

**CITY OF RICHMOND HILL PLANNING COMMISSION  
APRIL 24, 2017 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

**CITY COUNCIL PRESENT:** None

**GUESTS PRESENT:** Jason Bryant, Ray Pittman, Jeff Nielsen, Larry Galbreath, Karen Krupp, Kathy Nielson

**Approval of the minutes of the meeting from April 10, 2017.**

Commissioner Fussell made a motion to approve the minutes of the meeting of April 10, 2017; motion seconded by Commissioner Cooper and carried by all.

**PUBLIC HEARINGS:**

**1. A petition has been filed with the City of Richmond Hill by Pittman Engineering requesting a variance to Article III, Section 68-33 (a) (2) of the City of Richmond Hill zoning ordinance for a 15 foot variance to the 25 foot minimum street yard buffer requirement, resulting in a 10 foot wide street yard buffer. The property is located at 3945 U.S. Highway 17 in a C-4 Interchange Commercial zoning district. Map 0474 Parcel 011.**

Assistant City Manager Scott Allison explained this property is the old CITGO service station location. He explained the landscape ordinance requires a 25ft minimum street yard buffer and the applicant would like to use some of that space for extra parking instead. He stated they will landscape the parking area and use impervious pavers.

Ray Pittman came forward as the engineer with the project and shared images of the current condition of the property explaining the property is an eyesore and has been for a few years. He added that it is far more costly for the applicant to remove the existing underground tanks and the current building and rebuild than it would be to buy vacant green space to build on, but the owner is a local who wants to help beautify and improve this area of Richmond Hill.

Mr. Pittman also explained the new building will be set back further from the road than the existing CITGO building. He added there will be 40ft of green space then a 10ft landscape area and they will still meet the landscape requirements on number of trees, they will just have to put them in 10ft of area space instead of 25ft.

Mr. Pittman explained they will use brick pavers and will landscape islands.

**With no further comments, the public hearing closed at 7:09 pm.**

### **PUBLIC HEARING RECOMMENDATIONS:**

**1. Approval/Disapproval of a petition filed with the City of Richmond Hill by Pittman Engineering requesting a variance to Article III, Section 68-33 (a) (2) of the City of Richmond Hill zoning ordinance for a 15 foot variance to the 25 foot minimum street yard buffer requirement, resulting in a 10 foot wide street yard buffer. The property is located at 3945 U.S. Highway 17 in a C-4 Interchange Commercial zoning district. Map 0474 Parcel 011.**

Chairman Albritton asked how long the existing building has been vacant and Mr. Pittman replied at least 3 years. Mr. Pittman added this is a step in the right direction for that area.

**Commissioner Fussell made a motion to recommend approval of the petition filed with the City of Richmond Hill by Pittman Engineering requesting a variance to Article III, Section 68-33 (a) (2) of the City of Richmond Hill zoning ordinance for a 15 foot variance to the 25 foot minimum street yard buffer requirement, resulting in a 10 foot wide street yard buffer. The property is located at 3945 U.S. Highway 17 in a C-4 Interchange Commercial zoning district; motion seconded by Commissioner Cooper and carried by all.**

### **PLAN REVIEW:**

**1. Approval/Disapproval of the site plan for 3945 Commercial Center.**

Mr. Allison explained site plan approval is contingent on council approval of the landscape variance as the site plan reflects the 10ft wide street yard buffer.

Ron Elliott asked about the chart indicating parking scenarios for multiple uses and Mr. Pittman explained that they wanted to illustrate that the parking layout would accommodate many future uses.

Mr. Allison explained the applicant is not trying to skirt the landscape requirements; they are simply trying to maximize parking for the building which is the reason for the variance.

Commissioner Baraniak agreed this will be a really great improvement for this area of Richmond Hill.

Mr. Pittman stated it would be nice if there were grants to help with the purchase and redevelopment of properties that are left vacant and in disrepair.

**Commissioner Fussell made motion to recommend approval of the site plan for 3945 Commercial Center contingent on the landscape variance approval by council; motion seconded by Commissioner Baraniak and carried by all.**

Mr. Allison explained both items will go to council for consideration on May 2, 2017.

**With nothing further, Commissioner Fussell made a motion to close the meeting; motion seconded by Commissioner Elliott and carried by all.**

**Meeting closed at 7:20 p.m.**

Respectively submitted by,



Amanda Styer  
Zoning Administrator