses and existing development patterns. The intended use of the site is to continue supporting storage yard use while providing for a structure to facilitate any operational needs of the tenants. The development will be designed in compliance with all applicable zoning, environmental, stormwater management, and floodplain requirements.*

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 will feature a metal exterior providing a durable and low-maintenance finish. The facade will include storefront doors/window system and roll-up doors along both sides of the building. This type of design is characteristic of industrial or heavy commercial structures, giving the building a functional, utilitarian appearance.*
3. **Fences, landscaping, and buffers:** *The proposed plan includes a new 6-foot chain-link fence. The landscape plan has been submitted and complies with the landscape strip in the front right-of-way and the building landscaping strip. However, the proposed plans do not meet the site density requirement. The site requires approximately 106 units for the 6.68 acres. Additionally, there are no buffer zone requirements because all neighboring properties share the same zoning.*

4. **Driveway and parking orientation, in keeping with the established character in the area.** *There are already two driveways on the property that are proposed to remain. However, to reduce traffic congestion and enhance safety along Telfair Road, the proposed project should remove one driveway and allow only one full access driveway. The parking requirement is 1 space per 2 employees at maximum employment on a single shift; the proposal shows 5 spaces.*

5. **Scale, design, and location of exterior signs. Special sign restrictions may be required based on the location and character of the development and the surrounding area.** *No sign plan is available at this time.*

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

City staff suggests allowing only one full-access driveway for the redevelopment, instead of two. This approach aims to reduce traffic congestion and enhance safety along Telfair Road. Since most nearby properties have only one driveway, this aligns with common local practices. The landscaping must comply with our local ordinance, and the proposed tree density does not currently meet these standards. All these considerations will undergo further review and require approval during the engineering review phase.

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 Checklist

The following items are required for a complete submittal by identifying the sheet number (**do not use check marks**) and note number, if applicable. For information that does not apply, indicate as such as 'NA.'

		Sheet	Note #
GENERAL INFORMATION			
1	Name of project and name of owner of the property	GDP	
2	Names of project planner and developer and contact information	GDP	
3	North arrow and graphic scale	GDP	
4	Date, including all revision dates	GDP	
5	General location map	GDP	
6	Total area and development area in acres	GDP	
7	Zoning District and any zoning variances or conditions	GDP	
8	Zoning of contiguous properties and existing uses on contiguous property	GDP	
EXISTING CONDITIONS			
9	Flood zone boundary lines	N/A	
	Existing easement locations and uses including the holder of the easement and any restrictions imposed by the easement	GDP	
10	Location of any existing underground storage tanks	N/A	
11	Required yards (building setbacks)	GDP	
12	Existing streets, buildings, water bodies, wetlands, and other natural features	GDP	
13	Existing water lines, sewer lines/septic fields, and fire hydrants	GDP	
14	Existing storm water drainage structures	GDP	
PROPOSED IMPROVEMENTS			
15	Proposed stormwater management facilities	GDP	
16	Locations, dimensions, building area, and uses of all proposed buildings and structures.	GDP	
17	Location of any proposed underground storage tanks	N/A	
18	Proposed easement locations and uses including the holder of the easement and any restrictions imposed by the easement	N/A	
19	Curb cuts, vehicular access and circulation	GDP	
20	Pedestrian and other types of circulation	GDP	
21	Off street parking and loading areas	GDP	
22	Recreation areas	N/A	
23	Buffer dimension and composition, including fencing and landscape	GDP	
24	Refuse collections areas	N/A	

City of Garden City General Development Plan Checklist

		Sheet	Note #
25	Project phasing, if applicable	N/A	
26	Tree protection and replacement plan, including identification of specimen trees	N/A	
27	Scale, design, and location of exterior signs	N/A	

Other required information that may be presented separately or on the General Development Plan

		Sheet	Note #
1	Tabulation of the project density in dwelling units per net acre, if applicable	N/A	
2	Tabulation of the number of required parking and loading spaces, required and proposed	GDP	
3	A statement describing the character and intended use of the development	GDP	
4	If common facilities, such as recreation areas, private streets, and common open spaces are to be provided, statements as to how they will be provided and maintained shall be submitted.	N/A	
5	Façade elevation plan, indicating building orientation and scale; exterior construction materials, including texture and color; roof shape, window and door openings, porches and balconies; the architectural style or structure and the facade architectural treatment.	ARCH PLAN	

DYNAMIC ENGINEERING

Dynamic Engineering Consultants, PC
100 NE 5th Avenue, Suite B2
Delray Beach, FL 33483
T. 561-921-8570

July 27, 2026

Garden City
Planning and Development Department
100 Central Avenue
Garden City, GA 31405

RE: General Development Plan
Project Location: 420 Telfair Road
Garden City, GA 31415
Parcel ID #6073703001A

To Whom It May Concern,

On behalf of our client, Jadian IOS ("Applicant"), we respectfully submit this General Development Plan Application for the proposed development at the above-referenced property.

Description of Project

The proposed development at 420 Telfair Road in Garden City consists of improvements to an existing storage yard facility. The subject property encompasses approximately 6.68 acres and is currently developed with a 3,164-square-foot steel-framed building. The proposed improvements include the demolition of the steel frame remnants of an existing structure and the construction of a new 10,000-square-foot prefabricated metal building. The existing storage yard use of the property will remain unchanged.

The project is located within the I-2 (Industrial) zoning district and is surrounded by similarly zoned industrial properties, ensuring compatibility with adjacent land uses and existing development patterns.

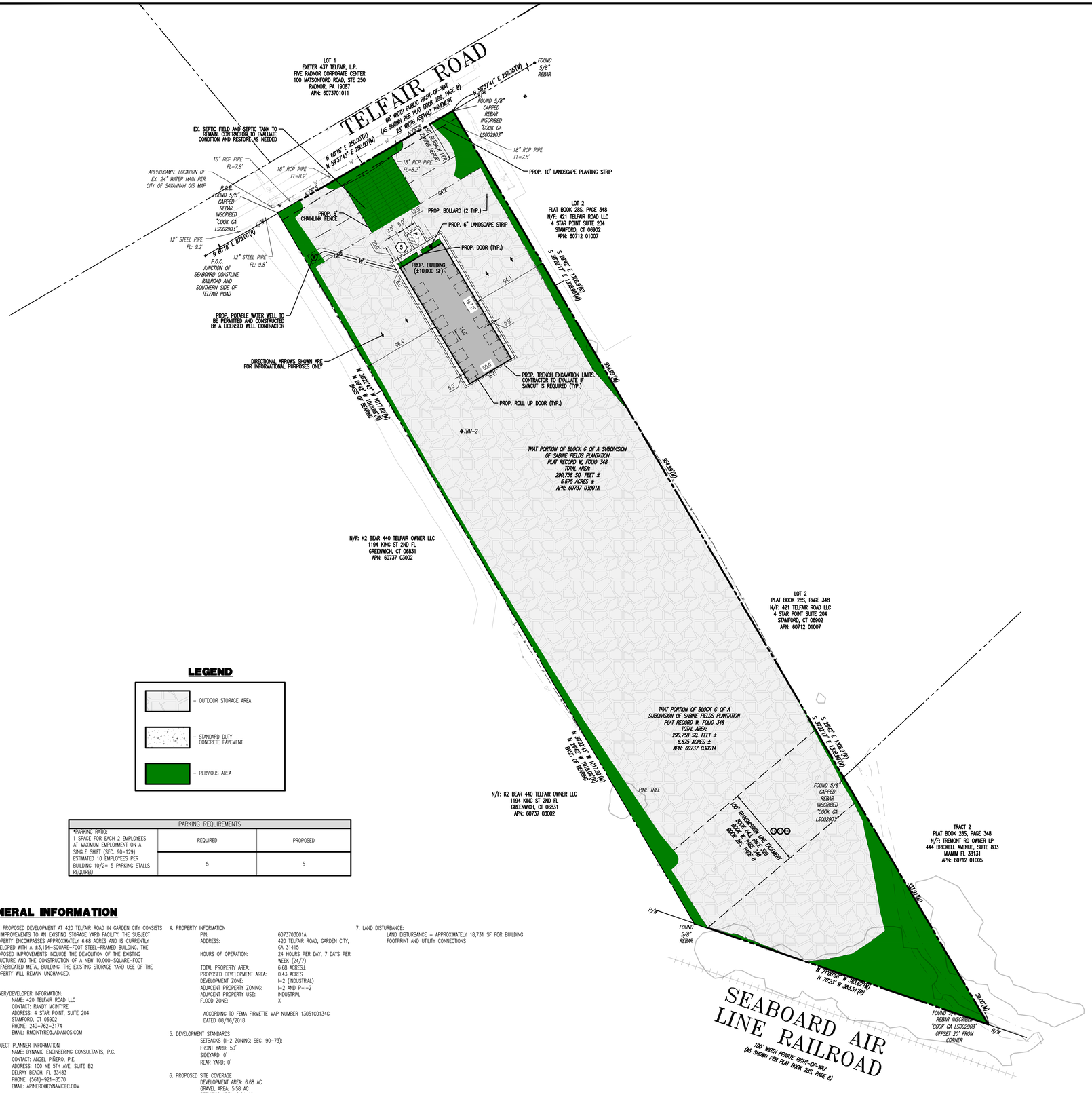
The intended use of the site is to continue supporting storage yard use while providing for a structure to facilitate any operation needs of the tenants. The development will be designed in compliance with all applicable zoning, environmental, stormwater management, and floodplain requirements.

Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Sincerely,

Dynamic Engineering Consultants, PC

Ángel Piñero, P.E.
Principal



LEGEND

- OUTDOOR STORAGE AREA
- STANDARD DUTY CONCRETE PAVEMENT
- PERVIOUS AREA

PARKING REQUIREMENTS		
*PARKING RATIO: 1 SPACE FOR EACH 2 EMPLOYEES AT MAXIMUM EMPLOYMENT ON A SINGLE SHIFT (SEC. 90-129) ESTIMATED 10 EMPLOYEES PER BUILDING 10/2= 5 PARKING STALLS REQUIRED	REQUIRED	PROPOSED
	5	5

GENERAL INFORMATION

1. THE PROPOSED DEVELOPMENT AT 420 TELFAIR ROAD IN GARDEN CITY CONSISTS OF IMPROVEMENTS TO AN EXISTING STORAGE YARD FACILITY. THE SUBJECT PROPERTY ENCOMPASSES APPROXIMATELY 6.68 ACRES AND IS CURRENTLY DEVELOPED WITH A ±3,164-SQUARE-FOOT STEEL-FRAMED BUILDING. THE PROPOSED IMPROVEMENTS INCLUDE THE DEMOLITION OF THE EXISTING STRUCTURE AND THE CONSTRUCTION OF A NEW 10,000-SQUARE-FOOT PREFABRICATED METAL BUILDING. THE EXISTING STORAGE YARD USE OF THE PROPERTY WILL REMAIN UNCHANGED.

2. OWNER/DEVELOPER INFORMATION:
   NAME: 420 TELFAIR ROAD LLC
   CONTACT: RANDY MCINTYRE
   ADDRESS: 4 STAR POINT, SUITE 204
   STAMFORD, CT 06902
   PHONE: 240-762-3174
   EMAIL: RMCINTYRE@JADIANOS.COM

3. PROJECT PLANNER INFORMATION
   NAME: DYNAMIC ENGINEERING CONSULTANTS, P.C.
   CONTACT: ANGEL PIÑERO, P.E.
   ADDRESS: 100 NE 5TH AVE, SUITE B2
   DELRAY BEACH, FL 33483
   PHONE: (561)-921-8570
   EMAIL: APINERO@DYNAMICEC.COM

4. PROPERTY INFORMATION

PIN:	6073703001A
ADDRESS:	420 TELFAIR ROAD, GARDEN CITY, GA 31415
HOURS OF OPERATION:	24 HOURS PER DAY, 7 DAYS PER WEEK (24/7)
TOTAL PROPERTY AREA:	6.68 ACRES±
PROPOSED DEVELOPMENT AREA:	0.43 ACRES
DEVELOPMENT ZONE:	I-2 (INDUSTRIAL)
ADJACENT PROPERTY ZONING:	I-2 AND P-I-2
ADJACENT PROPERTY USE:	INDUSTRIAL
FLOOD ZONE:	X

   ACCORDING TO FEMA FIRMETTE MAP NUMBER 13051C0134G DATED 08/16/2018

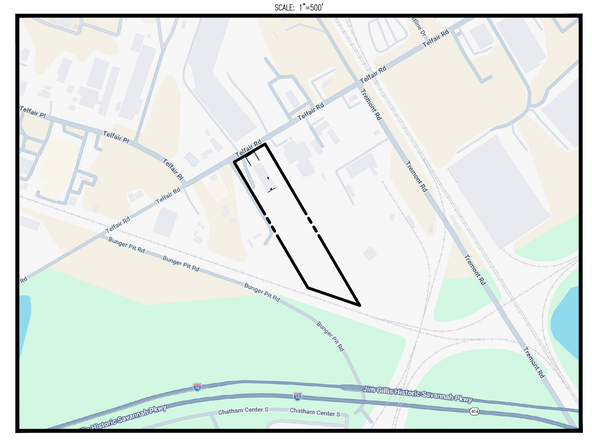
5. DEVELOPMENT STANDARDS
   SETBACKS (I-2 ZONING; SEC. 90-73):
   FRONT YARD: 50'
   SIDEYARD: 0'
   REAR YARD: 0'

6. PROPOSED SITE COVERAGE
   DEVELOPMENT AREA: 6.68 AC
   GRAVEL AREA: 5.58 AC
   PERVIOUS AREA: 0.81 AC
   BUILDING AREA: 0.23 AC
   CONCRETE AREA: 0.06 AC

7. LAND DISTURBANCE:
   LAND DISTURBANCE = APPROXIMATELY 18,731 SF FOR BUILDING FOOTPRINT AND UTILITY CONNECTIONS

GENERAL LOCATION MAP

SCALE: 1"=500'



GRAPHIC SCALE

-60 0 30 60 120 240

(IN FEET)

1 INCH = 60 FT.

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING
Florida Certificate of Authorization No. 32535
100 NE 5th Avenue - Suite B2
Delray Beach, FL 33483
T: 561.921.8570
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Offices conveniently located throughout the United States:
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TITLE: GENERAL DEVELOPMENT PLAN

PROJECT: **JADIAN IOS, LLC.**
PROPOSED OUTDOOR STORAGE
APN: 6073703001A
420 TELFAIR ROAD, SAVANNAH GA 31415
GARDEN CITY, CHATAM COUNTY, GEORGIA

JOB No:	4842-26-02094
DATE:	07/15/2026
DRAWN BY:	EMF
SCALE: (H) 1"=60' (V)	
DESIGNED BY:	RD
CHECKED BY:	AP
CHECKED BY:	_
SHEET No:	1 OF 1
Rev. #	0

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANGEL PINERO LUGO, P.E. ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

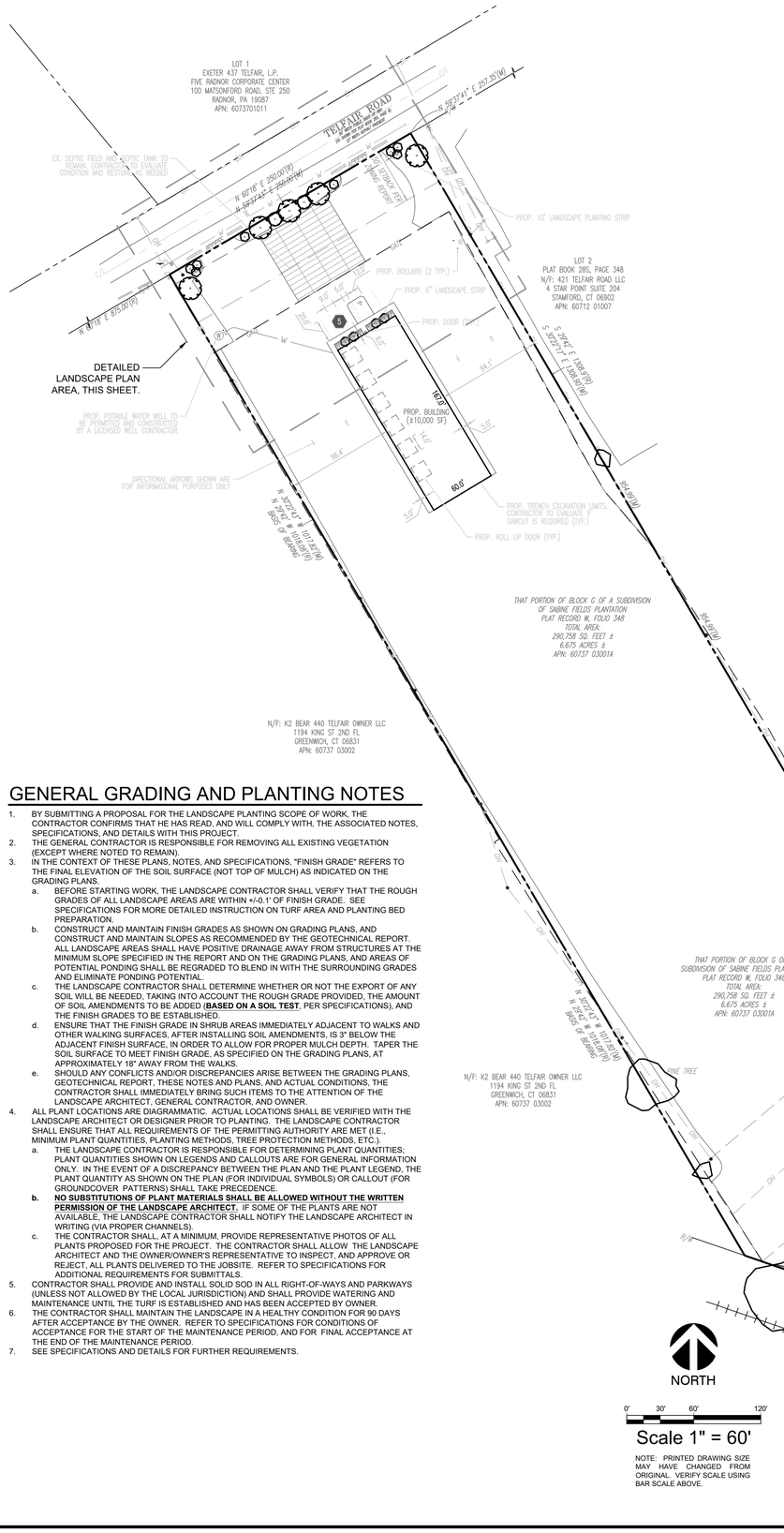
ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
GEORGIA LICENSE No. 050840

811 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON INTENDING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
Know what's below. Call before you dig.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALLB11.COM

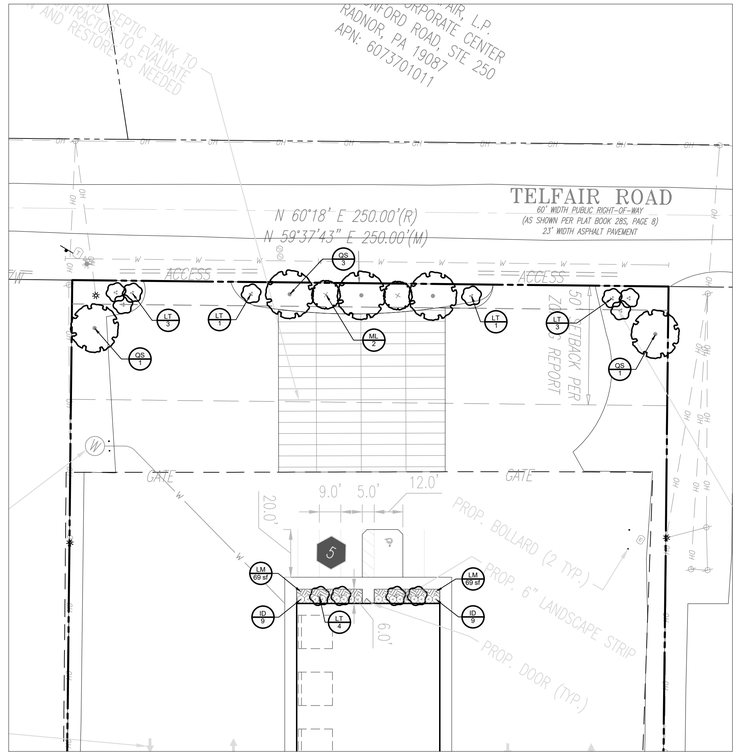
Rev.	Date	Comments	By

Plotted: 08/05/26 - 10:24 AM, By: efonseca, - Product Ver: 25.1s (LMS Tech)
File: P:\DE\CPC PROJECTS\4842 Jadian IOS LLC\26-02094 Garden City GA\Dwg\General Development Plan\04842260209400D.dwg, ---> GDP

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OVERALL SITE



DETAIL LANDSCAPE PLAN

NORTH

0' 15' 30' 60'

Scale 1" = 30'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

LANDSCAPE CALCULATIONS

JURISDICTION:	CITY OF GARDEN CITY
ZONING:	I-2: INDUSTRIAL
SITE AREA:	290,758 SF (6.68 AC)

PARKING LOT TREE REQUIREMENTS
N/A (DEVELOPMENT HAS LESS THAN 10 PUBLIC PARKING SPACES)

LANDSCAPE PLANTING STRIP REQUIREMENTS

TELFAIR ROAD FRONTAGE:	250 LF
MIN. 10'W ALONG PUBLIC R.O.W.:	PROVIDED
2.5" CANOPY TREES REQUIRED:	5 TREES (1 PER 50 LF)
2.5" CANOPY TREES PROVIDED:	5 TREES
1.5" ORNAMENTAL TREES REQUIRED:	10 TREES (1 PER 25 LF)
1.5"ORNAMENTAL TREES PROVIDED:	10 TREES

BUFFER ZONE REQUIREMENTS
N/A - ADJACENT PROPERTIES ARE ALSO ZONED INDUSTRIAL.

SCREENING REQUIREMENTS
THE FOLLOWING SHALL BE SCREENED:

DUMPSTERS & TRASH STORAGE:	PROVIDED
LOADING/SERVICE AREAS:	PROVIDED
HEATING & COOLING UNITS:	PROVIDED
DETENTION/RETENTION PONDS:	N/A

BUILDING LANDSCAPE REQUIREMENTS

BUILDING WIDTH:	70'
ORNAMENTAL TREES REQUIRED:	3 TREES (1 PER 25 LF)
ORNAMENTAL TREES PROVIDED:	4 TREES
24"H SHRUBS REQUIRED:	18 SHRUBS (1 PER 4 LF)
24"H SHRUBS PROVIDED:	18 SHRUBS

GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
   d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   e. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   b. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. CONTRACTOR SHALL PROVIDE AND INSTALL SOLID SOD IN ALL RIGHT-OF-WAYS AND PARKWAYS (UNLESS NOT ALLOWED BY THE LOCAL JURISDICTION) AND SHALL PROVIDE WATERING AND MAINTENANCE UNTIL THE TURF IS ESTABLISHED AND HAS BEEN ACCEPTED BY OWNER.
6. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
7. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL/DBH	HEIGHT
TREES							
	LT	12	Lagerstroemia i. x f. 'Tonto'	Tonto Crape Myrtle Multi-Trunk	CONT.	3-5 canes, 1.5" cal. total	8' HT MIN
	ML	2	Magnolia grandiflora `Little Gem`	Dwarf Southern Magnolia	CONT.	1.5" Cal.	8' HT MIN
	QS	5	Quercus shumardii	Shumard Oak	CONT. OR B&B	2.5" CAL MIN	10' Ht.
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	HEIGHT
SHRUBS							
	ID	18	Ilex vomitoria 'Schillings Dwarf'	Schillings Dwarf Yaupon Holly	7 gal.	36" O.C.	24" HT MIN
GROUND COVERS							
	LM	138 sf	Liriope muscari	Lilyturf	4"	12" O.C.	Full

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING, CURBS, WATER, STORM, OR SANITARY SEWER UTILITIES. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF NATIVE ROCK BASED MULCH (DO NOT USE DECOMPOSED GRANITE, LAVA ROCK, WHITE OR RED ROCK OR SMOOTH RIVER ROCK), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

PLANTING & WATERING GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH HAND WATERING AND OTHER TEMPORARY IRRIGATION METHODS AS APPROVED BY OWNER.

STEPHEN W. SALES
REGISTERED
No. LA0019358
PROFESSIONAL
LANDSCAPE ARCHITECT
08/03/2026

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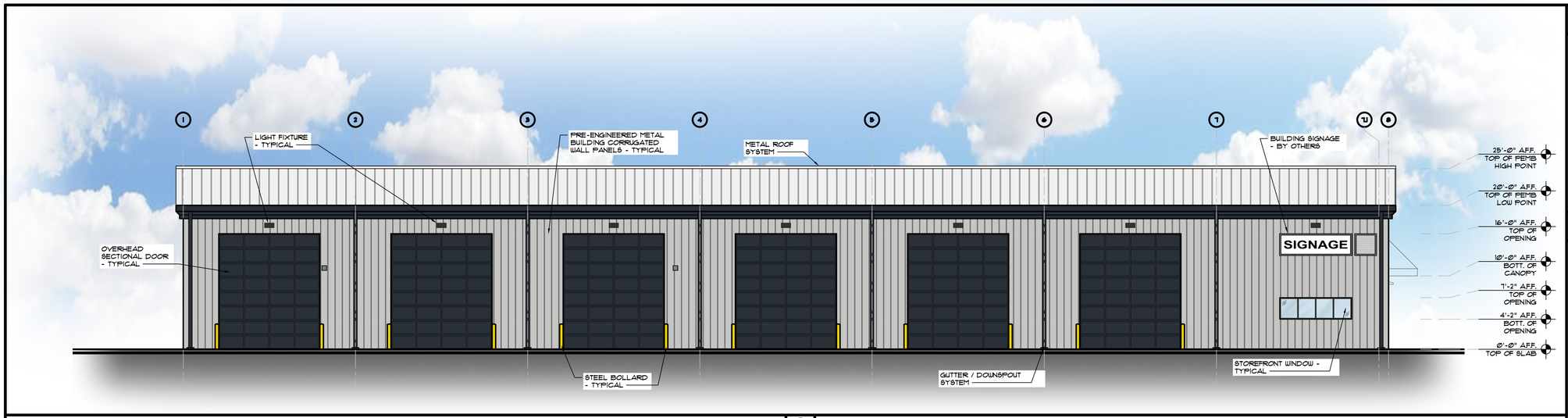
TITLE: LANDSCAPE PLAN

PROJECT: JADIAN IOS, LLC.
PROPOSED OUTDOOR STORAGE
APN: 6073703001A
420 TELFAIR ROAD, SAVANNAH GA 31415
GARDEN CITY, CHATAM COUNTY, GEORGIA

JOB No: 4842-26-02094	DATE: 08/03/2026
DRAWN BY: JP	SCALE: (H) 1"=60' (V)
DESIGNED BY: JP	SHEET No: LP-1
CHECKED BY: SS	OF 1
CHECKED BY: _	Rev. # 0

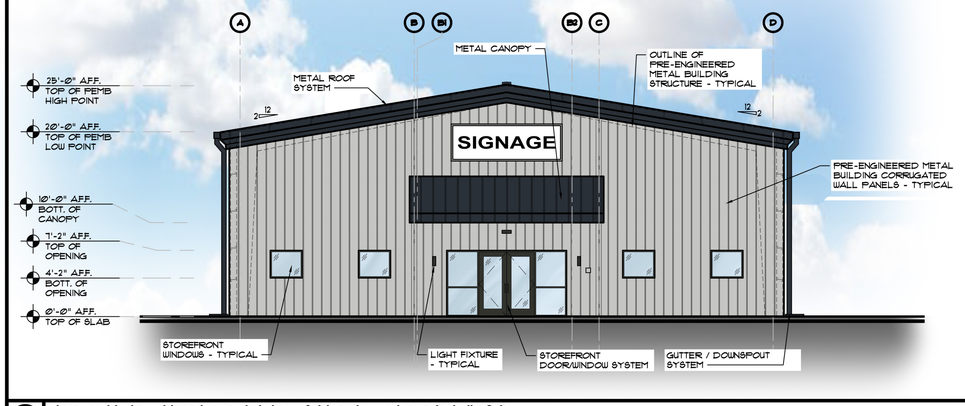
Rev. | Date | Comments | By

811 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
Know what's below Call before you dig
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM



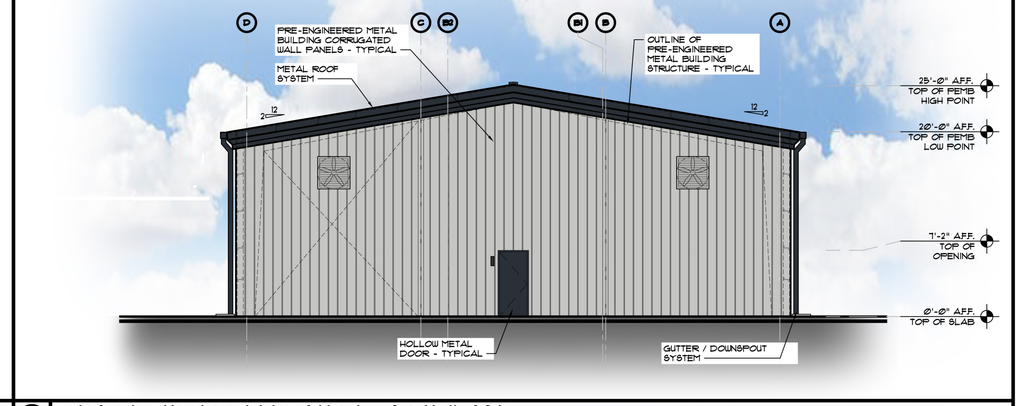
1 SIDE EXTERIOR ELEVATION - NORTHEAST

SCALE: 1/8" = 1'-0"



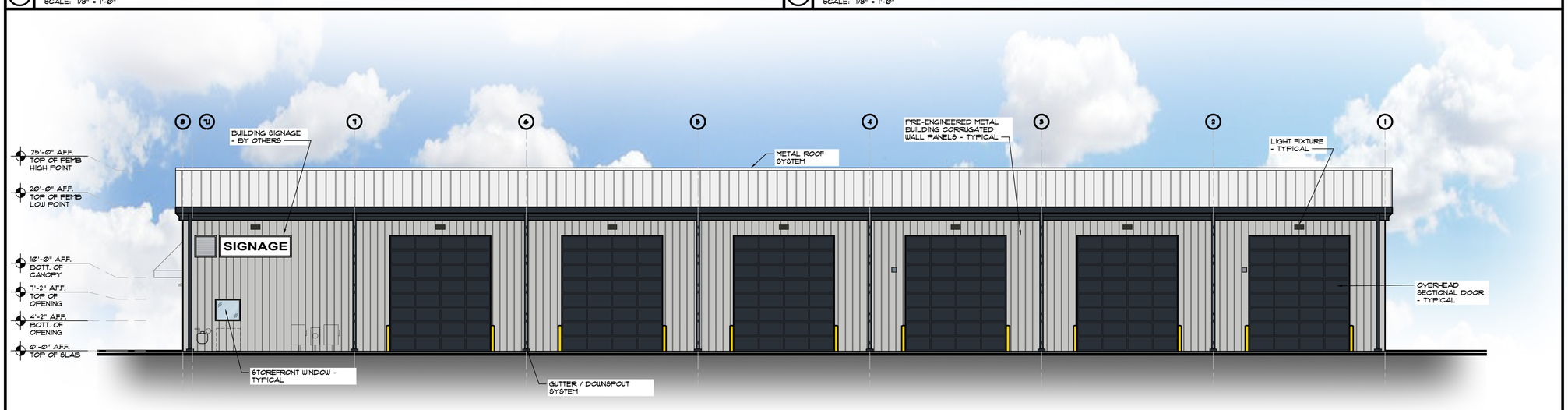
2 FRONT EXTERIOR ELEVATION - NORTHWEST

SCALE: 1/8" = 1'-0"



3 REAR EXTERIOR ELEVATION - SOUTHEAST

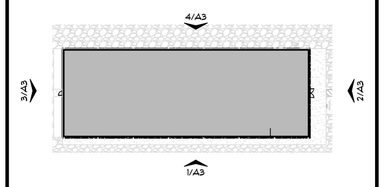
SCALE: 1/8" = 1'-0"



4 SIDE EXTERIOR ELEVATION - SOUTHWEST

SCALE: 1/8" = 1'-0"

KEY PLAN



EXTERIOR FINISH SCHEDULE

- TRINAR - SW 9562 - FORTITUDE RGB 197, 197, 195 (SIMILAR TO BEHR SILVER BULLET N520-2) - PRE-MANUFACTURED METAL BUILDING CORRUGATED WALL PANELS - R-PANEL PROFILE SMOOTH FINISH
- TRINAR - SW 9685 AFTER THE STORM RGB 42, 48, 55 - WALL LOUVERS / GUTTERS & DOWNSPOUTS / FASCIA / TRIM / AWNINGS / OVERHEAD DOORS / HOLLOW METAL DOORS / ENTRY CANOPY
- GALVALUME - ROOFING PANELS - R-PANEL PROFILE SMOOTH FINISH
- BLACK - LIGHT FIXTURES, STOREFRONT DOOR & WINDOW FRAMES
- BOLLARDS - SAFETY YELLOW

REVISIONS	BY

OLIVERI ARCHITECTS
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DESIGN DEVELOPMENT SCHEME 'B'

New Free-standing Building For:

JADIAN IOS

420 Telfair Rd
Garden City, GA
Chatham County

Date:	08. 03. 26
Scale:	AS NOTED
Project Mgr:	ADC
Drawn:	JN
Job:	26-063

Sheet

A3

GARDEN CITY
PLANNING & ECONOMIC DEVELOPMENT

MEMORANDUM

To: Garden City Planning Commission & Board of Appeals

From: Carlos Nevarez, Planning Director

Date: November 17th, 2026

Re: TAM-26-0003 Text Amendment: Sec 90-5. – Definitions and rules of construction – *Data centers*

Application Type	**Text Amendment**
Case Number	TAM-26-0004
Applicant	City of Garden City
Name of Project	Zoning Text Amendment: Data centers

GENERAL INFORMATION

Project Description: The applicant is requesting approval for a text amendment to the city ordinance, specifically to the Definitions and rules of construction.

Additional Background: The proposed Zoning Text Amendment aims to add "Data centers" to the Definitions and rules of construction code section 90-5.

FINDINGS: Establishing stringent guidelines to the construction of data centers will prove to protect the city and its residents from the environmental, financial, and resource consequences created by data centers. Furthermore, setting appropriate definitions for data centers allows the city to identify them and apply the appropriate ordinances and permit requirements.:

1. Environmental consequences: The construction of data centers can lead to environmental harm through the construction of the structures and the effects they have on the environment once completed. Water depletion, air pollution, and stormwater runoff will all be major factors to consider.

2. Financial repercussions: Data centers use a large amount of water and power, sometimes leading to residents facing utility price increases. This text amendment allows for the City of Garden City to prevent any trade offs in utility prices.

3. Resource depletion: Water is a major resource that can be significantly drained through the generation of power from data sources. This proposed ordinance allows the city to set up agreements with potential builders to ensure that they are responsible for finding an outside source of water to cool the data center(s).

4. Modernity: Data centers, in the way they are constructed today, are a new challenge that local municipalities are facing. Imposing an ordinance placing guidelines and restrictions on data centers allows the City to stay modern and ahead of the challenges faced by new technology.

5. Regional considerations: Municipalities in Chatham County have sought to stifle the introduction of data centers in the region by instituting moratoriums on their construction. The City of Garden City currently has a moratorium that is set to expire on December 15, 2026. This would also be the first ordinance in the county directly regulating the structures and would set a precedent.

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 denial of the text amendment*
iii. *Recommend postponement of text amendment until more information is provided concerning regulations.*

RECOMMENDATION OF CITY STAFF

To approve the text amendment to add the definitions and rules of construction as presented, the city manager and city attorney have thoroughly researched the topic.

RECOMMENDED MOTION

I move to amend TAM-26-0004 to the city ordinance.

ORDINANCE 2026-__

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF GARDEN CITY, GEORGIA, AS AMENDED, BY AMENDING CHAPTER 90, ARTICLE 1 THEREOF, TO ADD TO SECTION 90-5 THE DEFINITIONS OF CLOSED LOOP SYSTEM, DATA CENTER, MAJOR DATA SYSTEM, AND MINOR DATA CENTER, TO ADD MINOR AND MAJOR DATA CENTERS TO THE PERMITTED USES LISTED IN SECTION 90-47, WHICH USE SHALL BE PERMITTED IN I-2 DISTRICTS IN GARDEN CITY, GEORGIA, WITH THE APPROVAL OF THE ZONING BOARD OF APPEALS AND SUBJECT TO CERTAIN CONDITIONS; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

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 90-5(b), Article I, of the Code of Ordinances of Garden City, Georgia, as amended, is hereby amended by adding the definitions of "Closed Loop System", Data Center," "Major Data Center," and "Minor Data Center" as follows:

"Section 90-5(b).

Closed Loop System: A system that constantly reuses and recycles an initial load of water within its operation, significantly reducing the draw on external water sources and minimizing wastewater discharge. A closed loop system shall not use evaporative cooling, and may consist of methods including, but not limited to, air-cooled (dry) cooling, rear-door heat exchanger cooling, hybrid dry economizer cooling, direct-to-chip cooling, or immersion cooling.

Data center: A data center is an industrial use involving a building, facility, campus of facilities, or array of interconnected buildings or facilities which exists for the principal purpose of housing, cooling, and securing working data servers and is developed for the storage, management, processing, and transmission of digital data associated with technological equipment, applications, systems, and services. This definition shall not apply to institutional use facilities for which the storage, management, processing, and transmission of digital data occurring on the premises is incidental to the principal business purpose, provided that the room housing the data servers is less than 2,000 square feet and does not have a substation.

Data center, Major: A data center comprised of a single principal building with an area

greater than 10,000 square feet and not more than 275,000 square feet that may have a substation. Major data centers are permitted on parcels zoned I-2 with the approval of the Board of Zoning Appeals, subject to requirements of Code Section 90-213 (2).

Data center, Minor: A data center comprised of a single principal building with an area up to 10,000 square feet that does not have a substation. Minor data centers are permitted on parcels zoned I-2 with the approval of the Zoning Board of Appeals, subject to requirements of Code Section 90-213 (2).

Section 2. Section 90-47 of the Garden City Code, entitled "Permitted Uses" is hereby amended by adding to Subsection (b), the following as Paragraph 136 of the uses listed therein:

"Para. 136. Data Center -I-2(B)

A data center is an industrial use involving a building, facility, campus of facilities, or array of interconnected buildings or facilities which exists for the principal purpose of housing, cooling, and securing working data servers and is developed for the storage, management, processing, and transmission of digital data associated with technological equipment, applications, systems, and services. This section shall not apply to institutional use facilities for which the storage, management, processing, and transmission of digital data occurring on the premises is incidental to the principal business purpose, provided that the room or building housing the data servers is less than 2,000 square feet and does not have a substation.

While data centers provide necessary infrastructure for the modern world, this land use generally requires significant land, energy, and water consumption that can have a detrimental impact on the community. Further, the uses can generate higher levels of truck traffic, noise, vibration, and other conditions that may not be compatible with nearby uses. These requirements are intended to ensure the promotion and protection of the community's health, safety, and welfare through supplemental regulation of data centers as an industrial use while balancing economic development and the modern need for data infrastructure.

Only data centers meeting the definition of either a Minor Data Center or Major Data Center are permitted within the jurisdictional limits of the Garden City. All Data Centers shall be approved by the Zoning Board of Appeals and must conform to the following requirements:

(1) Types of Data Centers permitted by Zoning Board of Appeals.

(a) Minor Data Center. A data center comprised of a single principal building with an area up to 10,000 square feet that does not have a substation. Minor data centers are permitted on parcels zoned Planned Heavy Industrial (PID) with the approval of the Zoning Board of Appeals subject to the following requirements. If data center development meets the definition of a minor data center but requires a substation, the data center development shall be classified as a Major Data Center.

(b) Major Data Center. A data center comprised of a single principal building with an area greater than 10,000 square feet and not more than 275,000

square feet that may have a substation. Major data centers are permitted on parcels zoned Planned Heavy Industrial (I-2) with the approval of the Board of Zoning Appeals, subject to following requirements.

(2) Site Planning & Building Design.

(a) Minimum acreage.

(i) Minor Data Center: Minimum 5 acres

(ii) Major Data Center: Minimum 10 acres

(b) Lot Dimensions.

(i) Lot Coverage (Impervious Surface): Maximum 70%

(c) Setbacks.

Primary operational facilities and infrastructure, including the principal data center building housing active servers, electrical substations, emergency generators, and mechanical systems must be located in a manner that complies with the following:

(i) Minor Data Center.

(A) 200 feet from any public right-of-way;

(B) 200 feet from any nonresidential use or zoning district;

(C) 1,000 feet from any residential dwelling.

(D) 1,500 feet from schools, places of worship, or any publicly owned parks, trails, waterbodies, and/or environmentally sensitive lands or wildlife habitats.

(ii) Major Data Center.

(A) 200 feet from any public right-of-way;

(B) 500 feet from any nonresidential use or district; and

(C) 1,500 feet from any residential dwelling.

(D) 2,500 feet from schools, places of worship, or any publicly owned parks, trails, waterbodies, and/or environmentally sensitive lands or wildlife habitats

(iii) Accessory structures that do not generate noise or emission may be allowed in a setback subject to development review approval. No such structure may be located within a required buffer.

(d) Buffers.

Final buffer design must be provided to the City at the time of the application for approval of the use by the Zoning Board of Appeals. All data centers must preserve at least thirty (30) percent of the gross lot area as natural, undisturbed open space. Buffers, stormwater features, and passive

recreation areas may be utilized to satisfy the requirement, subject to development review approval. Established undisturbed natural buffers shall be retained. Planted buffer must consist of fifty (50) percent evergreen and trees must be at least 6 feet within two years of planting. An undisturbed or enhanced landscape buffer complying with the following requirements must be required along all property lines, except when adjacent to an industrial use or zoning district:

(i) Minor Data Center: 100 feet in width

(ii) Major Data Center: 200 feet in width

(e) Building Configuration.

(i) If adjoining a non-residential use or zoning district, maximum building height: 50 feet

(ii) If adjoining a residential use or zoning district, maximum building height: 40 feet

(iii) If above 35 feet, a fire control plan must be approved by the Fire Chief or designee during development review.

(f) Architectural Controls.

(i) Prohibited Exterior Materials:

(A) Gray concrete block

(ii) Exterior Materials (Visible from public right-of-way)

(A) Solid wood

(B) Decorative concrete block

(C) Stucco

(D) Corrugated metal

(E) Hardy plank

(F) Brick

(G) Glass

(iii) Air conditioning, HVAC systems, and generators must be thoroughly screened from view from the public right-of-way and adjacent properties by using walls, fencing, roof elements, or landscaping, and shall be located not less than 100 feet from adjacent property lines.

(iv) No more than 80 percent of the principal building façade may consist of one building material, and no more than 80 percent (80%) of the principal building façade may consist of one color, texture, or pattern. Principal building facades shall require

fenestration, step-back(s), cantilever(s), projection(s), or architectural elements extending horizontally across at least 60 percent (60%) of the façade.

(v) Each principal building shall include an articulated main entrance. This entrance shall be differentiated from the rest of the building with a change in building material, pattern, texture, color, or architectural accent. It shall also either project or be recessed from the adjoining building plane.

(vi) A minimum of 10 percent (10%) of the width of the side and rear facades shall incorporate decorative windows or architecturally glazed windows.

(vii) Data Center developments with any mechanical rooftop equipment, including but not limited to heating, air conditioning, ventilation, generators, and other similar equipment, shall be screened with a parapet wall, false roof, or other building element that shall provide one hundred percent (100%) screening of mechanical equipment from adjacent roadways, adjacent properties, and the site itself. The parapet wall, false roof, or building element shall be constructed of the same materials used in the construction of the principal building or structure and shall be designed to be architecturally integrated with the building's overall design. No screening shall be required for (a) renewable energy infrastructure equipment, including but not limited to solar energy systems, wind energy systems, and other power generation equipment, or for any green infrastructure, including but not limited to green roofs, rooftop cisterns, and other bioretention equipment.

(g) Accessory Structures.

Accessory structures are prohibited in front of the principal structure or in the front yard. They must be no larger than twenty-five (25) percent of the principal structure's floor area and must be finished using approved exterior materials listed above in subsection (2)(f)(ii).

(h) Parking.

No parking within the front, side, or rear yard setbacks.

(i) Storage.

Outside storage is not permitted unless it is screened from view from adjoining streets and lots by wall or fence at least eight feet in height.

(j) Other physical requirements.

The layout and orientation of buildings and associated equipment must minimize the visual impact on surrounding properties. Other more specific physical requirements related to architectural standards, buffers, accessory structures, parking, storage, screening, perimeter fencing,

landscaping, security, or other similar regulations may be imposed as a condition of Zoning Board of Appeals approval or may be imposed as part of the required development agreement between the City and the developer based on environmental impact, including noise and lighting, utility infrastructure requirements, and similar site-specific and use-specific needs assessments as necessary to prevent nuisance conditions and promote health, safety, and welfare.

(3) Development Agreement

(a) Prior to issuance of a land disturbance permit, a Development Agreement must be executed between the developer and the City. The Development Agreement may provide vested rights to the property owner during the term of the agreement to ensure that the development proceeds in compliance with land use regulations in effect on the date of the Agreement. Development Agreements must contain the following information:

(i) The time period and specific expiration date of the agreement and a time period and specific expiration date for development phases (if applicable);

(ii) Specifications of land uses, including population, density of development, and dimensions of buildings, lots, and site features, as applicable;

(iii) Description of public facilities and infrastructure to serve the development, including identification of all service providers and the time of service availability;

(iv) Description of easements that are necessary for public facilities and infrastructure;

(v) Identification of land to be reserved or dedicated for public purposes (if any);

(vi) Identification of land that is required to be protected;

(vii) Identification of development and building periods that are required, including a statement that failure to list a required permit would not relieve the property owner from compliance with all permitting requirements;

(viii) Identification of any conditions, terms, restrictions, or other requirements that may be necessary to protect the public health, safety, or welfare; and

(ix) Identification of all parties to the agreement.

(b) In addition to the required information set forth in subsection (a) above, the

following areas of inquiry, at a minimum, must be considered in the Development Agreement; provided, however, that in the context of Minor Data Centers, this requirement may be satisfied if both parties affirm and agree, as part of the Agreement, that a particular subject was considered and based on evidence of minimal impact posed by the project:

(i) Compliance with the maximum noise limits set forth in this Section and the most current Garden City Noise Ordinance, including during construction, normal operations, and testing activities. The City may require that on-site noise monitoring equipment be installed and maintained as part of the Agreement;

(ii) Power and energy efficiency reporting;

(iii) The establishment of performance metrics to limit potable water consumption through the use of a closed loop or similar system designed to minimize consumption and eliminate continuous discharge or evaporative loss;

(iv) Ongoing metering of energy and water usage and transparency of grid impact during operations;

(v) Decommissioning, change of use, and site restoration;

(vi) Financial assurances such as performance bonds, security bonds, decommissioning bonds, or escrow accounts sufficient to ensure site restoration, infrastructure removal, environmental remediation, and long-term compliance with approved operational standards;

(vii) Ongoing assessment of facility impact on surrounding air and water quality during operations, including transparency of results and effective remediation of negative impacts if identified;

(viii) Emergency coordination with fire, police, and utility providers;

(ix) Environmental Impact Summary and Operations Management Plan, including potential third-party environmental impact study evaluating air, water, noise, and operational impacts;

(x) Documentation of coordination with electric and water utility providers, including evaluation of infrastructure capacity, required upgrades (if any), and cost allocation measures, demonstrating that project-related system improvements and service demands are borne by the applicant and not shifted to existing customers, with mitigation strategies incorporated into the Development Agreement;

(xi) Emergency generator testing and operational protocols consistent with the special use regulations, including testing schedules, duration, and noise mitigation measures, to ensure minimal impact on surrounding properties;

(xii) Impact on traffic during the construction phase and solutions to mitigate the impact;

(xiii) Requirements for parking during construction and after construction above what is required in the underlying zoning district;

(xiv) How the project may contribute development of inclusive, accessible, and mixed-use community surrounding the project via community benefits packaging, infrastructure upgrades, and reinvestment strategies; and

(xv) The use, storage, and management of batteries, fuels, backup power systems, or any hazardous materials associated with facility operations, including compliance with all Fire Marshal, EMA, and applicable life safety requirements.

(c) The following plans and studies shall be requested and reviewed when drafting and negotiating Development Agreements for Data Centers, provided that the City may request and consider any other plans or studies that it deems necessary in order to ensure protection of public health safety and welfare:

(i) Minor Data Center

(A) Noise Impact Assessment

(B) Water Consumption & Sustainability Plan

(C) Energy Consumption & Sustainability Plan

(D) Lighting Plan

(E) Stormwater Management Plan

(F) Sewer Plan

(ii) Major Data Center

(A) Noise Impact Assessment

(B) Water Consumption & Sustainability Plan

(C) Energy Consumption & Sustainability Plan

(D) Lighting Plan

(E) Transmission Line Impact Assessment

(F) Tree Preservation & Reforestation Plan

(G) Stormwater Management Plan

(H) Sewer Plan

(d) All development agreements must be recorded with the Clerk of Superior Court, Spalding County, Georgia.

(4) *Lighting.*

(a) Exterior illumination shall be designed to maintain the existing night sky darkness and to prevent light trespass onto adjacent properties. Illumination levels shall be measured from any height and orientation of the measuring device at any location along the property line, except the lighting of parking lots must be measured at grade with the meter sensor held horizontally at the surface. In order to obtain that objective, the following criteria (at a minimum) shall be met:

(i) All outdoor lighting fixtures shall be full cut-off type fixtures.

(ii) Outdoor lighting fixtures must be located, aimed, or shielded to minimize glare and stray light trespassing across lot lines and into the public right-of-way.

(iii) Flood or spot lamps must be positioned no higher than forty-five degrees above straight down (half-way between the vertical and the horizontal) when the source is visible from any off-site residential property or public roadway.

(iv) Light poles shall be no taller than 25 feet in height.

(v) All light poles must be setback a minimum of ten feet from any exterior property line.

(vi) Color temperature of outdoor lighting fixtures must not exceed 3000K at the light source.

(vii) Maximum foot-candles at property lines, including rights-of-way:

(A) At property line abutting a residential use: 0.5

(B) At property line abutting an office or institutional use: 1.0

(C) At property line abutting a commercial or industrial use: 1.5

(viii) Foot-candles on off-street parking lots:

(A) Minimum Footcandles: 1.0

(B) Average Footcandles: 5.0

(C) Maximum Footcandles: 8.0

(ix) Security lighting must be directed towards the targeted area. Sensor activated lighting must be located in such a manner as to prevent direct glare and lighting into properties of others or into a public right-of-way, and the system must be designed and maintained so that lights are not activated by activity off of the subject property.

(x) All lighting fixtures servicing parking lots must be directed downward and not towards buildings or other areas. Parking must be illuminated to a minimum illumination level of 0.4 footcandles at grade level, and the ratio of the average illumination to the minimum illumination may not exceed 4:1. Light poles used in parking lots with 100 parking spaces or less may not exceed twenty (20) feet in height. Light poles in parking lots with more than 100 parking spaces may not exceed 35 feet in height.

(b) A conceptual lighting plan must be submitted with the initial application sufficient to demonstrate conformity with these requirements. A complete lighting plan shall be submitted as part of the Development Review Process showing conformity with these requirements, and any additional requirements imposed as a condition of the special use or as part of the development agreement between the applicant and the City. The required plans, descriptions, data, and supporting evidence of the same must be complete and accurate so that the planning and development department is able to readily determine whether the proposal will comply with the requirements of this Section. The City requires the following information within the plan:

(i) The location on the premises of each outdoor illuminating device, both proposed and any already existing on the site.

(ii) A description of all proposed illumination devices, fixtures, lamps, supports, and reflectors. The description may include, but is not limited to, catalog cuts and illustrations by manufacturers.

(iii) Photometric data, such as that furnished by manufacturers or similar, showing the angle of cut-off of light emissions and the color temperature of all proposed illuminating devices, fixtures, lamps, supports, and reflectors.

(iv) Photometric plans must include the maximum and average light layout.

(c) Additional dark sky requirements or similar lighting regulations, including but not limited to security lighting, building mounted lighting, and perimeter illumination, may be imposed as a condition of Zoning Board of Appeals approval or may be imposed as part of the required development agreement between the City and the applicant based on the specific use and site plan, environmental impact, utility infrastructure requirements, and similar site-specific and use-specific needs assessments as necessary to prevent nuisance conditions and promote health, safety, and welfare.

(5) *Noise.*

(a) Once the data center is operational, the maximum noise output at any property line adjacent to a residential district or use is 55 dBA between the hours of 7:00 a.m. to 8:00 p.m. At all other times, the maximum noise output is 45 dBA.

(b) Testing of generators or other equipment is only allowed during the hours of 10:00 a.m. to 5:00 p.m., Monday through Friday. On-site generator testing shall not take place for more than two hours per day. Testing is not allowed on any holiday recognized by the State of Georgia.

(c) With the exception of testing activities, generator use is limited to temporary or emergency backup use only. Use as prime power, rate curtailment, and storm avoidance shall not constitute a valid temporary or emergency backup use.

(d) An acoustic barrier (e.g., an exterior solid or louvered wall containing soundproofing materials) shall surround all exterior mechanical equipment, whether located on a roof top, on ground level, or elsewhere on the exterior of the property where necessary to achieve the sound level requirements above. The design, materials, height, and effectiveness of acoustical barriers are subject to development review and approval by the City. Such acoustic barrier must be shown on the approved site plan and shall be maintained on the premises of the Data Center for the operational life of the facility.

(e) Noise generated on the site during construction and/or development, prior to issuance of the Certificate of Occupancy or Certificate of Completion, as applicable, shall be governed by Chapter 30 (Environment), Article IV (Nuisances), Division 3 (Noise) Garden City Code.

(f) Additional regulations intended to mitigate the noise caused by data center operations may be imposed as a condition of Zoning Board of Appeals approval or may be imposed as part of the required development agreement between the City and the applicant based on the specific use and site plan, adjacent property uses, noise impact assessments, and similar site-specific and use-specific needs assessments as necessary to prevent nuisance conditions and promote health, safety, and welfare.

(6) *Water & Sewer*

(a) Data centers shall be served by the public water and sewer system. The development shall not utilize wells to provide water for any purpose.

(b) Open evaporative cooling systems are prohibited.

(c) Prior to the issuance of a land disturbance permit for a Data Center, the applicant shall submit to the City an analysis of raw water needs, including, at a minimum, the quantity of water required. The applicant must request and receive a letter indicating sufficient water and sewer capacity to serve the proposed Data Center.

(d) The City may require the developer to fund and implement all necessary water and/or sewer improvements necessitated by its use, as well as provide for monitoring, reporting, and enforcement to ensure long-term sustainability of water and infrastructure resources.

(e) Applicants shall provide, at a minimum, the following plans and studies related to water and sewer, provided that the City may request other plans

or studies as necessary to evaluate the impact on public health, safety, and welfare:

(i) Water Consumption & Sustainability Plan

(ii) Sewer Plan

(f) Prior to construction or occupancy, any applicant proposing groundwater or surface water withdrawals more than 100,000 gallons per day shall provide proof of a valid Georgia Environmental Protection Division (EPD) water use permit, including an approved Water Conservation Plan where required which shall contain a drought contingency plan and practices that will ensure compliance with the State's drought management rues and regulations, and any limitations imposed by the State. Proof of application and a copy of all permit conditions must be submitted to the City before any grading, building permit, or certificate of occupancy is issued. If the project site is within the Coastal Permitting Plan area, applicants shall document compliance with applicable water conservation conditions adopted under the Georgia EPD plan. Where a data center is located within or draws from a mapped public water supply watershed, it shall comply with applicable watershed protection criteria and coordinate with the local water authority to ensure City and state requirements are met.

(g) Additional water and sewer regulations may be imposed as a condition of Zoning Board of Appeals approval or as part of the required development agreement between the City and the applicant based on the specific use and site plan, environmental impact, utility infrastructure requirements, and similar site-specific and use-specific needs assessments as necessary to prevent nuisance conditions and promote health, safety, and welfare.

(7) *Electric Supply.*

(a) Prior to the City's approval of a land disturbance permit for a Data Center, the applicant shall submit to the City a letter from the electric power provider confirming capacity and willingness to serve the Project, including any restrictions or limitations imposed by the power provider (e.g. mandatory load shed schedule, substation, etc.).

(b) The City may require a power impact study, phasing plans, and provision of a binding agreement between the data center's power provider and developer in order to ensure long-term service reliability.

(c) No primary onsite power generation shall be permitted.

(d) Substations are considered accessory uses to data centers.

(e) With the exception of testing activities, generator use is limited to temporary or emergency backup use only. Use as prime power, rate curtailment, and storm avoidance shall not constitute a valid temporary or emergency backup use.

(f) The applicant must provide a utility inventory showing the power lines and infrastructure easements as part of the concept plan.

(g) Applicants shall provide, at a minimum, require the following plans and studies related to electrical supply, provided that the City may request other plans or studies as necessary to evaluate the impact on public health, safety, and welfare:

(i) Energy Consumption & Sustainability Plan

(iii) Lighting Plan

(iv) Transmission Line Impact Assessment (Required for Major Data Center Only)

(h) Additional electric supply regulations such as limitations on location of substations, setbacks, and burial of electric infrastructure, may be imposed as a condition of special use approval or as part of the required development agreement between the City and the applicant based on the specific use and site plan, environmental impact, utility infrastructure requirements, and similar site-specific and use-specific needs assessments as necessary to prevent nuisance conditions and promote health, safety, and welfare.

(8) Stormwater.

(a) A stormwater management plan shall be required, incorporating best management practices and designed to address runoff from large impervious surfaces associated with data center development.

(b) Stormwater management shall comply with all applicable Garden City standards, both during the land disturbance and construction phase and when operating as a data center, and incorporate best available and feasible practices, including green infrastructure and low impact development techniques, where practicable, to ensure post-development runoff meets or exceeds predevelopment conditions and minimizes downstream impacts.

(c) The stormwater management plan must provide for implementation of Green Infrastructure (GI) measures.

(d) Additional stormwater regulations may be imposed as a condition of Zoning Board of Appeals approval or as part of the required development agreement between the City and the applicant based on the specific use and site plan, environmental impact, utility infrastructure requirements, proximity to environmentally sensitive areas, and similar site-specific and

use-specific needs assessments as necessary to prevent nuisance conditions and promote health, safety, and welfare.

(9) Other Environmental Regulations.

(a) Data Centers should be classified as stationary sources and shall meet Tier 4 Final standards.

(b) Additional environmental regulations may be imposed as a condition of Zoning Board of Appeals approval or as part of the required development agreement between the City and the applicant based on the specific use and site plan, unique environmental conditions, topography of the site, utility infrastructure requirements, proximity to environmentally sensitive areas, and similar site-specific and use-specific needs assessments as necessary to prevent nuisance conditions and promote health, safety, and welfare.

(10) Emergency Services.

Data centers present unique challenges for emergency management, including a large amount of heat-generating, electrified equipment and the risk of fire. Also, buildings contain hazardous materials such as refrigerants and batteries. An emergency response plan shall be required as part of the application process and shall be prepared by a qualified professional. The Emergency Response Plan shall:

a) Be reviewed by and acceptable to the fire department and emergency management services as part of the use process.

b) Include detailed procedures for fire suppression, containment, ventilation, and evacuation.

c) Ensure that all first responders receive adequate training specific to the installed system at the expense of the applicant.

d) Include provisions for annual fire safety inspections demonstrating compliance with fire safety standards to be performed by a qualified professional on behalf of the data center.

e) Provide 24-hour emergency contact signage that is visible at the main entrance.

f) No data center shall be approved unless the applicant demonstrates that procedures for fire suppression, containment, ventilation, and evacuation are sufficiently protective of public health, safety, and welfare.

(11) Decommissioning Requirements for Data Centers.

(a) Decommissioning Plan Required. The owner or developer of a Major Data Center must submit a decommissioning plan to Garden City prior to issuance of a land disturbance permit. Said plan should be attached and/or incorporated into the Development Agreement.

(b) Plan Contents. The following subjects, at a minimum, shall be considered in decommissioning plans for Major Data Centers and shall, in the discretion of the City, be as detailed as necessary to ensure proper closure and post-closure impacts on the community and the environment are mitigated:

(i) Timeline: A detailed timeline for the decommissioning process, including key milestones and estimated completion dates for each phase of the decommissioning activities.

(ii) Equipment and Material Removal Procedures: Specific procedures for the safe dismantling and removal of all equipment, materials, and structures from the data warehouse site. This should include methods for handling and transporting equipment to prevent damage and ensure safety.

(iii) Hazardous Materials Management: Detailed methods for identifying, handling, and disposing of hazardous materials in compliance with federal, state, and local regulations. This should include a list of all hazardous materials present on-site and the procedures for their safe removal and disposal.

(iv) Site Remediation Plan: A comprehensive plan for site remediation, including soil and groundwater testing, identification of any contamination, and proposed cleanup measures. This should also include a timeline for remediation activities and methods for monitoring and verifying the effectiveness of the remediation efforts.

(v) Site Restoration Plan: A detailed plan for restoring the site to a condition suitable for future use. This should include the removal of any remaining structures, re-vegetation, landscaping, and any other necessary measures to ensure the site is safe and aesthetically pleasing.

(vi) Health and Safety Measures: Procedures to ensure the health and safety of works and the surrounding community during the decommissioning process. This should include measures for dust control, noise reduction, and protection from hazardous materials.

(vii) Compliance and Reporting: A plan for ensuring compliance with all applicable regulations and the approved decommissioning plan. This should include procedures for regular reporting to the Garden City, including progress reports and a final decommissioning report.

(c) Decommissioning Compliance. Compliance during the decommissioning process will be monitored through the following methods to ensure that all activities adhere to the approved decommissioning plan and applicable regulations:

(i) Regular Inspections: Garden City will conduct regular

inspections of the data center site. These inspections will verify that decommissioning activities are being carried out according to the approved plan and identify any deviations or non-compliance issues early on.

(ii) Progress Reports: Developers or owners, as applicable, are required to submit quarterly progress reports detailing the decommissioning activities completed during the reporting period. These reports will include summaries of work done, any deviations from the plan, reasons for deviations, and updated timelines for remaining activities. This ensures continuous oversight and accountability.

(iii) Final Report: Upon completion of the decommissioning process, Developers must submit a comprehensive final report. This report will include a detailed account of all decommissioning activities, documentation of equipment and hazardous materials removal, evidence of the site remediation and restoration, compliance certification, financial summary, and a community impact assessment.

(iv) Documentation and Record-Keeping: Records of all decommissioning activities, including records of equipment removal, hazardous materials disposal, site remediation efforts, and compliance with data protection regulations, must be maintained.

(v) Third-Party Audits: In some cases, third-party audits may be conducted to provide an independent assessment of the decommissioning process.

(d) Financial Assurance.

(i) Decommissioning Bond Requirement: Developers must provide a decommissioning bond to cover the cost of decommission, removal, remediation, and mitigation of impacts remaining on the site. The bond amount shall be adequate to ensure the complete decommissioning of the data center and restoration of the site.

(ii) Bond Amount Determination: The amount of the decommissioning bond may be determined by Garden City based on an estimate provided by a qualified independent engineer, and shall include:

(A) Costs for the removal of all equipment and materials.

(B) Costs for the disposal of hazardous materials.

(C) Costs for site remediation and mitigation, including soil and groundwater testing and cleanup, if necessary.

(D) Costs for site restoration, including re-vegetation and any

necessary landscaping.

(iii) Bond Review & Adjustment: The bond amount shall be reviewed and may be adjusted periodically, as determined by Garden City, to ensure it remains adequate to cover the decommissioning costs.

(iv) Form of Financial Assurance: The financial assurance may be provided in the form of a bond, escrow account, letter of credit, or other financial instrument deemed acceptable.

(v)

12. Public Engagement. All applicants shall hold a public meeting prior to the first meeting before the Zoning Board of Appeals when the proposed land development or conditional use proposed is discussed. The purpose of the meeting shall be to inform the public about the nature of the proposed development, including the location, scale, and general characteristics. A representative(s) of the applicant with knowledge of the project and the ability to answer general questions from the public about the project's general location, scale, and parameters shall participate in the meeting. The public meeting shall be advertised consistent with "public notice" as defined by the City's Zoning Code.

Section 3. The Zoning Code of the Garden City, Georgia, is hereby amended at Chapter 90 (Zoning), Article II (Districts and District Regulations), Section 90-47 (Permitted Uses), of the Garden City Code, to reflect in the Permitted Uses Summary the addition of Major Data Center and Minor Data Center as an industrial uses permitted in the Planned Heavy Industrial District (PI-2) with the approval of the Zoning Board Of Appeals, subject to the supplemental regulations set forth therein.

Section 4. All Code sections, any ordinances, or parts thereof, in conflict with the foregoing are expressly repealed.

Section 5. Should any provision of this ordinance be rendered invalid by any court of law, the remaining provisions shall continue in force and effect until amended or repealed by action of the municipal governing authority.

Section 5. Except as modified herein, The Zoning Code of Garden City, Georgia, is hereby reaffirmed and restated. The codifier is hereby granted editorial license to include this amendment in future supplements of said Code by appropriate section, division, article, or chapter.

Section 6. This ordinance shall become effective immediately upon adoption.

ADOPTED, this _____ day of October, 2026.

_____
TONYA ROPER, Clerk of Council

RECEIVED AND APPROVED THIS _____ day of October, 2026.

_____
BRUCE CAMPBELL, Mayor

Read first time:
Read second time and passed:

GARDEN CITY
PLANNING & ECONOMIC DEVELOPMENT

MEMORANDUM

To: Garden City Planning Commission & Board of Appeals

From: Planning Staff, Department of Planning & Economic Development

Date: November 3rd, 2026

Re: VAR-26-0008 Variance Request: Front Minimum Lot Size

Application Type	**Variance**
Applicant	Sabrina Putney
Name of Project	108 Water Oak Way
Property Address	108 Water Oak Way, Garden City, GA 31408
Parcel IDs	60887 05018
Area of Property	0.22 acres
Current Zoning	R-A
Current Land Use	Undeveloped

GENERAL INFORMATION

Project Description: The application is for a variance request on a residential property located at 108 Water Oak Way, Garden City, GA. The owner seeks a minimal lot width variance from 80 feet to 57 feet due to the lot being on a curve, which makes the front property tight.

Additional Context: The building permit has already been approved, and denying the variance would create practical difficulty. However, approval is not expected to harm adjoining properties or the community.

FINDINGS

Staff has reviewed the request in accordance with Sections 90-72 and 90-100. The minimum lot width required is 80 feet. This is an existing parcel that was developed with a front width of 57 feet and a rear width of 115 feet. Section 90-100 states that *(2) Single lot not meeting minimum lot size requirements. Except as set forth in subsection (1) of this section, in any district in which single-family dwellings are permitted, any lot of record existing at the time of the adoption of the ordinance from which this chapter is derived, which has an area or a width that is less than that required by this chapter, may be used as a building site for a one-family dwelling, provided that, if such lot is not served by public water and public sewer, the application for a permit to construct a dwelling on the lot shall be approved by the county health department.* Therefore, a variance can be granted for a one-family dwelling.

GARDEN CITY
PLANNING & ECONOMIC DEVELOPMENT

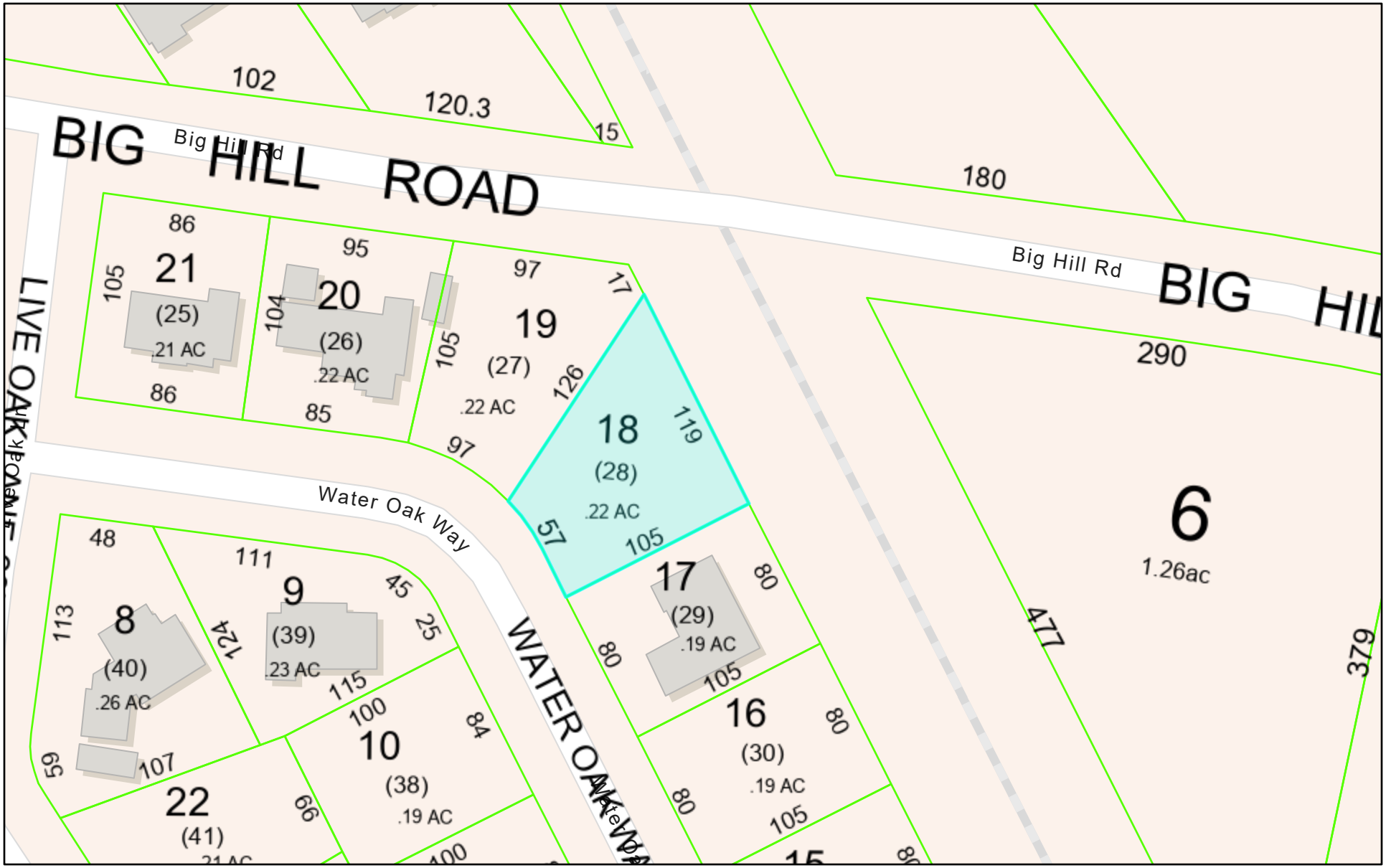
ACTIONS

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

i. *Approve the variance as presented;*
ii. *Approve the variance with modifications or conditions, in conformance with the intent of the Zoning Ordinance;*
iii. *Defer action of the variance 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 variance as presented.*

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.

Letter ANSI A Landscape



October 29, 2026

Property Boundaries (Parcels)

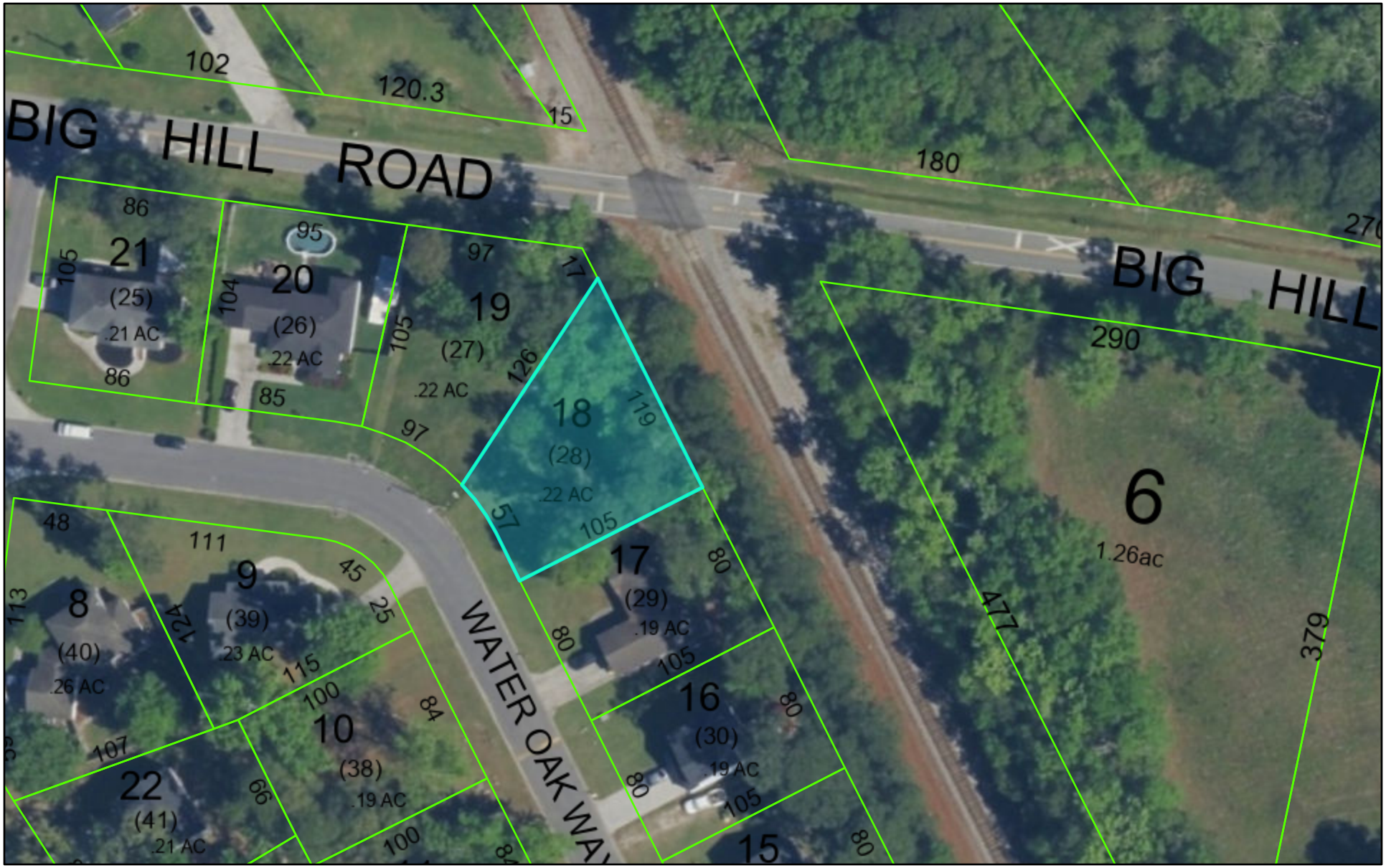
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0 0.01 0.01 0.02 mi

0 0.01 0.02 0.04 km

SAGIS, Chatham County Board of Assessors, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS

Letter ANSI A Landscape



October 29, 2026

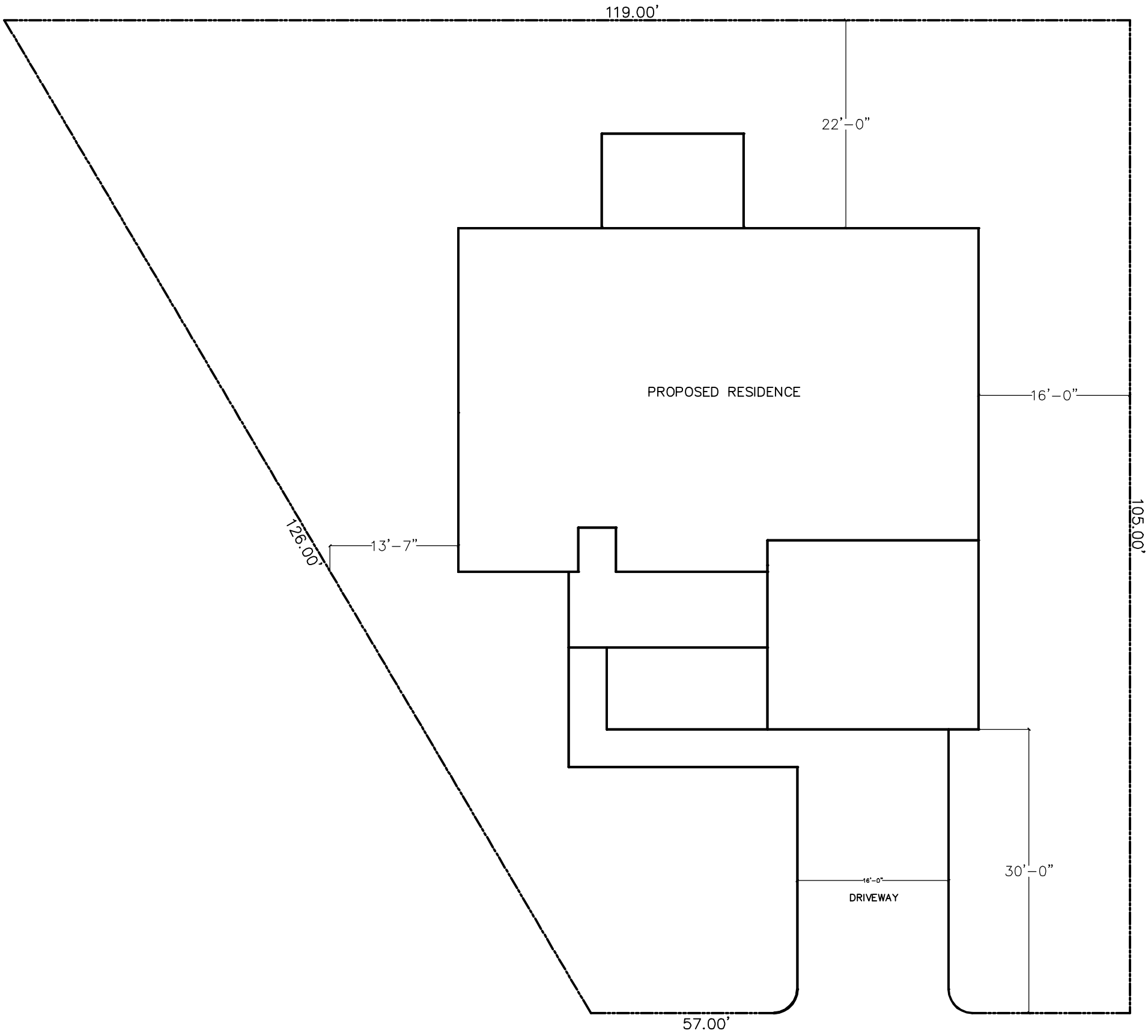
Property Boundaries (Parcels)

1:996

0 0.01 0.01 0.02 mi

0 0.01 0.02 0.04 km

SAGIS, Chatham County Board of Assessors, SAGIS



108 WATER OAK WAY

PROPOSED SITE LAYOUT



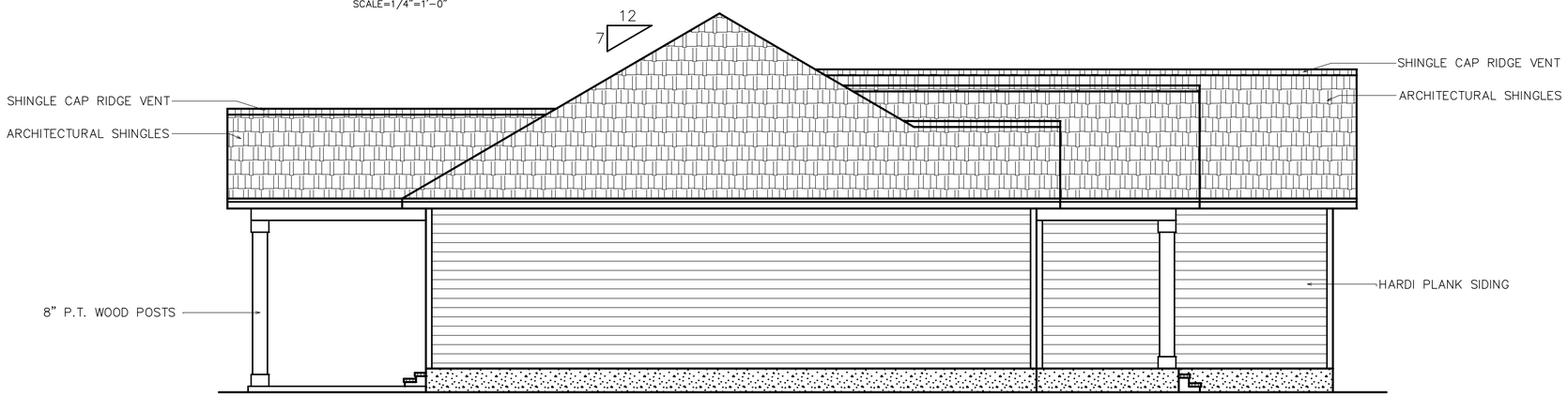
PROPOSED FRONT ELEVATION

SCALE=1/4"=1'-0"



PROPOSED REAR ELEVATION

SCALE=1/4"=1'-0"



PROPOSED LEFT SIDE ELEVATION

SCALE=1/4"=1'-0"



PROPOSED RIGHT SIDE ELEVATION

SCALE=1/4"=1'-0"

PRICE CUSTOM BUILDERS

108 WATER OAK WAY
GARDEN CITY, GA

NEW CONSTRUCTION

Revisions

scale:	date:
AS NOTED	MAR 2026
dwn: SP	chkr: SP
comm. no.	

dwg. title

ELEVATIONS

dwg. no.

A-3