

MEETING OF THE MAYOR AND COUNCIL FOR THE CITY OF RICHMOND HILL
Tuesday, February 2, 2016
7:30 P.M.
Richmond Hill City Hall Council Chambers

Present from City Council: Harold Fowler, *Mayor*; Russ Carpenter, *Mayor Pro-Tem*;
Councilmembers: Johnny Murphy, John Fesperman, Jan Bass

Staff Present: Chris Lovell, *City Manager*; Ursula Lee, *City Clerk*; Ralph Catlett, *Fire Chief*; Scott Allison, *Director of Planning & Zoning*; Randy Dykes, *Asst. Planning & Zoning Director*; Mark Long, *Code Enforcement*; Bob Whitmarsh, *Finance Director*; Charlie Heino, *Enviroworx*

Visitors: Jamie Parker, Juraj Hudacek, Mike Pinault, Kim Stefan, Bob Bennett, Kenneth Rushing, Saray & Fausto Tenen, Ron Elliott, Wade Gibson, Terry Coleman, Arthur Hurt, Bill Bishop, Fred Canady

Mayor Fowler called the meeting to order at 7:30 P.M. Councilmember Carpenter gave the invocation. The Pledge of Allegiance was led by Chief Catlett.

1. Approval of Minutes of meeting **January 19, 2016**

Councilmember Murphy made a motion to approve the January 19, 2016 City Council Minutes. The motion was seconded by Councilmember Carpenter. Motion carried in the affirmative by Councilmembers Carpenter, Fesperman, Bass and Murphy.

Election of Mayor Pro Tempore. Mayor Fowler noted that last January when they swore in the two Councilmembers they forgot to elect the Mayor Pro Tempore.

Councilmember Murphy made a motion to nominate Councilmember Carpenter as Mayor Pro Tem. The motion was seconded by Councilmember Fesperman. Motion carried in the affirmative by Councilmembers Fesperman, Bass and Murphy.

DEPARTMENTAL REPORTS:

Administration and Personnel: Ursula Lee

1. Approve/Disapprove changes to Employee Handbook. Mayor Fowler asked if there were any questions or comments.

Councilmember Carpenter made a motion to approve the amendments to Employee Handbook. The motion was seconded by Councilmember Fesperman.

Motion carried in the affirmative by Councilmembers Fesperman, Bass and Murphy.

Public Safety:

Police Department: Chief Billy Reynolds

1. Approval/Disapproval of proposed amendment to Code of Ordinances Section 50, Miscellaneous Offenses, Sections 50-1 thru 50-11.

Councilmember Carpenter made a motion to approve the proposed amendment to Code of Ordinances Section 50, Miscellaneous Offenses, Sections 50-1 thru 50-11. The motion was seconded by Councilmember Bass. Motion carried in the affirmative by Councilmembers Fesperman, Bass and Murphy.

2. Approval/Disapproval of proposed amendment to Code of Ordinances Section 50, Miscellaneous Offenses, to add Sections 50-14 thru 50-23.

Councilmember Murphy made a motion to table this item for further discussion. The motion was seconded by Councilmember Bass. Motion carried in the affirmative by Councilmembers Fesperman, Bass and Murphy.

Fire Department: Ralph Catlett

Chief Catlett told Mayor and Council that Captain David Williams was just sworn in at State level for Fire Marshall, Fire Inspector, and Fire Investigator.

Public Works: Charles Heino, Envioworx

Councilmember Fesperman asked if the sidewalks were completed in front of Hardees. Mayor Fowler stated that was the State doing that work and also across the street from City Hall and Rushing Street.

Parks, Recreation and Culture: Harvey Lashley

Nothing to report

Planning, Zoning and Code Enforcement: Scott Allison

1. First Reading of a petition filed by **Mike Pinault of Pinault's Defensive Solutions** for a text amendment to the zoning ordinance to add sporting goods store with gun sales as a conditional use in a C-4 Interchange Commercial Zoning District in the Richmond Hill Code of Ordinances. The address for the proposed text amendment is 3766 Hwy 17 Suite 103. Map 047 006 01. Mr. Allison stated this would be the first reading and everything was enclosed in Council's packet. Mayor Fowler told Council

to review and would discuss at next meeting.

2. 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. Mr. Allison stated this is directly behind the Parker's Gas Station. The entrance would be off Timber Trail. A Public Hearing was held with approval by Planning Commission with a condition that the perimeter buffer requirements for the C1 remain in place. Mr. Allison noted Mr. Bill Bishop from First City Associates was present to answer any questions.

Councilmember Bass asked how many units it would include when it's changed to residential. Mr. Allison noted it would be the standard 10 units per acre. Total property is 4.78 acres.

Mr. Bishop came forward and stated he was Vice-president of Parkers Company with First City Associates as one of our other companies; this property was developed a few years back and we have come to find that it's just not an appropriate place for businesses, the best use is multi-family. Mr. Bishop noted the existing buildings can be converted to residential use. There are two separate land parcels in the rear they can be joined with existing building or divided. The entire use of property would be residential if Council approves.

Councilmember Murphy noted that the City has an ARB Board that would be glad to meet with potential buyers to suggest and recommend preliminary site plans as a courtesy to developers to let them know what the city ordinance and desires are. Mr. Bishop stated that this would be sold as one complete parcel and that he thinks it would be understood by whomever purchased property that they would meet with city staff.

There was a brief discussion about the buffer and the entrance ways.

Councilmember Carpenter made a motion to approve 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 with the condition that: 1. the commercial perimeter buffering required under the Commercial Zoning will remain in place even after the R3 zoning; 2. any variations in previously approved site plan must come back before Council for approval; 3. The goal is to protect adjacent residential property that predates this development by about 30 to 40 years. The motion was seconded by Councilmember Bass. Motion carried in the affirmative by Councilmembers Fesperman, Bass and Murphy.

3. Approval/Disapproval of a petition filed by **Fred Canady of Canady's Precision Air** requesting a variance from Article VI, Section 9 (c) (2) b and Table VI.1 of the Richmond Hill Sign Ordinance to allow for an increase in the maximum allowable principal building sign square footage of 75 sq. ft. to 252 sq. ft. for a single occupant building with an area less than 50,000 square feet. The property is located at 504 Scott Court and is zoned C-4 Interchange Commercial. Map 046 Parcel 001-01. Mr. Allison stated the overall look of proposed sign is in packet. This sign would be externally lit; previous sign was externally lit. The sign would be facing I-95. The adjacent property owner did attend Public Hearing and had no objections. Mr. Canady is present if you have any questions.

Councilmember Murphy made a motion to approve petition filed by Fred Canady of Canady's Precision Air requesting a variance from Article VI, Section 9 (c) (2) b and Table VI.1 of the Richmond Hill Sign Ordinance to allow for an increase in the maximum allowable principal building sign square footage of 75 sq. ft. to 252 sq. ft. for a single occupant building with an area less than 50,000 square feet. The property is located at 504 Scott Court and is zoned C-4 Interchange Commercial. Map 046 Parcel 001-01. The motion was seconded by Councilmember Fesperman. Motion carried in the affirmative by Councilmembers Fesperman, Bass and Murphy.

4. Approval/Disapproval of the building sign for **The Slide Shop** to be located at 10076 Ford Avenue, Suite L. Mr. Allison stated this is where "69 East" used to be. It is a sandwich shop. The ARB did recommend approval.

Councilmember Fesperman made a motion to approve the building sign for The Slide Shop to be located at 10076 Ford Avenue, Suite L. The motion was seconded by Councilmember Carpenter. Motion carried in the affirmative by Councilmembers Fesperman, Bass and Murphy.

5. Approval/Disapproval of the building sign and freestanding sign for **Three of Us Bread & Bites** to be located at 104 Dogwood Avenue. Mr. Allison stated this property actually fronts Dogwood and Hwy. 144. Council has renderings of the signs in their packet. The ARB did recommend approval. This used to be Hoof and Woof.

Councilmember Bass made a motion to approve the building sign and freestanding sign for Three of Us Bread & Bites to be located at 104 Dogwood Avenue. The motion was seconded by Councilmember Fesperman. Motion carried in the affirmative by Councilmembers Fesperman, Bass and Murphy.

6. Approval/Disapproval of the building sign for **Megan Myrick Photography** to be located at 11258 Ford Avenue, Suite 5. Mr. Allison stated this is located in Richmond Court and is just like other signs in that development.

Councilmember Carpenter made a motion to approve the building sign for Megan Myrick Photography to be located at 11258 Ford Avenue, Suite 5. The motion was seconded by Councilmember Murphy. Motion carried in the affirmative by Councilmembers Fesperman, Bass and Murphy.

7. Approval/Disapproval of the freestanding sign for **Knight's Precast** located at 203 Edsel Drive. Mr. Allison stated that they actually plan on having sign at bottom with the plants around it. The ARB did approve.

Councilmember Murphy made a motion to approve the freestanding sign for Knight's Precast located at 203 Edsel Drive. The motion was seconded by Councilmember Fesperman. Motion carried in the affirmative by Councilmembers Fesperman, Bass and Murphy.

8. Approval/Disapproval of a request by **Palmer Construction** for building elevations for Clyde's remodel located at 2281 U.S. Highway 17. Mr. Allison stated renderings of the existing sign and new one is in Councils packet. They are doing remodeling of interior and exterior, basically painting; but they will be replacing roofing material and removing the curved glass part and replacing with an overhang. Everything does meet city requirements. The ARB did approve.

Councilmember Carpenter made a motion to approve the request by Palmer Construction for building elevations for Clyde's remodel located at 2281 U.S. Highway 17. The motion was seconded by Councilmember Fesperman. Motion carried in the affirmative by Councilmembers Fesperman, Bass and Murphy.

9. Approval/Disapproval of a request by **The Hutton Company** for site plans for a commercial building to be located at 9120 Ford Avenue. Map 0461 Parcel 090. Mr. Allison stated the next three items were interrelated. The site plans are included in Council's packet. The site plan does show the decorative aluminum fence.

Councilmember Murphy made a motion to approve the request by The Hutton Company for site plans for a commercial building to be located at 9120 Ford Avenue. Map 0461 Parcel 090. The motion was seconded by Councilmember Fesperman. Motion carried in the affirmative by Councilmembers Fesperman, Bass and Murphy.

10. Approval/Disapproval of a request by **The Hutton Company** for the landscape plan for a commercial building to be located at 9120 Ford Avenue. Map 0461 Parcel 090. Mr. Allison stated the plan is in Council's packet.

Councilmember Carpenter made a motion to approve the request by The Hutton Company for the landscape plan for a commercial building to be located at 9120

Ford Avenue. Map 0461 Parcel 090. The motion was seconded by Councilmember Bass. Motion carried in the affirmative by Councilmembers Fesperman, Bass and Murphy.

11. Approval/Disapproval of a request by **The Hutton Company** for building elevations for a commercial building to be located at 9120 Ford Avenue. Map 0461 Parcel 090. Mr. Allison stated the building elevations are included in Council's packet. Mr. Allison noted the display he was showing Council was a little different because it was actually showing the ARB's recommendations. They would be using Savannah Gray brick with Ivory mortar. They are utilizing colors from our color palette.

Councilmember Murphy made a motion to approve the request by The Hutton Company for building elevations for a commercial building to be located at 9120 Ford Avenue. Map 0461 Parcel 090. The motion was seconded by Councilmember Bass. Motion carried in the affirmative by Councilmembers Fesperman, Bass and Murphy.

Councilmember Murphy and Mr. Allison commented on how accommodating The Hutton Company was and what a pleasure it was working with them.

12. Approval/Disapproval of a request by **Coleman Company, Inc.** for a Final Subdivision Plat at The Preserve at Sterling Creek, Phase II. Mr. Allison stated the Final Plat was included in Council's packet. This is in Richmond Hill Plantation and includes about 22 acres. Mr. Coleman is present if Council has any questions, but nothing has changed from the preliminary plat.

Councilmember Bass made a motion to approve the request by Coleman Company, Inc. for a Final Subdivision Plat at The Preserve at Sterling Creek, Phase II. The motion was seconded by Councilmember Carpenter. Motion carried in the affirmative by Councilmembers Fesperman, Bass and Murphy.

Finance Department: Bob Whitmarsh

Nothing to report.

UNFINISHED BUSINESS:

**CITY MANAGER TOPICS: Chris Lovell
COMMUNICATIONS**

NEW BUSINESS:

- a. Approve/Disapprove request from Charles Zimmerman for Fraternal Order of Eagles #330 to serve **beer and wine only** at an event in the Wetlands Center at J. F. Gregory Park on June 11-12, 2016.

Councilmember Bass made a motion to approve the request from Charles Zimmerman for Fraternal Order of Eagles #330 to serve beer and wine only at an event in the Wetlands Center at J. F. Gregory Park on June 11-12, 2016. The motion was seconded by Councilmember Bass. Motion carried in the affirmative by Councilmembers Carpenter, Fesperman, Bass and Murphy.

- b. Approve/Disapprove request from Wilhelmina Jeffries to serve **beer and wine only** at an event in the Wetlands Center at J. F. Gregory Park on August 20, 2016.

Councilmember Carpenter made a motion to approve the request from Wilhelmina Jeffries to serve beer and wine only at an event in the Wetlands Center at J. F. Gregory Park on August 20, 2016. The motion was seconded by Councilmember Bass. Motion carried in the affirmative by Councilmembers Carpenter, Fesperman, Bass and Murphy.

PUBLIC COMMENTS

Councilmember Carpenter asked if he could get an update on the Crossroads Project. Mr. Allison stated they have received the permit application from GDOT, which was a big feat; because they have to approve all plans. Mayor Fowler has signed the application and we are sending back to Atlanta to sign off on it. The mast storms have been ordered and Hoffman Electric is doing some conduit work. Within the next few weeks we should start the landscaping, with worst case scenario GDOT has extended plans but if it gets into April and it's hot it would make sense to wait until the next feeding season to plant. Councilmember Carpenter thanked Mr. Allison for his report.

Councilmember Carpenter made a motion to take a recess for refreshments only. The motion was seconded by Councilmember Fesperman. Motion carried in the affirmative by Councilmembers Murphy, Carpenter, Bass and Fesperman.

There being no further business, the meeting adjourned at 9:03 P. M. in a motion by Councilmember Carpenter. Motion was seconded by Councilmember Murphy. Motion carried in the affirmative by Councilmembers Fesperman, Carpenter, Bass and Murphy.

Respectfully submitted,

Ursula Lee
City Clerk

