



*Join us in J. F. Gregory Park on July 6, 2013!*

***City of  
Richmond Hill  
City Council  
Meeting  
July 2, 2013***

**CITY OF RICHMOND HILL**

**July 2, 2013**

**7:30 P.M.**

**AGENDA**

1. Call to Order and Invocation

2. Pledge of Allegiance

**Robert Haldeman to address Council regarding Wounded Warrior donation**

3. Corrections, if any, to Minutes

4. Approval of Minutes of meeting **June 18, 2013**

**5. DEPARTMENTAL REPORTS:**

a. Administration and Personnel: Ursula Lee

b. Public Safety:

Police Department: Billy Reynolds

Fire Department: Vernon Rushing

c. Public Works: Rick Lauver, CH2MHill OMI

d. Park & Tree: Harvey Lashley

e. Planning, Zoning, and Code Enforcement:

1. Approval/Disapproval of the request by **Lori Jacobs** for a text amendment to include a home furnishing store in a I-1, light industrial zone. Location of business is 386-J Edsel Drive.
2. Approval/Disapproval of the request by **Teresa Fowler** for a variance of 25 ft., from 35 ft. to 10 ft., on the rear setback of her property at 115 Sterling Woods Drive.
3. Second reading and Approval/Disapproval of the amendment to Section 13, I-1, light industrial and Section 14, I-2, general industrial district of Article IV of the Richmond Hill Zoning Ordinance.

f. Finance Department: Bob Whitmarsh

g. Special Committees:

**6. UNFINISHED BUSINESS:**

**7. CITY MANAGER TOPICS:**

1. Approval/Disapproval of the GA Dept. of Corrections contract renewal for FY 2014.

2. GA Living Management, Inc. to address Council.

**8. COMMUNICATIONS:**

**9. NEW BUSINESS:**

1. Approve/Disapprove request from Roland Parker of NCR to serve **beer and wine only** at a Christmas parking in the Wetlands Center at J. F. Gregory Park on December 7, 2013.

**10. PUBLIC COMMENTS**

# *Minutes*

**MEETING OF THE MAYOR AND COUNCIL FOR THE CITY OF RICHMOND HILL  
June 18, 2013 7:30 P.M.**

**Richmond Hill City Hall Council Chambers**

**Present from City Council:** E. Harold Fowler, *Mayor*, Van Hunter, *Mayor Pro-Tem*;  
*Councilmembers:* Russ Carpenter, Jan Bass, John Fesperman

**Staff Present:** Ursula Lee, *City Clerk*; Randy Dykes, *Planning & Zoning*; Billy Reynolds, *Police Chief*; Vernon Rushing, *Fire Chief*; Rick Lauver, *CHM2Hill*; Chris Stovall, *Engineer*; Capt. Mark Long, *Code Enforcement*; Bob Whitmarsh, *Finance Director*

**Visitors:** Jamie Parker, Jeff Whitton, Gregg Elmgren, Johnny Murphy, Billy Albritton, Denise Isacson, Bo Longgear, Carlton Gill, David Seitz

Mayor Harold Fowler called the meeting to order at 7:30 P.M. and Councilmember Fesperman gave the invocation. The pledge of allegiance was given.

Approval of Minutes of **Special Called Meeting June 3.**

**Councilmember Carpenter made a motion to approve the minutes of the Special Called Meeting June 3, 2013. The motion was seconded by Councilmember Bass. Motion carried in the affirmative by Councilmember's Hunter and Fesperman.**

Approval of Minutes of **June 4.**

**Councilmember Fesperman made a motion to approve the minutes of the June 4, 2013 City Council meeting. The motion was seconded by Councilmember Carpenter. Motion carried in the affirmative by Councilmember's Hunter and Bass.**

**1. DEPARTMENTAL REPORTS:**

**Administration and Personnel: Ursula Lee**

Nothing to report.

**2. Public Safety:**

**Police Department: Chief Billy Reynolds**

1. Monthly report submitted.

**Fire Department: Chief Vernon Rushing**

1. Monthly report submitted.

## City Council

### 2. Annual Hurricane Briefing

Chief Rushing presented the Hurricane Presentation 2013 to Mayor and Council. A full copy of presentation is on file at City Clerk's office. Chief Rushing commented on several slides as follows:

Chief Rushing stated Bryan County Emergency Management has a new person in charge and that is Mr. Freddie Howell. Mr. Howell has taken the responsibility for Fire, EMS, and Emergency Management; Mr. Howell could not attend meeting tonight and asked if I would do the presentation for him. Chief Rushing handed out copies of presentation to Council for them to review.

Chief Rushing explained the three steps to a hurricane: it starts out as a tropical depression with winds of 38 mph. Tropical storms have winds of 39 to 73 mph. Hurricanes have winds 74 mph and over.

Chief Rushing told Council they have predicted between 13-20 named storms, Hurricanes 7-11, and major hurricanes 3-6. Chief Rushing noted hurricanes are defined by the Saffir-Simpson Hurricane Scale noting the scale had 5 categories.

Chief Rushing told Council Georgia had 3 major hurricanes in the 1890's noting the worse being in 1898 which left Tybee under 20 feet of water, landfall near Brunswick at a Cat. 4 with max winds of 135 mph, it killed 180 people, with \$56.5 million in damage.

Chief Rushing noted that when we come back in from a major hurricane it's done in two phases: Phase 1 is your emergency crew entry which would come in and determine if area is safe for residents to return. Phase 2 would be limited public re-entry. This would include business owners and residents who provide evidence of such property in the impacted area. A curfew would be most likely imposed in those areas.

Chief Rushing noted re-entry routes were included in the packet. It is always safety first and foremost. Chief Rushing asked if Council had any questions.

Mayor and Council thanked Chief Rushing for his presentation.

### 3. Public Works: Rick Lauver

1. Monthly Report submitted.
2. Approve/Disapprove purchase of dump truck. Mr. Lauver told Council the dump truck they currently have is 33 years old and has far exceeded its life expectancy. Mr. Lauver told Council he had included 3 trucks in their packets that they have been looking at. The three vehicles are a 2004, 2006, and 2007. Mr. Lauver noted

## City Council

that he thought the 2006 would be a good purchase for the city it has approximately 68,000 miles and sells for \$69,950.

City Manager Lovell told Council they have been looking for about three months and have made comparisons and this looks like the best deal for the city. Councilmember Fesperman asked if there was money in the budget. Mr. Lovell stated it would qualify for the capital improvement plan. Finance Director Bob Whitmarsh stated they could use SPLOST funds.

**Councilmember Bass made a motion to approve the purchase of the 2006 International 7600 dump truck. The motion was seconded by Councilmember Hunter. Motion carried in the affirmative by Councilmember's Carpenter and Fesperman.**

#### **4. Parks, Recreation and Culture: Harvey Lashley**

Approve/Disapprove purchase of new vehicle. Mr. Lashley told Council they have two trucks that are getting in bad shape and if one truck goes down that leaves the park dept. with one truck. Mayor Fowler commented that the new truck was in the budget. Mr. Lashley noted this truck has been in the budget for several years and he had just delayed in buying the truck until he absolutely did have to. Mr. Lashley told council the truck had actually already been purchased but would like Council's blessing for the already purchased truck. Mr. Lashley told Council he did get four bids for the truck with Hinesville Ford being the lowest bid; but Rozier Ford in Statesboro had the truck sitting on the lot ready to go with only a \$276 difference and they also threw in a set of new floor mats.

**Councilmember Hunter made a motion to approve the purchase of the 2013 Ford F150 truck at a cost of \$27,138.00 from Rozier Ford. The motion was seconded by Councilmember Carpenter. Motion carried in the affirmative by Councilmember's Bass and Fesperman.**

#### **5. Planning, Zoning and Code Enforcement: Randy Dykes**

1. Approval/Disapproval of request by **Bo Longgrear** to re-zone .48 acres known as Lot 24, Ivey St., Richmond Hill Village from R-1, single family to R-3, multi-family. Mr. Dykes told Council Mr. Longgrear would possibly like to develop multi-family units. There are existing apartments adjacent to and across street from this tract. A Public Hearing was held on June 10<sup>th</sup> with no one speaking in opposition. The Planning & Zoning Commission did recommend approval. Mr. Dykes told Council Mr. Longgrear and Mr. Carlton Gill were both present to answer any questions.

**Councilmember Hunter made a motion to approve the request from Mr. Bo Longgrear to re-zone .48 acres known as Lot 24, Ivey St., Richmond Hill Village from R-1, single family to R-3, multi-family. The motion was seconded by Councilmember Fesperman. Motion carried in the affirmative by Councilmember's Bass and Carpenter.**

2. Approval/Disapproval of request by **Bo Longgrear** for a variance on minimum lot width in an R-3, multi-family from 100 ft. to 98 ft. for Lot 24, Ivey St., Richmond Hill

City Council

Village. Mr. Dykes told Council that an R-3 requires 100 ft. The Planning & Zoning Commission did recommend approval.

**Councilmember Carpenter made a motion to approve the request from Mr. Bo Longgear for a variance on minimum lot width in an R-3, multi-family from 100 ft. to 98 ft. for Lot 24, Ivey St., Richmond Hill Village. The motion was seconded by Councilmember Hunter. Motion carried in the affirmative by Councilmember's Bass and Fesperman.**

3. Approval/Disapproval of request by **Tyler Lee Randolph, Attorney** for two signs – one for the front of his building and one by his entry door on side located at 75 Mulberry Commercial Drive. Mr. Dykes told Council pictures of the signs were included in their packets and they do meet the new sign ordinance.

**Councilmember Bass made a motion to approve the request from Tyler Lee Randolph, Attorney for two signs – one for the front of his building and one by his entry door on side located at 75 Mulberry Commercial Drive. The motion was seconded by Councilmember Hunter. Motion carried in the affirmative by Councilmember's Carpenter and Fesperman.**

4. First reading of the proposed revision to Industrial Zoning sections of the Zoning Ordinance. Mr. Dykes told council the first Public Hearing was held on June 10<sup>th</sup> and the second Public Hearing is scheduled for June 24<sup>th</sup>. The revision has to do with section 13 & 14. This does not require any vote tonight.
5. Second reading and approval/disapproval of revisions to Articles I, J and K of the Revenue Ordinance. Mr. Dykes told Council this is the second reading for the Revenue Ordinance and gave a quick review of those revisions.

**Councilmember Carpenter made a motion to approve the revisions to Articles I, J and K of the Revenue Ordinance. The motion was seconded by Councilmember Fesperman. Motion carried in the affirmative by Councilmember's Bass and Hunter.**

6. Approval/Disapproval of request by **Integrated Cleaning Systems** for site location and building elevations for a temporary office to be located at 386 Longwood Dr. The property is zoned C-4, interchange commercial. Mr. Dykes told Council the Planning Commission had a lengthy discussion with the owners in which the owners acknowledged they did not know how long the trailer would be needed. The Planning Commission did approve with a stipulation that the trailer could not be there over two years. Mr. Dykes told Council that Mr. Seitz was present to answer any questions.

Mayor Fowler stated he recommended that if it was approved tonight it would be for one year and if it needed to be extended they would have to come back before council.

**Councilmember Carpenter made a motion to approve the request by Integrated Cleaning Systems for site location and building elevations for a temporary office to be located at 386 Longwood Dr. for a period of one year. After that time it would need to be revisited**

by Council. The property is zoned C-4, interchange commercial. The motion was seconded by Councilmember Fesperman. Motion carried in the affirmative by Councilmember's Bass and Hunter.

7. Approval/Disapproval of request by Bobby Runyon for an alcohol license to sell beer, wine and liquor for on premise consumption at a proposed business called B&D Billiards Club to be located at 4494 Highway 17. Mr. Dykes told Council background check was completed and applicant meets requirements.

**Councilmember Hunter made a motion to approve the request from Bobby Runyon for an alcohol license to sell beer, wine and liquor for on premise consumption at a proposed business called B&D Billiards Club to be located at 4494 Highway 17. The motion was seconded by Councilmember Carpenter. Motion carried in the affirmative by Councilmember's Bass and Fesperman.**

6. Code Enforcement Report

Monthly report was submitted.

**1. Finance Director: Bob Whitmarsh**

1. Approve/Disapprove 2012 Budget Amendments. Mr. Whitmarsh gave Council a copy of the final budget amendments for 2012. The city came out in good shape; some of the budget items went over in the departments due to several items not being budgeted for such as the 50<sup>th</sup> Celebration. Mr. Whitmarsh gave a quick review of the departments, noting the city overall ended up in very good shape. Mayor Fowler and Councilmember Carpenter commended the departments for staying in line with their budgets.

**Councilmember Hunter made a motion to approve the 2012 Budget Amendments. The motion was seconded by Councilmember Carpenter. Motion carried in the affirmative by Councilmember's Bass and Fesperman.**

**1. UNFINISHED BUSINESS:**

1. Approve/Disapprove City Manager to proceed with work to complete range road improvements at Elbow Swamp. Mr. Lovell told Council he just needed their approval to move ahead with work to complete range road and some cleanup.

**Councilmember Hunter made the motion for City Manager Lovell to proceed with work to complete range road and some cleanup. The motion was seconded by Councilmember Carpenter. Motion carried in the affirmative by Councilmember's Bass and Fesperman.**

Mayor Fowler asked Council if someone would carry the City Flag at the GMA Convention this weekend. Councilmember Hunter volunteered.

## City Council

2. Closed Session to deal with personnel issues.

### **Motion to Enter Into a Closed Meeting of a City Council**

Council member Hunter makes the following motion:

(1) That this Mayor and Council now enter into closed session as allowed by O.C.G.A. §50-14-4 and pursuant to advice by the City Attorney, for the purpose of discussing the following: Personnel Matter

(2) That this body, in open session, adopt a resolution authorizing and directing the mayor or presiding officer to execute an affidavit in compliance with O.C.G.A. §50-14-4, and that this body ratify the actions of the council taken in closed session and confirm that the subject matters of the closed session were within exceptions permitted by the open meetings law, said resolution to be in the form as attached hereto.

**The motion was seconded by Councilmember Carpenter. Motion carried in the affirmative by Councilmember's Bass and Fesperman.**

**Councilmember Carpenter made a motion to reenter into open session. The motion was seconded by Councilmember Hunter, motion carried in the affirmative by Councilmembers Bass and Fesperman.**

**Mayor Fowler read the following resolution.**

### **Resolution of the Richmond Hill City Council**

BE IT RESOLVED by the Richmond Hill City Council as follows: At the meeting held on the 18th day of June, 2013, the Council entered into closed session for the purpose of discussing Personnel Matter. At the close of the discussions upon this subject, the Council did vote to re-enter into open session and herewith takes the following action in open session:

(1) The actions of the Council and the discussions of the same regarding the matter set forth for closed session purposes are hereby ratified.

(2) Each member of this body does hereby confirm that to the best of his or her knowledge, based upon the advice of the City Attorney, the said subject matter of the meeting and of the closed session portion was devoted to matters within the specific relevant exception(s) as set forth above.

(3) The Mayor, or presiding officer, is hereby authorized and directed to execute an affidavit, with full support of the members of this Council, in order to comply with O.C.G.A. §50-14-4(b).

(4) The affidavit shall be included and filed with the official minutes of the meeting and shall be in a form as required by the statute, which shall be substantially as follows:

Approved this 18th day of June, 2013.

City Council

**Councilmember Carpenter made a motion to approve the resolution. The motion was seconded by Councilmember Bass, motion carried in the affirmative by Councilmembers Hunter and Fesperman.**

**Affidavit**

Personally appeared before the undersigned-attesting officer, duly authorized to administer oaths, E. Harold Fowler, who, after being duly sworn, deposes and on oath states the following:

- (1) I was presiding officer of a meeting of the Richmond Hill City Council held on the 18th day of June, 2013
- (2) That it is my understanding that O.C.G.A §50-14-4(b) provides as follows:

When any meeting of an agency is closed to the public pursuant to subsection (a) of this Code section, the chairperson or other person presiding over such meeting shall execute and file with the official minutes of the meeting a notarized affidavit stating under oath that the subject matter of the meeting or the closed portion thereof was devoted to matters within the exceptions provided by law and identifying the specific relevant exceptions.

- (3) The subject matter of the closed meeting or closed portion of the meeting held on the 18th of June, 2013, which was closed for the purpose(s) of discussion of Personnel Matter as allowed by O.C.G.A, Title 50, Chapter 14, was devoted to matters within those exceptions and as provided by law.
- (4) This affidavit is being executed for the purpose of complying with the mandate of O.C.G.A. §50-14-4(b) that such an affidavit be executed.

This 18th day of June, 2013.

**Councilmember Bass made a motion to approve the affidavit. The motion was seconded by Councilmember Fesperman. Motion carried in the affirmative by Councilmember's Carpenter and Hunter.**

**No actions, no votes taken as a result of the closed session.**

**2. City Manager's Topics: Chris Lovell**

**Special Committees:**

**3. COMMUNICATIONS:**

**10. NEW BUSINESS:**

**11. PUBLIC COMMENTS**

**Councilmember Hunter made a motion to take a recess for refreshments only. The motion was seconded by Councilmember Fesperman and carried in the affirmative by Councilmember Carpenter and Councilmember Bass.**

**There being no further business, the meeting adjourned at 8:55 P. M. in a motion by Councilmember Hunter seconded by Councilmember Bass and carried in the affirmative by Councilmember Carpenter and Councilmember Fesperman.**

Respectfully submitted,

Ursula G. Lee  
City Clerk

*Planning, Zoning and  
Code Enforcement*

**RICHMOND HILL CITY PLANNING COMMISSION**  
**JUNE 24, 2013**  
**7 P.M. PUBLIC HEARING**

**MEMBERS:** Billy Albritton, Les Fussell, Jonathan Goodman, Triple Cooper

**STAFF:** Randy Dykes, Nancy Frye, Mark Long

**COUNCIL:** Mayor Fowler

**GUESTS:** Lori Jacobs

Chairman Albritton called the public hearing to order at 7 P.M. He read the Disclosure of Campaign statement, which reads as follows: "Has the applicant and/or the applicant's attorney, within the past two years, made campaign contributions or made gifts having an aggregate of \$250.00 or more to a member of the Richmond Hill Planning Commission or Richmond Hill City Council or the Mayor or any local government official who will be considering the application. Chairman Albritton explained that the purpose of the public hearing was to accept input on the request by Lori Jacobs for a Text Amendment to Article IV, Section 13.B of the city zoning ordinance to include a home furnishing store in a I-1, light industrial zone. The location of the site is 386-J Edsel Dr. Map 053-1, parcel 044-02. This is the second reading.

Chairman Albritton asked Zoning Administrator Nancy Frye if property owners within 300 feet were notified and she replied yes to the best of her knowledge. He also added this was the second reading for this request.

Mrs. Jacobs came forward and explained they own a business on Ford Avenue and want to downsize. She explained they would only be open on Wednesdays and Saturdays and they have online sales as well.

**With no further comments the public hearing closed at 7:04 pm.**

**RICHMOND HILL CITY PLANNING COMMISSION  
JUNE 10, 2013  
7:15 1a P.M. PUBLIC HEARING**

**MEMBERS:** Billy Albritton, Les Fussell, Jonathan Goodman, Triple Cooper

**STAFF:** Randy Dykes, Nancy Frye, Mark Long

**COUNCIL:** Mayor Fowler

**GUESTS:** Harold Fowler

Chairman Albritton called the public hearing to order at 7:15 1a P.M. He read the Disclosure of Campaign statement, which reads as follows: "Has the applicant and/or the applicant's attorney, within the past two years, made campaign contributions or made gifts having an aggregate of \$250.00 or more to a member of the Richmond Hill Planning Commission or Richmond Hill City Council or the Mayor or any local government official who will be considering the application. Chairman Albritton explained that the purpose of the public hearing was to accept input on the request by Teresa M. Fowler requesting a variance from the rear setbacks on the plat of Sterling Woods Subdivision recorded March 11, 1999, annexed into the city July 1, 1998 and accepted by the city on August 18, 1998. The property is located at 115 Sterling Woods Dr. Map 0601, parcel 130.

Chairman Albritton asked Zoning Administrator Nancy Frye if property owners within 300 feet were notified and she replied yes to the best of her knowledge.

Mayor Fowler came forward and explained he and his wife would like to put a pool in their backyard and it will be screened in as well. He stated it is hard to put in the pool and still meet the 35' rear setback, therefore, he is requesting a variance.

**With no further comments the public hearing closed at 7:20 pm.**

**RICHMOND HILL CITY PLANNING COMMISSION  
JUNE 24, 2013  
7:15 1b P.M. PUBLIC HEARING**

**MEMBERS:** Billy Albritton, Les Fussell, Jonathan Goodman, Triple Cooper

**STAFF:** Randy Dykes, Nancy Frye, Mark Long

**COUNCIL:** Mayor Fowler

**GUESTS:** None

Chairman Albritton called the public hearing to order at 7:15 1b P.M. He read the Disclosure of Campaign statement, which reads as follows: "Has the applicant and/or the applicant's attorney, within the past two years, made campaign contributions or made gifts having an aggregate of \$250.00 or more to a member of the Richmond Hill Planning Commission or Richmond Hill City Council or the Mayor or any local government official who will be considering the application. Chairman Albritton explained that the purpose of the public hearing was to review the City of Richmond Hill's proposed revision of Section 13 – I-1 Light Industrial District and Section 14 – I-2, General Industrial District of Article IV of the Richmond Hill Zoning Ordinance.

Randy Dykes with Planning & Zoning explained this is the second reading for the revision. The board reviewed the revision with no comments.

**With no further comments the public hearing closed at 7:25 pm.**

**RICHMOND HILL CITY PLANNING COMMISSION  
JUNE 24, 2013  
MEETING MINUTES**

**MEMBERS PRESENT:** Billy Albritton, Les Fussell, Jonathan Goodman, Triple Cooper

**STAFF PRESENT:** Randy Dykes, Nancy Frye, Mark Long

**CITY COUNCIL PRESENT:** Mayor Fowler

**GUESTS:** Lori Jacobs, Harold Fowler

**Approval of the minutes of the public hearings and the meeting from June 10, 2013.**

**Commissioner Goodman made a motion to approve the minutes of the public hearings and meeting of June 10, 2013; motion seconded by Commissioner Cooper and carried by all.**

**PUBLIC HEARING RECOMMENDATION:**

**1. Approval/Disapproval of the request by Lori Jacobs for a text amendment to include a home furnishing store in a I-1, light industrial zone. Location of business is 386-J Edsel Dr.**

Randy Dykes with Planning & Zoning explained the two required public hearings were held with no opposition.

**Commissioner Goodman made a motion to approve the request by Lori Jacobs for a text amendment to include a home furnishing store in a I-1, light industrial zone, located at 386-J Edsel Dr.; motion seconded by Commissioner Fussell and carried by all.**

**2. Approval/Disapproval of the request by Teresa Fowler for a variance of 25 ft., from 35 ft. to 10 ft., on the rear setback of her property at 115 Sterling Woods Dr.**

Mr. Dykes explained the pool is needed for health reason.

**Commissioner Fussell made a motion to approve the request by Teresa Fowler for a variance of 25 ft., from 35 ft. to 10 ft., on the rear setback of her property at 115 Sterling Woods Dr.; motion seconded by Commissioner Goodman and carried by all.**

**3. Approval/Disapproval of the request by the City of Richmond Hill of the revision of Section 13, I-1, light industrial and Section 14, I-2, general industrial district of Article IV on the Richmond Hill Zoning Ordinance.**

Mr. Dykes explained that the city is revising the ordinance to coincide with the county for the development of Terra Point.

**Commissioner Fussell made a motion to approve the request by the City of Richmond Hill of the revision of Section 13, I-1, light industrial and Section 14, I-2, general industrial district of Article IV on the Richmond Hill Zoning Ordinance; motion seconded by Commissioner Goodman and carried by all.**

**Meeting was adjourned at 7:40pm.**

Respectively submitted by,  
Nancy Frye, Zoning Administrator  
Amanda Styer, Zoning Clerk

For City Council  
July 2, 2013

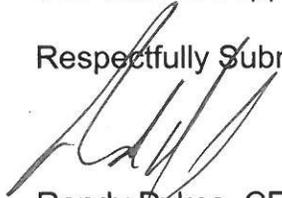
1. Approval/Disapproval of the request by **Lori Jacobs** for a text amendment to include a home furnishing store in a I-1, light industrial zone. Location of business is 386-J Edsel Dr.

Home Furnishings: Items for home, articles that decorate a house and make it more comfortable, e.g. furniture, lighting, carpets and home accessories.

The Planning Commission held a public hearing on June 10, 2013 and June 24, 2013 with no one speaking in opposition. The Planning Commission recommended approval.

See attached application and location map.

Respectfully Submitted,



Randy Dykes, CFM  
Planning, Zoning and Building Department

9  
Pdcl # 2874  
# 200  
5-22-13

Date \_\_\_\_\_  
File # \_\_\_\_\_  
Fee \_\_\_\_\_

### City of Richmond Hill

## Application Form for Rezoning Amendment Map or Text

Plat must be attached to process (map change only) and fees must be paid.

NAME OF APPLICANT	ADDRESS	TELEPHONE NUMBER
Laurel Home Furnishings	11258 Ford Ave Suite 13	756-7460

- 1) This is a request for a change in: (check one)
- Zoning Map (fill in items #2, 3, 4, 5, 6 and 8 only).
  - Zoning Text (fill in items #2, 7 and 8 only).

2) Give exact address and plat reference of the property for which you propose a zoning text or map change:

Street or Road address 386-J Edsel Dr.  
 Map number 053104402 Parcel number \_\_\_\_\_

3) Area of subject property \_\_\_\_\_ square feet or acres.

4) How is this property presently zoned: (check one).

- |          |          |         |        |
|----------|----------|---------|--------|
| R-1 ( )  | PD ( )   | C-3 ( ) | CP ( ) |
| R-2 ( )  | PD-2 ( ) | C-4 ( ) | FH ( ) |
| R-3 ( )  | C-1 ( )  | I-1 ( ) | AG ( ) |
| RMHD ( ) | C-2 ( )  | I-2 ( ) | UD ( ) |

5) What new zoning do you propose for this property: (check one).

- |         |          |         |         |        |
|---------|----------|---------|---------|--------|
| R-1 ( ) | RMHD ( ) | C-2 ( ) | I-1 ( ) | FH ( ) |
| R-2 ( ) | PD ( )   | C-3 ( ) | I-2 ( ) | AG ( ) |
| R-3 ( ) | C-1 ( )  | C-4 ( ) | CP ( )  |        |

6) Does the applicant own all of the property proposed for this zoning change:

- Yes       No

7) If this involves a change in the Zoning Text, what section or sections of the zoning ordinance will be affected?

Article 4 Section 13.6

8) Explanation of request:

Amend the zoning text to allow  
Home Furnishings in I-1

9) The property owners within 300 feet of the property will be notified.

10) Information in support of the request:

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

Attach an additional sheet if necessary.

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of providing the need for the proposed amendment rests with the applicant.

Signature John A. Use  
Owner

Address \_\_\_\_\_  
\_\_\_\_\_

Telephone \_\_\_\_\_

Harold Jacobs  
Agent

11258 Ford Ave Ste 13  
Reedwood Hill, Ga 31324

756-7460

Public Hearing Date: June 10, 2013 Time: 6:30 P.M.

Planning Commission: Approved on \_\_\_\_\_ Denied on \_\_\_\_\_

City Council: Approved on \_\_\_\_\_ Denied on \_\_\_\_\_



CITY OF RICHMOND HILL BUILDING AND ZONING DEPARTMENT

CONFLICT OF INTEREST IN ZONING ACTIONS

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Has applicant and/or the applicant's attorney, within the past two years, made campaign contributions or made gifts having an aggregate value of \$250.00 or more to a member of Richmond Hill Planning Commission or Richmond Hill City Council or the Mayor or any local government official who will be considering the re-zoning application?

Yes \_\_\_\_\_ No X

If yes, please complete the following sections:

Name of Government Official Contributions Gift Date of Contribution

Four horizontal lines for data entry.

I, (We), the undersigned, having made application for a re-zoning action, variance or conditional use permit, do hereby declare that I (We) have reviewed and complied with Chapter 67A of Title 36 of the Official Code of Georgia Annotated, entitled "Conflict of Interest in Zoning Actions", to the best of my knowledge.

By: [Signature] Signature of Applicant

[Date] Date

[Printed Name] Printed Applicant Name

By: \_\_\_\_\_ Agent

Signature of Property owner (if different from applicant)

Property Location 386-J Edsel Dr.

CERTIFICATION OF APPLICANT & OWNER

The undersigned applicant does hereby certify under penalty of perjury that he/she/it is the owner of the lands described in the within and foregoing application for a zoning procedure or subdivision procedure, or is the duly authorized agent for said owner.

THE USHER Co. John A. Usher

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ADDITIONAL CERTIFICATION WHERE APPLICATION  
IS MADE BY AGENT

The undersigned applicant does hereby certify under penalty of perjury that he/she/it is the owner of the lands described in the within and foregoing application for a zoning procedure or subdivision procedure, and that the above stated agent is authorized by this owner to apply for the zoning procedure or subdivision procedure requested in this application.

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# Richmond Hill, Georgia



1: 11,052



## Legend

- Parcels
- + Railroad Centerline
- Road Centerline
- <all other values>
- PRIMARY
- SECONDARY
- TERTIARY
- Unpaved trails



## Notes

Text Amendment Location For Lori Jacobs to add Home Furnishings as a permitted use in an I-1 zone at 386-J Edsel Drive

0.3 Miles

0 0.17

0.3

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
THIS MAP IS NOT TO BE USED FOR NAVIGATION



For City Council  
July 2, 2013

2. Approval/Disapproval of the request by **Teresa Fowler** for a variance of 25 ft., from 35 ft. to 10 ft., on the rear setback of her property at 115 Sterling Woods Dr.

The applicant would like to install a swimming pool in the rear yard but setback requirements will not allow enough room for swimming pool. The applicant states that the doctor recommends the pool for health reasons.

The Planning Commission held a Public Hearing on June 24, 2013. No one spoke in opposition and the Planning Commission recommended approval.

See attached application and location map.

Respectfully Submitted,



Randy Dykes, CFM  
Planning, Zoning and Building Department

Date \_\_\_\_\_  
File # \_\_\_\_\_  
Fee \_\_\_\_\_

City of Richmond Hill  
Building and Zoning Department

REQUEST FOR VARIANCE

TERESA M. FOWLER OR \_\_\_\_\_  
OWNER AGENT

makes application to request the following variance from Article \_\_\_\_\_,  
Section \_\_\_\_\_ of the Richmond Hill Zoning Ordinance/Subdivision  
Regulations: (Describe)

REQUESTING A 25' REAR SET BACK  
VARIANCE

Property Location/Address:  
115 Sterling Woods Dr.

Map # 0601 Parcel # 130 Zone: R-1

I understand that City Council may authorize a variance from the requirement of this ordinance where it can be shown that owing to special and unusual circumstances related to a specific lot, strict application of this ordinance would cause an undue or unnecessary hardship.

The following hardship would be created without a variance:

SET BACK REQUIREMENTS MAKE BACK YARD UN-USABLE  
DOCTOR RECOMMENDED POOL FOR HEALTH REASON



Further, the following conditions exist which would allow this variance to be considered:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

The property owners within 300 feet of the property will be notified.

I understand that pursuant to city regulations a public hearing shall be held in reference to this matter.

I further understand that if approved, this authorization for a variance shall be void after one year unless substantial construction has taken place.

Signature of Owner & Address

Signature of Agent & Address

George M. Fowler  
115 Sterling Woods Dr.  
Richmond Hill, GA 31324

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

Telephone 756-3058

Telephone \_\_\_\_\_

Public Hearing Date: \_\_\_\_\_ Time: \_\_\_\_\_

Planning Commission: Approved on \_\_\_\_\_ Denied on \_\_\_\_\_

City Council: Approved on \_\_\_\_\_ Denied on \_\_\_\_\_

CITY OF RICHMOND HILL BUILDING AND ZONING DEPARTMENT

CONFLICT OF INTEREST IN ZONING ACTIONS

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Has applicant and/or the applicant's attorney, within the past two years, made campaign contributions or made gifts having an aggregate value of \$250.00 or more to a member of Richmond Hill Planning Commission or Richmond Hill City Council or the Mayor or any local government official who will be considering the re-zoning application?

Yes \_\_\_\_\_ No

If yes, please complete the following sections:

Table with 4 columns: Name of Government Official, Contributions, Gift, Date of Contribution. Includes three empty rows for data entry.

I, (We), the undersigned, having made application for a re-zoning action, variance or conditional use permit, do hereby declare that I (We) have reviewed and complied with Chapter 67A of Title 36 of the Official Code of Georgia Annotated, entitled "Conflict of Interest in Zoning Actions", to the best of my knowledge.

By: [Signature] Signature of Applicant

[Date] Date

TERESA M. FOWLER Printed Applicant Name

By: \_\_\_\_\_ Agent

Signature of Property owner (if different from applicant)

Property Location 115 Sterling Woods Dr.

CERTIFICATION OF APPLICANT & OWNER

The undersigned applicant does hereby certify under penalty of perjury that he/she/it is the owner of the lands described in the within and foregoing application for a zoning procedure or subdivision procedure, or is the duly authorized agent for said owner.

James M. Fowler

115 Sterling Woods Dr  
Richmond Hill, GA 31324

ADDITIONAL CERTIFICATION WHERE APPLICATION  
IS MADE BY AGENT

The undersigned applicant does hereby certify under penalty of perjury that he/she/it is the owner of the lands described in the within and foregoing application for a zoning procedure or subdivision procedure, and that the above stated agent is authorized by this owner to apply for the zoning procedure or subdivision procedure requested in this application.

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

# Richmond Hill, Georgia



## Legend

- Parcels
- Railroad Centerline
- Road Centerline
- <all other values>
- PRIMARY
- SECONDARY
- TERTIARY
- Unpaved trails

## Notes

Rear setback variance request for Mrs. Teresa M. Fowler



0.2 0 0.08 0.2 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

For City Council  
July 2, 2013

3. Approval/Disapproval of the request by the **city of Richmond Hill** of the revision of Section 13, I-1, light industrial and Section 14, I-2, general industrial district of Article IV on the Richmond Hill Zoning Ordinance

This is the second reading of the proposed revision to Industrial Zoning sections of the Zoning Ordinance. The intent is to add uses and requirements so that the city's industrial zoning has all the uses and requirements that Bryan County have, so that the annexation of Terra Point property can proceed. Thomas and Hutton has been developing a master plan for Terra Point based on Bryan County's ordinance, so this is being done to alleviate any future problems when the property is annexed into the city.

The Planning Commission held a Public Hearing on June 10, 2013 and June 24, 2013. No one spoke in opposition and the Planning Commission recommended approval.

See attached Industrial Zoning sections with proposed revisions in red.

Respectfully Submitted,



Randy Dykes, CFM  
Planning, Zoning and Building Department

**Section 13. - I-1 light industrial district.**

**A. Purpose of district.**

- (1) The intent of this district is to provide for light industrial uses that are compatible and are an asset to the community. These uses shall not be significantly objectionable with regard to noise, odor, fumes, etc., to surrounding properties. This district's regulations are designed to provide a compatible environment for uses generally classified as light industrial in nature; to protect and reserve undeveloped areas within the city that are suitable for such industries; and to discourage encroachment by residential, commercial, or other uses that may adversely affect the industrial character of the district. Internal stability, safety, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for the district.
- (2) Lands within this district should be located in relation to the thoroughfare network of the city, as well as rail and air if required, and designed so that uses within the district do not disrupt normal traffic flow patterns within the city. Planned industrial parks are encouraged within this district to safeguard the public interest and accomplish the light industrial zone district's intent with respect to compatibility with surrounding areas, performance standards are established herein for all permitted uses and as guidance for the planning commission in considering conditional permitted uses. The purpose of these performance standards is to permit potential industrial nuisances to be evaluated in a factual and objective manner, to insure that industries will provide methods to protect the community from hazards and nuisances which can be prevented and controlled, and to protect industries from arbitrary exclusion from an industrial district.
- (3) The light industrial performance standards established by this section shall be the minimum standards to be met and maintained by all light industrial uses established under the provisions of this ordinance.
- (4) All existing industrial uses which conform to the use regulations of this zoning ordinance but which do not comply with these performance standards are hereby classified as existing nonconforming uses; such uses may continue to operate, but shall not be allowed to expand or further violate such performance standards. To this end, all additions, expansions, or changes in process shall be in conformance with all applicable performance standards.
- (5) Application of performance standards. All applications for light industrial rezoning and/or subsequent building permits shall be accompanied by a certification from a registered professional engineer in the state that the proposed use can meet the performance standards of this district. Further, the city council may employ consultants to evaluate the environmental effects of such proposed use with respect to the performance standards.
  - (a) *Noise.* Light industrial uses shall not exceed the following decibel limits. Noise may be at property lines of the light industrial use, or different land use districts as specified below.

**DECIBEL LIMITS**

Area Adjacent to Light Industrial Use	Maximum Permitted Light Industrial Sound Level
Residential lot lines and district boundaries	55/45dBA*
Commercial lot lines and district boundaries	60dBA

General industrial lot lines and industrial boundaries

65dBA

The levels specified above may be exceeded by 10dBA for a single period, not to exceed 15 minutes, in any one day. Noise shall be measured with a sound level meter meeting the standards of the American National Standards Institute (ANSI S1. 4-1961) "American Standard Specification for General Purpose Sound Level Meters." The instrument shall be set to the A-weighted response conducted in accordance with ANSI S1. 2-1962 "American Standard Method for the Physical Measurements of Sound.

\*In any residential district, sound levels shall not exceed 55dBA during the hours of 7:00 a.m. to 9:00 p.m. and shall not exceed 45dBA during the hours of 9:00 p.m. to 7:00 a.m.

- (b) *Glare and heat.* No light industrial use may cause heat at the lot line or district boundary to be so intense as to be a public nuisance or hazard. No such use may cause illumination at or beyond any residential district boundary in excess of 0.5 foot candles.
  - (c) *Odor.* No light industrial use may release an odor that is detectable at the lot line.
  - (d) *Smoke.* For the purpose of grading the density or equivalent opacity of smoke, the Ringelmann Chart, as published by the U.S. Bureau of Mines, shall be used. The emission of smoke darker than Ringelmann No. 1 from any chimney, stack, vent, opening, or combustion process is prohibited.
  - (e) *Vibration.* No vibration shall be detectable beyond the property line.
- (6) *Continued enforcement.* The building inspector shall investigate any purported violation of performance standards and, if there is reasonable grounds for the same, shall notify the planning commission and city council of the occurrence or existence of a probable violation thereof. The city council shall investigate the alleged violation, and for such investigation, may employ qualified experts. If, after public hearing on due notice, it is found that a violation occurred or exists, a copy of said findings shall be forwarded to the planning commission and the violator. The violator shall pay for the services of any qualified experts employed by the city to advise in establishing a violation, if the city establishes the violation.
- (7) *Cancellation of permits.* If, after the conclusion of the time granted for compliance with the performance standards, the city council finds the violation is still in existence, any permits previously issued shall be void and the operator shall be required to cease operation until the violation is remedied.

A.1. ~~Statement of intent. To be added at a later date upon the recommendation of the city historic preservation commission and the approval of the mayor and council.~~ This District is established to provide land for light industrial Uses which are **not** significantly objectionable with regard to noise, odor, fumes, etc., to surrounding properties. This District's regulations are designed to provide a compatible environment for Uses generally classified as light industrial in nature; to protect and reserve undeveloped areas within the City that are suitable for such light industries; and to discourage encroachment by Residential, Commercial, or other Uses that may adversely affect the industrial character of the District. Lands within this District should be located in relation to the thoroughfare network of the City, as well as rail and air if required, and designed so that Uses within the District do not disrupt normal traffic flow patterns within the City. Planned industrial parks are encouraged within this District.

B. *Permitted uses.* Within the I-1 zoning district, unless otherwise permitted by this ordinance, no building, structure or land shall be used except for the following **provided that such uses are conducted in such a manner that noxious odors, fumes, dust and similar particles, or noise are not emitted or detectable beyond the property lines of the lots on which the Uses are located:**

- (1) Agricultural implement store.
- (2) Animal hospital and/or boarding facility/veterinarian
- (3) Automotive repair facility.
- (4) Automotive/truck/heavy equipment/recreational vehicle dealership.
- (5) **Bars/Nightclubs**
- (6) Boat storage.
- (7) ~~Building materials sales yard.~~ **Building material sales yards and lumber yards, including the sale of rock, sand, gravel, and the like.**
- (8) **Bulk Storage**
- (9) Car wash.
- (10) Church.
- (11) Construction/contractor office.
- (12) Convenience store.
- (13) **Distribution**
- (14) Electronics store/repair shop.
- (15) Flea market/open air market.
- (16) Floor covering store.
- (17) Funeral home.
- (18) Gym/fitness center.
- (19) Hardware store.
- (20) Heavy equipment sales.
- (21) **Home Furnishings Store**
- (22) **Horticultural Nurseries**
- (23) Hospital.
- (24) Indoors commercial recreation center.

- (25) Lighting store.
- (26) Marine sales.
- (27) Millworks business (cabinetry)
- (28) Mini-storage warehouse.
- (29) Monument store.
- (30) Moving and storage operations in building.
- (31) Museum.

**(32) Office**

- (33) Outdoor building sales.
- (34) Outdoors commercial recreation center.
- (35) Package store.
- (36) Park/playground.
- (37) Plant nursery.
- (38) Precast operations.
- (39) Printing shop.
- (40) Printing plant.
- (41) Professional office building.

**(42) Public utilities, including Buildings, necessary structures, storage yards and other related Uses.**

- (43) Radio/television station.

**(44) Radio and/or television station transmission or reception towers.**

- (45) Recording studio.

**(46) Research or experimental stations and laboratories.**

- (47) Small engine repair.

- (48) Stadium.

- (49) Tattoo parlor.

**(50) Truck Stops**

- (51) Warehouse and wholesale establishment.

- (52) Customary accessory buildings and uses incidental to the above permitted uses.

C. *Conditional permitted uses.* The conditional permitted uses enumerated below in accordance with the provisions contained in article VII may be permitted upon application being submitted to the city planning commission for review and approval by the governing body. A site development plan is required to accompany the application and shall be amended, if necessary, to reflect any changes imposed by the final city council approval prior to issuance of the first permit. Uses similar to those below that are not found in any other district classification may be conditionally permitted upon approval by the city council.

- (1) Adult entertainment.

- (2) Child Care Center with Preschool

- (3) Civic or Private Club

- (4) Commercial kennels with exercise yards (no outside pens).**

- (5) Concrete Batch Plant Operation
- (6) Food and kindred processing plant.
- (7) Mobile and manufactured home sales.
- (8) Open yard for sale, rental, dismantling or salvage with conditions (Minimum of eight feet high opaque fencing). Use for the sale, rental, dismantling and/or storage of new or used salvage and/or Junk materials or equipment, provided that: 1) such Uses are separated from adjoining properties by a suitable planting screen, fence, or wall at least eight (8) feet in height, and 2) no burning of materials or products will be conducted on the Premises.
- (9) Panel antennae.
- (10) Public utility.
- (11) Recycling center.
- (12) Research or experimental laboratory.
- (13) Restaurant
- (14) Retail businesses or services provided such businesses or services are (1) incidental to a permitted light-industrial Use and (2) located on the same Premises.
- (15) Sporting Goods Store with Gun Sales
- (16) Storage Yards
- (17) Telecommunications facility (including towers and antennas).
- (18) Vehicle storage
- (19) Watchman's or caretaker's dwelling. One (1) or Two (2) Family Dwelling, provided that:
  - 1) such Dwelling is located on the Premises of the permitted light-industrial Use and
  - 2) the head of the household is employed by the industry as a watchman or caretaker.
- (20) Customary accessory buildings and uses incidental to the above conditionally permitted uses.

D. *Area regulations.* The following are the area requirements for the I-1 zoning district:

- (1) Minimum lot size (square feet): 15,000.
- (2) Minimum lot width (feet) at building line: 150.
- (3) Minimum front setback (feet) from street: 50.
- (4) Minimum side setback (feet) from property line: 20 15; however, a 50-foot side setback is required where abutting a residential district.
- (5) Minimum rear setback (feet): 30 25; however, a 50-foot rear setback is required where abutting on a residential district.
- (6) Maximum building height (feet): 35 45 feet.
- (7) Signage dimensions: See Article VI of this ordinance.

E. *Other applicable requirements.*

- (1) Landscaping. See the city landscaping and tree ordinance.
- (2) Any industrial use that may produce injurious or noxious noise, vibration, smoke, gas, fumes, odor, dust, fire hazard or other objectionable conditions as a result of its operation shall be located a minimum of 200 feet from adjoining property lines and must be in conformance with all applicable rules and regulations administered by the environmental protection division of the Georgia Department of Natural Resources.
- (3) Maximum percent of gross land to be covered....65%

## Section 14. - I-2 general industrial district.

- A. *Purpose of district.* It is the intent of this district to provide for those heavy industrial uses that may create nuisances and therefore may not be compatible with uses of other zoning districts. Land within this district is intended for industrial operations that require buildings and open areas for the fabrication, processing, extraction or repair of raw materials or manufactured products. Uses in this district should be located so as to discourage the disruption and/or congestion of traffic in the city. Further, it is the intent of this district to discourage any encroachment by residential developments or other uses capable of adversely affecting the industrial character of this district. To safeguard the public interest, any general industrial use capable of producing objectionable noise, smoke, odor, vibration, fire hazard or similar conditions shall only be allowed as a conditional use within this district.
- A.1. *Statement of intent.* ~~To be added at a later date upon the recommendation of the city historic preservation commission and the approval of the mayor and council.~~ **The purpose of this District is to provide areas for manufacturing, assembling, fabricating and related activities and to provide standards to prevent adverse effects on surrounding properties.**
- B. *Permitted uses.* Within the I-2 zoning district, unless otherwise permitted by this ordinance, no building, structure or land shall be used except for the following:
- (1) Agricultural implement store.
  - (2) Animal hospital and/or boarding facility/veterinarian.
  - (3) Asphalt emulsion (water-based) plants;**
  - (4) Automotive repair facility.
  - (5) Boat storage.
  - (6) Building materials sales yard.
  - (7) Car wash.
  - (8) Church.
  - (9) Construction/contractor office.
  - (10) Convenience store.
  - (11) Flea market/open air market.
  - (12) Food processing plant.
  - (13) Heavy equipment sales **and repair;**
  - (14) Hospital.
  - (15) Indoors commercial recreation center.
  - (16) Industrial uses that involve manufacturing, processing, assembly, packaging, treatment or storage of heavy materials, products or equipment, but not including junk or salvage operations.
  - (17) Machine shops;**
  - (18) Manufactories, assembly facilities and their associated buildings;**

- (19) Mini-storage warehouse.
- (20) Mobile home, utility building, and trailer sales lots;
- (21) Moving and storage operations in building.
- (22) Office buildings for business, governmental, professional or general purposes;
- (23) Park/playground.
- (24) Printing plant.
- (25) Professional office building.
- (26) Public utilities, including buildings, necessary structures, storage yards and other related uses;
- (27) Radio/television station.
- (28) Radio and television transmission, antennas and towers;
- (29) Research or experimental stations and laboratories;
- (30) Repair garages for commercial vehicles and trucks;
- (31) Small engine repair.
- (32) Tattoo parlor.
- (33) Transportation terminals;
- (34) Warehouse, and wholesale establishment, and transfer/storage establishments (distribution centers);
- (35) Customary accessory buildings and uses incidental to the above permitted uses.

C. *Conditional permitted uses.* The conditional permitted uses enumerated below in accordance with the provisions contained in article VII may be permitted upon application being submitted to the city planning commission for review and approval by the governing body. A site development plan is required to accompany the application and shall be amended, if necessary, to reflect any changes imposed by the final city council approval prior to issuance of the first permit. Uses similar to those below that are not found in any other district classification may be conditionally permitted upon approval by the city council.

- (1) Adult media store.
- (2) Cleaning, laundry and dry cleaning plants;
- (3) Construction supply yards;
- (4) Crematorium.
- (5) Extermination, pest control, fumigation, septic tank pumping, furnace cleaning and well drilling services;

- (6) Junk yard (eight feet opaque fencing required).
- (7) Mobile office.
- (8) Open yard for sale, rental, dismantling or salvage with conditions.
- (9) Panel antennae.
- (10) Public utility.
- (11) Recycling center.
- (12) Research or experimental laboratory.
- (13) Telecommunications facility (including towers and antennas).
- (14) Vehicle sales and support centers;
- (15) Watchman's or caretaker's dwelling.
- (16) Customary accessory buildings and uses incidental to the above conditionally permitted uses.

D. *Area regulations.* The following are the area requirements for the I-2 zoning district:

- (1) Minimum lot size: 30,000 sq. ft.
- (2) Minimum lot width (feet) at building line: 150.
- (3) Minimum front setback (feet) from street: 75.
- (4) Minimum side setback (feet): 30; however, a 50-foot side setback is required where abutting a residential district. No side setback shall be required for that part of a lot that fronts on a railroad siding.
- (5) Minimum rear setback (feet) from property line: 50. No rear setback shall be required for that part of a lot that fronts on a railroad siding.
- (6) Maximum building height (feet): 50.
- (7) Signage dimensions: See article VI of this ordinance.

E. *Other applicable requirements.*

- (1) Landscaping. See the city landscaping and tree ordinance.
- (2) Any industrial use that may produce injurious or noxious noise, vibration, smoke, gas, fumes, odor, dust, fire hazard or other objectionable conditions as a result of its operation. Such uses shall be located a minimum of 200 feet from adjoining property lines and must be in conformance with all applicable rules and regulations administered by the environmental protection division of the Georgia Department of Natural Resources.

# *City Manager's Topics*



# GEORGIA DEPARTMENT OF CORRECTIONS

WOMEN'S PROBATION DETENTION CENTER

P. O. BOX 920

8662 U.S. HWY. 301 NORTH

CLAXTON, GEORGIA 30417

912/739-0909

FAX 912/739-7907

Nathan Deal  
Governor

Brian Owens  
Commissioner

June 25, 2013

Mr. Chris Lovell  
City Manager  
City of Richmond Hill  
P.O. Box 250  
Richmond Hill, Ga 31324

Mr. Lovell,

The City of Richmond Hill detail contract is up for renewal.

The contract amount for FY'2014 is \$39,500.00 per year, per detail contract. It will take effect on July 01, 2013.

I am sending (1) original copy of the contract that will require your review and appropriate signature. Please return signed original by July 12, 2013 to the address above. A copy will be returned to your office upon receipt of all signatures.

The FY'2014 contract requires proof of insurance for the vehicle the Governmental Entity provides to the Department for the detail. Please enclose a copy of the insurance with the signed contract.

Should you have any questions, please feel free to give me a call at (912) 739-0909.

Sincerely,

Andria Holmes  
Business Manager

# *Communications*



**RICHMOND HILL  
CELEBRATES THE**

**RED, WHITE, AND BLUE**

**JULY 6<sup>TH</sup>, 5-9:30PM · J.F. GREGORY PARK**

**Live Music** by 3<sup>rd</sup> Class Citizen band

**Food & Drinks:**

BBQ, grilled sausages, hamburgers, hot dogs, kabobs,  
ice cream, smoothies, shaved ice, and desserts.

**Farmers Market**

**Art & Craft Vendors**

**Face Painting**

**Inflatable Water Slides  
& Obstacle Course**

*provided by Fun Time*

**Family Fishing**

**FIREWORKS DISPLAY**  
**to begin around 9:00 p.m.**

Bring blankets or chairs to watch live entertainment and fireworks, as well as change of clothes for the kids.

Coolers will be permitted, remember this is a family affair and no alcoholic beverages will be allowed.

There is no charge for live music, water rides, and fireworks. Parking is available at J. F. Gregory Park area.

***Come out and have some fun!***

For information call 756-3345

Sponsored by the City of Richmond Hill

# *New Business*



FAK 756-2368

Application Date: \_\_\_\_\_

Approval Date: \_\_\_\_\_

**APPLICATION FOR CITY COUNCIL APPROVAL TO SERVE ALCOHOLIC BEVERAGES AT A SINGLE PRIVATE EVENT**

NAME/ORGANIZATION ROLAND PARKER / NCR

ADDRESS 117 MAPLE DR., RICHMOND, GA 31326

PHONE NUMBERS 912-826-2388

DATE/TIME OF EVENT 6:30 PM Sat 12-7-13

LOCATION OF EVENT Wetlands Center

DESCRIPTION OF EVENT ANNUAL CHRISTMAS PARTY FOR CURRENT + FORMER EMPLOYEES OF NCR

NATURE/QUANTITY OF ALCOHOLIC BEVERAGES TO BE SERVED: BEER AND WINE ONLY

NUMBER OF ATTENDEES ANTICIPATED 35-40

SECURITY ARRANGEMENTS SELF POLICED

PARKING ARRANGEMENTS ON SITE

[Signature]  
Signature of applicant

6/21/13  
Date signed by applicant

CC: RHPD