

**CITY OF RICHMOND HILL PLANNING COMMISSION  
JANUARY 11, 2016 7 P.M.  
MEETING MINUTES**

**MEMBERS PRESENT:** Billy Albritton, Tara Baraniak, Les Fussell, Triple Cooper, Brad Brookshire

**STAFF PRESENT:** Scott Allison, Randy Dykes, Amanda Styer, Mark Long

**CITY COUNCIL PRESENT:** Mayor Fowler, Russ Carpenter

**GUESTS:** Kenneth Rushing, A. Hugh Hardy, Trace Palmer, Jack Rusty Lanier, Nikki Palmer, Glen Marts, Linda McDonald, Lance Cooper, Bill Bishop, John Malcolm, Pat Almstead, Robert Almstead, Sandra Sandling, Cathy Gregory, Anthony Sardines

**Approval of the minutes of the meeting from December 28, 2015.**

**Commissioner Fussell made a motion to approve the minutes of the meeting of December 28, 2015 with corrections; motion seconded by Commissioner Cooper and carried by all.**

**PUBLIC HEARINGS:**

**1. A petition has been filed with the City of Richmond Hill by First City Associates requesting a rezoning of 4.78 acres of property located at the corner of Ford Avenue and Timber Trail Road from C-1 Neighborhood Commercial to R-3 Multi-family Residential zoning district. Map and Parcel numbers: 0541-091-03 and 0541-091-02.**

Director Allison explained this property is located behind Parker's. He added the property is currently zoned C-1, neighborhood commercial and they wish to rezone it in order to allow R-3, multi-family in the future. Director Allison explained the parcels owned by Parker's are separate parcels and the parcels facing Hwy 144 will remain commercial. He ended by stating there are a couple nearby multi-family developments including Ways Point Townhomes and Magnolia Manor.

Bill Bishop with Parker's explained they decided to move away from using the property as future commercial because they felt the commercial zoning was not appropriate for the property and intend for a residential developer to purchase the property from them to build a multi-family development.

**Public Hearing Closed at 7:15 pm.**

**2. A petition has been filed with the City of Richmond Hill by The Hutton Company requesting a variance from Richmond Hill Code of Ordinances Part III Chapter 68-33 (a)(1), perimeter buffer requirements between dissimilar zones. The property is zoned C-3 and is located at 9120 Ford Avenue. Map 0461 Parcel 090.**

Director Allison explained RH United Methodist Church is located to the west and is zoned R-2, requiring a 50ft setback. He added the building meets that requirement; however, the applicant needs a variance on the buffer and landscape requirements. He stated there has been discussion of a fence being installed, although it is not required, he added the location of the fence had not yet been decided.

Lance Cooper with Wolverton & Associates came forward explaining the variance request.

Anthony Sardines with RH United Methodist Church explained they are concerned with possible usage of their church parking lot. He felt customers going to this development will possibly park at the church and walk over. Mr. Sardines stated the church is requesting a 6ft fence bordering the property that is painted green so it will blend in. He felt the addition of a fence would prevent people from parking at the church and walking over to the new building.

Commissioner Fussell asked Mr. Sardines if the church is set on the fence being 6ft and asked if a 4ft fence would have the same effect and once the planting grow they would mostly cover the fence if it were 4ft. Mr. Sardines replied that he worries people would jump a 4ft fence. He ended by stating they would rather have a view of a 6ft fence with plantings than of a large building.

Trace Palmer came forward and explained that businesses such as Low Country Eye Care recently met the requirements of the ordinance when building their new commercial building and felt the city would set precedent by approving a variance for this developer. He ended by stating the city adopted the ordinances for a purpose.

**Public Hearing Closed at 7:25 pm.**

**PUBLIC HEARING RECOMMENDATIONS:**

**1. Approval/Disapproval of a petition filed by First City Associates requesting a rezoning of 4.78 acres of property located at the corner of Ford Avenue and Timber Trail Road from C-1 Neighborhood Commercial to R-3 Multi-family Residential zoning district. Map and Parcel numbers: 0541-091-03 and 0541-091-02.**

Commissioner Brookshire asked what the current buffer is and Mr. Bishop replied 20ft and Commissioner Brookshire asked if they will keep the 20ft buffer for the new development and Mr. Bishop replied yes.

Linda McDonald stated she lives behind this property at 56 Port Drive and explained there is a side road where they stopped building and asked if they will have access to use that side road. Director Allison replied no, because the road is a private road.

Ms. McDonald stated there is a drainage ditch behind her house that no one has ever taken care of and asked if they put a fence in will they maintain it. Mr. Bishop replied Parker's or the future developer will meet with the city to assure proper requirements are met and any problems will be addressed and fixed.

Mike Warnock explained he resides at 221 Robinson Loop and stated he would like to see the 20 ft buffer kept and a berm with a fence. He added vegetation would be nice.

Chairman Albritton replied the board is asking for the buffer to remain 20ft as well.

**Commissioner Brookshire made a motion to approve the request by First City Associates for the rezoning of 4.78 acres of property located at the corner of Ford Avenue and Timber Trail Road from C-1 Neighborhood Commercial to R-3 Multi-family Residential zoning district, provided they maintain the 20ft buffer; motion seconded by Commissioner Fussell and carried by all.**

**2. Approval/Disapproval of a petition filed by The Hutton Company requesting a variance from Richmond Hill Code of Ordinances Part III Chapter 68-33 (a)(1), perimeter buffer requirements between dissimilar zones. The property is zoned C-3 and is located at 9120 Ford Avenue. Map 0461 Parcel 090.**

Commissioner Baraniak asked if the developer agrees to a 6ft fence and Mr. Cooper replied yes. She asked if the fence will be camouflaged and Mr. Cooper replied yes.

Director Allison stated the fence would be on the applicant's side and if there is a gate it would need to be kept locked and only used to access landscaping for maintenance behind the fence.

Mr. Cooper stated he understood and no cross access use of the church parking lot is fine.

Commissioner Brookshire asked if the applicant is fine with installing a fence and buffer in the back even though it is not required and Director Allison replied yes.

Commissioner Brookshire asked about the church being zoned R-2 and Director Allison replied a church can be located in most zones including R-2. He added that typically a commercial zone is more ideal for a church location in order to keep heavier traffic away from residential areas.

Commissioner Fussell stated Rushing Street needs road repair and Director Allison replied the city is working with GDOT to have that work done.

Commissioner Cooper asked about their drainage plan and Director Allison replied they will have underground detention, which will be presented and reviewed at a later time.

Commissioner Brookshire asked if the dumpster could be moved to the other side close to the property line. Mr. Cooper replied it could possibly be moved, they would just need to make sure the dump truck has access.

**Commissioner Fussell made a motion to approve the request by The Hutton Company for a variance from Richmond Hill Code of Ordinances Part III Chapter 68-33 (a)(1), perimeter buffer requirements between dissimilar zones; motion seconded by Commissioner Baraniak and carried by Commissioner Brookshire. Commissioner Cooper opposed.**

**Meeting closed at 7:45 p.m.**

Respectively submitted by,  
Amanda Styer, Planning & Zoning Technician