

CITY OF RICHMOND HILL PLANNING COMMISSION
March 12, 2018 7 P.M.
MEETING MINUTES

MEMBERS PRESENT: Billy Albritton, Les Fussell, Ron Elliott, Triple Cooper, Kris Kronebusch

STAFF PRESENT: Scott Allison, Randy Dykes

CITY COUNCIL PRESENT: None

GUESTS PRESENT: Jake Reynolds, Butch Reynolds, Travis Bazemore, Trent Long, Charles Way

1. Chairman Albritton called the meeting to order at 7:00 p.m. followed by an invocation and the pledge of allegiance.

2. Approval/Disapproval of the February 26, 2018 meeting minutes.

Commissioner Fussell made a motion to approve the minutes of the meeting of February 26, 2018; motion seconded by Commissioner Elliot and carried by Chairman Albritton.

PRELIMINARY PLAT REVIEW:

1. Approval/Disapproval of the Preliminary Plat submitted by Coleman Company Inc. for The Woods Phase 2. The property is located along Town Centre Drive. The property is zoned PUD Planned Unit Development District. Map 054 Parcel 68 006 005.

Scott Allison presented the agenda item. He spoke about the existing approved Master Plan for the overall area. There were two areas on the Master Plan shown for ingress/egress for this future development to The Woods. The developer has since developed this area adjacent to the City property, as a private gated community, and will now only need a small access easement area for a cul-de-sac, instead of a second full access easement to Town Centre Drive. This proposed second phase of The Woods has one less lot than originally planned, due to larger lots being proposed. Commissioner Fussell commented that this plan was much better. He asked about a possible secondary emergency access area. Randy Dykes stated that, due to the size of the development, a secondary emergency access was not required by code. Charles Way stated that they would look into the area by the existing irrigation well and see if there was any area by the berms that might could be utilized for this purpose. **Commissioner Fussell made the motion to approve; motion seconded by Commissioner Kronebusch and carried by all.**

2. Approval/Disapproval of the Preliminary Plat submitted by Camellia Street LLC for the Camellia Street Subdivision. The property is located at 253 Camellia Street. The property is zoned R2 Low Density Residential District. Map 0461 Parcel 139.

Scott Allison presented the agenda item. He talked about the previously approved variances for this project. He described this project as a 6.25 acre 19 lot development zoned R2. He pointed out the mailbox cluster location and also mentioned that the required buffer along Camellia Street will be shown on the Final Plat. He added that the developer will save as many existing trees in this buffer as possible and add to it as required. They will also install a Ford era fence in his area. Commissioner Fussell asked about maintenance of the detention pond and where the access to it would be. Scott Allison said the developer would sign a maintenance agreement, per our stormwater ordinance for maintenance. Trent Long came forward to show on the plat where the access would be. **Commissioner Elliot made the motion to approve; motion seconded by Commissioner Fussell and carried by all.**

LANDSCAPE, BUFFERING AND TREE PRESERVATION REVIEW:

1. Approval/Disapproval of the Landscape, Buffering and Tree Preservation plan submitted by Harold Hayes for The 38 Unit Townhome Development. The property is located along Harris Trail near Port Royal Road. The property is zoned R-3 Moderate Density Residential District. Map 055 Parcel 058.

Scott Allison presented the agenda item. He spoke the required 50 foot buffer area along Harris Trail. Nothing is there at this time. The applicant proposes to plant magnolia trees, crepe myrtles and sweet vibernum, in this area. He also stated that the tree canopy coverage proposed, for the overall development, satisfies the ordinance requirements. **Commissioner Elliot made the motion to approve; motion seconded by Commissioner Cooper and carried by all.**

Scott gave an update on the status of the Comprehensive Plan.

With nothing further, Commissioner Elliot made a motion to close the meeting; motion seconded by Commissioner Cooper and carried by all.

Meeting closed at 7:25 p.m.

Respectively submitted by,


Randy Dykes
Assistant Director Planning and Zoning