

**CITY OF RICHMOND HILL PLANNING COMMISSION
FEBRUARY 13, 2016 7 P.M.
MEETING MINUTES**

MEMBERS PRESENT: Billy Albritton, Triple Cooper, Les Fussell, Tara Baraniak, Ron Elliott

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

CITY COUNCIL PRESENT: None

GUESTS PRESENT: Meagan Mowry, Clay Price, Coleman Tate, Chase Brown, Chris Elliott, Sam Elliot, Chris Tate, Kristi Cox, Allen Cox, Deborah Reynolds, Russell Reynolds, Ray Pittman

Approval of the minutes of the meeting from January 9, 2017.

Commissioner Fussell made a motion to approve the minutes of the meeting of January 9; motion seconded by Commissioner Cooper and carried by all.

PUBLIC HEARINGS:

1. A petition has been filed with the City of Richmond Hill by Allen & Kristi Cox requesting a variance to Article IV, Section 5 (D) (5) of the City of Richmond Hill Zoning Ordinance for a 10 foot side setback variance, to allow the construction of an addition. The property is located at 316 Magnolia Street and is zoned R-1 estate, single family residential. Map 054 Parcel 1024.

Scott Allison explained the request takes the side setbacks from 15ft to 5ft on the right side of the property to allow an addition to be built. He explained the left side of their property has sunk down about 6 inches and is isolated to that location. Mr. Allison explained other options were looked at, but the applicant felt this was the best solution for them.

Russell Reynolds came forward and explained he is a neighbor who resides at 317 Magnolia Street and stated he has seen that the property is sinking on the left side and is in favor of his neighbors building an addition to their home.

Kristi Cox came forward and explained their house flooded due to Hurricane Matthew and they have been dealing with the results of that for 5 months. She stated they have 4 children in their home so they need to resolve these issues and get things back to normal. Mrs. Cox explained she got quotes on lifting the foundation that exceeds \$40,000.

Commissioner Fussell asked if they do not plan to use the left side of the house and only use the addition. Mrs. Cox said they haven't decided what they are going to do yet, but they are working with the city to resolve the issue causing the property to hold water on the left side. Mr. Allison explained there is an abandoned septic system holding water.

Mrs. Cox explained the city has capped 2 pipes with concrete and they hope that will resolve the problem. She explained they hope to fix the issues they are having at minimal cost and stated once the addition is completed they may just use the left side of the house as a carport or something.

Public Hearing closed at 7:10 p.m.

PUBLIC HEARING RECOMMENDATIONS:

1. Approval/Disapproval of a petition filed with the City of Richmond Hill by Allen & Kristi Cox requesting a variance to Article IV, Section 5 (D) (5) of the City of Richmond Hill Zoning Ordinance for a 10 foot side setback variance, to allow the construction of an addition. The property is located at 316 Magnolia Street and is zoned R-1 estate, single family residential. Map 054 Parcel 1024.

Ron Elliott asked what the neighbors at 298 Magnolia Street have said about the addition and Allen Cox replied that he has spoken to Dave Messenger who resides at that address and he has no opposition.

Tara Baraniak stated she would love to see this historic neighborhood preserved and feels it has a lot of potential.

Commissioner Elliott made a motion to recommend approval of the petition filed by Allen & Kristi Cox requesting a variance to Article IV, Section 5 (D) (5) of the City of Richmond Hill Zoning Ordinance for a 10 foot side setback variance, to allow the construction of an addition; motion seconded by Commissioner Fussell and carried by all.

PLATS, SITE PLANS, & BUILDING ELEVATIONS:

1. Approval/Disapproval of the revision to the final plat for Creek Valley Townhomes.

Mr. Allison explained due to wetlands the applicant would like to shift a row of townhomes 10ft.

Assistant Planning Director Randy Dykes explained they will still have 30ft from back of curb.

Commissioner Fussell asked if this will only impact 4 units and Ray Pittman replied yes.

Mr. Pittman explained this change will prevent the potential for erosion issues and this will not require any trees to be removed.

Commissioner Fussell made a motion to recommend approval of the revision to the final plat for Creek Valley Townhomes; motion seconded by Commissioner Cooper and carried by all.

2. Approval/Disapproval of the building elevations for Creek Valley Townhomes.

Mr. Allison explained the townhomes will have a brick water table, with vinyl siding and will alternate the color pattern. He added they will have a black roof and trim will be black or grey.

Commissioner Cooper made a motion to recommend approval of the building elevations for Creek Valley Townhomes; motion seconded by Commissioner Baraniak and carried by all.

Chairman Albritton acknowledged the Boy Scouts that were present during the meeting to earn their citizenship and community badge which requires attending a local government meeting. Chairman Albritton explained to them what the Planning Commission does.

Commissioner Baraniak explained that she joined the Planning Commission to help Richmond Hill have a plan to grow.

Commissioner Elliott stated he joined the Planning Commission because he believes in being part of the solution and not just complaining.

Commissioner Elliott made a motion to adjourn the meeting; motion seconded by Commissioner Cooper and carried by all.

Meeting closed at 7:25 p.m.

Respectively submitted by,
Amanda Styer, Zoning Administrator