

A G E N D A

City Council Meeting

Monday, November 17, 2025 – 6:00 p.m.

➤ **OPENING**

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

➤ **FORMAL PUBLIC COMMENT**

Formal Public Comment – City Council Agenda Protocol

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

➤ RECEIPT OF INFORMAL PUBLIC COMMENT

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

Informal Public Comment – Speaker Protocol

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

➤ PUBLIC HEARINGS

- **PC-9-25-1134 – General Development Plan:** Receipt of public comment on a request by Ranger Legacy, LLC for a general development plan approval for 2301 Hwy 80 for a commercial rental flex space. ***Planning Commission recommended approval with a setback variance.***
- **PC-10-25-1135 – General Development Plan:** Receipt of public comment on a request by Dynamic Engineering Consultants, PC for a general development plan approval for 28 Telfair Place for an industrial storage facility. ***Planning Commission recommended approval with conditions to maintain one entrance on Chatham Parkway and improve the driveway.***
- **PC-10-25-1136 – General Development Plan:** Receipt of public comment on a request by Joshua Yellin for a general development plan approval for 305 Hwy 80 for an automobile service station. ***Planning Commission recommended approval with a buffer variance.***
- **PC-10-25-1139 – General Development Plan:** Receipt of public comment on a request by Circle K. Stores, Inc. for a general development plan approval for 702 Hwy 80 for an automobile service station. ***Planning Commission recommended approval as requested (City Staff to enforce no overnight parking for commercial trucks).***
- **Alcoholic Beverage License Application:** Receipt of public comment on an alcoholic beverage license application made by Samatha L. Perry as manager to sell wines, beer, and/or malt beverages at Gregory M. Parker, Inc. (D/B/A Parker's #39), 4219 Augusta Road, Garden City, Georgia.

Speaking to a Public Hearing Item Protocol

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

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

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

Procedures for Conducting Public Hearings on Proposed Zoning Decisions:

All public hearings conducted by the Mayor and Council on Garden City, Georgia, on proposed zoning decisions shall be conducted as follows:

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

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

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

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

➤ **Approval of City Council Minutes**

- Consideration of the minutes from the November 3rd Pre-Agenda Session and City Council meeting minutes and November 10th Workshop meeting minutes.

➤ **Staff Reports**

- Staff reports are enclosed in the agenda packet.

➤ **ITEMS FOR CONSIDERATION**

- **Resolution – CenterPoint Fee Reduction Waiver:** A resolution of the Mayor and Council of Garden City, Georgia, approving a reduction in building/permitting fees and a waiver of certain water/sewer connection fees charged to CenterPoint Dean Forest LLC in connection with its Dean Forest/Norfolk Southern development project in exchange for the developer's installation of water infrastructure improvements during such project which enhances the pressure and flow capacity of the city's water system, and for other purposes.
- **Resolution – CenterPoint Fawcett Tract, LLC Utility Easement Agreement:** A resolution authorizing Garden City, Georgia to accept the conveyance of utility easements from CenterPoint Fawcett Tract, LLC for utilizing, maintaining, repairing, and replacing the City's sanitary sewer facilities located on the CenterPoint Fawcett Tract pursuant to that certain development agreement dated November 3, 2023 between the City and CenterPoint Fawcett Tract, LLC as amended by that certain first amendment to development agreement dated January 10, 2025; and for other purposes.
- **Resolution – B & D Clearing, Inc. Agreement (Lynn Drive Paving):** A resolution to approve the procurement as a substitute contractor for Savannah River Utilities Company to resurface Lynn Drive.
- **Resolution – EOM Contract Extension Agreement:** A resolution renewing for one year that certain Master Services Agreement and task order by and between Garden City, Georgia, and EOM Operations, a division of EOM Public Works, LLC for site plan review for residential subdivisions, commercial sites, and industrial sites within the city; and for other purposes.
- **FY2026 Fee Schedule:** Consideration by the Mayor and City Council to approve the updated schedule of fees for the fiscal year 2026.
- **Resolution – FY2026 Alcoholic Beverage License Renewals:** A resolution to authorize the renewal of Garden City alcohol licenses for the 2026 calendar year; to provide for review and limited investigation of said license holders and for other purposes.
- **Resolution - PayScale Update:** A resolution to adjust the City's pay plan to reflect the increased cost of living; to establish an effective date; and other purposes.
- **Resolution – Personnel Policies and Procedures (Longevity Pay Update):** A resolution to update the City's established longevity retention incentive program.

- **Resolution - Personnel Policies and Procedures (Bilingual Policy):** A resolution establishing a bilingual pay policy for city employees, and for other purposes.
- **Resolution – Personnel Policies and Procedures (Referral Policy):** A resolution of the Mayor and Council of Garden City, Georgia establishing an employee referral bonus program and for other purposes.
- **FY2026 Budget Adoption:** A resolution to adopt the FY2026 operating and capital budgets; to provide appropriation of funds for operating and capital expenditures, and to appropriate funding for specific operating and capital funds of the Garden City government.
- **Resolution - State Legislature to Amend Charter:** A resolution to request the Georgia General Assembly to amend the Charter of Garden City, Georgia as amended, to provide that the Mayor shall have the authority to fill any vacancy in the Mayor Pro Tem's office; and for other purposes.
- **Resolution – General Development Plan (2301 Highway 80):** A resolution of the Mayor and Council of Garden City, Georgia approving the general development plan application of Michael Blatt, as authorized agent for Savannah EV Holdings, LLC for four (4) commercial multi-tenant buildings and parking areas to be located at 2301 U.S. Highway 80 in Garden City, Georgia.
- **Resolution – General Development Plan (28 Telfair Place):** A resolution of the Mayor and Council of Garden City, Georgia approving the general development plan application of Angel Pinero, P.E. as authorized agent for 307 Chatham Parkway, LLC, for an industrial outdoor storage facility with two (2) 7,800 square feet buildings and parking areas to be located at 28 Telfair Place, Savannah, Georgia.
- **Resolution – General Development Plan (305 Hwy 80):** A resolution of the Mayor and Council of Garden City, Georgia approving the general development plan application of Hunter Maclean, as authorized agent for Shree Sai Properties, LLC for a RaceTrac automobile and truck service/fueling station to be located at 305 U.S. Highway 80 in Garden City, Georgia.
- **Resolution – General Development Plan (702 U.S. Highway 80):** A resolution of the Mayor and Council of Garden City, Georgia approving the general development plan application of Harrison Aiken, as authorized agent for Shirdi Sai 1912, LLC for a Circle K Convenience store-automobile fueling station to be located at 702 U.S. Highway 80 in Garden City, Georgia.
- **Alcoholic Beverage License Application:** Consideration by the Mayor and Council of an alcoholic beverage license application made by Samatha L. Perry as manager to sell wines, beer, and/or malt beverages at Gregory M. Parker, Inc. (D/B/A Parker's #39), 4219 Augusta Road, Garden City, Georgia.
- **Executive Session:** Legal Matters

➤ **ADJOURN**

MEMORANDUM

To: Garden City Planning Commission & Board of Appeals

From: Jonathan Trego, Zoning Administrator

Date: September 9th, 2025

Re: PC-9-25-1134

Application Type	General Development Plan
Case Number	PC9-25-1134
Applicant	Michael Blatt
Name of Project	Palmetto Business Park
Property Address	2301 HWY 80
Parcel IDs	60881 04001
Area of Property	7.83
Current Zoning	C-2
Proposed Land Use	Commercial (Flex Space for Commercial Tenants)

GENERAL INFORMATION

Project Description: The applicant wishes to develop four new multi-tenant building and parking areas. The new buildings will be projected to be 168,000 sf and feature up to 38 units.

Project Background: This is a new application. Each unit will have an in-unit restroom.

FINDINGS

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

1. *Proposed uses and overall development plan*
-No concerns, commercial causeway, compatible with region and locality.
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.*
-Elevations are provided with this submittal for Planning Commission comments.

3. *Fences, landscaping, and buffers.*
-This submittal features an appropriate buffer, parking islands, and landscaping information.

4. *Driveway and parking orientation, in keeping with the established character in the area.*
-Parking space requirements based on max employees per shift (1 parking space per 2 employee slots per shift.) Parking space count and tree islands meet or exceed required standards.

5. *Scale, design, and location of exterior signs. Special sign restrictions may be required based on the location and character of the development and surrounding area.*
-There will be a freestanding sign on the frontage of the property. Sign permit process will be followed when sign design gets finalized.

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

ACTIONS

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

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

RECOMMENDATION

Approve the General Development Plan.

RECOMMENDED MOTION

I move to **approve** the general development plan for PC-9-25-1134.

Note:

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

City of Garden City General Development Plan Application



Development Information

Development Name
Palmetto Business Park
Property Address
2301 US HWY 80 , Garden City GA 31408

Parcel ID	Total Site Acreage	Zoning
60881 04001	7.83	C-2

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

The proposed project is to build commercial flex space that will tailor to the needs of small business owners such as construction contractors, trade/service shops, creative studios, and equipment storage. Each tenant will have a space that ranges from 3,000 to 6,000 sq ft. Each space will have a dedicated work/storage area, windowed front office, bathroom, and full roll up door. The purpose of the roll up doors are to allow tenants to load/unload tools and materials. Outdoor storage is strictly prohibited, and roll up doors shall remain closed except during active loading/unloading to prevent noise or dust emitting. Semi-truck parking is also strictly prohibited. The use also typically does not attract large crowds like restaurants or event spaces. Most tenants have limited staff thus foot traffic is low. In summary, the intended use complies with the existing zoning ordinance, promotes local trades and services, creates more jobs and supports Garden City's rapidly growing economy.

Water Supply	Sewage Disposal
<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private

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

Proposed Improvements (See "General Development Plan Checklist" for full requirements)	
Building Area (Square Feet)	168,000 sq ft
Will the development be phased?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, how many phases?
Are buffers required? (see Sec. 90-262)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Will fencing be provided?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, what material?
A façade elevation plan is required.	Building Material(s): metal / glass
	Building Color(s):

Any additional details relevant to the application:
See Wetlands AJD attached confirming wetlands are excluded from Clean Water Act jurisdiction
Agent Authorization form attached

City of Garden City General Development Plan Application



Applicant Information

Owner	
Name	Address
Michael Blatt	309 Wickersham Drive Savannah GA 31411
Phone	Email
(415)-331-8000	michaelblatt@att.net
Engineer/Surveyor	<input checked="" type="checkbox"/> Same as authorized agent <input type="checkbox"/> Check here to receive staff review comments via email
Company Name	Contact (Individual Name)
Phone	Email
Authorized Agent (Requires Authorized Agent Form) <input checked="" type="checkbox"/> Check here to receive staff review comments via email	
Company Name	Contact (Individual Name)
Ranger Legacy LLC	Michael Blatt
Phone	Email
(415)-331-8000	michaelblatt@att.net

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

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

Michael Blatt Michael Blatt 7/22/2025
 Owner/Authorized Agent (Print Name) Signature Date

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

OFFICE USE ONLY		
Received By	Date Received	Case Number

MEMORANDUM

To: Garden City Planning Commission & Board of Appeals
From: Jonathan Trego, Zoning Administrator
Date: October 9, 2025
Re: PC-10-25-1135

Application Type	General Development Plan
Case Number	PC-10-25-1135
Applicant	Angel Pinero
Name of Project	28 Telfair Pl
Property Address	307 Chatham Parkway
Parcel IDs	60736 01004
Area of Property	81.42
Current Zoning	P-1_2
Proposed Land Use	Industrial Storage Yard

GENERAL INFORMATION

Project Description: The applicant wishes to add two new structures of 7,800 sq ft each, with desired improvements in lighting and utility infrastructure.

Project Background: This is a pre-existing development that was approved by the Planning Commission in 2022 for outside storage. The new application seeks to add a structure as an extension to the existing development. The property was approved by Garden City's third-party engineer and has already addressed concerns such as stormwater, tree density, and all local and state regulations.

FINDINGS

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

1. *Proposed uses and overall development plan*
-No concerns, commercial causeway, compatible with region and locality.
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.*
-Elevations are provided with this submittal for Planning Commission comments.

3. *Fences, landscaping, and buffers.*
-This submittal features an appropriate buffer, parking islands, and landscaping information.
4. *Driveway and parking orientation, in keeping with the established character in the area.*
-Parking space requirements based on max employees per shift (1 parking space per 2 employee slots per shift.) Parking space count and tree islands meet or exceed required standards.
5. *Scale, design, and location of exterior signs. Special sign restrictions may be required based on the location and character of the development and surrounding area.*
-Sign permit process will be followed when sign design gets finalized.

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

ACTIONS

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

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

RECOMMENDATION

Approve the General Development Plan.

RECOMMENDED MOTION

I move to **approve** the general development plan for PC-10-25-1135.

Note:

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

City of Garden City General Development Plan Application



Development Information

Development Name

28 Telfair Place

Property Address

28 TELFAIR PLACE, SAVANNAH, GEORGIA 31415

Parcel ID	Total Site Acreage	Zoning
60736 01004	81.42	P-I-2

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

The subject property is presently a vacant parcel. The applicant intends to develop the property into an industrial outdoor storage facility with two 7,800 SF buildings. Additional desired site improvements consist of lighting, grading, storm water drainage, utility infrastructure, parking and associated items.

Water Supply	Sewage Disposal
<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private

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

Proposed Improvements (See "General Development Plan Checklist" for full requirements)

Building Area (Square Feet) +/- 15,600 SF

Will the development be phased? Yes No If yes, how many phases?

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

Will fencing be provided? Yes No If yes, what material?

A façade elevation plan is required. Building Material(s): Smooth corrugated metal

Building Color(s): See renderings on Preliminary Architectural Plans

Any additional details relevant to the application:

City of Garden City General Development Plan Application



Applicant Information

Owner	
Name	Address
307 CHATHAM PARKWAY LLC	3201 New Mexico Ave NW, Suite 305, Washington, DC, 20016
Phone	Email
240-762-3174	rmcintyre@jadianios.com
Engineer/Surveyor	<input checked="" type="checkbox"/> Same as authorized agent <input checked="" type="checkbox"/> Check here to receive staff review comments via email
Company Name	Contact (Individual Name)
Dynamic Engineering Consultants, PC	Ángel Piñero, PE
Phone	Email
561-921-8570	apinero@dynamiciec.com
Authorized Agent (Requires Authorized Agent Form)	<input checked="" type="checkbox"/> Check here to receive staff review comments via email
Company Name	Contact (Individual Name)
Dynamic Engineering Consultants, PC	Ángel Piñero, PE
Phone	Email
561-921-8570	apinero@dynamiciec.com

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

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

Ángel Piñero, PE

Owner/Authorized Agent (Print Name)

Signature

Date

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

OFFICE USE ONLY		
Received By	Date Received	Case Number

MEMORANDUM

To: Garden City Planning Commission & Board of Appeals

From: Jonathan Trego, Zoning Administrator

Date: October 9, 2025

Re: PC-10-25-1036

Application Type	General Development Plan
Case Number	PC-10-25-1136
Applicant	Joshua Yellin
Name of Project	Palmetto Business Park
Property Address	305 HWY 80
Parcel IDs	60020 04002A
Area of Property	2.46
Current Zoning	C-2A
Proposed Land Use	<i>Automobile service station, including automobile washeteria: R-I-N(B), C-1, C-2, C-2A, C-2A(B & W), I-1.</i>

GENERAL INFORMATION

Project Description: The proposed use (Automobile and Truck Service/Fueling Station) aligns with the current use, offering the same services under a new company and brand. The applicant plans to rebuild all existing structures, including replacing underground fuel tanks. There are some restrictions on setbacks and buffer requirements due to existing conditions and the drainage canal on the west side of the property.

Project Background: This project involves redeveloping an existing automobile service station with a building, canopies over fuel and diesel dispensers, underground tanks, and impervious surfaces for cars and trucks.

FINDINGS

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

1. *Proposed uses and overall development plan*
-No concerns, commercial causeway, compatible with region and locality.
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.*

-Elevations are provided with this submittal for Planning Commission comments.

3. *Fences, landscaping, and buffers.*

-This submittal features an appropriate buffer, parking islands, and landscaping information.

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

-Parking space requirements based on 1 space for each gasoline pump, grease rack or similar service area or service facility. Parking space count and tree islands meet or exceed required standards.

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

-There will be a freestanding sign on the frontage of the property. Sign permit process will be followed when sign design gets finalized.

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

ACTIONS

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

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

RECOMMENDATION

Approve the General Development Plan.

RECOMMENDED MOTION

I move to **approve** the general development plan for PC-10-25-1136.

Note:

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

City of Garden City General Development Plan Application



GARDEN CITY

Applicant Information

Owner	
Name	Address
SHREE SAI PROPERTIES, LLC	146 ARBOR VILLAGE DRIVE PO BOX 734, POOLER, GA 31322
Phone	Email
Engineer/Surveyor	<input type="checkbox"/> Same as authorized agent <input checked="" type="checkbox"/> Check here to receive staff review comments via email
Company Name	Contact (Individual Name)
Bohler Engineering	Nate Fuss, PE
Phone	Email
678-695-6800	nfuss@bohlereng.com
Authorized Agent (Requires Authorized Agent Form)	<input checked="" type="checkbox"/> Check here to receive staff review comments via email
Company Name	Contact (Individual Name)
HunterMaclean	Joshua Yellin
Phone	Email
912-236-0261	jyellin@huntermaclean.com

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

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

Gita c Patel G. Patel 8-25-2025
 Owner/Authorized Agent (Print Name) Signature Date

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

OFFICE USE ONLY		
Received By	Date Received	Case Number



MEMORANDUM

To: Garden City Planning Commission & Board of Appeals
From: Jonathan Trego, Zoning Administrator
Date: October 9, 2025
Re: PC-10-25-1139

Application Type	General Development Plan
Case Number	PC-10-25-1139
Applicant	Harrison Aiken
Name of Project	Circle K- US80 & Alfred Street
Property Address	702 US-80 Hwy
Parcel IDs	60733 03001
Area of Property	4.32
Current Zoning	C-2A
Proposed Land Use	<i>Automobile service station, including automobile washeteria: R-I-N(B), C-1, C-2, C-2A, C-2A(B & W), I-1.</i>

GENERAL INFORMATION

Project Description: The applicant proposes a commercial development with a 5200 sf convenience store, 12-pump fueling canopy, 4-pump fueling station, surface parking, stormwater management, detention, and utilities.

Project Background: This new application proposes replacing a retail store and tire shop with an automobile service station.

FINDINGS

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

- Proposed uses and overall development plan*
-No concerns, commercial causeway, compatible with region and locality.
- 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.*
-Elevations are provided with this submittal for Planning Commission comments.



3. *Fences, landscaping, and buffers.*
-This submittal features an appropriate buffer, parking islands, and landscaping information.
4. *Driveway and parking orientation, in keeping with the established character in the area.*
-Parking space requirements based on 1 space for each gasoline pump, grease rack or similar service area or service facility. Parking space count and tree islands meet or exceed required standards.
5. *Scale, design, and location of exterior signs. Special sign restrictions may be required based on the location and character of the development and surrounding area.*
-There will be a freestanding sign on the frontage of the property. Sign permit process will be followed when sign design gets finalized.

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

ACTIONS

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

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

RECOMMENDATION

Approve the General Development Plan.

RECOMMENDED MOTION

I move to **approve** the general development plan for PC-10-25-1139.

Note:

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

City of Garden City General Development Plan Application



Development Information

Development Name

CIRCLE K - US80 & ALFRED ST

Property Address

702 US-80, GARDEN CITY, GA 31408

Parcel ID	Total Site Acreage	Zoning
60733 03001	4.32 AC	C-2A

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

CIRCLE K - US-80 & ALFRED STREET IS A COMMERCIAL DEVELOPMENT CONSISTING OF A 5200 SF CONVENIENCE STORE BUILDING, A 12-PUMP FUELING CANOPY, AND A 4-PUMP HSD FUELING STATION. THE PROJECT ALSO INCLUDES SURFACE PARKING, STORMWATER CONVEYANCE AND DETENTION, AND ALL ASSOCIATED UTILITIES.

Water Supply	Sewage Disposal
<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private

Existing Conditions

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

Proposed Improvements (See "General Development Plan Checklist" for full requirements)

Building Area (Square Feet)	5200
Will the development be phased?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, how many phases?
Are buffers required? (see Sec. 90-262)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Will fencing be provided?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, what material?
A façade elevation plan is required.	Building Material(s): Brick, Concrete Block
	Building Color(s): Gray, Brown

Any additional details relevant to the application:

A signage height variance application is in progress for the proposed pylon sign on US-80.

City of Garden City General Development Plan Application



Applicant Information

Owner		
Name	Address	
Circle K Stores, Inc	1101 Gulf Breeze Pkwy, Bldg 1, Ste 200, Gulf Breeze, FL 32561	
Phone	Email	
407-962-8546	ashley.sumners@circlek.com	
Engineer/Surveyor	<input checked="" type="checkbox"/> Same as authorized agent	<input checked="" type="checkbox"/> Check here to receive staff review comments via email
Company Name	Contact (Individual Name)	
Kimley-Horn & Associates	Ben Gundersen	
Phone	Email	
404.998.8684	ben.gundersen@kimley-horn.com	
Authorized Agent (Requires Authorized Agent Form)		<input type="checkbox"/> Check here to receive staff review comments via email
Company Name	Contact (Individual Name)	
Phone	Email	

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

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

Harrison Aiken

8/26/2025

Owner/Authorized Agent (Print Name)

Signature

Date

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

OFFICE USE ONLY		
Received By	Date Received	Case Number



City of Garden City
 100 Central Avenue, Garden City, Georgia 31405
 Phone: 912.966.7777 Fax: 912.966.2735
 Email: Occtax@gardencity-ga.gov

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

Date Filed: _____

For the Year: 2026
 Expires at December 31 of the above year.

Type of License (check all that apply)

- | | | | |
|--|------------|--|----------|
| <input type="checkbox"/> Spirituous Liquors (package) | \$2,722.00 | <input checked="" type="checkbox"/> Beer and/or malt beverages | \$682.00 |
| <input type="checkbox"/> Spirituous Liquors (by the drink) | \$2,722.00 | <input checked="" type="checkbox"/> Wines | \$236.00 |
| <input checked="" type="checkbox"/> Advertising Cost | \$95.00 | | |

TOTAL: \$ 1013.00

Business Information

Business Name: Gregory M. Parker, Inc.
 D/B/A/ (if applicable): Parker's #39
 Business Address: 4219 Augusta Road, Garden City, GA 31408 Business Phone: 912-966-2684
 Mailing Address: 171 Crossroads Parkway Emergency Phone: 912-231-1001
(If different from Business Address)
 City: Savannah State: Georgia Zip Code: 31407
 Business Email Address: vjohnson@parkersav.com
 What other kinds of business will be conducted at this location? Convenience store w/gas sales

List all persons with a financial interest in the business:
(For corporations, include all stockholders who own more than 10% of the outstanding stock of the corporation.)

Name	Address	% Ownership
Gregory M. Parker	10 E. Taylor Street, Savannah, GA 31401	100%

Has any person having an interest in said business been convicted of any violation of law other than a traffic violation? Served time in prison, or other correctional institution? Yes No

If Yes, describe circumstances: _____

Applicant/Licensee Information

Full Name: Samantha L. Perry

Home Address: 66 Saussy Road, Apt 672 Phone: 813-203-5832

City: Savannah State: GA Zip Code: 31407

SSN: [REDACTED] Date of Birth: [REDACTED] Age: [REDACTED]

Ever held a similar license: Yes Year: 2024

Describe the interest owned or held by the applicant in the business: 0%

Will the applicant operate the business in person? Yes No

If No, list the name of the manager: _____

Brief personal history of applicant:
(Include education, previous jobs, businesses owned, and any place of residence during last five years.)

Criminal history of applicant (if any): N/A

Fingerprints of applicant shall be required with the initial application.

List five character references that will vouch for the applicant:

Name	Address
<u>Heidi Arens</u>	<u>813-802-1652 ; Brandon, FL 33510</u>
<u>Meaghan Stini</u>	<u>906-203-4810 ; Fenton, MI 48430</u>
<u>Sherri Buckley</u>	<u>906-203-5435 ; SAUSSY MARIE, MI 49783</u>
<u>MARY FRANCES GREENWOOD</u>	<u>770-605-3523 ; Savannah, GA</u>
<u>Veronica Johnson</u>	<u>412-441-0120 ; Atlanta, GA</u>

*ALL OF THE FOREGOING INFORMATION IS HEREBY GIVEN AND ALL OF THE FOREGOING STATEMENTS ARE HEREBY MADE ON OATH, WILLFULLY, KNOWINGLY, AND ABSOLUTELY, AND THE SAME IS AND ARE HEREBY SWORN TO BE TRUE UNDER PENALTY FOR FALSE SWEARING AS PROVIDED BY LAW.

[Signature]
Applicant's Signature

Sworn to and subscribed before me this 7 day of October, 20 25

[Signature]
Notary Public



THIS PAGE FOR OFFICE USE ONLY

Application received by: Audrey Norwood Date: 10/20/2025

POLICE DEPARTMENT REVIEW

Fingerprinted by: _____ Date: _____

Separate report submitted to the City Administrator:

[Signature] Date: 10/30/25
Police Chief

Public Hearing held on: _____

Date advertised in Savannah Morning News: _____

Action of Council: Approval Denial

License(s) Issued: _____ Date: _____

SYNOPSIS

Pre-Agenda Session Monday, November 3, 2025 - 5:30 p.m.

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

Attendees:

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

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

Board of Appeals/Planning Commission Member(s): Michael Bruner, Chairman

Mayor's Updates

Mayor Campbell announced the invitation extended from Brittany Clark; Secondary Science Specialist with Savannah Chatham Public School System for interest in participating in a community outreach opportunity. The invitation requested individuals who would like to assist in judging the district science and engineering fair.

City Council Updates

None

City Manager Updates

The City Manager provided an overview of the agenda.

1. Public Hearing(s)

The presentation and receipt of public comment for the FY2026 Budget.

2. Approval of City Council Minutes

Consideration of the minutes from the October 20th Pre-Agenda session and City Council meeting minutes.

3. Items for Consideration

- a. A resolution for the Laserfiche records management agreement which is to update the server-based records management system to a web-based software system.
 - i. The IT Director informed Council that the software allows for the entry of minutes that can go back as far as the 80's. The system allows for Staff to do searches based on individual words or individual addresses and will advance to having the ability to read handwriting.
 - ii. The IT Director talked about a second option of the software which allows online job applications with a tracking process. Once the application has been completed by the applicant it will automatically go to the HR division and HR department head. Once confirmed by HR as a candidate, the system requests all necessary forms and the applicant will be asked to come in. The process goes into a portal and If the applicant is hired the data becomes a permanent record for the employee. Past and current employees can be on boarded into one system. The software is budgeted between both the IT and HR departments and will help the city in numerous ways.
 - iii. The IT Director addressed inquiries regarding software security and the research of prior documents using multiple search requests such as an address – all data will now become digitized, the timeframe and phases to have all information placed into the system. The first phase is to consist of the applications process to coincide with the launch of the new website. The second phase is to include the entry of current employees and then the third phase is the entry of Council minutes.

Briefing

- a. The HR Director addressed Council's inquiry of the sign-up participation for flu shots.
- b. The Interim Assistant Planning Director informed Council of the groundbreaking ceremony for Cargo Loop as being November 5th at 10am. The wait to announce the groundbreaking ceremony was pending the outcome of the development agreement. The development agreement is no longer required due to discussions with the engineers and improvements that are now mandatory. They will be required to make these improvements such as the resurfacing of Telfair Road and Bunger Pit Road, doing drainage improvements by bringing the water and sewer over to their property. The Interim Assistant Planning Director is to send out the formal invitation to Council as a reminder.
- c. The Interim Assistant Planning Director announced a ribbon cutting ceremony for the Pines at Garden City on November 20th, 11:30am-2pm.

- d. The Interim Assistant Planning Director informed Council that RaceTrac will have a ribbon cutting/ grand opening ceremony on November 20th. An invitation will be sent out to Council by the Interim Assistant Planning Director once the time has been confirmed. The Interim Assistant Planning Director addressed concerns regarding GDOT and the affected intersection for the development.
- e. The Interim Assistant Planning Director reminded Council of the survey link for the Comprehensive Plan and asked them to share their thoughts. The QR code is posted in the lobby and will soon be posted on Facebook for feedback from the community.
- f. The Interim Assistant Planning Director announced that the Planning Commission items from the October meeting will come before Council at their November 17th meeting.
- g. The City Manager discussed the notification sent to Council regarding the waiver of fees due to the going away of the SNAP benefits for cut off or late utility fees. Council agreed to move forward with the waiver of cut-off and late fees for a designated timeframe.
- h. A discussion amongst Council occurred regarding donations to charities. Based on the Charter, Councilmember Hall addressed the inquiry that the City cannot promote the donations. The City Manger addressed inquiries by stating the law in regard to fundraising and donations with a charitable organization. Council talked about the use of the logo and the legality of fundraising and private charities. Council commended Councilmember Morris and Councilmember Lassiter on their participation with programs for those less fortunate. Council agreed that participation and volunteerism is approved without the use of the City logo.
- i. Councilmember Tice informed Council of inquiries received about the history of Garden City to be included with the updating of the City's website. Councilmember Tice agreed to provide the contact information of those residents with historical information to the IT Director. The City Manager confirmed Councilmember Daniel's inquiry regarding the informational brochures for new utility billing account holders.

Adjournment: Given no other items to discuss, the Mayor and City Council adjourned the pre-agenda session at approximately 5:54pm.

Transcribed & submitted by: The Clerk of Council
Accepted & approved by: The City Council 11-17-25

MINUTES

City Council Meeting Monday, November 03, 2025 – 6:00 p.m.

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

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

Roll Call

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

Staff Members: Rhonda Ferrell-Bowles, City Manager; Gil Ballard, Police Chief; Ben Brengman, IT Director/Special Projects Coordinator; Veronica Enoch, Executive Assistant to the City Manager; Lynnette Hymes, Public Works Executive Assistant; Tonya Roper, Clerk of Council; and Andrew Guzman, IT Tech.

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

Public Hearings:

FY2026 Budget: Presentation of the FY2026 Budget for public comment.

The City Manager presented an overview of the FY2026 proposed budget. The City Manager stated the projected general fund revenue for FY2026 is 18.1M, which is an increase of 10%; the increase is due to the tax loss projected coming in higher and the Council increase of the millage rate to 4 mills. The general fund budget expenditures from the balanced budget is 18.1M with operating capital expenditures totaling 15.4M with the fire protection fund to transfer out being 2.7M; this increase is mainly attributed to capital improvement projects.

The Enterprise Fund overview fire protection projected a total revenue of 4.5M which is a 9.9 percent increase, this is attributed to the personnel costs. The Stormwater Fund budget projected a revenue total of 1.1M which is a 1.9 percent increase which is a proposed expenditure of the total purchased and contracted expenses increase that's due to contractor labor associated with maintaining the major thoroughfares and drainage projects.

The Sanitation Fund is \$647,003 which is a 1.1 percent increase, there is no increase in the sanitation rate – these rates will remain at the 2025 rate. The Water/Sewer Enterprise fund projected revenues are 7.5M, which is a 0.4 percent increase; the expenditures were balanced to the expected revenue with capital improvement projects of 2.8M and three positions were added to the water repair department. For the water and billing rate there is a proposed increase to

\$57.68 from \$55.77 for residential, this increase will place the City in line with other jurisdictions, but the City is still lower in comparison with the majority of surrounding municipalities.

The Capital Projects funds for the SPLOST fund have a projected revenue of 6.9M. For expenditure, there is the new Gym complex with an expenditure for equipment and furniture at 3.1M, street paving and road improvement projects proposed at \$400K which is attributed to Telfair Road and Telfair Place drainage improvements and road pavement project. There is a proposed replacement for Fire Station #1 at \$400K for the design. The replacement of a generator at City Hall for the Town Center Development, the debt service of the Fire Department, Police Department, City Hall, the Recreation Bond and Fire Department pumper truck.

The Construction fund is for the Gymnasium is projected at 13.9M and the ARPA fund which is the American Rescue Plan Act is for the purchase of the remaining fire equipment for the new fire engine. The Confiscated Assets fund is projected at \$14K with small equipment at \$12K and canine supplies at \$2K. The total revenue of the Hotel/Motel Tax fund is project to come in at \$480,100 to be distributed with 50% to the general fund, 33.33% to Visit Savannah and 16.67% to other agencies such as Savannah Trade Center.

Given no comments in favor or in opposition, Mayor Campbell closed the section for the public hearing comments.

City Council Minutes: Councilmember Tice made a motion to approve the minutes from the October 20th Pre-Agenda session and City Council meeting minutes. The motion was seconded by Councilmember Ruiz and passes with Councilmember Morris, Councilmember Hall, Councilmember Ruiz, Councilmember Tice and Mayor Campbell voting in favor of the motion. Councilmember Daniel abstained from voting for the October 20th Pre-Agenda session and City Council meeting minutes due to absence. Councilmember Lassiter abstained from voting for the October 20th Pre-Agenda Session and City Council meeting minutes.

Items for Consideration:

Resolution – MCCI, LLC Laserfiche Records Management Agreement: The Clerk of Council read the heading of a resolution authorizing the execution of a master services agreement by and between Garden City, Georgia, and MCCI, LLC for Laserfiche records management software and services.

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

Adjournment: Councilmember Ruiz made a motion to adjourn at approximately 6:08pm. The motion was seconded by Councilmember Daniel and passed without opposition.

Transcribed & submitted by: The Clerk of Council
Accepted & approved by: The City Council on 11-17-25

SYNOPSIS

City Council Workshop Monday, November 10, 2025 – 5:30 p.m.

Call to Order: Mayor Campbell called the workshop to order at approximately 5:30pm and Councilmember Daniel offered the prayer.

Attendees:

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

Staff Members Present: Rhonda Ferrell- Bowles, City Manager; James P. Gerard, City Attorney; Joseph Papp, Police Administrative Patrol Commander; Katie Draeger, Finance Director; Cliff Ducey, Parks and Recreation Director; Carlos Nevarez, Interim Assistant Director of Planning and Zoning, Lynnette Hymes; Public Works Executive Assistant; Veronica Enoch, Executive Assistant to City Manager; and Tonya Roper, Clerk of Council.

➤ **CenterPoint (Fee Waiver Request):**

The City Manager announced Brian Hollings with CenterPoint Properties has formally submitted a request for a waiver of certain building related fees for the proposed development project located on the Dean Forest/Norfolk Southern Tract. There is a breakdown within the agenda packet where Staff shows the analysis of the request.

Brian Hollings provided an overview of the new project. The project introduces a new tenant to Garden City by occupying the final parcel at the Norfolk Southern property behind the Days Inn off Dean Forest Road. The tenant will bring 850 jobs with the total site, shell building and tenant improvements investment to exceed 80M. The facility will be used for light manufacturing and assembly; it will not include truck trailer traffic but box trucks transporting the goods to its final location in Savannah. The project will benefit the City's revenue.

Mr. Hollings informed Council there is no trailer parking, it will be box trucks with three egresses out for all employees. Plans are to improve the Robert B Miller intersection, and the request is to allow permit fees for the development to be set at the 2021 rates as previously approved by the City and not implement the existing fee structure. The request also includes that the City will waive the water and sewer connection fees for the line CenterPoint installed on behalf of the City per the previous discussions with City Manager, Ron Feldner. The project is on an accelerated timeline and CenterPoint requests the City to assist in the expediting of the review process for Civil and Shell permitting. Mr. Hollings confirmed the development is for one tenant, the development will not be for a warehouse.

The City Manager provided an overview of the proposed waiver reduction analysis and is to connect with the City Attorney regarding the update of the development agreement.

Upon discussion Council agreed to move forward with the request for consideration.

➤ **CenterPoint (Fawcett Tract, LLC Utility Easement Agreement):**

The City Manager announced the utility easement agreement is a housekeeping item to convey to the city the easement to allow the city to maintain the sanitary sewer.

Mr. Hollings informed Council that the first half was previously dedicated and this agreement now dedicates the remainder of the roadway from the Farmer's market all the way to the Recreation center. The deed allows the City to access the pond area where the sewer easements were sitting.

Council agreed to move this matter forward for consideration.

➤ **CenterPoint (Alfred Street Extension Final Phase Dedication):**

The City Manager announced the Alfred Street Extension Final phase dedication will be come before Council in January 2026.

➤ **IT Department:**

○ **Website Update:**

The IT Director announced the website development phase has been completed. Staff is now on the quality assurance phase and the admin training will start the first week of December with content training occurring in the third week of December. The goal is to have each Department learn how to add information to the website. Prior to website launch a consultant will assist with grammar and continuity.

After discussion, the IT Director confirmed for Council the final stage for consultant overview of the website has not been finalized.

○ **Brightly Work Order App:**

The IT Director informed Council the Brightly Work order app is a work order program for the Public Works Department and can also be used by the Recreation Department as well as the Fire Department and building maintenance. The program sets up the scheduling, work orders, and work requests. Capabilities includes an app where Council can take a picture and it will automatically upload to the system. A resident can do a pin drop on a map that send uploads to the Public Works Administrative Assistant. This system improve tracking of work orders and improves communication amongst departments with the City Manager.

➤ **Planning and Zoning Department:**

○ **Honeybee Ordinance**

The City Manager announced the proposed ordinance is to add apiaries to the permitted uses section and adds guidelines for those to be able to keep honeybee hives.

The City Attorney discussed the drafted ordinance as a framework for the Planning Commission to work with a suggestion for the apiary being in an RA zoning district – this is open for suggestions or other ideas. The ordinance includes setback requirements with farming, the number of hives permitted on a lot, and is only

concerning honeybees'; other municipalities are having issues with the regulation of the practice of raising which is regulated by the state. The City Attorney talked about the capabilities the City does not have to govern whether a person is complying with the state regulations as this is not handled at the local level and the legislature has preempted the subject matter to be handled at the state level. The location of placement, the quantity and setbacks are the only regulations that can be handled at the local level. The decision of the zoning district and criteria is to be discussed by the Planning Commission.

Council agreed to move forward with this item for the Planning Commission.

November 17th Planning Commission Cases

- **PC-9-25-1134 – General Development Plan:** A request by Ranger Legacy, LLC for a general development plan approval for 2301 Hwy 80 for a commercial rental flex space.

The Interim Assistant Planning Director provided an overview of the request, location, current zoning and concept plan for the request. He talked about the recommendation by the Planning Commission with the approval of a variance. Council was informed of the setback requirements for utilization of the pond, the access of the property, the use as commercial, no truck parking, no industrial use and the company's installation of water and sewer.

- **PC-10-25-1135 – General Development Plan:** A request by Dynamic Engineering Consultants, PC for a general development plan approval for 28 Telfair Place for an industrial storage facility.

The Interim Assistant Planning Director provided an overview of the applicant's request. There is to be an amendment of the addressing which is to be 307 Chatham Parkway – the former school bus parking site. An overview of the previous and current site conditions was discussed along with the rendering design of the concept plan. Planning Commission recommended approval with conditions to maintain one entrance on Chatham Parkway and improve the driveway.

- **PC-10-25-1136 – General Development Plan:** A request by Joshua Yellin for a general development plan approval for 305 Hwy 80 for an automobile service station.

An overview of the applicant's request was provided by the Interim Assistant Planning Director. Planning Commission's recommendation was to approve with a buffer variance. A discussion amongst Council and Staff arose regarding the entrance, traffic study, buffers, and overnight parking. The Interim Assistant Planning Director confirmed that any concerns are addressed during the third-party review.

- **PC-10-25-1139 – General Development Plan:** A request by Circle K. Stores, Inc. for a general development plan approval for 702 Hwy 80 for an automobile service station.

An overview of the applicant's request was provided by the Interim Assistant Planning Director. This is a redevelopment on the corner of Highway 80 and Alfred Street. The development is more of a quick stop and not an automobile service station. The concept plan has been amended with water

and sewer improvements to be discussed. The recommendation by Planning Commission is to approve as requested with City Staff to enforce no overnight parking for commercial trucks.

Council agreed to move forward with these items for consideration.

December 1st Planning Commission Cases

The Interim Assistant Planning Director announced the following cases will be heard by Planning Commission on November 18th and to Council on December 1st.

- **PC-11-25-1142:** Integrated Civil Solutions LLC requests approval for a general development plan for a maintenance shop at 4882 Old Louisville Road. PIN: 60969 02009.

An overview of the request was provided with Staff findings that this request updates the existing development by adding a shop building on the property. City Staff will recommend approval of the request.

- **PC-11-25-1143:** Roberts Civil Engineering requests a zoning map amendment for 61 Brampton Road and 55 Brampton Road. PINs 60015 03033 and 60015 03032 for townhome development from R-1 to R-I-N.

An overview of the request was provided with Staff findings that there is an R-I-N zoning on the same side of Brampton Road, City Staff will recommend approving the request.

- **PC-11-25-1144:** Roberts Civil Engineering requests approval of a general development plan for 67, 63, 61, and 55 Brampton Road. PINs 60015 03035, 60015 03034, 60015 03033, 60015 03032 for townhome development.

An overview of the request was provided with Staff findings that the concept plan meets all standards for approval. There are no issues with the plan; city staff will recommend approval of the request as multi-family would be a good fit for the area as future development may be more commercial than single-family development.

- **PC-11-25-1145:** Architecture 101 requests approval of a general development plan for 4710 Augusta Road. PIN 60013 04008 for a retail shopping center.

An overview of the request was provided with Staff findings that the concept plan meets all standards, pending stormwater engineering review. The parking concerns for retail lead to limiting the project to office space only. Dental offices and professional offices would be a good fit.

The Interim Assistant Planning Director addressed concerns regarding the site, safety, and drainage and is to provide Council with the Planning Commission recommendations after the November 18th meeting.

➤ **Mayor's Updates**

No updates

➤ **City Council's Updates**

Staff addressed Councilmember Morris' inquiry regarding tickets for the event Biscuits and Bills. The Executive Assistant to the City Manager is to provide an update regarding ticket availability.

➤ **City Manager Updates**

No updates

➤ **Executive Session – Legal matters**

With no further comments, the Mayor closed the workshop at approximately 6:31pm. The Mayor called for a motion to enter executive session. A motion was made by Councilmember Hall to enter executive session. Councilmember Ruiz seconded the motion, the motion passed without objection.

Transcribed by: Clerk of Council

Approved by Mayor & Council: 11-17-25

GARDEN CITY, GEORGIA AFFIDAVIT AS TO OPEN MEETING LAW

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

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

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

This the 10th day of November 2025.

By: 
Mayor, City of Garden City, Georgia

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



Notary Public, State of Georgia
Commission expires: _____

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



FIRE CHIEF MIKE DICK

GARDEN CITY FIRE RESCUE

100 CENTRAL AVENUE
GARDEN CITY, GEORGIA 31405
912-966-7780



REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: November 7, 2025

SUBJECT: *Fire Department October 2025 Report*

Report in Brief

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

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

Prepared by: Heather Bayer
Title: Executive Assistant

Reviewed by: Michael Dick
Title: Chief of Fire

Rhonda Ferrell-Bowles, City Manager

Attachment(s)



GARDEN CITY FIRE RESCUE

100 CENTRAL AVENUE
GARDEN CITY, GEORGIA 31405
912-966-7780



FIRE CHIEF MIKE DICK

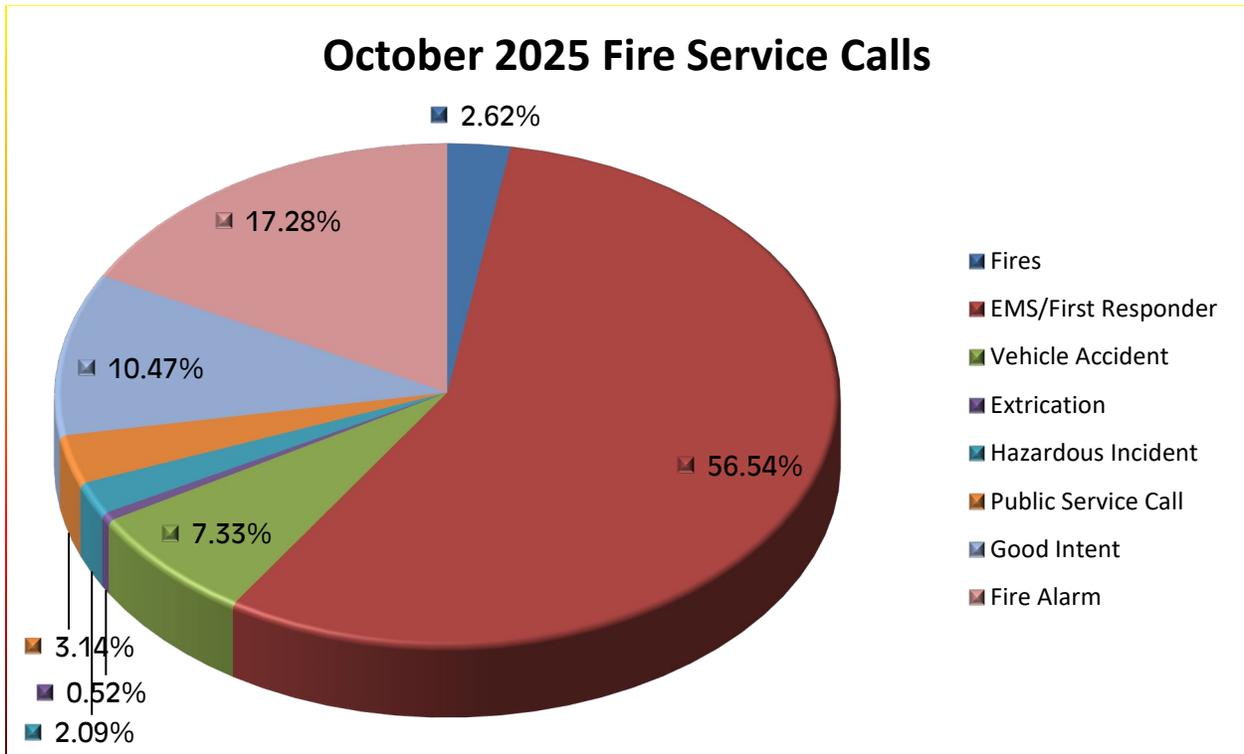
Calls for Service in October 2025

There was a total of 191 calls for service in the month of October 2025.

Current month's calls included:

Incident Type:

Cooking fire, confined to container	1	First Responder	108
Road freight or transport vehicle fire	1	Vehicle Accident	14
Brush or brush-and-grass mixture fire	1	Extrication	1
Grass Fire	1	Hazardous Incident	4
Excessive heat, scorch burns with no ignition	1	Public Service Call	6
		Good Intent	20
		Fire Alarm	33





GARDEN CITY FIRE RESCUE

100 CENTRAL AVENUE
GARDEN CITY, GEORGIA 31405
912-966-7780



GARDEN CITY

FIRE CHIEF MIKE DICK

Department Training

In September, fire personnel reported a total of 469 hours of training resulting in an average of 14.66 hours of training per firefighter and a total of 8,741 hours for the year.

On 3 different days during the month of October, Chief Dick held the Water Rescue Ops course. This is important to further GCFR's goal of conducting training that is specialized to our area so we are better equipped to meet our community's needs.

Four members of GCFR successfully completed the Apparatus Operator class that was hosted by the Chatham County Fire Department. Those that completed the course are Firefighter Tye Cassidy, Firefighter Jake Decker, Captain John Tupper, and Firefighter Brannen Wilson.



During the week of October 20th through the 24th, Captain Tupper instructed the Ropes Introduction course, also known as Technical Rescue. This course teaches our firefighters how to rescue with ropes from high-rise situations. It is a definite necessity in our area due to the ports and other high-rise structures.



GARDEN CITY FIRE RESCUE

100 CENTRAL AVENUE
GARDEN CITY, GEORGIA 31405
912-966-7780



GARDENCITY

FIRE CHIEF MIKE DICK

Department Activities/Events

On October 3rd, GCFR had the opportunity to assist the Chatham County Fire Department with their promotional interviews. Teamwork across agencies strengthens our ability to serve the community, and we are happy to contribute!



Fire Prevention week was October 5 – 11, 2025. The Fire Marshal's office gives out educational supplies to children based on the theme of the year which is "Charge into Fire Safety" for 2025.

GCFR held a promotion ceremony on October 6th at City Hall. Thank you to everyone that was able to attend!

The following are the promotees:

Battalion Chiefs

Andrew Hornick – A Shift
Robert Ancell – B Shift
Mark Sullivan – C Shift

Captains

Kristopher Fain – A Shift
John Tupper – B Shift
Michael Gordon – C Shift

Lieutenants

Andrew Haschle – A Shift
Joshua Knight – B Shift
Andrew Jacobson – C Shift



GARDEN CITY FIRE RESCUE

100 CENTRAL AVENUE
GARDEN CITY, GEORGIA 31405
912-966-7780



GARDENCITY

FIRE CHIEF MIKE DICK





GARDEN CITY FIRE RESCUE

100 CENTRAL AVENUE
GARDEN CITY, GEORGIA 31405
912-966-7780



FIRE CHIEF MIKE DICK

Community Relations

B-Shift took an engine and a crew to Savannah Christian Preparatory School on October 3rd. The students look at the fire engine, check out the turnout gear, and ask any questions they have.

On October 7th, Deputy Fire Chief Johnson and Battalion Chief Hornick went to Garden City Elementary to read to the pre-k students.

On October 21st, GCFR went to the Senior Center to conduct blood pressure checks for those that wanted it. We are now doing these checks monthly (on the 3rd Tuesday of the month).

GCFR participated in Woodlawn Baptist Church's Fall Festival again this year on October 25th. The engine and a crew went so the children could see the engine up close and ask questions.

On October 30th, a crew from A-Shift went to Savannah Christian Little Raiders (Pre-K) to show the children the fire engine and their turnout gear. They also answer any questions the children may have.

Apparatus

Apparatus	Year/Make/Model	Status
Engine 201	2024 Pierce Pumper	In service
Engine 204	2016 Pierce Pumper	In service
Engine 202	2016 Pierce Pumper	In service – needs AC repair
Tender 202	2015 Kenworth Tanker	In service
Truck 203 (ladder)	2003 E-One Ladder Truck	Out of service – electrical issues
NEW Truck 202 (ladder)	2025 Spartan Ladder Truck	In service



GARDEN CITY FIRE RESCUE

100 CENTRAL AVENUE
GARDEN CITY, GEORGIA 31405
912-966-7780



FIRE CHIEF MIKE DICK

Fire Marshal

In October, the Fire Marshal's Office continued to work on the annual fire inspections and certification training hours. Our office continued to work with business owners to get into compliance with fire inspections. Deputy Chief Johnson, Fire Marshal Roberts and Captain Fain completed Fire Officer 4.

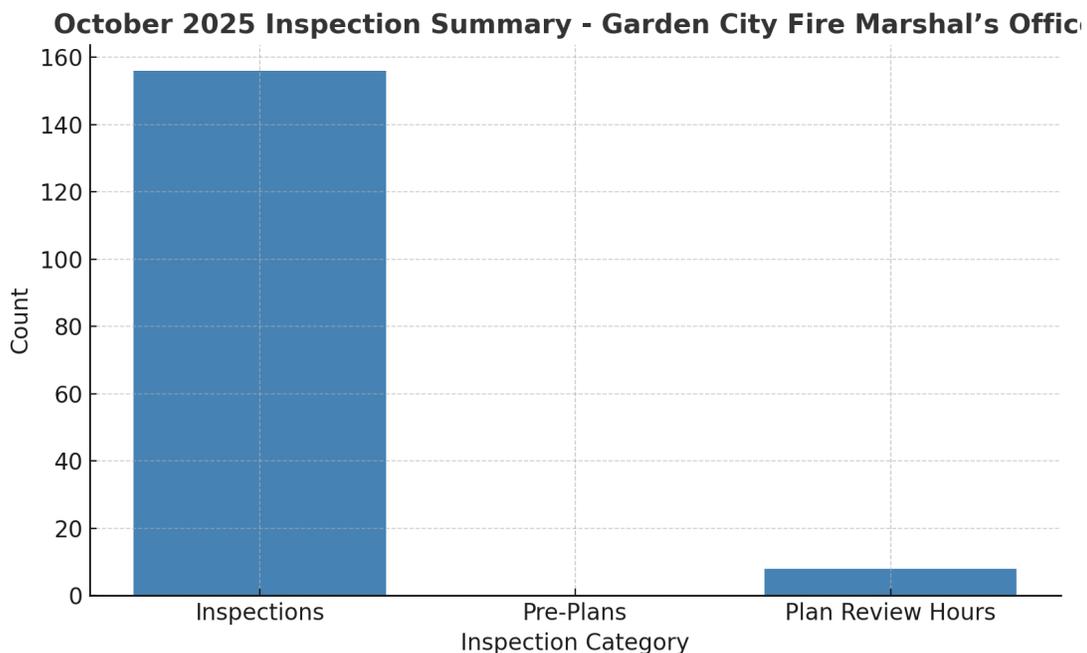
Inspection Summary

Total number of Inspections: 156
Total number of Pre-Plans: 0
Total number of Plan Review Hours: 8

Fee Summary

Regulatory Fees Collected: \$32,680.00
Miscellaneous Account Collected: \$1535.00
Fire Protection Fees Collected: \$1,505,661.12
Total Fees Collected: \$1,539,876.12

Inspection Summary





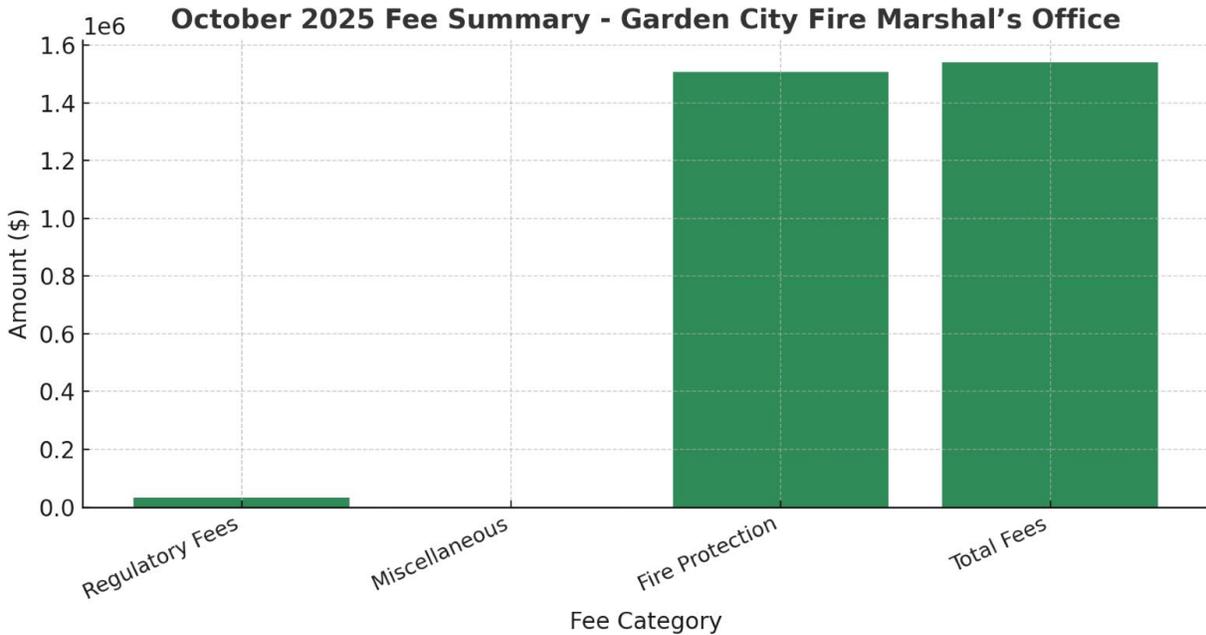
GARDEN CITY FIRE RESCUE

100 CENTRAL AVENUE
GARDEN CITY, GEORGIA 31405
912-966-7780



FIRE CHIEF MIKE DICK

Fee Summary



Looking Ahead

- Focusing on building maintenance in the stations to improve condition and appearance.
- Continue progress on aggressive training schedule to bring all department personnel up to required standards.
- Working on the new training facility next to Station 2.
- Working on the new Station 1 property.
- Continue to build positive relations with our community and partners through fire safety prevention and CPR training.

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR AND CITY COUNCIL DATE: November 10, 2025

CT: Human Resources Department Report for October 2025

Report in Brief

Attached is the Human Resources Department's Month-End Report for October.

Prepared by: Yolanda Irizarry

Title: Human Resources Director

Reviewed by: _____

Title _____

City Manager

Garden City Human Resources Department October Month-End Report

Recruitment/Positions Filled

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

New Hires

The city welcomed one (1) new hire in October: The individual was hired as a Firefighter.

Promotions/Milestones

During October, there were five (5) promotions. Four of these promotions took place in the Fire Department, where two individuals were promoted from Firefighter to Advanced Firefighter, and the other two were promoted from Advanced Firefighter to Firefighter Engineer. The fifth promotion was in the Police Department, where the individual was promoted from Police Recruit to a Police Officer.

Employment Terminations

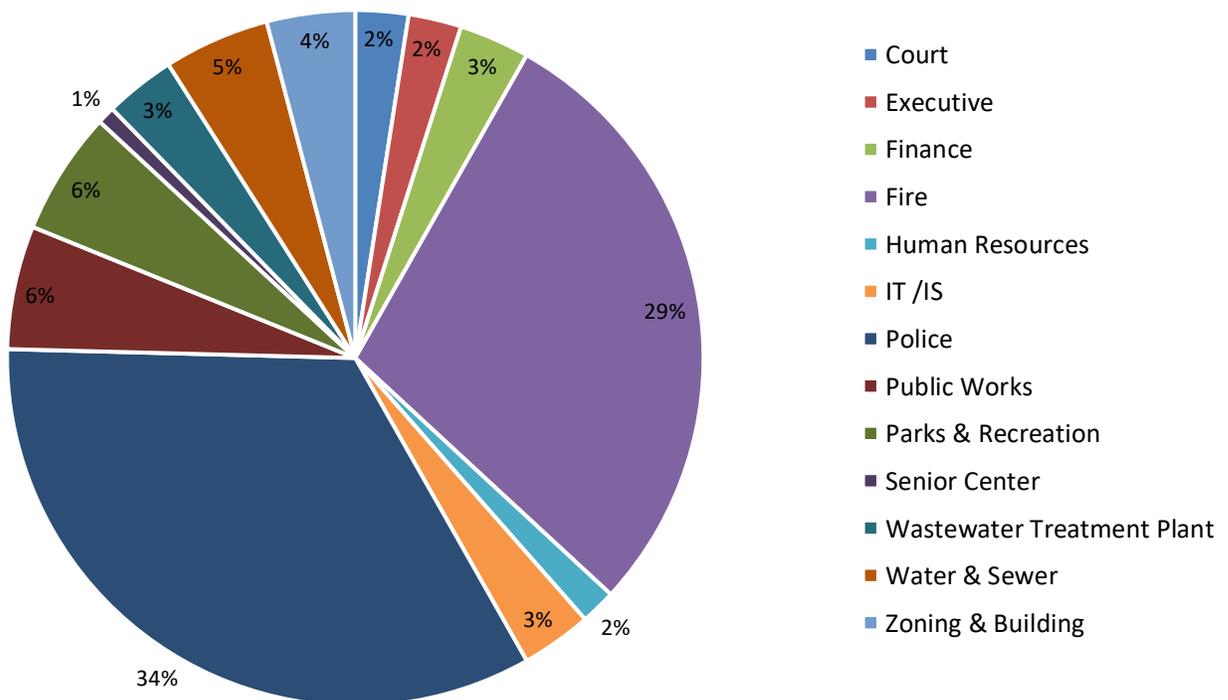
There were no separations from employment during the month of October.

City Employment

The City ends the month of October with 122 full-time employees.

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

Active Full-Time Employees by Department



Additional Personnel Information, Including Part-Time Employees

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

October	
TOTAL EMPLOYEES:	136
FULL-TIME ONLY:	122
CONTRACTOR/TEMP:	0
PART-TIME:	6
PART-TIME/CASUAL -SEASONAL	8

Employee Turnover Data Per Month

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

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

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

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

Job Title	Hire Date
Police Officer Recruit	8/11/2025
Public Works Technician	8/14/2025
Police Officer Recruit	9/8/2025
Police Officer	9/8/2025
Firefighter	10/8/2025

Monthly Report for the Mayor and City Council

TO: THE HONORABLE MAYOR AND CITY COUNCIL DATE: 11/12/2025

SUBJECT: *Technology Department Monthly Report for October 2025*

Report in Brief

The Information Technology and Building Department Monthly Report includes detailed information to inform the public and the City Council better.

Prepared by: Ben Brengman

Title: Information Technology Department Director

Technology/Building Maintenance Report

Garden City Information Technology October 2025 End-of-Month Report

- The new website has completed the development phase and is now in the quality assurance phase. Granicus and Garden City are continuing to hold bi-weekly meetings.
Below is the current schedule.
 - Nov. 3rd - Nov. 21st - Website quality assurance
 - Early - Mid December - training
 - December - preparation for the launch
 - January - Launch
- Public Works' new work order system is preparing to launch. Staff completed the training the week of October 27th. This web-based program will enable city staff to track day-to-day operations in the Public Works, Recreation, and Facilities departments, and allow residents to report issues directly via the webpage.
- Installation of mini-splits has begun.
- Landscaping will begin in preparation for the Holiday Season in the City area.
- The new sign at Volunteer Park has been installed, and we are working to complete the landscaping.

- *In October we averaged over 50 Senior Citizens per day and served over 900 meals.*
- **The Senior Center Thanksgiving dinner will be on Tuesday November 25 at the Center.**
- **Hilton Head shopping trip for seniors will be on Friday December 12th**
- **The Senior Center Christmas dinner will be on Monday December 22 at the Center.**

Come join the fun at the Garden City Senior Center 78 Varnedoe Ave, 912-966-7791

- *Sports Programs/Events* During the month of October 127 youths participated in Garden City's Parks and Rec Youth Programs. Football, Soccer and Cheerleading season have ended. *Now on to winter sports!*



GARDEN CITY TREE LIGHTING AND FESTIVAL



City Hall



6pm -7:30 PM Dec. 12th
FREE RIDES, AND GAMES
COME SEE SANTA

Christmas Tree Lighting and Festival Friday December 12th 6pm -7:30pm
With Department Tree decorating Contest Judging by Mayor and Council at
5:30pm

➤ Upcoming Sports Programs/Events



Youth Basketball

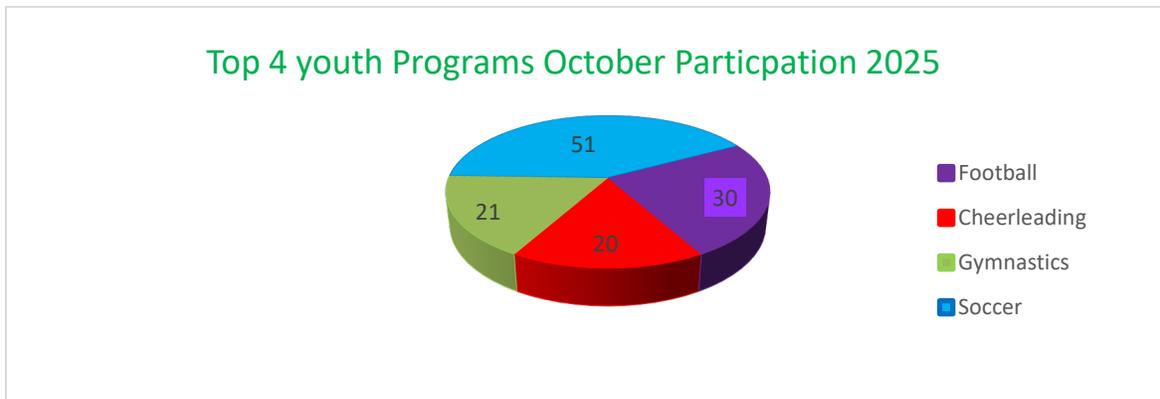
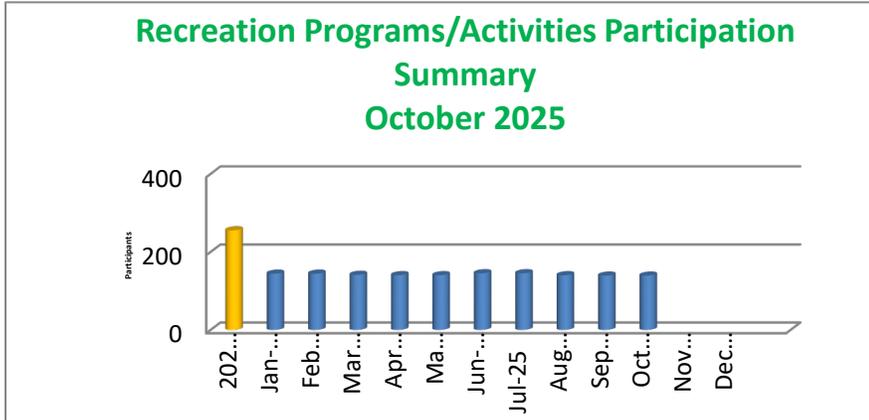
Youth Sports Registration

Register online @ WWW.Gardencity-ga.gov or at Garden City Gym 402 Market St.
Monday –Friday 9am – 5pm (Credit/ Debit Card only) Please Call 912-966-7788

EAGLES *Ages*
3 - 12
Basketball Sign Up
966-7788

Register online @ WWW.Gardencity-ga.gov

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



Park Maintenance:

Christmas decorations are being set up at Volunteer Park and Sharon Park by our Parks and Recreation maintenance staff.

Prepared by: Cliff Ducey
Title: Parks & Recreation Director



REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: November 10th, 2025

SUBJECT: *Planning and Economic Development Permitting and Inspections Monthly Status Report*

Report in Brief

The Department of Planning and Economic Development's Monthly Status Report includes a summary of the department's monthly permitting and inspection activities and projects. This report also provides information regarding key items of interest and/or activities throughout the month.

This report details operations for October 2025; all related information is current as of November 1st, 2025.

Prepared by: Carlos Nevarez
Title Planning and Zoning

Reviewed by: _____
Title _____

Rhonda Ferrell-Bowles: City Manager

Attachment(s)

Planning and Economic Development Department

Last month, the Planning and Zoning Department continued its routine operations without any major issues. Our office interviewed 10 candidates for the building inspector position and will make an offer in November. The Planning and Zoning department would like additional support for code enforcement officers and administrative staff. Carlos Nevarez is finalizing the LAP certification so the city can apply for a grant with CORE MPO projects in 2026. Eric Griffin and Jonathan Trego earned their certification as Georgia Code Enforcement Officer I after finishing the training program at the Carl Vinson Institute of Government. Our office staff is planning projects for 2026.

Other projects for 2026:

- ▶ GC Tree Inventory (July 2027)
- ▶ The Comprehensive Plan 2016-2036: 5-year Update (July 2026)
- ▶ Code Enforcement Operations and Policy update

Below is our staff's Status Report, which includes Permits, Inspections, and Code Enforcement.

Status Report

Summary – October 2025

Permits

28 permits were issued during the month.

They included:

New Construction Building Permits

Electrical Permit

Renovation/Expansion Building Permits

Miscellaneous Permits

	Number of Permits
2024 Year End	414
Jan-25	43
Feb-25	26
Mar-25	45
Apr-25	27
May-25	34
Jun-25	---
Jul-25	50
Aug-25	26
Sep-25	19
Oct-25	28
Nov-25	
Dec-25	
2025 YTD	TBD

Inspections

Inspections scheduled included 73 total inspections including:

- Business License
- Mechanical/Electrical/Plumbing
- Building
- Site (Property/Development/Preliminary/Demolition)

Code Enforcement

Code Enforcement staff has changed their enforcement policy to allow more time for compliance. The report of violations is as follows:

38	Courtesy Notices and Violations Notices
51	Re-Inspections
0	Court Citations
5	Court Cases (Compliance or Court Dismissed)
10	Vehicles Tagged Derelict
6	Vehicles Towed
11	Vehicles in Compliance
5	OTC, Permits, Zoning, Complaints
2	Stop Work Order
2	Cost Recovery Cases (clearing, securing, etc)
0	Condemnations: Unsafe Buildings
20	Other violations or inspections

Stormwater Program

The 2024-2025 Stormwater Program Annual Report has been finalized and is scheduled for submission to the State for review by May. The 2025-2026 program report has started and the list of inspections has been assigned, and inspectors will begin working on the inspections.

Floodplain Management Program

Planning and Zoning staff are responsible for preventing and reducing the risk of flooding. Our staff works closely with FEMA to provide the information citizens need to have the most cost-effective insurance. There are no issues to report at this time. Last year, our staff worked to identify any properties affected by flooding to FEMA.

Planning Commission and Board of Appeals

There were 6 cases for October's Meeting:

- 305 HWY 80 Variance and GDP (Approved)
- 2301 HWY 80 Variance and GDP (Approved)
- 307 Chatham Parkway GDP (Approved)
- 702 HWY 80 GDP (Approved)



REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: 11-10-2025

SUBJECT: POLICE DEPARTMENT MONTHLY STATUS REPORT

Report in Brief

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

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

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

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

Rhonda Ferrell
City Manager

Attachment(s)



Police Department - October 2025 Status Report

Calls for Service

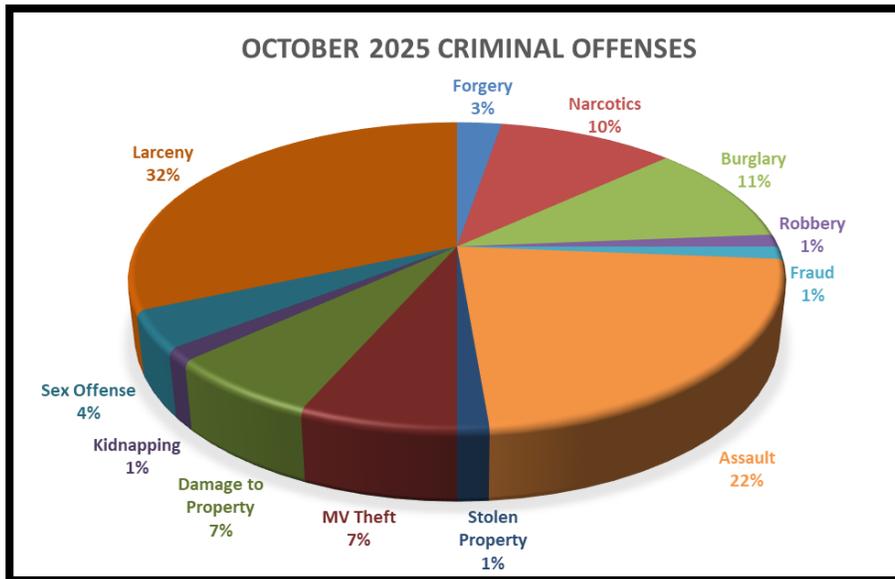
There were a total of 1,870 calls for service and self-initiated activity in the month of October, for a total of 15,838 calls for service year to date.

There were 270 incident reports written in the month of October, for a total of 2,336 for the year.

Adult & Juvenile Arrest/Charge Summary

Adult Arrests - 115 Juvenile Arrests - 1

<u>Offenses</u>				
Assault	17	Burglary	8	
Damage to Property	5	Forgery	2	
Fraud	1	Kidnapping	1	
Larceny	24	Motor Vehicle Theft	5	
Narcotics	8	Robbery	1	
Sex Offense	3	Stolen Property	1	



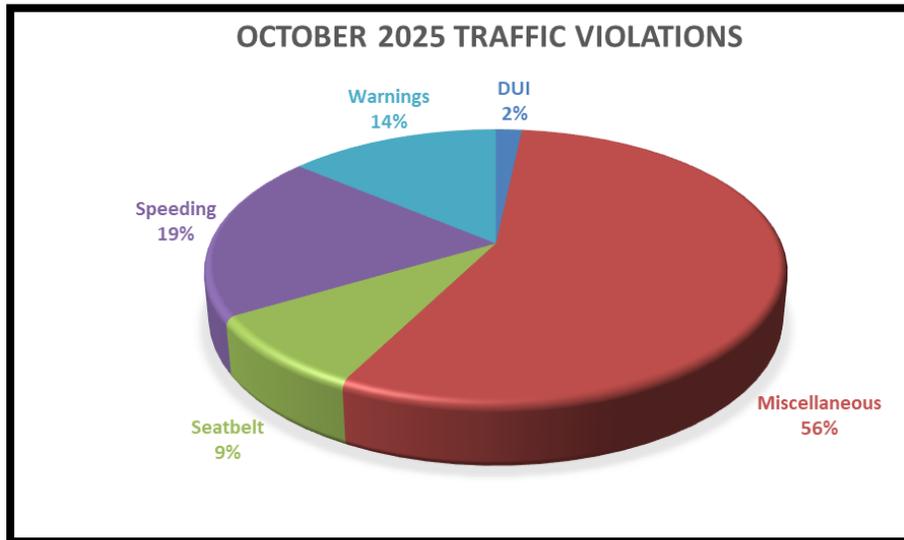
Current Month's Top Criminal Violations by District

	Daniel District 1	Ruiz District 2	Morris District 3	Lassiter, Jr. District 4	Tice District 5
Assault	2	0	8	3	4
Burglary	0	0	7	1	0
Damage to Property	1	0	3	0	1
Forgery	1	0	0	0	1
Fraud	0	1	0	0	0
Kidnapping	0	0	1	0	0
Larceny	5	1	10	2	6
MV Theft	3	0	2	0	0
Narcotics	0	0	5	3	0
Robbery	1	0	0	0	0
Sex Offense	1	0	1	0	5
Stolen Property	0	0	1	0	0

School Zone Violations There were 78 citations issued for the school zone cameras on Kessler Avenue in October.

Traffic Violations There were 1,346 traffic violations during October. A total of 12,405 traffic violations have been written for 2025.

<u>Traffic Violations Issued</u>	Speeding Violations	264	Fatalities	1
	Seat Belt Violations	120	Written Warnings	187
	DUI Citations	23	Miscellaneous Citations	752



Accidents

Total Accident Reports	53		
Public Roadway Accidents	41	Private Property Accidents	12

Open Records Requests The Garden City Records Clerk received and processed **314** Open Records Requests for October. A total of 2,379 Open Records Requests have been processed in 2025.

Training During October 2025, police personnel reported a total of **462** hours of training. Some training classes the officers attended during the month were: Employment Processes- Command College, Digital Voice Stress Analysis Operator, Gang Investigations, SWAT Operator, Field Training Officer, Rifle and Shotgun re-qualification, Subdued Lighting conditions (Night Range), Defensive Tactics refresher, Oleoresin Capsicum refresher, and ASP baton refresher.

Items of Interest for October 2025

- Congratulations to Officer Skye Matthews for being recognized as Officer of the Quarter!
- The Admin department held a scavenger hunt for local children to find painted pumpkins. The children were excited to come to City Hall and exchange their pumpkins for a goodie bag.
- We would like to welcome our new officer, Christopher Jeffers to our team.
- Thank you Garden City Elementary for letting Lt. Glasco read to the Pre-K class in October.
- Safe Shelter spoke with our officers about information vital to victims of domestic violence.
- Southwest Middle School visited the Police Department to learn about the legal process, their rights, and what police officers do to serve the community.
- Garden City Police hosted the Annual Governors Office of Highway Safety meeting.
- The Command Staff attended the Valor Awards & Appreciation Gala, held by The 200 Club.
- The Department currently has 6 Police Officer vacancies.

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR AND CITY COUNCIL DATE: November 10, 2025

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

Report in Brief

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

The operations detail contained in this report is for the month of October and all project related information is current as of 10/31/2025.

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

Reviewed by: Virgil Moore
Title: Director of Public Works

Rhonda Ferrell, City Manager



Zodiac Signs for - October 2025
Attachment(s)



Department of Public Works

Public Works Department

Monthly Status Report

Summary – October 2025

Operations & Maintenance:

Public Works personnel completed 4 Resident **Requests**, and 210 **Work Orders** for the month of October 2025.

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

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

Storm Drainage:

- Ditch/Canal Maintenance: Dug – 1,550 ft., Cut 11,592 ft.
- Street Repairs (Potholes) – 10
- Street Sweeper Mileage – 0
- Signs: Multiple Knockdowns/replacements – 13
- Storm Boxes Cleaned – 20
- Storm Drains Cleaned - 20
- Cleaned Catch Basins - 40
- Stormwater Pipe Repair/Replacement – 0
- Stormwater Pipes (length of pipes cleaned/maintained) – 0
- Sign in sheets for staff training – 0

Mixed Dry Trash Collection by City and Disposal:

- 00.00 Tons Collected - 12.87
- 00.00 Tons Collected Total Mixed Dry Trash – 21.35 YTD
- Cost of Tons Collected Total Mixed Dry Trash –189.36
- Cost of Tons Collected Total Mixed Dry Trash YTD –2709.76
- 21.35 Tons Collected YTD taken to Savannah Regional Landfill

Streetlights Repairs: 0

Tree Services:

Tree Services (Southeastern Tree Service): Tree Trimming/Tree Removal – Takedown, clean up and remove 1 dead Pine Tree –Location: Abundant Life Deliverance Center and Fire Station 2. \$1,400.00.

Tree Services (Southeastern Tree Service): Tree Trimming – Trim, trees to allow passage of vehicles. All debris cleaned up and removed. Location 5th Street from Oak Street, to Davis Street up and removed. \$675.00.

Tree Services (Southeastern Tree Service): Remove oak tree off itch bank to allow flow of stormwater ditch. Location: Griffin Avenue. \$875.00.

Tree Services (Southeastern Tree Service): Tree Removal: Takedown clean up and remove 1 dead sweet gum tree, 1 Stump ground down. Location: City Hall. \$ \$300.00.

Tree Services (Southeastern Tree Service): Tree Removal: Remove one dead pine tree. All debris cleaned up and removed. Location ROW of ditch behind Graden City Methodist Church. \$2,800.00.

Savannah River Utilities:

Savannah River Utilities – Redmond Ave – Clear area of all debris, install piping, footer set, joint set, and build a box w/brick.

Speed Bumps: 0

58 Azalea Avenue
10/14/2025



58 Azalea Avenue
10/14/2025



Silk Hope (Boat Ramp)

October 17, 2025

Cutting - Before



After



Silk Hope (Dead End)

Old Dean Forest Road – October 17, 2025



REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR AND CITY COUNCIL DATE: November 10, 2025

SUBJECT: *Water and Sewer Operations Monthly Status Report*

Report in Brief -

The Water and Sewer Operations Department Monthly Status Report includes an extensive summary of the monthly activity of all divisions within the Department. This report also provides information regarding significant projects and/or activities throughout the month.

The operations detail contained in this report is for the month of October and all project related information is current as of 10/31/2025.

Prepared by: Lynnette S. Hymes
Title Executive Administrative Assistant

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

Rhonda Ferrell, City Manager

Attachment(s)

October 2025



Cosmos & Marigold
Birth Flowers



Department of Water and Sewer Operations

**Department of Water and Sewer Operations
Monthly Operating Report – October 2025**

Water/Sewer Operations & Maintenance

Service Orders and Work Orders: 121 Service Orders, 123 Work Orders

Hydrant Services: 14

Water Line Services: 107

Located Services: 83

Sign in Sheet for Staff Training: 0

Utility Services:

- Meter Services: 82
- Connects: 26
- Disconnects: 29
- Delinquent Disconnects: 64

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

Sewer Operations and Maintenance:

- Gravity Main/Manhole Services: 9
- Sewer Work Orders - 16
- Lateral/Blockage Services: 0
- Sanitary Sewer Overflow Event: 1 – 4309 Augusta Road
- Storm Pipes Length/Cleaned: 1– 4127 First Street
- Jet Vac: 2

Savannah Rivers Utilities Co. None

Crosby Contracting: None

Bypass Setups – 0 - Lift Stations

Priscilla D. Thomas Way
10/16/2025



Priscilla D. Thomas Way

Priscilla D. Thomas Way
10/16/2025



Smith Avenue @ Ronnie Avenue

10/24/2025



Smith Avenue @ Ronnie Avenue

10/24/2025



REPORT TO THE MAYOR AND CITY COUNCIL

AGENDA ITEMS

TO: THE HONORABLE MAYOR AND CITY COUNCIL DATE November 10, 2025

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

Report in Brief -

The Wastewater Treatment and Water Treatment Departments Monthly Report includes an extensive summary of the monthly activity of all divisions within the Department. This report also provides information regarding significant projects and/or activities throughout the month.

The operations detail contained in this report is for the month of October and all project related information is current as of 10/31/2025.

Prepared by: Lynnette S. Hymes
Title Executive Administrative Assistant

Reviewed by: Dagny Pariani
Title Plant Manager

Rhonda Ferrell, City Manager
Attachment(s)



**October Birthstone
Opal & Tourmaline**

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



**Department of Wastewater Treatment and Collections
and Water Treatment
October 2025**

DRINKING WATER & WASTEWATER TREATMENT SYSTEMS

EXECUTIVE SUMMARY

- The treatment plant received a total of 4.1 inches of rain during the month and treated 26.9 million gallons.
- The max EFF daily flow for the treatment plant was 1.07 MGD recorded over October 3, 4, and 5, 2025.
- The water system withdrew a total of 27.5 MG from well facilities and purchased 1.1 MG from the Savannah Southbridge System (Town Center Water System) and 0.27 MG from Savannah I&D (Prosperity Drive)
- Monthly drinking water bacteriological sampling completed = passed
- Monthly water and wastewater reporting submitted to State = no violations reported
- Quarterly stormwater reporting submitted to State = no violations reported

ATTENTION ITEMS

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

MAINTENANCE ITEMS – WATER

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

MAINTENANCE ITEMS – WASTEWATER

- Azalea LS – new panel on order. Station is operational on bypass pump only.
- Big Hill LS – both pumps pulled and unclogged.



- Covington LS – pump 1 replaced.
- Groves – both pumps pulled and unclogged.
- 80 at the Curve LS – Both pumps and controller out. Station is operational on bypass pump only.
- WWTP basin 2 aerator 3 – outboard bearing replacement in process
- WWTP main generator – transfer switch is out.
- WWTP a/c unit – replaced.
- Lift station pump outs at Biscuit Hill, 80 @ Curve, Traffic Circle.
- Dexter Fortson – SCADA installation ongoing.

MISCELLANEOUS ITEMS

- Julian Suaza obtained his Class 3 Water license via examination.
- Attended groundwater stakeholder meeting.
- Brightly training.
- Open enrollment.



PERFORMANCE MATRIX

	Monthly Performance Indicator to Savannah River (mg/L)	Target or Limit (mg/L)
Flow, Monthly Avg.	0.87 MGD	2.0 MGD
TSS, Monthly Avg.	3	30
TSS, Weekly Avg.	5	45
TSS % Removal	98%	85%
BOD5, Monthly Avg.	3	30
BOD5, Weekly Avg.	5	45
BOD5 % Removal	98%	85%
Ammonia-N, Monthly Avg.	3.4	17.4
Ammonia-N, Weekly Avg.	4.9	26.1
Total Phosphorus, Monthly Avg.	0.69	Report
Fecal coliform, Monthly Avg.	2 CFU	200 CFU
Fecal coliform, Weekly Avg.	2 CFU	400 CFU
Chlorine, Daily Max	0.50	0.50
pH, Daily Min-Max	7.0 – 7.7	6.0-9.0
Dissolved Oxygen, Daily Min.	4.0	>2.0



A RESOLUTION OF THE MAYOR AND COUNCIL OF GARDEN CITY, GEORGIA, APPROVING A REDUCTION IN BUILDING/PERMITTING FEES AND A WAIVER OF CERTAIN WATER/SEWER CONNECTION FEES CHARGED TO CENTERPOINT DEAN FOREST LLC IN CONNECTION WITH ITS DEAN FOREST/NORFOLK SOUTHERN DEVELOPMENT PROJECT IN EXCHANGE FOR THE DEVELOPER'S INSTALLATION OF WATER INFRASTRUCTURE IMPROVEMENTS DURING SUCH PROJECT WHICH ENHANCES THE PRESSURE AND FLOW CAPACITY OF THE CITY'S WATER SYSTEM, AND FOR OTHER PURPOSES.

WHEREAS, on November 19, 2021, the City and CenterPoint Dean Forest, LLC (the "Developer") entered into that certain Development Agreement pertaining to the Developer's industrial warehousing project (the "Project") located on a 252.74 acre parcel of land on Dean Forest Road, said Development Agreement being amended on March 23, 2023 (as amended, the "Development Agreement"); and,

WHEREAS, under the Development Agreement, the Developer agreed to construct and its cost of approximately \$3,087,980, a secondary or supplemental 16-inch water supply main running from the Sonny Perdue water system and feeding the City's Industrial Park Tower which, at the time, was being fed water from an aging single 8-inch water supply line down Highway 21, said secondary supplemental line thereby being critical to the City's water system reliability and resiliency to ensure adequate water supply and fire suppression for the Project as well as for the northern areas of the City being served by the water system; and,

WHEREAS, the cost which the City would have incurred for constructing, at its own expense, the 16-inch water main from the Sonny Perdue water system to the Industrial Park Water Tower is approximately \$1,800,000.00; and,

WHEREAS, the Developer has requested a waiver of certain building/permitting fees for the Project in the amount of \$366,000.00 based on its water system improvements for the Industrial Park Water Tower which provided a public benefit equivalent to or exceeding the value of its fee waiver request; and,

WHEREAS, City staff recommends a building/permitting fee reduction for the Project by applying the rates in effect in 2021 when the Development Agreement was executed, and further recommends that the City waive the water and sewer connection fees for the line that the Developer installed for the City; and,

WHEREAS, it is in the best interest of the public health, safety, and welfare to incentivize the Developer's contribution to the public infrastructure through a reduction in the applicable building/permitting fees and a waiver of water and sewer connection fees;

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

Section 1. The City hereby approves a reduction in the Developer's building/permitting fees in the amount of **\$239,065.00**, being the difference between the building/permitting fees computed with

2025 rates in the amount of \$487,123 and such fees computed with 2021 rates in the amount of \$248,058.00. The City further approves a waiver of water and sewer connection fees in the amount of **\$104,415.00** for the water line installed by the Developer; the Developer remaining responsible for all other water-related fees and equipment related to the Project (e.g., meters and backflow prevention devices).

Section 2. The Developer will remain responsible for all other permit fees including, but not limited to, mechanical, plumbing, electrical, and fire protection fees.

Section 3. Within thirty (30) days of the effective date of this Resolution, the City Attorney will draft an amendment to the Development Agreement incorporating the substance of this Resolution for execution by the Developer and the City Manager on behalf of the City.

Section 4. This Resolution shall take effect immediately upon its adoption.

ADOPTED this ____ day of November, 2025.

Tonya Roper, Clerk of Council

RECEIVED AND APPROVED this _____ day of November, 2025.

Bruce Campbell, Mayor

A RESOLUTION AUTHORIZING GARDEN CITY, GEORGIA, TO ACCEPT THE CONVEYANCE OF UTILITY EASEMENTS FROM CENTERPOINT FAWCETT TRACT LLC FOR UTILIZING, MAINTAINING, REPAIRING, AND REPLACING THE CITY'S SANITARY SEWER FACILITIES LOCATED ON THE CENTERPOINT FAWCETT TRACT PURSUANT TO THAT CERTAIN DEVELOPMENT AGREEMENT DATED NOVEMBER 3, 2023, BETWEEN THE CITY AND CENTERPOINT FAWCETT TRACT, LLC, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO DEVELOPMENT AGREEMENT DATED JANUARY 10, 2025; AND FOR OTHER PURPOSES.

WHEREAS, on November 3, 2023, CenterPoint Fawcett Tract LLC and Garden City, Georgia, entered into that certain Development Agreement dated November 3, 2023, as amended by that certain First Amendment to Development Agreement dated January 10, 2025, in connection with the company's development of its 68.556 acre parcel more particularly described on a plat dated July 21, 2023, prepared by Matthew D. Jones, Georgia Registered Land Surveyor No. 3338, and recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Plat Book 54, Page 105, wherein CenterPoint Fawcett Tract LLC agreed to widen by approximately 70 feet and extend by approximately 837.50 feet Anderson Street for the purpose of accessing its 68.566-acre parcel from U.S. Highway 80 and then to further extend, by approximately 400 feet, the widened Anderson Street right of way improvements to access the City's 13.27-acre parcel on Fifth Street formerly known as the Haynes Elementary School Site (Tax Parcel No. 60018 01001); and,

WHEREAS, the Development Agreement, as amended, further obligates the Developer to upgrade the existing water utilities along the widened Anderson Street extension to a twelve (12") inch water main and to upgrade the existing sewer facilities along the widened Anderson Street extension to an eight (8") inch force main, and to extend the upgraded water and sewer utilities within the widened Anderson Street right-of-way running from U.S. Highway 80 to its 68.556 acre parcel, and then further extending the utilities to the City-owned Fifth Street parcel; and,

WHEREAS, the Development Agreement, as amended, obligates CenterPoint Fawcett Tract LLC to dedicate the completed and City-approved Anderson Street road improvements, together with the newly constructed water and sewer utility facilities, to the City; and,

WHEREAS, City will need easements from the Developer granting the City the right to use portions of the CenterPoint Fawcett Tract to utilize, maintain, repair, and replace the sanitary sewer facilities once they are completed, satisfactorily inspected by the City's engineer, and dedicated to the City; and,

WHEREAS, CenterPoint Fawcett Tract LLC has the prepared a Utility Easement Agreement conveying to the City the above-mentioned easements in accordance with the terms and conditions of the Development Agreement, as amended, a copy of which is attached as Exhibit A;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF GARDEN CITY, GEORGIA, AND IT IS HEREBY RESOLVED that the City of Garden City, Georgia, accept CenterPoint Fawcett Tract LLC's conveyance of easements necessary for it to utilize, maintain, repair, and replace the sanitary sewer facilities which are being dedicated to the City by the developer along the widened Anderson Street extension running from U.S. Highway 80 to the CenterPoint Fawcett Tract, and then to the City-owned Fifth Street parcel; and,

BE IT FURTHER RESOLVED that the City Manager execute the Utility Easement Agreement attached hereto as Exhibit A to evidence the City's acceptance of such easements subject to the terms and conditions set forth therein.

The effective date of this Resolution shall be when approved by the Mayor and Council.

SO RESOLVED this ___ day of November, 2025.

TONYA ROPER, Clerk of Council

Received and approved this ___ day of November, 2025.

BRUCE CAMPBELL, Mayor

EXHIBIT A

STATE OF GEORGIA)
)
COUNTY OF CHATHAM)

RETURN TO:
OLIVER MANER LLP
P.O. Box 10186
Savannah, GA 31412
(912) 236-3311

UTILITY EASEMENT AGREEMENT

THIS INDENTURE is made and entered this ____ day of _____, 2025, by and between CENTERPOINT FAWCETT TRACT LLC, a Delaware limited liability company (hereinafter referred to as "**Grantor**"), and GARDEN CITY, GEORGIA, a municipal corporation organized and existing under the laws of the State of Georgia (hereinafter referred to as "**Grantee**");

WITNESSETH:

WHEREAS, Grantor is the owner of certain property located in Garden City, Chatham County, Georgia, and legally described on Exhibit A attached hereto, commonly known as CenterPoint Fawcett Tract, Garden City, Georgia (the "**CenterPoint Fawcett Tract Property**"); and

WHEREAS, Grantor is the owner of the Easement Parcels (as hereinafter defined) and desires to convey to Grantee the following easements on, under and across the Easement Parcels for the purpose of utilizing, maintaining, and repairing the City Sanitary Sewer Facilities (as hereinafter defined);

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100's (\$10.00) Dollar, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor, as the owner of the Easement Parcels, does hereby grant, convey, and

confirm unto Garden City, Georgia, a municipal corporation, Grantee, the following perpetual, non-exclusive rights, privileges and easements of right-of-way (the “**Utility Easements**”) for the use, operation, inspection, maintenance, repair, renewal and replacement of eight-inch (8”) underground sanitary sewer lines and associated facilities (the “**City Sanitary Sewer Facilities**”) within the Easement Parcels, all as heretofore constructed by Grantor and to be conveyed to Grantee in the future, on, under and across the portions of the CenterPoint Fawcett Tract Property legally described on Exhibit B attached hereto and depicted on Exhibit C attached hereto (the “**Easement Parcels**”).

TO HAVE AND TO HOLD the same unto the Grantee for the uses and purposes herein set forth.

Grantee shall have the perpetual right to utilize, operate, inspect, maintain, repair, renew and replace the said City Sanitary Sewer Facilities located within the Easement Parcels provided, however, (i) that no cost or expense shall be incurred by Grantor in connection with the use, operation, inspection, maintenance, repair, renewal and replacement of the City Sanitary Sewer Facilities now or hereafter located within the Easement Parcel pursuant to this Utility Easement, and (ii) that all use, operation, inspection, maintenance, repair, renewal and replacement shall be done in a timely and safe manner and in compliance with applicable law.

Grantee agrees that it shall, at its sole cost and expense, restore, to substantially the same condition as existing immediately before such damage occurred, any damaged caused to any part of the Easement Parcels which occurs as a result of the use, operation, inspection, maintenance, repair, renewal and replacement of the City Sanitary Sewer Facilities by Grantee or any City Parties (as hereinafter defined).

To the fullest extent permitted by applicable law, the Grantee shall release, indemnify, hold harmless and defend the Grantor, its officers, directors, employees and members and owners, from time to time, of any of the CenterPoint Fawcett Tract Property, from and against all claims, costs, losses and damages (including but not limited to all fees and charges of engineers, architects, attorneys and other professionals and all court or arbitration or other dispute resolution costs) caused by, arising out of or resulting from the use, operation, inspection, maintenance, repair, renewal and replacement of the City

Sanitary Sewer Facilities pursuant hereto or which may arise out of or in connection with or by reason of the rights granted to the Grantee under this instrument, including any act or omission of the Grantee, and any City Parties, except to the extent caused in part by the negligence or willful misconduct of a person or entity indemnified hereunder. As used herein, “**City Parties**” shall mean Grantee and all of its employees and officials.

The Grantee will furnish Grantor evidence that it is a member of a risk management pool through the Georgia Interlocal Risk Management Agency with worker’s compensation insurance coverage as required by state law and with liability coverage up to \$1,000,000.00.

The granting of the Utility Easements shall not be construed to prohibit the Grantor from developing any property adjoining the Easement Parcels or from using the Easement Parcels in any manner or from laying out, establishing and constructing pavement, road surfaces, curbing and gutters along, upon, over or across said Easement Parcels or any portion thereof; provided, however, the Easement Parcels shall be kept free from buildings, and any other structures or obstructions (except sidewalks, roadways, pavement, grass, shrubs, fences, or curbs), which will interfere with the Grantee in entering upon said Easement Parcels for the purpose of the use, operation, inspection, maintenance, repair, renewal and replacement the City Sanitary Sewer Facilities.

All rights, title, and privileges herein granted, including all benefits and burdens, shall run with the land and shall be binding upon Grantor and Grantee, as well as their respective successors and assigns.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK – SIGNATURE PAGES

FOLLOW.]

IN WITNESS WHEREOF, Grantor, has caused these presents to be executed under seal this
____ day of _____, 2025.

EXECUTED IN THE PRESENCE OF:

CENTERPOINT FAWCETT TRACT LLC, a
Delaware limited liability company

By: CenterPoint Properties Trust, a Maryland
real estate investment trust, its sole
member

Witness

By: _____

Its: _____

Name: _____

Notary Public

Witness

By: _____

Its: _____

Name: _____

Notary Public

IN WITNESS WHEREOF, the Grantee has caused this instrument to be executed on the day and year first above written.

GARDEN CITY, GEORGIA

By: _____
Rhonda Ferrell, City Manager

Attest: _____
Clerk of Council

Signed, sealed, and delivered
on this _____ day of _____,
2025, in the presence of:

Witness

Notary Public

EXHIBIT A

LEGAL DESCRIPTION OF CENTERPOINT FAWCETT TRACT PROPERTY

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE 8TH G.M. DISTRICT, CITY OF GARDEN CITY, CHATHAM COUNTY, STATE OF GEORGIA, AND BEING SHOWN AND DEPICTED AS "CENTERPOINT FAWCETT SITE" ON THAT CERTAIN "RECOMBINATION & SUBDIVISION OF LOTS 1A, 2A, WESTERN HALF OF LOT 8, 1B, 2B, 9, WESTERN PORTION OF LOT 10, AND 1C, OF THE MILLER-MENDEL HOLDINGS IN THE DOGWOOD TRACT AND A 8.75 ACRE PORTION OF THE CENTRAL DEVELOPMENT COMPANY TRACT", PREPARED FOR CENTERPOINT FAWCETT TRACT, LLC, BY THOMAS AND HUTTON, DATED APRIL 21, 2023, RECORDED IN PLAT BOOK ____, PAGE ____, CHATHAM COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AND BEGINNING AT CONCRETE MONUMENT LOCATED AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 80 AND THE EASTERLY RIGHT OF WAY LINE OF SEABOARD COASTLINE RAILROAD; THENCE CONTINUING ALONG THE AFORESAID RAILROAD RIGHT OF WAY LINE N 51°46'21" W A DISTANCE OF 108.11 FEET TO A CONCRETE MONUMENT; THENCE N 32°16'11" W A DISTANCE OF 829.34 FEET TO A CONCRETE MONUMENT; THENCE N 32°15'14" W A DISTANCE OF 1,088.45 FEET TO A 3/4" IRON PIPE; THENCE 973.88 FEET ALONG THE ARC OF A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 5,575.00 FEET, A CHORD BEARING OF N 27°14'58" W AND A CHORD DISTANCE OF 972.64 FEET TO A 3/4" IRON PIPE; THENCE N 22°14'42" W A DISTANCE OF 116.25 FEET TO A 3/4" IRON PIPE; THENCE DEPARTING AFORESAID RIGHT OF WAY LINE N 68°22'48" E A DISTANCE OF 189.48 FEET TO A 3/4" IRON PIPE; THENCE S 67°25'16" E A DISTANCE OF 1,267.57 FEET TO A 3/4" IRON PIPE; THENCE S 22°34'46" W A DISTANCE OF 20.00 FEET TO A 3/4" IRON PIPE; THENCE S 22°34'46" W A DISTANCE OF 52.94 FEET TO A 3/4" IRON PIPE; THENCE S 67°01'09" E A DISTANCE OF 469.07 FEET TO A 3/4" IRON PIPE; THENCE S 44°41'19" E A DISTANCE OF 771.51 FEET TO A 3/4" IRON PIPE; THENCE S 13°36'29" W A DISTANCE OF 979.79 FEET TO A CONCRETE MONUMENT; THENCE S 73°28'05" E A DISTANCE OF 160.45 FEET TO A 3/4" IRON PIPE LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 80; THENCE S 54°07'39" W A DISTANCE OF 763.05 FEET TO A CONCRETE MONUMENT ALSO BEING THE POINT OF BEGINNING, HAVING AN AREA OF 2,921,489 SQUARE FEET OR 67.068 ACRES OF LAND.

EXHIBIT B

LEGAL DESCRIPTION OF EASEMENT PARCELS

UTILITY EASEMENT PARCEL "A"

0.085 ACRES

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE 8TH G.M. DISTRICT, CITY OF GARDEN CITY, CHATHAM COUNTY, STATE OF GEORGIA, AND BEING SHOWN AND DEPICTED AS "UTILITY EASEMENT 'A'", ON THAT "SUBDIVISION PLAT OF CENTERPOINT FAWCETT TRACT", PREPARED FOR CENTERPOINT FAWCETT TRACT LLC & CENTERPOINT PROPERTIES TRUST, BY THOMAS AND HUTTON, DATED _____, RECORDED IN PLAT BOOK ____, PAGE ____, CHATHAM COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON REBAR LOCATED AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF PORTVIEW DRIVE (A PRIVATE VARIABLE RIGHT OF WAY) AND THE SOUTHERLY RIGHT OF WAY LINE OF ALFRED STREET (A 60' PUBLIC RIGHT OF WAY); THENCE CONTINUING ALONG SAID ALFRED STREET RIGHT OF WAY LINE 470.02 FEET ALONG THE ARC OF A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET, A CHORD BEARING OF N 28°15'13" W AND A CHORD DISTANCE OF 431.29 FEET TO A POINT ALSO BEING THE POINT OF BEGINNING,

THENCE DEPARTING AFORESAID RIGHT OF WAY LINE N 67°49'08" W A DISTANCE OF 185.63 FEET TO A POINT; THENCE N 22°10'52" E A DISTANCE OF 20.00 FEET TO A POINT; THENCE S 67°49'08" E A DISTANCE OF 182.86 FEET TO A POINT; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF ALFRED STREET 20.19 FEET ALONG THE ARC OF A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A CHORD BEARING OF S 14°18'10" W AND A CHORD DISTANCE OF 20.19 FEET TO A POINT ALSO BEING THE POINT OF BEGINNING, HAVING AN AREA OF 3,683 SQUARE FEET OR 0.085 ACRES OF LAND.

UTILITY EASEMENT PARCEL "B"

0.534 ACRES

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE 8TH G.M. DISTRICT, CITY OF GARDEN CITY, CHATHAM COUNTY, STATE OF GEORGIA, AND BEING SHOWN AND DEPICTED AS "UTILITY EASEMENT 'B'", ON THAT "SUBDIVISION PLAT OF CENTERPOINT FAWCETT TRACT", PREPARED FOR CENTERPOINT FAWCETT TRACT LLC & CENTERPOINT PROPERTIES TRUST, BY THOMAS AND HUTTON, DATED _____, RECORDED IN PLAT BOOK ____, PAGE ____, CHATHAM COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AND BEGINNING AT A 1/2" IRON REBAR LOCATED THE SOUTHWESTERLY OF THE DAVIS AVENUE RIGHT OF WAY (A PUBLIC 40' RIGHT OF WAY); THENCE S 48°03'23" W A DISTANCE OF 24.67 FEET TO A POINT; THENCE N 45°13'51" W A DISTANCE OF 567.64 FEET TO A POINT; THENCE N 67°19'56" W A DISTANCE OF 175.25 FEET TO A POINT; THENCE 36.07 FEET ALONG THE ARC OF A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, A CHORD BEARING OF N 38°45'04" E AND A CHORD DISTANCE OF 36.05 FEET TO A POINT; THENCE S 67°25'14" E A DISTANCE OF 235.35 FEET TO A POINT; THENCE S 47°38'01" W A DISTANCE OF 27.96 FEET TO A POINT; THENCE S 44°40'32" E A DISTANCE OF 450.12 FEET TO A POINT; THENCE S 43°39'46" E A DISTANCE OF 68.61 FEET TO A POINT ALSO BEING THE POINT OF BEGINNING, HAVING AN AREA OF 23,261 SQUARE FEET OR 0.534 ACRES OF LAND.

UTILITY EASEMENT PARCEL "C"

0.009 ACRES

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE 8TH G.M. DISTRICT, CITY OF GARDEN CITY, CHATHAM COUNTY, STATE OF GEORGIA, AND BEING SHOWN AND DEPICTED AS "UTILITY EASEMENT 'C'", ON THAT "SUBDIVISION PLAT OF CENTERPOINT FAWCETT TRACT", PREPARED FOR CENTERPOINT FAWCETT TRACT LLC & CENTERPOINT PROPERTIES TRUST, BY THOMAS AND HUTTON, DATED _____, RECORDED IN PLAT BOOK ____, PAGE ____, CHATHAM COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON REBAR LOCATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF ALFRED STREET (A 60' PUBLIC RIGHT OF WAY) AND THE EASTERLY RIGHT OF WAY LINE OF PORTVIEW DRIVE (A PRIVATE VARIABLE RIGHT OF WAY); THENCE CONTINUING ALONG SAID ALFRED STREET RIGHT OF WAY LINE S 77°41'39" E A DISTANCE OF 267.04 FEET TO A 1/2" IRON REBAR; THENCE 145.95 FEET ALONG THE ARC OF A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 370.00 FEET, A CHORD BEARING OF S 66°23'37" E AND A CHORD DISTANCE OF 145.01 FEET TO A POINT ALSO BEING THE POINT OF BEGINNING,

THENCE CONTINUING ALONG AFORESAID RIGHT OF WAY LINE 23.00 FEET ALONG THE ARC OF A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 370.00 FEET, A CHORD BEARING OF S 53°18'43" E AND A CHORD DISTANCE OF 23.00 FEET TO A POINT; THENCE DEPARTING AFORESAID RIGHT OF WAY LINE S 66°17'00" W A DISTANCE OF 24.52 FEET TO A POINT; THENCE N 23°43'00" W A DISTANCE OF 20.00 FEET TO A POINT; THENCE N 66°17'00" E A DISTANCE OF 13.16 FEET TO A POINT ALSO BEING THE POINT OF BEGINNING, HAVING AN AREA OF 379 SQUARE FEET OR 0.009 ACRES OF LAND.

**A RESOLUTION TO APPROVE THE PROCUREMENT OF SUBSTITUTE
CONTRACTOR FOR SAVANNAH RIVER UTILITIES COMPANY TO
RESURFACE LYNN DRIVE**

WHEREAS, on or about November 4, 2025, the City Manager was notified by its contractor, Savannah River Utilities Company, that it could not finish the City's task order calling for the resurfacing of Lynn Drive as part of the repair to a sewer main on said street, due to an unforeseen equipment failure; and,

WHEREAS, at the time of such notification, Lynn Drive had already been milled, but not yet resurfaced, thereby resulting in vehicles having to drive over a rough road surface with the potential of damaging vehicle tires and suspension components and creating unsafe driving conditions; and,

WHEREAS, because of the road emergency, the City Manager was compelled to procure the services of B&D Clearing, Inc., to perform the re-surfacing of the road by supplying a 1.5-inch thick layer of fine-aggregate asphalt pavement using a custom mix design at the cost of \$41,533.00 as evidenced by the invoice attached hereto as Exhibit A; and,

WHEREAS, B&D Clearing, Inc., was well-qualified to provide the above-described re-surfacing services, having satisfactorily performed such services at similar rates for the City in the past, and satisfactorily resurfaced the portion of Lynn Drive which Savannah River Utilities Company had contracted to perform without further incident; and,

WHEREAS, the Mayor and Council presently wish to approve the above-mentioned emergency procurement, having determined from the above-cited findings that there was in fact an emergency threatening public safety in that the procurement was necessary to ensure safe driving conditions on Lynn Drive;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF GARDEN CITY, GEORGIA, that the emergency procurement of services in the amount of \$41,533.00 made by the City Manager from B&D Clearing, Inc., as evidenced by Exhibit A attached hereto, be approved as being validly made pursuant to, and in compliance with, the City's Purchasing Manual.

BE IT FURTHER RESOLVED that the cost of the work billed in the invoice attached hereto as Exhibit A shall be funded by the City's Water and Sewer Fund.

ADOPTED this ____ day of November, 2025.

TONYA ROPER, Clerk of Council

RECEIVED AND APPROVED this ____ day of November, 2025.

BRUCE CAMPBELL, Mayor

EXHIBIT A

B & D CLEARING, INC.

15 Saxon Copious Bluff
Black Creek, GA 31308 US
Accounting@bdclearinginc.com

BILL TO

CITY OF GARDEN CITY
100 Central Avenue
GARDEN CITY, GA 31408

INVOICE # 3422

DATE 11/04/2025

DUE DATE 11/14/2025

TERMS Net 10

P.O. NUMBER

LYNN DR PAVING

ACTIVITY	QUANTITY	RATE	AMOUNT
Services Paved Lynn Dr: Installed 1.5" of 9.5mm of Private Mix Surface Course		41,553.00	41,553.00

BALANCE DUE

\$41,553.00

RESOLUTION

A RESOLUTION RENEWING FOR ONE YEAR THAT CERTAIN MASTER SERVICES AGREEMENT AND TASK ORDER BY AND BETWEEN GARDEN CITY, GEORGIA, AND EOM OPERATIONS, A DIVISION OF EOM PUBLIC WORKS, LLC, FOR SITE PLAN REVIEW FOR RESIDENTIAL SUBDIVISIONS, COMMERCIAL SITES, AND INDUSTRIAL SITES WITHIN THE CITY; AND FOR OTHER PURPOSES.

WHEREAS, ON January 6, 2025, the City entered into a Master Services Agreement (MSA), as supplemented by Task Order 1, with EOM Public Works, LLC, of Bryan County, Georgia (“EOM”), for civil site plan review of residential subdivisions, commercial sites and industrial sites, such services to include, but not limited to, the review of sketch plans (excluding zoning issues), clearing and grading plans, storm drainage systems and hydrology reports, geotechnical reports, roadway systems and traffic impact studies, and sanitary sewer systems, potable water systems, and reuse water systems, for compliance with city, state, and federal design standards and specifications; and,

WHEREAS, the Master Service Agreement, as supplemented by Task Order 1, expires on December 31, 2025, unless the City elects its option under the Agreement to extend the Agreement’s term for one (1) year until December 31, 2026, by passing a resolution affirmatively electing such option; and,

WHEREAS, based on the satisfactory performance of EOM Public Works, LLC, with respect to its Master Service Agreement with the City, it would be in the City’s best interest to extend such Agreement for an additional one (1) year period through December 31, 2026, to ensure the continued availability of competent civil site plan review;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF GARDEN CITY, GEORGIA, that the City’s January 6, 2025, Master Services Agreement with EOM Public Works. LLC, for civil site plan review services be extended for a one (1) year period through December 31, 2026.

BE IT FURTHER RESOLVED THAT the City Manager be authorized to execute a written one-year extension of the Master Services Agreement, as well as any other documents which she deems necessary to further the intent of this Resolution.

ADOPTED this ____ day of November, 2025.

TONYA ROPER, Clerk of Council

RECEIVED AND APPROVED this ____ day of November, 2025.

BRUCE CAMPBELL, Mayor



Regulatory Fees Schedule

Effective January 1, 2026

BASIC FEES

Description	Rate	Fee	Residents receive a 50% discount on fees for single-family residential properties.
Planning Commission	Flat (<i>initial & one follow-up, if necessary</i>)	\$1,000.00	
	Flat (<i>each additional over two</i>)	\$300.00	
	Billboards	\$1,500.00	
Board of Appeals	Flat (<i>initial & one follow-up, if necessary</i>)	\$700.00	
	Flat (<i>each additional over two</i>)	\$150.00	
Minor Subdivision	Flat	\$800.00	

BUILDING & LAND DISTURBANCE PERMIT

NOTE: Fees are based on the City performing up to two (2) reviews on all development plan submittals. After the 2nd review, and for all subsequent reviews, the applicant will be responsible for a flat fee of \$650 per additional review. The applicant must pay an initial fee of \$400 per each civil and building plan submittal (\$800 total) to commence the review process. The balance owed for any third-party reviews after the 2nd review must be paid by the applicant prior to the issuance to any City permits. An administrative Fee of \$25.00 will be charged for all applications and plans submitted to the Planning Department.

Description	Rate	Fee
Storage/Accessory Buildings with Electricity and/or Plumbing	Per Square Foot	\$0.45
Storage/Accessory Buildings without Electricity and/or Plumbing	Per Square Foot	\$0.40
All Other Structures	Per Square Foot	\$0.40
Land Disturbance (<i>under 1-acre total disturbance</i>)	Flat	\$500.00
LDA Permit (<i>over 1-acre total disturbance</i>)	Per Acre	\$500.00
	per square foot	
	Climate Controlled	Non-Climate Controlled
Single-Family	\$0.35	\$0.25
Multi-Family Dwelling	\$0.45	\$0.35
Manufactured Home	\$0.65	\$0.60
Commercial/Industrial	\$0.85	\$0.80
Addition (<i>Residential & Commercial</i>)	\$0.45	\$0.40
Renovation (<i>Residential & Commercial</i>)	\$0.75	\$0.70

OTHER PERMIT

Description	Rate	Fee
Temporary Office (<i>valid for 3 months</i>)	Flat	\$300.00
Cell Tower	Flat	\$850.00
Co-located Antenna Modification	Flat	\$500.00
Fence	Per Acre	\$150.00
Demolition	Per Lot	\$400.00
Temporary Sign (<i>valid for 30 days</i>)	Flat	\$150.00
Well	Flat	\$400.00
Billboard	Flat	\$10,000.00
Racking	Flat	\$500.00
Move a Structure into or Through Garden City	Flat	\$300.00
Manufactured Home Move into City (<i>\$100 Non-Refundable Preliminary Inspection Fee</i>)	Flat	\$300.00
Encroachment Permit	Flat	\$500.00
Roadway Improvements (<i>Road as only structure</i>)	Per Square Foot	\$24.50
Directional Bore/Open Ditch Method	Flat	\$2,000.00
0-20 ft.	<i>(Permit Fee Must be Paid Prior to Work Commencing)</i>	\$3,000.00
20-50 ft.		\$5,000.00
Over 50 ft.		
Commercial Vehicle Mobilization Fee (<i>Code Enforcement</i>)	Flat	\$5,500.00

Regulatory Fees Schedule (continued)

Re-Approval of Expired Permit <i>(Within 30 days of original permit expiration)</i>	Flat	\$450.00
Zoning Certification Letter	Flat	\$1,000.00
Zoning Verification Form	Flat	\$100.00
Stormwater User Fee Credit Application Review Fee	Flat	\$950.00
Foreclosed & Vacant Property Registration Fee (when activated)	Flat	\$125.00
Chassis/Trailer/Storage Yard/Truck/Container Yard/Trucking Terminal	Per Acre	\$6,500 per acre
Solar Panels	Flat <i>(Residential)</i>	\$250.00
	Flat <i>(commercial & industrial)</i>	\$500.00
Code Enforcement Towing Release Fee – Standard Vehicles	Flat	\$100.00
Code Enforcement Towing Release Fee-Commercial Vehicles	Flat	\$500.00
Upcharge Fee on all Third-Party Services or City Performed Specialty Work	Variable	Cost + 40% <i>(max)</i>
3 rd and subsequent Plan Review Fee (per project)	Flat	\$650.00
Permanent Sign Electrical Signs require an electrical permit <i>(Square Footage fee includes three (3) inspections)</i>	Per Square Foot	\$5.00

INSPECTIONS

NOTE: Projects requiring more than the minimum number of inspections will be charged at the one-time rate for each additional inspection. All commercial/Industrial properties are required to have an annual inspection billed as described herein.

PLUMBING OR ELECTRICAL

Description	Rate	Fee
Residential <i>(one time)</i> including renovations & re-inspections	Flat	\$100.00
Commercial and Industrial <i>(one time)</i> including renovations & re-inspections	Flat	\$650.00
Residential <i>(minimum 3 inspections) *</i> new construction & additions	Flat	\$100.00 each, total \$300.00
Commercial and Industrial <i>(minimum 5 inspections) *</i> new construction & additions	Flat	\$225.00 each, total \$1,125.00

BUILDING

Description	Rate	Fee
Residential <i>(one time)</i> including renovations & re-inspections	Flat	\$100.00
Commercial and Industrial <i>(one-time)</i> including renovations & re-inspections	Flat	\$650.00
Residential <i>(minimum 5 inspections) *</i> new construction & additions (slab)	Flat	\$100.00 each, total \$500.00
Residential <i>(minimum 6 inspections) *</i> new construction & additions (stem wall)	Flat	\$100.00 each, total \$600.00
Commercial and Industrial <i>(minimum 4 inspections) *</i> new construction & additions	Flat	\$450.00 each, total \$1,800.00
Building Inspector Plan Review	Flat <i>(Residential)</i>	\$200.00
	Flat <i>(commercial & industrial)</i>	\$850.00
HVAC	Per Visit	\$150.00
Gas Meter	Per Lot	\$150.00
Sprinkler	Flat <i>(building < 50,000 sq. ft.)</i>	\$150.00
	Flat <i>(building > 50,000 sq. ft.)</i>	\$550.00
Life Safety Inspection	Per Visit	\$150.00
Fire Inspection	Flat <i>(initial visit & one follow-up)</i>	\$75.00
	Flat <i>(additional after two failures)</i>	\$95.00
Code Violation Re-inspection Fee (after 2 inspections)	Flat	\$100.00
House & Principal Building Address Number Violation Fine	Per Day	\$10.00
Stop Work Order – All Departments	Per Notice	\$0 - \$1,000.00

Regulatory Fees Schedule (continued)

**BUILDING & INSPECTION FEES
PER CHAPTER 18; SECTION 18-85**

Description	Rate	Fee
Federally Funded Residential Projects	Reduction of Building & Inspection Fees	60% Reduction in Fees <i>(Calculation Formula: Standard Fee Amount x 60% = Reduced Rate)</i>
Hotel & Hospitality Industry Projects	Reduction of Building & Inspection Fees <i>(Based on Residential Project Rate Reduction Formula Above)</i>	60% Reduction in Fees <i>(Calculation Formula: Standard Fee Amount x 60% = Reduced Rate)</i>

TREE REMOVAL

NOTE: Refer to the City's Tree Protection & Landscape Ordinance for more information regarding tree protection, removal & replacement. The removal of trees on actively residential or residentially-zoned property, without cost of a person or company engaged in removing the trees for a fee, shall not require the payment of any permit fee until more than three trees are removed at a time within a single calendar year.

Description	Rate	Fee
Over five trees under 8" diameter <i>(total disturbance under 1 acre)</i>	Flat	\$350.00
Any non-specimen tree over 8" diameter	Per Tree	\$450.00
Over 1-acre total disturbance <i>(clearing)</i> <i>(in addition to required LDA Permit)</i>	Per Acre	\$650.00
Specimen Tree Removal	Per Unit <i>(see chart below)</i>	\$550.00

**SPECIMEN TREE DIAMETER UNIT CONVERSION
CHART**

Tree Diameter	Unit Value
8"	1.0
10"	1.4
12"	1.9
14"	2.3
16"	2.7
18"	3.1
20"	3.6
22"	4.0
24"	4.4
26"	4.8
28"	5.3
30"	5.7
32"	6.1
34"	6.5
36"	7.0
38"	7.4
40"	7.8
42"	8.2
44"	8.7
46"	9.1
48"	9.5
50"+	10.0
<i>*Round odd numbers up to the nearest even number</i>	



Utility Fees Schedule

Effective January 1, 2026

UTILITY TAP-INS GARDEN CITY SYSTEM

Type	Size	Description	Inside City	Outside City
Water	5/8 inch-2-inch	Tap-In Fee (per REU)	\$500.00	\$750.00
		City Installation	\$800.00	\$800.00
		Plumber Installed Inspection	\$250.00	\$250.00
	4 inch-12-inch	Tap-In Fee (per REU)	\$700.00	\$950.00
		City Installation*	N/A	N/A
		Plumber Installed Inspection	\$250.00	\$250.00
Sewer	4 inch-10-inch	Tap-In Fee (per REU)	\$750.00	\$975.00
		City Installation*	\$2,200.00	\$2,200.00
		Plumber Installed Inspection	\$250.00	\$250.00

*City installation charge is subject to change based on the depth of lines and other unknown conditions.

NOTE: A setup charge and deposit are required for all new accounts. Meter costs for potable water and fire lines, backflows, meter boxes, and any additional equipment needed for installation are not covered under the fees listed in the table above. Please call the Utilities Department for current pricing.

CITY OF SAVANNAH CAPITAL RECOVERY CHARGES

System	Type	Rate (per REU)
Town Center	Water	\$900.00
	Sewer	\$2,300.00
Prosperity	Water	\$1,380.00

WATER & SEWER TAP-IN FEES PER CHAPTER 18, SECTION 18-85

Description	Rate	Fee
Federally Funded Residential Projects	Flat Tap-In Fee (per REU) Inside City Limits	60% Reduction in Fees (Calculation Formula: Standard Fee Amount x 60% = Reduced Rate)
Hotel & Hospitality Industry Projects	Percentage Reduction of Tap-In Fee (per REU) Inside City Limits (Based on Residential Rate Reduction Formula Above)	60% Reduction in Fees (Calculation Formula: Standard Fee Amount x 60% = Reduced Rate)

LABOR AND INSTALLATION

Description	Rate	Fee
Labor (Includes City Truck)	per hour	\$125.00
Backhoe	per hour	\$300.00
Small Track-hoe	per hour	\$200.00
Trencher	per hour	\$90.00
Dewatering Pump	per hour	\$75.00
Air Compressor	per hour	\$65.00
Tap Water Main	per hour	\$125.00
Sewer Jet Machine	per hour (minimum of 2 hours)	\$550.00
Residential Sewer Cleanout Installation	per event	\$1,250.00
Nonresidential Sewer Cleanout Installation	Contact the Water Department for a quote	TBD

* Hourly charges shall include all staff travel time. Work performed outside regular business hours at the customer's request shall be charged 175% times the standard rates. Miscellaneous charges shall include actual charges for equipment rented to perform the work. The above rates shall be used to calculate charges when City staff or equipment is used on private facilities.

UTILITY RATES

GARDEN CITY SYSTEM RATES

Quantity (\$/1,000 gal)	INSIDE CITY		OUTSIDE CITY	
	Water	Sewer	Water	Sewer
Base Rate per REU	\$16.84	19.46	19.36	22.37
1 to 2,500 gallons	\$1.58	\$2.41	\$2.42	\$3.62
2,501 to 5,000 gallons	\$1.90	\$2.66	\$2.91	\$3.98
5,001 to 10,000 gallons	\$2.20	\$2.74	\$3.37	\$4.10
10,001 to 15,000 gallons	\$3.23	\$4.45	\$4.93	\$6.66
15,001 to 20,000 gallons	\$4.20	\$5.18	\$6.41	\$7.75
Over 20,000 gallons	\$5.68	\$6.06	\$8.65	\$9.07

TOWN CENTER & PROSPERITY SYSTEM RATES

Quantity (\$/1,000 gal)	Water	Sewer
Base Rate per REU	\$18.74	\$22.46
1 to 10,000 gallons	\$2.99	
10,001 to 15,000 gallons	\$3.88	
15,001 to 20,000 gallons	\$4.85	
Over 20,000 gallons	\$5.40	
1 to 20,000 gallons		\$6.90
Over 20,000 gallons		\$7.38

FIRE LINE SERVICE CHARGES

Fireline Size	Monthly Fee
4"	\$250.00
6"	\$350.00
8"	\$450.00
10"	\$650.00
12"	\$750.00

NOTE: The fire line service charge is for services provided by Garden City but is not covered under the water commodity service charges or the fire protection fee. The charge is designed to recover the cost of miscellaneous services related to water system readiness to serve and infrastructure sizing required to provide fire flow relevant to the facility's fire line size.

FEES RELATING TO THEFT OF SERVICES

Description	Rate	Fee
Code Enforcement Officer*	Hourly (Minimum of 1 Hour)	\$150.00
Meter Reader or Administrative Personnel*	Hourly (Minimum of 1 Hour)	\$150.00
Water Repair Personnel*	Hourly (Minimum of 1 Hour)	\$250.00
Vehicle and Communication Charges	Hourly (Minimum of 1 Hour)	\$195.00
Meter Tampering Fee	1 st Offense	\$350.00
	2 nd Offense	\$950.00
	3 rd Offense	\$2,500.00
Metering Equipment or Locking Mechanism Replacement	Replacement Cost	+ 300%
Theft from Hydrant (Doesn't include costs of water)	Per Day	\$1,000.00

* Personnel costs include hourly rate of pay plus FICA, health and dental insurance, GMEBS retirement, ICMA-Match, and workers' compensation.

Utility Fees Schedule (continued)

MISCELLANEOUS UTILITY FEES

Description	Rate	Fee
Utility Account Deposit* <i>(Required for each metered service)</i>	Flat	\$125.00
Sanitation Only Account Deposit*	Flat	\$75.00
Setup Charge	Flat	\$15.00
Fire Hydrant Meter Deposit*	Flat	\$1,250.00
Apartment Cleaning Turn on/off Fee	Per Month	Contract Needed
Administrative Fee	Per Month	\$2.35
Late Fees	% Of Balance	25%
Returned Check Fee	Flat	\$35.00
Suspension Fee <i>(Reconnection)</i> <i>(Normal hours)**</i>	Flat	\$75.00
Reconnect Fee <i>(after hours)***</i>	Flat	\$150.00
Stormwater Fee	Per REU, Per Month	\$4.75
Sanitation Fee <i>(1 garbage & 1 recycling cart)</i>	Per Month	\$25.91
Rollout Cart Penalty Fee	Per Cart/Per Occurrence	\$25.00
Fire Protection Fee	Wildfire Charge	\$75 per acre \$75 min \$500 max
	Structure Charge, SFR	\$0.10 per sq ft \$50 min \$100 max
	Structure Charge, non-SFR	\$0.10 per sq ft \$100 min \$5,000 max

* Refundable Deposit.

** Suspension (Reconnection) fees will be charged after 8:00 am on the day of cut-off whether the service is disconnected or not. Service will be restored within 24 hours.

*** After-hours reconnection fees are charged at a higher rate.



Parks & Recreation Fees Schedule

Effective January 1, 2026

PROGRAM & ACTIVITY FEES

Description	Rate	Fee
Sport Registrations	Per Sport (<i>resident</i>)	\$25.00
	Per Sport (<i>non-resident</i>)	\$35.00
Sponsor Fees	Without Signage	\$250.00
	With Signage	\$350.00
Summer Camp	Registration	\$25.00
	Per Week (<i>does not include field trips</i>)	\$75.00
Swimming Lessons (<i>8 sessions</i>)	Per Camper	\$25.00
	Per Non-Camper	\$35.00
Gymnastics (<i>8 sessions</i>)	Per Participant	\$40.00

FACILITY RENTAL FEES

Description	Rate	Fee	
Gym or Cooper Center Rental <i>Resident Rate- Class A *</i>	Refundable Deposit	\$25.00	
	<i>Meeting/Special Event- Per hour</i>	\$40.00	
Gym or Cooper Center Rental <i>Resident Rate- Class B*</i>	Refundable Deposit	\$50.00	
	Per Hour	\$60.00	
Gym or Cooper Center Rental <i>Non-Resident Rate – Class C*</i>	Refundable Deposit	\$100.00	
	Per Hour	\$75.00	
Gym or Cooper Center Rental <i>Non-Resident Rate – Class D*</i>	Refundable Deposit	\$100.00	
	Per Hour	\$95.00	
Pool Rental (<i>w/Gym</i>)	Per Hour	\$70.00	
Pool Rental <i>(Pool only)</i>	Refundable Deposit	\$100.00	
	Per Hour	\$90.00	
Stadium Rental	Soccer/football	\$800.00	
	Special Event	\$1,800.00	
Bazemore Park Rental	Resident Per Field	\$125.00	
	Per Field (<i>with use of lights</i>)	\$175.00	
Bazemore Park Rental- Baseball Tournament	Refundable Deposit	\$450.00	
	Per Field-Per Day	\$175.00	
	Per Field (<i>with use of lights</i>)	\$225.00	
Concession Stand Rental	3 Days or Less - Flat Fee	\$450.00	
	4 Days or More - Flat Fee	\$650.00	
Booster Club Concession Rental		Based on Contract	
Chain Baseball Field Rental		Based on Contract	
Description	Rate	Resident	Non-Resident
Sharon Park Rental	Refundable Deposit	\$25.00	100.00
	Flat Fee (<i>up to 4 hours</i>)	\$75.00	\$185.00
	Flat Fee (<i>up to 8 hours</i>)	\$125.00	\$195.00
Haynes Field	Refundable Deposit	\$25.00	\$100.00
	Flat Fee (<i>up to 4 hours</i>)-Class A*	\$40.00*	\$250.00
	<i>*Class B for Residents-Add \$25 flat fee</i>	Flat Fee (<i>up to 8 hours</i>)-Class A*	\$65.00*
Gym Parking Lot	Refundable Deposit	\$25.00	\$100.00
	Flat Fee (<i>up to 4 hours</i>)-Class A*	\$75.00	\$375.00
	<i>*Class B for Residents-Add \$25 flat fee</i>	Flat Fee (<i>up to 8 hours</i>)-Class A*	\$100.00
Parks and Recreation Staff Pay Rate	Hourly (One-hour minimum)	\$25.00	\$50.00
Administrative Fee	Flat Fee	No Charge	\$25.00

*Class A – Resident events (birthday parties, meetings, baby showers, special events) not charging a fee/selling items

*Class B – Resident events charging admission fees, selling tickets, or collecting funds from vendors or the public

*Class C – Non-Resident events (birthday parties, baby showers, meetings, special events) not charging a fee/selling items

*Class D – Non-Resident events charging admission fees, selling tickets, or collecting funds from vendors or the public



License & Miscellaneous Fees

Effective January 1, 2026

ALCOHOL BEVERAGE LICENSE FEES

Description	Rate	Fee
Spirituos Liquors (<i>Package</i>)	Annual	\$2,722.00
Spirituos Liquors (<i>By the Drink</i>)	Annual	\$2,722.00
Beer and/or Malt Beverages	Annual	\$682.00
Wines	Annual	\$236.00
Advertising Cost/Processing Fee	Annual	\$95.00
Returned Check	Each	\$35.00

OCCUPATIONAL TAXES

Description	Fee
Administrative Fee (<i>flat</i>)	\$150.00
Tax Class	Rate
1	0.00025
2	0.00030
3	0.00035
4	0.00040
5	0.00045
6	0.00050

NOTE: The fee for the certificate is based on the gross receipts times the tax class for your business. The tax class is determined by the NAICS Code (North American Industry Classification System).

SHORT-TERM RENTALS OR BED & BREAKFAST

Description	Rate	Fee
Short-Term Vacation Rental	Initial	\$400.00
	Annual Renewal	\$250.00
Bed and Breakfast	Initial	\$400.00
	Annual Renewal	\$250.00

MOTION PICTURE/PHOTOGRAPHIC PRODUCTION FEES

Description	Rate/Fee
Application Fee	\$875.00
Use of City Property	\$1,500.00 per day
Police Officer Security/Extras	\$65.00 per hour (<i>4 hour minimum</i>)
Police Vehicle	\$450.00 per day
Firefighter	\$65.00 per hour (<i>4 hour minimum</i>)
Fire Truck Water Tender 2,500 gallon	\$450.00 per hour (<i>4 hour minimum</i>)
Fire Truck with a 1,250 gallon per minute pump	\$500.00 per hour (<i>4 hour minimum</i>)
Fire Truck with a 75' ladder	\$600.00 per hour (<i>4 hour minimum</i>)
Water Hookup, metering, water, etc.	Based on Current Rates
Public Works assistance in road closures, etc.	Based on Current Rates
Last Minute Changes and/or Requests	\$500.00



Municipal Court Fees Schedule

Effective January 1, 2026

LICENSE OFFENSES

Offense	Base Fee/Fine
No Permit w/o License	\$300.00
No Permit on Person	\$10.00
Wrong Class of Permit	\$82.50
Expired Permit	\$82.50
Allowing Another to Operate Unlawfully (<i>without Permit</i>)	\$275.00
More than (1) Valid License	\$137.50
Failure to Obtain GA License (<i>over 30 days</i>)	\$137.50
Restrictive License	\$137.50

SPEEDING VIOLATIONS

Violation	Base Fee/Fine
Too Fast for Conditions	\$150.00
Speed	Base Fee/Fine
Zone 25 MPH	
36-40	\$100.00
41-45	\$125.00
46-50	\$150.00
51-55	\$200.00
56-60	\$250.00
Over 60	Court Mandatory
Zone 30 MPH	
41-45	\$100.00
46-50	\$125.00
51-55	\$150.00
56-60	\$200.00
61-65	\$250.00
Over 65	Court Mandatory
Zone 35 MPH	
46-50	\$100.00
51-55	\$125.00
56-60	\$150.00
61-65	\$200.00
66-70	\$250.00
Over 70	Court Mandatory
Zone 45 MPH	
56-60	\$100.00
61-65	\$125.00
66-70	\$150.00
71-75	\$200.00
76-80	\$250.00
Over 80	Court Mandatory
School Zone & Construction Zones	Base Fine Doubles

TRAFFIC OFFENSES

TRAFFIC CONTROL DEVICES

Violation	Base Fee/Fine
Running Stop Sign	\$137.50
Running Red Light	\$137.50
Improper U-Turn	\$137.50
Disregarding Crossing Barrier	\$137.50
Disregarding Speed Barrier	\$137.50
Crossing Median	\$137.50
Failure to Obey Officer	\$150.00
Flashing Light	\$137.50

MOVING VIOLATIONS

Violation	Base Fee/Fine
Improper Lane Usage	\$137.50
Improper Lane Change	\$137.50
Following Too Closely	\$137.50
Improper Passing	\$137.50
One-Way Street	\$137.50
Failure to Yield	\$137.50
Improper Turn	\$137.50
Cutting Corners	\$137.50
Changing Lanes or Turning w/o Reasonable Safety or No Turn Signal	\$137.50
Driving Wrong Way One Way	\$137.50
Unlawful Passing of School Bus	\$240.00
Move Over Law – LEO, EMS, FIRE	\$500.00
Move Over Law – General	\$250.00

NON-MOVING VIOLATIONS

Violation	Base Fee/Fine
No Tag	\$137.50
No Rear-View Mirrors	\$137.50
No Mud Flaps	\$137.50
Improper Lights	\$137.50
Improper Tag	\$137.50
Littering R/W	\$137.50
Parking in Handicap Zone	\$137.50
Impeding Flow of Traffic	\$137.50
Improper Use of Dealer Tag	\$137.50
Current Tag in Possession but Not Displayed	\$82.50
Expired Tag	\$82.50
Open Container	\$165.00

SIGNAL & LIGHT VIOLATIONS

Violation	Base Fee/Fine
Failure to Dim	\$110.00
No Headlights	\$110.00
Headlight Out	\$110.00
No Headlight While Raining	\$110.00
Headlights Covered	\$110.00

Municipal Court Fees Schedule (continued)

MISCELLANEOUS VIOLATIONS

Violation	Base Fee/Fine
Crossing Median	\$137.50
Limitations on Backing	\$137.50
Operating Vehicle w/ Headphones	\$110.00
Driving on Sidewalk	\$137.50
Excessive Volume of Radio	\$110.00
No Child Restraint Devices	\$35.00
No Child Restraint Devices: 2 nd Offense	\$50.00
Parking in a No Parking Zone	\$110.00
Unsecured Load	\$137.50
Over Weight on Inner Street	\$220.00
Over Width/Length/Height	\$220.00
No Seat Belts	\$15.00
Hands-Free	\$50.00
Hands Free: 2 nd Offense	\$100.00
No Proof of Insurance	\$40.00

COURT MANDATORY APPEARANCES

Offense	
Suspension Violation	No Insurance
DUI	Racing
Fleeing to Elude	Laying Drag
Habitual Violator	Vehicular Homicide
Reckless Driving	Allowing Another to Operate Unlawfully <i>(other than permit violation)</i>
All other Violations Not Specially Enumerated Above	

RECORDS FEE

Record	Fee
Administrative Fee <i>(for collection & retrieval of documents)</i>	TBD
Incident Reports & Regular Copies	\$0.10 cents per page
Certified/Notary	\$5.00
Accidents Reports	\$5.00
DVD's	\$10.00

In accordance with the Georgia Open Records Act (O.C.G.A. § 50-18-70), the following policies and procedures have been implemented in the Garden City Clerk's Office.

Open Records Policy and Procedure

We will respond to your request within 3 business days after we receive your request. Possible responses to your request could include:

- If the information is readily available and clearly public, we will provide copies of the requested documents or tell you when and where you may examine the documents;
- If the documents cannot be produced for examination or duplication within 3 business days because they are in active use or in storage, we will tell you when and where the requested documents will be available to you;
- If the requested information is clearly exempt from public disclosure, we will tell you which provisions of the Georgia Open Records Act (O.C.G.A. § 50-18-70) apply to your request; or
- In the unlikely situation that it is unclear what information you are requesting; we will notify you asking you to clarify your request.
- No public officer or agency shall be required to prepare reports, summaries, or compilations not in existence at the time of the request (O.C.G.A. § 50-18-70(d)).
- In addition, a reasonable charge may be collected for research, retrieval, and other direct administrative costs for complying with a request (O.C.G.A. § 50-18-71(d)).
- If the estimated cost for your request exceeds \$25, we will notify you of the estimated cost before we fill your request. We require payment in advance when the estimated cost of producing copies exceeds \$100.
- Be advised that any administrative fee incurred during collection and retrieval of documents is due at the time of review and/or delivery of documents, regardless of the number of copies taken.



Fire Department Fees Schedule

Effective January 1, 2026

MITIGATION RATES

MOTOR VEHICLE INCIDENTS

Level 1: \$900.00	Provide hazardous materials assessment and scene stabilization. This will be the most common "billing level." This occurs almost every time the fire department responds to an accident/incident. This level could include traffic control, basic hazardous material assessment, and minor debris removal.	
Level 2: \$1,300.00	Includes Level 1 services in part or in whole, plus expanded hazardous material identification and control, limited victim extrication (<i>hand tools</i>), heavy debris removal, and light extinguishment of vehicle fire.	
Level 3 and/or Car Fire: \$1,500.00	Includes Levels 1 and 2 in part or in whole, plus vehicle fire, breathing apparatus, rescue tools, structure protection, and large hazardous material identification and control.	
Commercial Vehicle Incident Mobilization Fee	FD Response/ \$5,500.00	This fee would only be assessed when the incident involves a Commercial Vehicle.

ADD-ON SERVICES

First Responder: \$450.00 per Incident	Medical response with the use of current medical supplies carried by response apparatus. This does not apply when the ambulance arrives on the scene prior to the responding apparatus.	
Foam: \$75.00 per gallon	Foam shall be used on most car fires and shall be charged in five (5) gallon increments.	
Extrication: \$4,500.00	Includes heavy rescue tools, ropes, airbags, cribbing etc. This charge will be added if the fire department has to free/remove anyone from the vehicle(s) using any equipment. We will not bill at this level if the patient is simply unconscious and the fire department is able to open the door to access the patient. This level is to be billed only if equipment is deployed.	
Creating a Landing Zone: \$900.00	Includes Air Care (<i>multi-engine company response, mutual aid, helicopter, etc.</i>). We will bill at this level any time a helicopter landing zone is created and/or is utilized to transport the patient(s). Itemized Response: We have the option to bill each incident as an independent event with custom mitigation rates for each incident using itemized rates deemed usual, customary and reasonable (<i>UCR</i>). These incidents will be billed, itemized per apparatus, per personnel, plus products and equipment used.	
Additional Time: On-Scene Rates	Engine: \$600.00 <i>per hour</i> Truck: \$800.00 <i>per hour</i>	Tanker: \$900.00 <i>per hour</i> Miscellaneous equipment: \$500.00 <i>per hour</i>

HAZMAT

Level 1: \$3,500.00	Basic Response: Claim will include engine response, first responder assignment, perimeter establishment, evacuations, set-up and command.	
Level 2: \$4,500.00	Intermediate Response: Claim will include engine response, first responder assignment, hazmat certified team and appropriate equipment, perimeter establishment, evacuations, set-up and command, Level A or B suit donning, breathing air and detection equipment. Set-up and removal of decon center.	
Level 3: \$6,500.00	Advanced Response: Claim will include engine response, first responder assignment, hazmat certified team and appropriate equipment, perimeter establishment, evacuations, first responder set-up and command, Level A or B suit donning, breathing air and detection equipment and robot deployment. Set-up and removal of decon center, detection equipment, recovery and identification of material. Disposal and environment clean up. Includes above in addition to any disposal rates of material and contaminated equipment and material used at scene. Includes 3 hours of on scene time - each additional hour @ \$300.00 <i>per HAZMAT team</i> .	
Additional Time: On-Scene Rates (Hazmat)	Engine: \$700.00 <i>per hour</i> Truck: \$900.00 <i>per hour</i>	Tanker: \$1,200.00 <i>per hour</i> Miscellaneous equipment: \$600.00 <i>per hour</i>

Fire Department Fees Schedule (continued)

WATER INCIDENTS

<p>Level 1: \$900.00, plus \$95.00 per hour, per rescue person</p>	<p>Basic Response: Claim will include engine response, first responder assignment, perimeter establishment, evacuations, first responder set-up and command, scene safety and investigation (including possible patient contact, hazard control). This will be the most common "billing level". This occurs almost every time the fire department responds to a water incident</p>	
<p>Level 2: \$1,500.00 plus \$95.00 per hour, per rescue person</p>	<p>Intermediate Response: Includes Level 1 services as well as clean up and material used (sorbents), minor hazardous clean up and disposal. We will bill at this level if the fire department has to clean up small amounts of gasoline or other fluids that are spilled as a result of the incident.</p>	
<p>Level 3: \$3,000.00 plus \$95.00 per hour per rescue person, plus \$150.00 per hour per HAZMAT team member</p>	<p>Advanced Response: Includes Level 1 and Level 2 services as well as D.A.R.T. activation, donning breathing apparatus and detection equipment. Set up and removal of decon center, detection equipment, recovery and identification of material. Disposal and environment clean up. Includes above in addition to any disposal rates of material and contaminated equipment and material used at scene.</p>	
<p>Level 4:</p>	<p>Itemized Response: We have the option to bill each incident as an independent event with custom mitigation rates for each incident using itemized rates deemed usual, customary and reasonable (UCR). These incidents will be billed and itemized per trained rescue person, plus rescue products used.</p>	
<p>CHIEF RESPONSE: \$650.00 per hour</p>	<p>This includes the set-up of Command, and providing direction of the incident. This could include operations, safety, and administration of the incident.</p>	
<p>Additional Time: On-Scene Rates</p>	<p>Engine: \$700.00 per hour Truck: \$900.00 per hour</p>	<p>Miscellaneous equipment: \$600.00 per hour</p>

ILLEGAL FIRES

<p>ILLEGAL FIRES: Assignment - \$400.00 per hour, per engine / \$500.00 per hour, per truck</p>	<p>When a fire is started by any person or persons that requires a fire department response during a time or season when fires are regulated or controlled by local or state rules, provisions, or ordinances because of pollution or fire danger concerns, such person or persons will be liable for the fire department response at a cost not to exceed the actual expenses incurred by the fire department to respond and contain the fire. Similarly, if a fire is started where permits are required for such a fire and, the permit was not obtained, and the fire department is required to respond to contain the fire, the responsible party will be liable for the response at a cost not to exceed the actual expenses incurred by the fire department. The actual expenses will include direct labor, equipment costs, and any other costs that can be reasonably allocated to the cost of the response.</p>
--	---

NUISANCE ALARMS

<p>Nuisance Alarms: Number of false alarms 4-10/\$1,2500 11-20/\$1,575.00 21-30/\$1,950.00 In excess of 30/\$6,500.00</p>	<p>When a fire alarm sounds, and there is no actual emergency situation at the location, this is considered a false alarm. To discourage excessive false alarms at any single residential or commercial location, enhance the safety of officers of the fire departments, protect the lives and property of the citizens of the city, reduce unnecessary use of fire department resources, and produce revenues to defray the costs of fire department responses to false alarms, a false alarm service fee is hereby established. The owner or lessee of any residential or commercial property with an alarm system shall maintain the premises and alarm system in a manner that will minimize or eliminate false alarms. The owner or lessee of any commercial property with an alarm system shall respond or cause their representative to appear at the system location within a reasonable period of time when notified by the city fire department or monitoring company to provide access to the premises, deactivate the alarm system, or provide security at the alarm location.</p>
--	---

Fire Department Fees Schedule (continued)

MITIGATION RATE NOTES

The mitigation rates above are average "billing levels" *per hour*, and are typical for the incident responses listed, however, when a claim is submitted, it will be itemized and based on the actual services provided.

These average mitigation rates were determined by itemizing costs for a typical run (*from the time a fire apparatus leaves the station until it returns to the station*) and are based on the actual costs, using amortized schedules for apparatus (*including useful life, equipment, repairs, and maintenance*) and labor rates (*an average department's "actual personnel expense" and not just a firefighter's basic wage*). The actual personnel expense includes costs such as wages, retirement, benefits, workers comp, insurance, etc.

FIRE MARSHALL FEE SCHEDULE

NOTE: Fees are based on the City performing up to three reviews on plan submittals. After the 2nd review, and for all subsequent reviews, the applicant will be responsible for the fees incurred by Garden City. The applicant must pay an initial plan review fee to commence the Fire Marshall review process. The balance owed for any third-party reviews after the 2nd review must be paid by the applicant prior to the issuance of any City permits. All commercial/Industrial properties must be inspected annually. A \$25.00 Administrative fee will apply to all transactions.

SITE PLAN REVIEW

Description	Rate	Fee
Fire Department Access, Hydrant Location, etc.	Flat	\$575.00
Two resubmittals	Flat	\$150.00

BUILDING PLAN REVIEW

Description	Rate	Fee
Up to 5,000 sq. ft	Compounding Fee	\$150.00
5,001 – 10,000 sq. ft	Compounding Fee	\$175.00
10,001 – 20,000 sq. ft	Compounding Fee	\$0.25/sq. ft
Over 20,001 sq. ft	Compounding Fee	\$0.35/sq. ft
Two Resubmittals	Flat	\$150.00

FIRE SPRINKLER PERMIT & REVIEW

Description	Rate	Fee
Base Fee	Flat	\$200.00
Fire Pumps	Flat	\$125.00
0-10 Sprinkler Heads	Compounding Fee	\$75.00
11-25 Sprinkler Heads	Compounding Fee	\$125.00
26-100 Sprinkler Heads	Compounding Fee	\$175.00
101-200 Sprinkler Heads	Compounding Fee	\$250.00
201-600 Sprinkler Heads	Compounding Fee	\$325.00
Over 600 Sprinkler Heads	Compounding Fee	\$400.00
Two Resubmittals	Flat	\$100.00
Working Without a Permit	The Permit fee Is tripled	TBD
The number of Zones/Systems will be multiplied by each line item **		

FIRE ALARM SYSTEM & REVIEW

Description	Rate	Fee
Base Fee	Flat	\$150.00
Fire Alarm Control Panel	Flat	\$175.00
Annunciation Panels	Flat	\$45.00
0-10 Devices	Compounding Fee	\$95.00
11-25 Devices	Compounding Fee	\$150.00
26-100 Devices	Compounding Fee	\$195.00
101-200 Devices	Compounding Fee	\$275.00
201-600 Devices	Compounding Fee	\$425.00
Over 600 Devices	Compounding Fee	\$650.00
Two Resubmittals	Flat	\$100.00
Working Without a Permit	Permit Fee Is Tripled	TBD

Fire Department Fees Schedule (continued)

FIRE PROTECTION SYSTEMS

Description	Rate	Fee
Commercial Hood Plan Review	Flat	\$250.00
Special Fire Protection Plan Review	Flat	\$350.00
Paint Booth & Suppression Plan Review	Flat	\$450.00
Smoke Control System Plan Review	Flat	\$350.00
Access Control System Review	Flat	\$275.00

OTHER PLAN REVIEW & CONSTRUCTION PERMITS

Description	Rate	Fee
Above or Below Ground Tank Removal or Installation 600 Gallons or Less	Flat	\$650.00
Capacitor Energy Storage System	Flat	\$275.00
Emergency Responder Radio Coverage System	Flat	\$275.00
Food Truck Permit	Flat	\$350.00
Fireworks Sales Stand	Flat	\$650.00
Fireworks Sales Permanent Building <i>*Operational Permit May Be Required</i> <i>*Other Requirements Required, such as Building Review and Fire protection Review Fees</i>	Flat	\$850.00
Gates and Barricades Across Fire Apparatus Access Road	Flat	\$250.00
Fire Hydrants Flow (Public or Private) Installation, Testing or Modification	Flat	\$350.00
Special Event Structures <i>*Refer to Building Plan Review Fees</i>	TBD	TBD
Pyrotechnics/Fireworks Display Permit Review <i>*May Require Fire Dept. Standby</i>	Flat	\$450.00
Working Without a Permit	Permit Fee Is Tripled	TBD
Standpipe Pan Review	Flat	\$250.00

NEW CONSTRUCTION INSPECTIONS

Description	Rate	Fee
50% Inspection	Flat	\$150.00
80% Inspection	Flat	\$175.00
Final Inspection	Flat	\$195.00
First Follow-up Inspection	Flat	\$150.00
Second Follow-up Inspection	Flat	\$250.00
Third and Each Additional Follow-up Inspection	Flat	\$275.00
After Hours Inspection	Flat	\$500.00

LIFE & SAFETY INSPECTIONS

Description	Rate	Fee
Annual Inspection	Flat	\$75.00
First Follow-up Inspection	Flat	\$60.00
Second Follow-up Inspection	Flat	\$100.00
Third and Each Additional Follow-up Inspection	Flat	\$250.00
After-hours Follow-up Inspection	Flat	\$500.00
New Tenant Inspection (<i>Business Request</i>) 5,000 – 15,000 sq. ft	Flat	\$300.00
New Tenant Inspection (<i>Business Request</i>) 15,001+ sq. ft <i>*Follow-up Fee Inspection rates apply</i>	Flat	\$600.00

Fire Department Fees Schedule (continued)

OPERATING PERMITS, SECTION 105.6 IFC

*NOTE: The Permit includes research on materials, inspection, and processing. Inspections may require additional inspectors and 3rd party review, so all applicable fees would be incurred and payable prior to issuance of the permit. *Permit Includes Research of Materials, Inspection and Processing*

Description	Rate	Fee
Operational Permit base	Per Hour	\$250.00
Working Without a Permit	The Permit Fee is Tripled	TBD

FIRE LANE VIOLATIONS

Description	Rate	Fee
Per Violation	Flat	\$250.00
Failure to Pay	Flat	\$225.00

RESOLUTION

A resolution to authorize the renewal of Garden City alcohol licenses for the 2026 calendar year, to provide for review and limited investigation of said license holders and other purposes.

BE IT FURTHER RESOLVED by the Mayor and Council of Garden City, Georgia:

WHEREAS, pursuant to Section 6-72 of the Garden City Code of Ordinances, the establishments listed in "Exhibit A" attached, being current holders of licenses to sell alcoholic beverages in the City of Garden City, Georgia, have made an application for renewal of said license; and

WHEREAS, an investigation of the facts, as stated in the above-referenced license application, has been conducted for purposes of determining the veracity of applicant statements and for determining compliance with all applicable provisions of Garden City Ordinance regarding the sale and distribution of alcoholic beverages; and

WHEREAS, applicants listed in "Exhibit A" attached are reasonably determined to be in compliance with all existing Garden City Ordinances regarding the sale and distribution of alcoholic beverages and are not subject to suspension or revocation of an alcohol beverage license as expressed in Garden City Ordinance 6-74; and

WHEREAS, applicants listed in "Exhibit A" attached have paid an alcohol beverage license renewal fee as required by Garden City Code of Ordinances Section 6-58 (b);

NOW, THEREFORE, BE IT RESOLVED, the Mayor and Council of Garden City, Georgia, in regular Session assembled, do hereby authorize the renewal of alcoholic beverage licenses for those establishments denoted in "Exhibit A" attached for the period of the calendar year 2026 and such establishments shall be issued documentary evidence of renewal to be displayed prominently at all times on the premises for which the license renewal has been issued pursuant to Garden City Code of Ordinances Section 6-73.

ADOPTED this 17th day of November, 2025.

TONYA ROPER, Clerk of Council

RECEIVED AND APPROVED this 17th day of November, 2025.

BRUCE CAMPBELL, Mayor

2026 Alcohol License Renewals

Business Name/DBA (if applicable)	Legal Business Name	Owner/Applicant Name	Manager Name	Street #	Suite	Street Name	Beer	Liquor	Wine	Consumption	Amt Paid
Bill's Mini Mart	Lal Enterprises Inc.	Bill H. Lal	Nimish Patel	1550	D	Dean Forest Rd	Yes	No	No		777.00
Black Diamond Caribbean Restaurant		Arthenia Chambers		319	A	Main St	Yes	Yes	Yes	On Site	3,735.00
Blueberry Hill	Daniel Ribera	Daniel Ribera	Rita Ribera	1550	C	Dean Forest Rd	Yes	Yes	Yes	On Site	3,735.00
BP 4801	Ganesh 1109 LLC	Ashok Lakhani		4801		Augusta Rd	Yes	No	Yes		1,013.00
Chinatown Buffet	Andrewye Inc	Sunzhu Ye		309		Highway 80	Yes	No	No		777.00
Chu's Convenience Mart	Aimi Inc	Richard F. Pruden		2606		Highway 80	Yes	No	Yes		1,013.00
Copacabana's Sports Bar Inc		Olga A. Henriquez-Trejo		425		Highway 80	Yes	Yes	Yes	On Site	3,735.00
Dean Forest Beverage Center	Lal Enterprises Inc	Bill H. Lal	Michelle Lal	1550	E	Dean Forest Rd	Yes	Yes	Yes		3,735.00
Dockside Bay & Restaurant	Prism Hospitality LLC	Sunil Patel		174		Minus Ave	Yes	Yes	Yes	On Site	3,735.00
Driver's Food Market LLC		Nikolai Semenchine		25		Main St	Yes	No	Yes		1,013.00
El Fogon Katracho LLC		Angel Lares		1550	C	Dean Forest Rd	Yes	Yes	No	On Site	3,499.00
Family Dollar #21809	Family Dollar Stores of Georgia LLC	Jimmie McFadden		4302		Augusta Rd	Yes	No	Yes		1,013.00
Flavors Restaurant and Cocktails	Flavors Kitchen and Cocktails LLC	Deidrick Cody		4021		Augusta Rd	Yes	Yes	Yes		3,735.00
Food Lion # 811	Food Lion LLC	Jontae Sandria Plowden		109	D-2	Minus Ave	Yes	No	Yes		1,013.00
Garden City Chevron	Trishu LLC	Dixal Patel		1210		Highway 80	Yes	No	Yes		1,013.00
Garden City Package Shop	Saiami 2 Inc	Binit Amin		4304		Augusta Rd	Yes	Yes	Yes		3,735.00
Garden City Texaco	JAI Dwarkadish LLC	Himansu Patel		511	A	Highway 80	Yes	No	Yes		1,013.00
GC Stop	GC 05 Inc	Rameshbhai Patel		4319		Augusta Rd	Yes	No	Yes		1,013.00
Hari Food Mart	Hari Inc	Prakash V. Patel		4207		Augusta Rd	Yes	No	Yes		1,013.00
Hercules Bar & Grill	Uncle Harry's Inc	Andy H. Kyriakides		2500		Dean Forest Rd	Yes	Yes	Yes	On Site	3,735.00
Kwik Way Foods	Om Gautam Swami 108 Inc	Balkrishna R. Kodal		702		Highway 80	Yes	No	Yes		1,013.00
La Chalupa Mexican Restaurant	M M La Chalupa Inc	Yuridia Maldonado		5200		Augusta Rd	Yes	Yes	Yes	On Site	3,735.00
La Favorita Latin Grocery Inc		Angel Lares		1550	H	Dean Forest Rd	Yes	No	No		777.00
Love's Travel Stop #893	Love's Travel Stops & Country Stores Inc	Amy E. Guzzy		2		Sonny Perdue Dr	Yes	No	Yes		1,013.00
Mini Mart	Sai Shiv 1912 LLC	Payal Shah		403	M	Highway 80	Yes	No	Yes		1,013.00
Mizu Japanese Cuisine Inc		Jian Chen		1450	A	Dean Forest Rd	Yes	No	Yes	On Site	1,013.00
Niti Food Mart	Niti Inc. #3	Rajeshkumar P. Patel		1212		Highway 80	Yes	No	Yes		1,013.00
Nouria 4230 Augusta Road	Nouria Energy Retail Inc	Hailey B. Grene		4230		Augusta Rd	Yes	No	Yes		1,013.00
Pa'Latinos	YMQ Interprices Inc	Yuridia Maldonado		5208		Augusta Rd	Yes	No	Yes		1,013.00
Pump N Go	Jay Ma Vedai Inc	Harshkumar Chaudhari		4820	101	Augusta Rd	Yes	No	Yes		1,013.00
Pupuseria Salvadorena Las Veronicas LLC		Rigoberto Velasco	Dayla Velasco	109	C-1	Minus Ave	Yes	No	Yes		1,013.00
Smart Shop	Smart Shop 21 Inc	Apurvakumar Patel		4928		Ogeechee Rd	Yes	No	Yes		1,013.00
The Venue	Pankk LLC	Ankur Patel		1446	B	Dean Forest Rd	Yes	Yes	Yes	On Site	3,735.00
Walgreens # 11538	Walgreen Co.	Gwendolyn Willis		4210		Augusta Rd	Yes	No	Yes		1,013.00
Yashvi Food Mart	Mahant Pramukh Inc	Ankit Patel		165		Main St	Yes	No	Yes		1,013.00
Yogi	Ambe 1 Inc	Kinjalbaben Suthar		1298		Highway 80	Yes	No	Yes		1,013.00

RESOLUTION

A RESOLUTION TO ADJUST THE CITY’S PAY PLAN TO REFLECT THE INCREASED COST OF LIVING; TO ESTABLISH AN EFFECTIVE DATE; AND OTHER PURPOSES

WHEREAS, the Mayor and Council approved the City’s pay plan on February 3, 2025, that established the job grades and salary ranges for certified (public safety employees) and non-certified employees, which established a 60 percent spread from minimum to maximum pay for each pay grade which means that the difference between the lowest salary someone can earn in a particular job grade and the highest for same position is equal to 60% of the minimum; and,

WHEREAS, the Mayor and Council wish to keep the City’s pay plan up to date with inflation to provide a competitive total compensation package aimed at retaining a high-performing workforce; and,

WHEREAS, within the FY2026 Budget a 3 percent cost-of-living adjustment (COLA) will be implemented for each salary range as attached hereto as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of Garden City, Georgia, adopts the salary ranges set forth in the pay plans for certified and non-certified employees attached hereto as Exhibit A and is effective January 1, 2026.

ADOPTED BY the Mayor and City Council of Garden City, Georgia, this ____ day of November, 2025.

TONYA ROPER, Clerk of Council

RECEIVED AND APPROVED this ____ day of November, 2025.

BRUCE CAMPBELL, Mayor

EXHIBIT A

GARDEN CITY CERTIFIED PAY PLAN

Annual Salaries					
GRADE	MINIMUM	MIDPOINT	MAXIMUM	RANGE SPREAD	MIDPOINT PROGRESSION
203	48,879.97	63,543.96	78,207.95	60%	7.0%
204	52,301.57	67,992.04	83,682.51	60%	7.0%
205	55,962.68	72,751.48	89,540.29	60%	7.0%
206	59,880.06	77,844.08	95,808.10	60%	7.0%
207	64,071.67	83,293.17	102,514.67	60%	7.0%
208	68,556.68	89,123.69	109,690.69	60%	7.0%
209	74,041.22	96,253.59	118,465.95	60%	8.0%
210	79,964.52	103,953.88	127,943.23	60%	8.0%
211	86,361.68	112,270.19	138,178.69	60%	8.0%
212	93,270.62	121,251.81	149,232.99	60%	8.0%
213	100,732.27	130,951.95	161,171.63	60%	8.0%
214	108,790.85	141,428.11	174,065.36	60%	8.0%

Hourly Salaries			
	8 hours	12 hours	24 hours
GRADE	MINIMUM	MINIMUM	MINIMUM
203	23.50	21.86	17.74
204	25.14	23.39	18.98
205	26.91	25.03	20.31
206	28.79	26.78	21.73
207	30.80	28.65	23.25
208	32.96	30.66	24.88
209	35.60	33.11	26.87
210	38.44	35.76	29.01
211	41.52	38.62	31.34
212	44.84	41.71	33.84
213	48.43	45.05	36.55
214	52.30	48.65	39.47

GARDEN CITY NON-CERTIFIED PAY PLAN

Annual Salaries						Hourly Rate
GRADE	MINIMUM	MIDPOINT	MAXIMUM	RANGE SPREAD	MIDPOINT PROGRESSION	MINIMUM
101	39,140.00	50,882.00	62,624.00	60%	8.0%	18.82
102	42,271.20	54,952.56	67,633.92	60%	8.0%	20.32
103	45,652.89	59,348.76	73,044.62	60%	8.0%	21.95
104	49,305.12	64,096.66	78,888.19	60%	8.0%	23.70
105	53,249.53	69,224.39	85,199.25	60%	8.0%	25.60
106	57,509.49	74,762.34	92,015.18	60%	8.0%	27.65
107	62,110.25	80,743.33	99,376.40	60%	8.0%	29.86
108	67,079.08	87,202.80	107,326.53	60%	8.0%	32.25
109	73,116.19	95,051.05	116,985.90	60%	9.0%	35.15
110	79,696.65	103,605.64	127,514.64	60%	9.0%	38.32
111	86,869.35	112,930.15	138,990.96	60%	9.0%	41.76
112	94,687.58	123,093.86	151,500.13	60%	9.0%	45.52
113	103,209.47	134,172.31	165,135.15	60%	9.0%	49.62
114	112,498.32	146,247.82	179,997.31	60%	9.0%	54.09
115	122,623.17	159,410.12	196,197.07	60%	9.0%	58.95
116	133,659.25	173,757.03	213,854.80	60%	9.0%	64.26
117	145,688.58	189,395.16	233,101.73	60%	9.0%	70.04

RESOLUTION

WHEREAS, Garden City has established its Longevity Retention Incentive Program as part of its employee compensation package to provide an incentive for employees to remain working for the City, provided the City has adequate funds to appropriate for such use; and,

WHEREAS, the City presently desires to update the Program by increasing longevity pay and adjusting the corresponding years of service tiers, better reflecting the City's commitment to retain experienced employees, and enhancing the competitiveness of the City's total compensation package;

NOW, THEREFORE, be it resolved by the Mayor and Council of Garden City, Georgia, and it is hereby resolved as follows:

1. Any permanent full-time City employee or part-time employee (working at least 20 hours per week) who has been employed for a minimum of five (5) years and who is on the City's payroll as an active employee as of December 31 shall receive a retention incentive payment calculated by multiplying the amount of \$200.00 by the number of the employee's years of service up to twenty-five (25) years of service, with any employee having more than twenty-five (25) years of service receiving a maximum retention incentive payment of \$5,000.00.

2. Employees who received a retention incentive payment for Year 2024 shall continue to be eligible to receive incentive payments for Year 2025 and subsequent years despite not having been employed by the City for five (5) years.

3. The above-mentioned retention incentive payments shall be processed for distribution during the first pay period of the second quarter of the year following the year for which the payment applies, and shall be subject to taxation and other applicable employee deductions.

4. The above-mentioned retention incentive payments shall be funded by monies in the City's General Fund, Stormwater Fund, Fire Protection Fund, and Water and Sewer Fund for the for the applicable year of service and shall be transferred to the City's Operating Budget for the following year for disbursement purposes.

5. The City Manager and/or her designee shall incorporate the changes into the appropriate places in the City's Personnel Policy and Procedure Employment Manual, and shall distribute a copy of the updated policy and procedures to all City employees.

6. The City Manager is authorized to take any and all action necessary to implement the purposes of this Resolution.

7. Any resolutions and policies or parts thereof in conflict herewith are hereby repealed.

Adopted this _____ day of November, 2025.

TONYA ROPER
Clerk of Council

Received and approved this _____ day of November, 2025.

BRUCE CAMPBELL, Mayor

**A RESOLUTION ESTABLISHING A BILINGUAL PAY POLICY FOR CITY
EMPLOYEES, AND FOR OTHER PURPOSES.**

WHEREAS, Garden City, Georgia, recognizes the value of a diverse and multilingual workforce to better serve its residents; and,

WHEREAS, it is the City's policy to provide incentive pay to employees who demonstrate proficiency in a language other than English and are required to use those skills in their duties; and,

WHEREAS, the Mayor and Council of Garden City, Georgia, wishes to establish a clear and equitable policy for bilingual pay to ensure consistent implementation across all City departments;

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

Section 1. **Purpose.** This Resolution establishes a Bilingual Pay Policy to provide a bilingual incentive payment ("Bilingual Incentive Pay") to eligible City employees who are certified as proficient in a non-English language, including American sign language, and whose job duties require the use of that language to perform their duties. The purpose of this Policy is to improve access to City services, build community trust, and recognize the value of bilingual employees.

Section 2. **Eligibility and certification.**

(a) **Qualified Employees:** All active full-time and part-time employees (except those temporary, summer, contract, or volunteer) are eligible to receive the Bilingual Incentive Pay.

(b) **Department need:** The employee's department head must certify to the Human Resources Director that there is a demonstrable need for the employee's bilingual skills, specifying the activities that require the language and the proportion of time spent using it. The department head must also certify there is a lack of alternative resources to meet the need.

(c) **Proficiency:** The employee must demonstrate to his/her department head's reasonable satisfaction that he/she is proficient in a language other than English. As an alternative, the employee may take and pass a language proficiency test, administered by a vendor designated by the City to demonstrate the required level of fluency.

(d) **HR designation:** Upon the department head's confirmation of the need for the employee's bilingual skills and the proficiency of

such skills, the Human Resources Director will review and formally designate the employee as a bilingual service provider.

- Section 3. **Bilingual Incentive Pay Amount.** The bilingual incentive pay shall consist of a one-time payment of \$600.00 which shall be paid at the end of the pay period following the employee's certification.
- Section 4. **Grievance and appeals.** Employees who believe they meet the eligibility criteria but are then denied Bilingual Incentive Pay may file a grievance through the City's established procedures.
- Section 5. **Administration.** The Director of Human Resources and/or her designee shall incorporate this Policy into the appropriate place in the City's Personnel Policy and Procedure Employment Manual, and shall distribute copies of the policy to all City employees. The City Manager is authorized to take any and all action necessary to implement the purposes of this Resolution and the Policy.
- Section 6. **Conflicting Resolutions and Policies.** Any resolutions and policies or parts thereof in conflict herewith are hereby repealed.
- Section 7. **Severability.** If any part of the policy is found to be invalid, the remaining provisions will remain in effect.
- Section 8. **Effective date.** The Bilingual Pay Policy shall become effective as January 1, 2026.

ADOPTED this ____ day of November, 2025.

Tonya Roper, Clerk of Council

RECEIVED AND APPROVED this ____ day of November, 2025.

Bruce Campbell, Mayor

A RESOLUTION OF THE MAYOR AND COUNCIL OF GARDEN CITY, GEORGIA, ESTABLISHING AN EMPLOYEE REFERRAL BONUS PROGRAM, AND FOR OTHER PURPOSES.

WHEREAS, Garden City, Georgia, seeks to attract high-quality talent for open positions and recognize the contributions of its dedicated employees; and,

WHEREAS, employee referrals have proven to be a valuable source of qualified candidates who are often a good fit for the organization; and,

WHEREAS, the establishment of a formal employee referral bonus program will incentivize and reward employees for helping the City build a strong and skilled workforce;

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

Section 1. Program establishment. Garden City, Georgia, hereby establishes the “City Employee Referral Policy” to encourage employees to refer qualified candidates for eligible positions.

Section 2. Eligibility.

- a. All current regular full-time and part-time employee of the City (except those temporary, summer, contract, volunteer, and former employees) are eligible to receive a referral bonus, with the exception of the hiring supervisor for the position and any employees in departments with hiring authority for that specific role.
- b. Referred candidates must be external applicants who are not currently employed by the City or who have no prior history of employment with the City.
- c. The referral must be the first contact the candidate had with the City as to the filling the open position.
- d. The referral date cannot be earlier than the date the job opening is posted, and the hiring of the referred employee must occur with 180 days (six months) of the initial referral date.
- e. The Department of Human Resources will be responsible for tracking all referrals and verifying eligibility for bonus payouts.
- f. Employees are not limited to the number of referrals they can submit.
- g. There shall be only one referral per candidate. The first employee to refer a candidate will be the only referring employee eligible for receiving a bonus payment as to that specific candidate.

Section 3. Bonus structure.

- a. A bonus of \$500 will be paid to the referring employee for each eligible referred candidate who is successfully hired and completes his/her probationary period of employment.

- b. The bonus will be paid in a single installment on the first regular pay day following the date the referred employee completes his/her probationary period of employment.
- c. All referral bonuses are considered supplemental income and are subject to all federal, state, and local taxes and withholdings.

Section 4. Referral submission and process.

- a. Employees must refer candidates to the Department of Human Resources by using the Garden City Candidate Referral Form, a copy of which is attached hereto as Exhibit A.
- b. Employees must submit the Candidate Referral Form prior to the candidate's initial application.
- c. The referring employee must agree to have his or her name used when the City's hiring agent contacts the candidate.
- d. The referring employee must be identified on the candidate's application or initial referral submission.
- e. All candidates will be evaluated for employment consistent with City policies and procedures.
- f. All information regarding the hiring decision shall remain strictly confidential.

Section 5. Administration. The Director of Human Resources and/or her designee shall incorporate this Policy into the appropriate place in the City's Personnel Policy and Procedure Employment Manual, and shall distribute copies of the policy to all City employees. The City Manager is authorized to take any and all action necessary to implement the purposes of this Resolution and the Policy.

Section 6. Conflicting Resolutions and Policies. Any resolutions and policies or parts thereof in conflict herewith are hereby repealed.

Section 7. Severability. If any part of the Policy is found to be invalid, the remaining provisions will remain in effect.

Section 8. Effective date. The City Employee Referral Policy shall become effective as January 1, 2026.

ADOPTED this ____ day of November, 2025.

Tonya Roper, Clerk of Council

RECEIVED AND APPROVED this _____ day of November, 2025.

Bruce Campbell, Mayor



**City of Garden City
Employee Referral Form**

EMPLOYEE INFORMATION

Employee name: _____

Department: _____

Email: _____

Phone: _____

CANDIDATE INFORMATION

Candidate name: _____

Email: _____

Phone: _____

Position referred for: _____

Department: _____

Relationship to employee (e.g., friend, family member, colleague, or other):

I hereby confirm that I have read and understood the Employee Referral Policy of Garden City. I acknowledge that if the candidate I referred is hired as a result of my referral, I will receive the bonus in the next payroll following the start date of the referred candidate.

Employee Signature: _____ Date: _____

For Human Resources Department Use Only

Date Received: _____ Hired: **Yes** **NO** Hired Date: _____

First Reward Date: _____ Second Reward Date: _____

RESOLUTION

A RESOLUTION TO ADOPT THE FY2026 OPERATING AND CAPITAL BUDGETS; TO PROVIDE APPROPRIATION OF FUNDS FOR OPERATING AND CAPITAL EXPENDITURES, AND TO APPROPRIATE FUNDING FOR SPECIFIC OPERATING AND CAPITAL FUNDS OF THE GARDEN CITY GOVERNMENT

WHEREAS, the staff has prepared the annual operating budget and capital budget for the fiscal year commencing on January 1, 2026, and ending on December 31, 2026, and has transmitted the same to the Mayor and Members of the City Council for review in accordance with City Charter Section 3.12; and,

WHEREAS, the budgets have been reviewed by the Mayor and Council; and,

WHEREAS, a public hearing for the purposes of accepting public comment on the proposed budget was conducted on November 3, 2025, pursuant to notice being given in the Savannah Morning Newspaper no more than twenty (20) days and no less than one week in advance of the hearing; and,

WHEREAS, the proposed budgets comply with Section 2-264 of the City Code by being balanced with anticipated revenues (including appropriated unencumbered surplus) being equal to appropriated expenditures.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of Garden City, Georgia, in regular session assembled, does hereby adopt the General Fund Budget in the amount of \$18,168,050; Water and Sewer Enterprise Fund Budget in the amount of \$7,552,615; Fire Protection Fund in the amount of \$4,539,100; the Stormwater Fund in the amount of \$1,147,185; the Sanitation Fund in the amount of \$647,003; SPLOST Fund in the amount of \$6,972,500; the Hotel/Motel Tax Fund in the amount of \$480,100; the Confiscated Assets Fund in the amount of \$14,000; the ARPA Fund in the amount of \$20,000; the Construction Fund in the amount of \$13,925,535; and that said budgets (which specify the anticipated revenue by appropriate categories and the appropriated expenditures for each department, as well as all non-departmental expenditures, in accordance with Code Section 2-264 of the City Code; and,

BE IT FUTHER RESOLVED that copies of this Resolution and referenced budget will be kept in the office of the Clerk of Council in City Hall and be made available for inspection by any member of the public.

ADOPTED this 17th day of November, 2025.

BRUCE CAMPBELL, Mayor

RECEIVED AND APPROVED this 17th day of November, 2025.

TONYA ROPER, Clerk of Council

GARDEN CITY RESOLUTION

A RESOLUTION TO REQUEST THE GEORGIA GENERAL ASSEMBLY TO AMEND THE CHARTER OF GARDEN CITY, GEORGIA, AS AMENDED, TO PROVIDE THAT THE MAYOR SHALL HAVE THE AUTHORITY TO FILL ANY VACANCY IN THE MAYOR PRO TEM'S OFFICE; AND FOR OTHER PURPOSES.

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

WHEREAS, on May 6, 2024, the Georgia State Legislature passed House Bill 1494 authorizing the Mayor of Garden City, Georgia, who serves a four (4) year term, to choose the City's Mayor Pro Tem upon his/her election and to choose a replacement Mayor Pro Tem if the position became vacant due to the Mayor Pro Tem having to leave office as a councilperson before his/her term has expired; and,

WHEREAS, even though the intent of the House Bill (as stated in Section 2.03(d)) was to permit the Mayor to fill any vacancy in the Mayor Pro Tem's office, its wording did not cover the situation where the vacancy is due to the Mayor Pro Tem leaving office as a councilperson because his/her term has expired; and,

WHEREAS, in order to carry of its intent, as stated in its prior resolution dated September 18, 2023 (attached hereto as Exhibit A), to authorize the Mayor to fill any vacancy in the office of Mayor Pro Tem due to any cause whatsoever, the Mayor and Council would request that the State Legislature pass a local bill amending the City's charter to reflect such intent;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of Garden City, Georgia, hereby formally requests the members of the Georgia General Assembly to introduce an act as a local bill to amend the City's Charter for the purpose of authorizing the Mayor to fill any vacancy in the Mayor Pro Tem's office, said local bill being similar in form to the local bill which has been drafted for consideration by the Office of Legislative Council and which is attached hereto as Exhibit B, and being effective upon passage to enable the Mayor to fill the vacancy in the Mayor Pro Tem's office which will result upon the expiration of the term of the current Mayor Pro Tem.

BE IT FURTHER RESOLVED that a notice of intent to introduce a local bill requested pursuant to Section 28-1-14 of the Official Code of Georgia Annotated be published in the official legal organ for Chatham County, Georgia, for one time as soon as possible prior to the introduction of the proposed Charter Amendment.

Adopted this _____ day of November, 2025.

CITY OF GARDEN CITY, GEORGIA

By: _____
BRUCE CAMPBELL, Mayor

Attest: _____
TONYA ROPER, Clerk of Council

EXHIBIT A

GARDEN CITY RESOLUTION

A RESOLUTION TO REQUEST THE GEORGIA GENERAL ASSEMBLY TO AMEND THE CHARTER OF GARDEN CITY, GEORGIA, AS AMENDED, SO AS TO CHANGE THE METHOD FOR SELECTING THE CITY'S MAYOR PRO TEMPORE; TO REPEAL CONFLICTING LAWS; AND FOR OTHER PURPOSES.

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

WHEREAS, Section 2.03(b) and Section 2.12(b) of the Garden City Charter presently provide that at Council's first regular meeting next following the meeting where the oath of office has been administered, if the at-large City Councilperson has been elected at the recent election, such Councilperson shall be appointed as Mayor Pro Tempore and shall serve in such capacity for a term of four years and until his or her successor is elected and qualified; and,

WHEREAS, Section 2.03(b) and Section 2.06 (d) of the Garden City Charter further presently provide that if the Mayor Pro Tempore leaves office before his or her term has expired, he or shall be replaced by a majority vote of City Council at any regular meeting of City Council; and,

WHEREAS, the Mayor and Council desire to amend the above-mentioned Charter provisions by deleting same in their entirety and substituting in lieu thereof Charter provisions which (a) provide that at the first regular meeting of City Council after a newly elected Mayor has taken office, the Mayor shall appoint one of the other Councilpersons to serve as Mayor Pro Tempore for a four-year term commencing at the time of such appointment and expiring at the first regular meeting subsequent to the swearing-in of the new Mayor after the next mayoral election, and until his or her successor is appointed; and (b) provides that in the event that the office of Mayor Pro Tempore shall become vacant for any cause whatsoever, said vacancy shall be filled by appointment by the Mayor; and,

WHEREAS, the Georgia General Assembly through enactment of local legislation must authorize such an amendment to Garden City's Charter;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of Garden City, Georgia, formally request the members of the Georgia General Assembly to introduce an act as a local bill to change the method set forth in the City's Charter for (a) selecting Garden City's Mayor Pro Tempore from a method whereby the at-large City Councilperson elected in the most recent election shall serve as Mayor Pro Tempore for a four-year term and until his or her successor is elected and qualified, to a method whereby at the first regular meeting of City Council after a newly elected Mayor has taken office, the Mayor shall appoint one of the other Councilpersons to serve as Mayor Pro Tempore for a four-year term commencing at the time of such appointment and expiring at the first regular meeting subsequent to the swearing-in of the new Mayor after the next mayoral election, and until his or her successor is appointed, and (b) filling a vacancy in the Mayor Pro Tempore's office from a method whereby the vacancy is filled

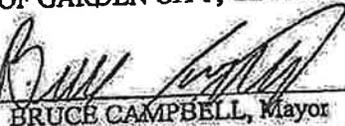
by appointment by the remaining members of City Council to a method whereby the Mayor shall fill the vacancy by appointing one of the remaining members of City Council to so serve. The effective date of such changes would be the date on which the four-year term of the current Mayor Pro Tempore expires or the date he leaves office before his term expires, whichever date is earlier.

BE IT FURTHER RESOLVED that a notice of intent to introduce a local bill requested pursuant to Section 28-1-14 of the Official Code of Georgia Annotated be published in the official legal organ for Chatham County, Georgia, for one time as soon as possible prior to the introduction of the proposed Charter Amendment.

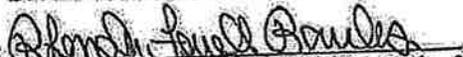
Adopted this 18th day of September, 2023.

CITY OF GARDEN CITY, GEORGIA

By:


BRUCE CAMPBELL, Mayor

Attest:


RHONDA FERRELL-BOWLES, Clerk of
Council

A BILL TO BE ENTITLED
AN ACT

1 To amend an Act creating a new charter for the City of Garden City, approved April 17, 1973
2 (Ga. L. 1973, p. 3581), as amended, particularly by an Act approved May 6, 2024 (Ga. L.
3 2024, p. 4332), so as to provide for the mayor to fill any vacancy in the office of mayor pro
4 tempore; to provide for related matters; to repeal conflicting laws; and for other purposes.

5 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

6 SECTION 1.

7 An Act creating a new charter for the City of Garden City, approved April 17, 1973
8 (Ga. L. 1973, p. 3581), as amended, is amended by revising subsection (b) of Section 2.03
9 as follows:

10 "(b) Commencing with the general election on the Tuesday following the first Monday in
11 November, 2011, the city shall elect a mayor at large for a term of four years. After each
12 regular election, the city council shall meet for organization at its first regular meeting next
13 following the meeting where the oath of office has been administered. If the mayor has
14 been elected at the recent election, he or she shall appoint one of the other councilpersons
15 to serve as mayor pro tempore for a four-year term and until his or her successor is elected
16 and qualified. The mayor shall fill any vacancy in the mayor pro tempore's office. The

17 mayor pro tempore shall act as mayor during any absence or disability of the mayor but
18 shall only vote once on matters before the council and, if a vacancy occurs in the office of
19 mayor, shall become mayor for the remainder of the unexpired term. The city council shall
20 also, by majority vote of all the members, elect one of their number, other than the mayor
21 or mayor pro tempore, to be president of council who shall temporarily assume the mayor's
22 position in the event that the mayor and mayor pro tempore are both unavailable, but who
23 shall not, by virtue of being president of council, become mayor in the event that any
24 vacancy occurs in such office. The president of council shall serve for a term of two years
25 and until his or her successor is elected and qualified. If the president of council leaves
26 office before his or her term has expired, he or she shall be replaced by a majority vote of
27 city council at any regular meeting of city council."

28 **SECTION 2.**

29 All laws and parts of laws in conflict with this Act are repealed.

GARDEN CITY RESOLUTION

A RESOLUTION OF THE MAYOR AND COUNCIL OF GARDEN CITY, GEORGIA APPROVING THE GENERAL DEVELOPMENT PLAN APPLICATION OF MICHAEL BLATT, AS AUTHORIZED AGENT FOR SAVANNAH EV HOLDINGS, LLC, FOR FOUR (4) COMMERCIAL MULTI-TENANT BUILDINGS AND PARKING AREAS TO BE LOCATED AT 2301 U.S. HIGHWAY 80 IN GARDEN CITY, GEORGIA.

WHEREAS, Michael Blatt (“Applicant”), is the authorized agent of Savannah EV Holdings, LLC, which is the owner of record of certain real property located at 2301 U.S. Highway 80, Garden City, Georgia 31408, measuring 7.83 acres, and further identified by Parcel Identification Number 60881 04001; and,

WHEREAS, the Applicant has submitted a General Development Plan Application, Case Number PC-9-25-1134, to Garden City, Georgia, for the establishment of four (4) commercial multi-tenant buildings (168,000 square feet for 38 tenant units) and parking area at 2301 U.S. Highway 80, Garden City, Georgia, which has a zoning classification of C-2 (the “Project”); and,

WHEREAS, the proposed General Development Plan and related documents, dated July 22, 2025, have been reviewed by City staff, including the Planning Commission, Engineering, Fire, and Public Works departments for compliance with all applicable federal, state, and local law, statutes, ordinances, regulations, and codes; and,

WHEREAS, public notice was given and public hearing was held by the Planning Commission on October 14, 2025, and by the City Council on November 17, 2025, to consider the application, at which time all interested parties were given an opportunity to be heard; and,

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

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

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

Section 2. **General Development Plan Approval.** The General Development Plan Application submitted by Michael Blatt, as authorized agent for Savannah EV Holdings, LLC, for the establishment of four (4) commercial multi-tenant buildings (168,000 square feet for 38 tenant units, each having a dedicated work/storage area, windowed front office, bathroom, and roll up door) and parking area at 2301 U.S. Highway 80, Garden City, Georgia, which has a zoning classification of C-2, is hereby approved, subject to the Project being built in material

compliance with the plans submitted with the Application and subject to the conditions set forth in Section 3 of this Resolution.

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

1. The Applicant shall obtain all other required permits, including, building, fire, and safety permits, from all relevant government agencies prior to the commencement of construction.
2. The final construction drawings must incorporate all revisions identified during the plan review process by the City Engineer and other City departments.
3. The property shall be maintained in good condition and repair, free of waste, litter, and debris. Roll-up doors on rental units shall remain closed except during active loading/unloading to prevent noise or dust emitting.
4. All required landscaping and trees shall be maintained for warranty period of thirty (30) months.
4. Outdoor storage and semi-truck parking shall be prohibited.
5. Through the granting of a variance on October 14, 2025, by the Zoning Board of Appeals, the Applicant will not be required to maintain a rear buffer along the southern boundary line of the property which adjoins the residentially zoned property owned by Chatham County to the South and which is currently used as a landfill with no potential for residential development in the foreseeable future.
6. The Applicant shall comply with any and all requirements and conditions from the Planning Commission Staff Report dated September 9, 2025.

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

ADOPTED this ____ day of November, 2025.

Tonya Roper, Clerk of Council

RECEIVED AND APPROVED this ____ day of November, 2025.

Bruce Campbell, Mayor

GARDEN CITY RESOLUTION

A RESOLUTION OF THE MAYOR AND COUNCIL OF GARDEN CITY, GEORGIA APPROVING THE GENERAL DEVELOPMENT PLAN APPLICATION OF ANGEL PINERO, P.E., AS AUTHORIZED AGENT FOR 307 CHATHAM PARKWAY, LLC, FOR AN INDUSTRIAL OUTDOOR STORAGE FACILITY WITH TWO (2) 7,800 SQUARE FEET BUILDINGS AND PARKING AREAS TO BE LOCATED AT 28 TELFAIR PLACE, SAVANNAH, GEORGIA.

WHEREAS, Angel Pinero, P.E. (“Applicant”), is the authorized agent of 307 Chatham Parkway, LLC, which is the owner of record of certain real property located at 28 Telfair Place, Garden City, Georgia 31408, measuring 81.42 acres (65.03 acres being designated for redevelopment) , and further identified by Parcel Identification Number 60736 01004; and,

WHEREAS, the Applicant has submitted a General Development Plan Application, Case Number PC-10-25-1135, to Garden City, Georgia, for the establishment of an industrial outdoor storage facility with two (2) 7,800 square foot buildings and parking areas at 28 Telfair Place, Garden City, Georgia, which has a zoning classification of P-I-2 (the “Project”); and,

WHEREAS, the proposed General Development Plan and related documents, dated August 21, 2025, have been reviewed by City staff, including the Planning Commission, Engineering, Fire, and Public Works departments for compliance with all applicable federal, state, and local law, statutes, ordinances, regulations, and codes; and,

WHEREAS, public notice was given and public hearing was held by the Planning Commission on October 14, 2025, and by the City Council on November 17, 2025, to consider the application, at which time all interested parties were given an opportunity to be heard; and,

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

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

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

Section 2. **General Development Plan Approval.** The General Development Plan Application submitted by Angel Pinero, P.E., as authorized agent for 307 Chatham Parkway, LLC, for the establishment of an industrial outdoor storage facility with two (2) 7,800 square

foot buildings and parking areas at 28 Telfair Place, Garden City, Georgia, which has a zoning classification of P-I-2, is hereby approved, subject to the Project being built in material compliance with the plans submitted with the Application and subject to the conditions set forth in Section 3 of this Resolution.

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

1. The Applicant shall obtain all other required permits, including, building, fire, and safety permits, from all relevant government agencies prior to the commencement of construction.
2. The final construction drawings must incorporate all revisions identified during the plan review process by the City Engineer and other City departments.
3. The property shall be maintained in good condition and repair, free of waste, litter, and debris.
4. The Project shall have only one access point off of Chatham Parkway with a concrete finished driveway.
4. All required landscaping and trees shall be maintained for warranty period of thirty (30) months.
5. The Applicant shall comply with any and all requirements and conditions from the Planning Commission Staff Report dated October 9, 2025.

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

ADOPTED this ____ day of November, 2025.

Tonya Roper, Clerk of Council

RECEIVED AND APPROVED this ____ day of November, 2025.

Bruce Campbell, Mayor

GARDEN CITY RESOLUTION

A RESOLUTION OF THE MAYOR AND COUNCIL OF GARDEN CITY, GEORGIA APPROVING THE GENERAL DEVELOPMENT PLAN APPLICATION OF HUNTER MACLEAN, AS AUTHORIZED AGENT FOR SHREE SAI PROPERTIES, LLC, FOR A RACETRAC AUTOMOBILE AND TRUCK SERVICE/FUELING STATION TO BE LOCATED AT 305 U.S. HIGHWAY 80 IN GARDEN CITY, GEORGIA.

WHEREAS, Hunter Maclean (“Applicant”), is the authorized agent of Shree Sai Properties, LLC, which is the owner of record of certain real property located at 305 U.S. Highway 80, Garden City, Georgia 31408, measuring 2.46 acres, and further identified by Parcel Identification Number 60020 04002A; and,

WHEREAS, the Applicant has submitted a General Development Plan Application, Case Number PC-10-25-1139, to Garden City, Georgia, for the establishment of a RaceTrac Automobile and Truck Service/Fueling Station at 305 U.S. Highway 80, Garden City, Georgia, which has a zoning classification of C-2A (the “Project”); and,

WHEREAS, the proposed General Development Plan and related documents, dated August 25, 2025, have been reviewed by City staff, including the Planning Commission, Engineering, Fire, and Public Works departments for compliance with all applicable federal, state, and local law, statutes, ordinances, regulations, and codes; and,

WHEREAS, public notice was given and public hearing was held by the Planning Commission on October 14, 2025, and by the City Council on November 17, 2025, to consider the application, at which time all interested parties were given an opportunity to be heard; and,

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

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

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

Section 2. **General Development Plan Approval.** The General Development Plan Application submitted by Hunter Maclean as authorized agent for Shree SAI Properties, LLC, for a RaceTrac Automobile and Truck Service/Fueling Station at 305 U.S. Highway 80, in Garden City, Georgia, which has a zoning classification of C-2A, is hereby approved, subject to

the Project being built in material compliance with the plans submitted with the Application and subject to the conditions set forth in Section 3 of this Resolution.

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

1. The Applicant shall obtain all other required permits, including, building, fire, and safety permits, from all relevant government agencies prior to the commencement of construction.
2. The final construction drawings must incorporate all revisions identified during the plan review process by the City Engineer and other City departments.
3. The property shall be maintained in good condition and repair, free of waste, litter, and debris.
4. All required landscaping and trees shall be maintained for warranty period of thirty (30) months.
5. Through the granting of a variance on October 14, 2025, by the Zoning Board of Appeals, the Applicant will not be required to maintain a landscaped buffer strip of at least ten (10') feet long the street frontages.
6. The Applicant shall comply with any and all requirements and conditions from the Planning Commission Staff Report dated October 9, 2025.

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

ADOPTED this ____ day of November, 2025.

Tonya Roper, Clerk of Council

RECEIVED AND APPROVED this _____ day of November, 2025.

Bruce Campbell, Mayor

GARDEN CITY RESOLUTION

A RESOLUTION OF THE MAYOR AND COUNCIL OF GARDEN CITY, GEORGIA APPROVING THE GENERAL DEVELOPMENT PLAN APPLICATION OF HARRISON AIKEN, AS AUTHORIZED AGENT FOR SHIRDI SAI 1912, LLC, FOR A CIRCLE K CONVENIENCE STORE-AUTOMOBILIE FUELING STATION TO BE LOCATED AT 702 U.S. HIGHWAY 80 IN GARDEN CITY, GEORGIA.

WHEREAS, Harrison Aiken (“Applicant”), is the authorized agent of Shirdi SAI 1912, LLC, which is the owner of record of certain real property located at 702 U.S. Highway 80, Garden City, Georgia 31408, measuring 4.32 acres, and further identified by Parcel Identification Number 60733 03001; and,

WHEREAS, the Applicant has submitted a General Development Plan Application, Case Number PC-10-25-1139, to Garden City, Georgia, for the construction of a 5,200 square foot Circle K Convenience Store, together with a 12-pump fueling canopy and a 4-pump HSD fueling station at 702 U.S. Highway 80 in Garden City, Georgia, which has a zoning classification of C-2A (the “Project”); and,

WHEREAS, the proposed General Development Plan and related documents, dated August 26, 2025, have been reviewed by City staff, including the Planning Commission, Engineering, Fire, and Public Works departments for compliance with all applicable federal, state, and local law, statutes, ordinances, regulations and codes; and,

WHEREAS, public notice was given and public hearing was held by the Planning Commission on October 14, 2025, and by the City Council on November 17, 2025, to consider the application, at which time all interested parties were given an opportunity to be heard; and,

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

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

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

Section 2. **General Development Plan Approval.** The General Development Plan Application submitted by Harrison Aiken, as authorized agent for Shirdi SAI 1912, LLC, for a Circle K Convenience Store and Automobile Fueling Station at 702 U.S. Highway 80 in

Garden City, Georgia, which has a zoning classification of C-2A, is hereby approved, subject to the Project being built in material compliance with the plans submitted with the Application and subject to the conditions set forth in Section 3 of this Resolution.

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

1. The Applicant shall obtain all other required permits, including, building, fire, and safety permits, from all relevant government agencies prior to the commencement of construction.
2. The final construction drawings must incorporate all revisions identified during the plan review process by the City Engineer and other City departments.
3. The property shall be maintained in good condition and repair, free of waste, litter, and debris.
4. All required landscaping and trees shall be maintained for warranty period of thirty (30) months.
5. The Applicant shall comply with any and all requirements and conditions from the Planning Commission Staff Report dated October 9, 2025.

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

ADOPTED this ____ day of November, 2025.

Tonya Roper, Clerk of Council

RECEIVED AND APPROVED this ____ day of November, 2025.

Bruce Campbell, Mayor