



City of Grovetown

103 Old Wrightsboro Road
P.O. Box 120
Grovetown, GA 30813
(706) 863-4576



Board of Zoning Appeals

Minutes of the October 5, 2023 Regular Meeting

1. **Call to Order** – The October 5, 2023, having been duly publicized, was called to order by Chairman Majewski at **6:00 PM**
2. **Invocation and Pledge of Allegiance**
3. **Roll Call** – Members present for the roll call were Chairman Sara Majewski, Vice Chairman Terry Hays, and Board Members Candies Gerald, Dr. Estacy Porter, and Ed Shannon. Mr. Ronald Kurtz, Director of Planning and Community Development and members of the public were also present.
4. **Approval of the January 5, 2023 Regular Meeting Minutes:**
Ms. Gerald motioned to approve with a second by Dr. Porter. The vote to approve the minutes was unanimous, **5-0**.
5. **Organizational and Procedural Items.**
 - a. **None**
6. **Unfinished Business:**
 - a. **None**
7. **New Business**
 - a. **Consider the request for Conditional Use Permit for 5237 Wrightsboro Road (Parcel# G01 004G) to operate an Automobile Service Station.**

Mr. Kurtz gave the staff analysis of the requests to the Board of Zoning Appeals.

Mr. Nate Fuss, Bohler Engineering, presented on behalf of the applicant.

The Public Hearing was opened at 6:10 PM

None spoke in favor or opposition.

The Public Hearing was closed at 6:11 PM

Board members asked questions of the applicant and staff to confirm operating hours.

Dr. Porter made a motion to approve the request for Conditional Use Permit for 5237 Wrightsboro Road (Parcel# G01 004G) to operate an Automobile Service Station with the following conditions:

1. Future development shall be substantially consistent with the concept plan submitted with the application, including but not limited to lot layout, street configuration, and building elevations.
2. All relevant development, zoning, and use standards as outlined in the City of Grovetown Code of Ordinances shall be met unless expressed otherwise in the conditions below. This includes, but is not limited to, all GC standards found in the City of Grovetown Zoning Ordinance (Appendix "A" to the City Code).
3. Any Conditional Use Permit issued for this property for the use of automobile repair and service shall be valid for a business license issued to Mavis Tire only. It shall not be transferable.
4. All conditions found in Sec. 7.040 Automobile Service Stations of the City of Grovetown Ordinance shall be met at all times. Any deviation from the conditions shall require granting of a variance from the City of Grovetown Board of Zoning Appeals.
5. The Conditional Use Permit issued for this property shall grant the operator the right to conduct the services listed on the exhibit provided with the application ONLY, from 8 AM to 6 PM, Monday, Tuesday, Wednesday and Friday, 8 AM to 8:30 PM Thursday, 8 AM to 5 PM Saturday, and 9 AM to 5 PM Sunday.
6. Allowable services shall be limited to those listed under the definition of "Automobile service station" in Sec. 1.050 Definitions of the City of Grovetown Zoning Ordinance, and no others.
7. The applicant shall provide for at least 44 parking spaces. No more than 8 employees may be employed at any one shift unless more parking is allocated.
8. At least 80% of each façade shall be constructed of stone, brick, cement-based stucco, wood lap siding and shingles and/or fiber cement siding or shingles (such as HardiePlank, HardieShingle, or HardiePanel vertical siding) unless otherwise explicitly approved by the Director of Planning and Community Development.
9. Ground mounted equipment is limited to the rear yard and may only be located in the side yard if screened from the street with an opaque wall of the same or similar material of the street façade of the building. No mechanical equipment on the roof shall be visible from the public right-of-way.
10. Any development plan shall be compliant with the landscaping standards of the City of Grovetown Zoning Ordinance, including but not limited to Sec. 6.210.

Ms. Hays seconded the motion. The vote was **5-0 in favor**.

8. Staff Comments: None

9. General Comment: None

10. Adjourn: With a motion by Ms. Gerald, a second by Ms. Hays, and **5-0 vote**, the meeting was adjourned at **6:13 PM**.

Respectfully submitted,

Ronnie Kurtz
Director of Planning and Community Development

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