

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

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

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

**CITY COUNCIL PRESENT:** None

**GUESTS:** Shaylesh Patel, Jasper Proctor, Peter Schoenauer, Chris Fischer, Sharon Fischer, Jitan Patel

**Approval of the minutes of the meeting from March 28, 2016.**

**Commissioner Fussell made a motion to approve the minutes of the meeting of March 28, 2016; motion seconded by Commissioner Baraniak and carried by all.**

**PUBLIC HEARINGS:**

**1. A petition has been filed with the City of Richmond Hill by Elvia Rodriguez requesting the rezoning of .34 acres of property from R-2 High Density Residential zoning district to RMHD Mobile Home/Manufactured Home zoning district. The property is located at 45 J.P. Rushing Road. Map 0461 Parcel 163.**

Director Allison explained the applicant owns this parcel along with the neighboring parcel and the neighboring parcel has a manufactured home on it already and she wishes to add a manufactured home to this parcel also. He explained there are other manufactured homes in the area that pre-date our current ordinance. Director Allison added our current ordinance states manufactured homes must be in an RMHD zone. He explained that nearby Carter Street is designated RMHD.

Chairman Allbritton asked if this would be considered spot zoning and Director Allison replied that it would be one single parcel with a different zone in the middle of other zoning districts which would be considered spot zoning.

Commissioner Cooper asked if this parcel ever had a structure on it and Director Allison replied we have no record of any structure on this property.

Director Allison explained if a manufactured home had previously been approved on this parcel and they wished to bring a new one in then she would be allowed to so long as it did not increase in sqft and met other regulations.

Commissioner Fussell asked when Ms. Rodriguez purchased the property and Director Allison replied he is not positive and added that the tax assessor's website information still lists a previous owner so he assumes the purchase was more recent.

Commissioner Baraniak asked if the property was rezoned would the applicant place a manufactured home on the parcel and Director Allison replied yes she would be permitted to do so.

Commissioner Cooper stated that since there are zoning districts that do allow for manufactured homes he feels those are the areas one should be placed.

No one else spoke for or against this request.

**Public Hearing closed at 7:12 p.m.**

#### **PUBLIC HEARING RECOMMENDATIONS:**

**1. Recommendation for Approval/Disapproval of a request filed with the City of Richmond by Elvia Rodriguez requesting the rezoning of .34 acres of property from R-2 High Density Residential zoning district to RMHD Mobile Home/Manufactured Home zoning district. The property is located at 45 J.P. Rushing Road. Map 0461 Parcel 163.**

Commissioner Fussell explained he agreed this would be considered spot zoning.

**Commissioner Fussell made a motion to recommend disapproval of the request by Elvia Rodriguez to rezone .34 acres of property from R-2 High Density Residential zoning district to RMHD Mobile Home/Manufactured Home zoning district; motion seconded by Commissioner Cooper and carried by all.**

#### **SITE PLAN & PLATS:**

**1. Approval/Disapproval of a site plan for Hilton Home2Suites to be located at Hwy 17 and Ponderosa Road.**

Director Allison explained the property would have right in and right out lanes onto Hwy 17, would be a 4 story structure, and meets all parking requirements. He added the

applicant is also proposing an office building on the property that would be utilized for management of their 3 local hotels.

Director Allison explained the applicant meets the street yard buffer requirement. He stated the landscape review will be at a later time.

Commissioner Fussell recommended a “right turn only” sign as drivers leave the parking lot.

Director Allison explained a traffic study will need to be done and “do not block intersection” signs will be installed by GDOT.

Commissioner Baraniak commented that the plan is different than what the board previously viewed and asked how many stories the office will be. Pete Schoenauer replied 1 story.

Assistant Director Randy Dykes explained the project did shift closer to Hwy 17 which makes it further away from Wiley Woods now. Pete Schoenauer concurred the project moved forward about 20 feet.

Commissioner Fussell and Baraniak complimented the applicant on the plan.

**Commissioner Cooper made a motion to recommend approval of the site plan for Hilton Home2Suites to be located at Hwy 17 and Ponderosa Road; motion seconded by Commissioner Fussell and carried by all.**

**2. Approval/Disapproval of a preliminary plat for Fairfield Inn & Suites and Sleep Inn to be located at Hwy 17 and Ponderosa Road.**

Director Allison explained the project is currently under construction and they are now subdividing to allow the Sleep Inn behind the Fairfield Inn & Suites and two outparcels along Ponderosa Road.

**Commissioner Baraniak made a motion to recommend approval of the preliminary plat for Fairfield Inn & Suites and Sleep Inn to be located at Hwy 17 and Ponderosa Road; motion seconded by Commissioner Cooper and carried by all.**

**3. Approval/Disapproval of a final plat for Fairfield Inn & Suites and Sleep Inn to be located at Hwy 17 and Ponderosa Road.**

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**Commissioner Baraniak made a motion to recommend approval of the final plat for Fairfield Inn & Suites and Sleep Inn to be located at Hwy 17 and Ponderosa Road; motion seconded by Commissioner Cooper and carried by all.**

**Meeting closed at 7:35 p.m.**

Respectively submitted by,  
Amanda Styer, Planning & Zoning Technician