

**CITY OF RICHMOND HILL PLANNING COMMISSION
JANUARY 9, 2016 7 P.M.
MEETING MINUTES**

MEMBERS PRESENT: Billy Albritton, Triple Cooper, Les Fussell, Ron Elliot

STAFF PRESENT: Scott Allison, Amanda Styer, Mark Long

CITY COUNCIL PRESENT: None

GUESTS: Scott Hudspeth

Approval of the minutes of the meeting from December 12, 2016.

Commissioner Elliot made a motion to approve the minutes of the meeting of December 12, 2016; motion seconded by Commissioner Fussell and carried by all.

PUBLIC HEARINGS:

1. A petition has been filed with the City of Richmond Hill by Keller Holdings, LLC requesting a variance to Article IV, Section 10 (d) (4) of the City of Richmond Hill zoning ordinance to allow an 8 ft. variance on the side setbacks and a variance from Article IV, Section 10 (d) (5) to allow a 15 ft. variance on the rear setbacks, for an accessory building to be constructed on an existing slab. The property is zoned C-2, Downtown Commercial and is located at 10730 Ford Avenue. Map 0532 Parcel 117.

Assistant City Manager Scott Allison explained the city has purchased the parcel the bakery is located on from the applicant and this property is what is left after carving out the bakery from the parcel. He explained this structure will allow for a shaded area and restrooms for children while they play outside. Mr. Allison explained there is an existing slab on the parcel where they would like to build the structure and if they use that slab it is closer to the property line than the setbacks allow in a C-2 zoning district.

Mr. Allison explained the applicant will be required to meet building codes and regulations for a commercial accessory building.

Commissioner Fussell asked if the rear of the property is on Dogwood and Mr. Allison replied yes.

Commissioner Cooper asked if the parcel is currently used as a parking area and Mr. Hudspeth replied no that it once held an old storage building that became rotted so they took the building down.

Commissioner Elliot asked if there is a fence along the backside of the property and Mr. Allison replied not currently, but there will be.

Commissioner Cooper asked if there are any issues with distance from the church and Mr. Allison replied that it meets the fire regulations on distance between buildings.

Commissioner Cooper asked about utilities for the restrooms and Mr. Allison explained they can hook up to the sewer along Dogwood and could tie into the water line right by the existing playground.

Mr. Hudspeth explained he has talked with the church and they had no concerns. He added that the new structure will be much nicer than what was previously on the slab.

Public Hearing closed at 7:13 p.m.

PUBLIC HEARING RECOMMENDATIONS:

1. Approval/Disapproval of a petition filed by Keller Holdings, LLC requesting a variance to Article IV, Section 10 (d) (4) of the City of Richmond Hill zoning ordinance to allow an 8 ft. variance on the side setbacks and a variance from Article IV, Section 10 (d) (5) to allow a 15 ft. variance on the rear setbacks, for an accessory building to be constructed on an existing slab. The property is zoned C-2, Downtown Commercial and is located at 10730 Ford Avenue. Map 0532 Parcel 117.

Commissioner Elliot asked if there will be access to this property off of Dogwood and Mr. Hudspeth replied they talked about putting in a 10ft. gate to allow access, but he would leave it up to the city if they should do that or not.

Commissioner Fussell made a motion to recommend approval of the request by Keller Holdings, LLC for an 8ft. variance on the side setbacks and a 15ft. variance on the rear setbacks, for an accessory building to be constructed on an existing slab located at 10730 Ford Avenue; motion seconded by Commissioner Cooper and carried by all.

Meeting closed at 7:16 p.m.

Respectively submitted by,
Amanda Styer, Planning & Zoning Technician