

**CITY OF RICHMOND HILL PLANNING COMMISSION
JUNE 25, 2018 7 P.M.
MEETING MINUTES**

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

STAFF PRESENT: Scott Allison, Amanda Styer

CITY COUNCIL PRESENT: None

GUESTS PRESENT: Phil Richardson, Randy Bocook, Pay Pittman, Jody Dunn, Steven Dunn

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 June 11, 2018 meeting minutes.

Commissioner Fussell made a motion to approve the minutes of the meeting of June 11, 2018; motion seconded by Commissioner Kronebusch and carried by all.

PUBLIC HEARING:

1. A petition has been filed with the City of Richmond Hill by Randy Bocook requesting to rezone two neighboring properties located on Cherry Street with map & parcel number of 0532 156 being 0.46 acres and map & parcel number of 0532 157 being 0.41 acres from R-3, Moderate Density Residential to C-2, Downtown Commercial.

Assistant City Manager Scott Allison explained the parcels along Highway 144 are zoned C-2, Downtown Commercial and these parcels are located behind Coastal Community Christian Church which is on Highway 144 and zoned C-2. Mr. Allison explained the applicant intends to build a real estate sales center on the property.

Mr. Allison stated he has architectural plans available for the board to look over if they would like, although they will be voting on building elevations at a later time.

Steve Dunn came to the podium and stated he owns the apartments located at 61 Ivey Street and he was concerned about traffic and privacy.

Project Engineer Ray Pittman explained the property is located off of Highway 144 directly behind the church and already has water and sewer ran to it. Mr. Pittman explained that Ted Flake will be the builder and he also built the Waterways Township sales center. He added that Mr. Bocook's sales center will mimic the Waterways Township sales center.

Mr. Pittman stated there will be a brick fence around the perimeter of the property and the 30' buffer required, due to the property abutting residential, can be met.

Mr. Pittman explained Mr. Bocook owns a few properties in the surrounding area that his family members reside in.

Mr. Pittman explained the current R-3 zone would create an average of 90 trips per day and the sales office will have less traffic.

Chairman Albritton explained he is concerned about the small size of the lot and Mr. Bocook replied they have more than enough space for parking but he would like to talk to the church about possibly purchasing a strip of property they own along the railroad tracks to allow for additional parking.

Mr. Dunn came back to the podium stating he was also concerned about the dog walkers in the area having no place to walk their dogs once this property is developed.

Mr. Pittman explained that real estate agents typically do not work early in the morning or late in the day so they shouldn't add to rush hour traffic or interfere with dog walking.

With nothing further the public hearing closed at 7:15 PM.

PUBLIC HEARING RECOMMENDATION:

1. Approval/Disapproval of a petition filed with the City of Richmond Hill by Randy Bocook requesting to rezone two neighboring properties located on Cherry Street with map & parcel number of 0532 156 being 0.46 acres and map & parcel number of 0532 157 being 0.41 acres from R-3, Moderate Density Residential to C-2, Downtown Commercial.

Mr. Allison explained the property is a corner lot with two ways to access it. He added the two streets are city owned.

Mr. Allison stated the preliminary site plan shows the geometry works for parking and landscape requirements, as well as stormwater management. He added sidewalks can be discussed, but are not required.

Mr. Allison explained the approved uses in a C-2, Downtown Commercial zoning district are less intrusive and abut residential areas well.

Commissioner Fussell asked if the two separate lots need to be recombined and Mr. Allison replied it is not required.

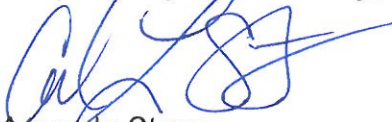
Commissioner Elliott asked Mr. Dunn if his concern was about commercial uses abutting residential and Mr. Dunn replied yes, and the traffic it will bring with so many children walking in that area. Mr. Allison stated he understood, but there are multiple ways to access the property.

Commissioner Elliott made a motion to recommend approval of the request by Randy Bocoock to rezone two neighboring properties located on Cherry Street with map & parcel number of 0532 156 being 0.46 acres and map & parcel number of 0532 157 being 0.41 acres from R-3, Moderate Density Residential to C-2, Downtown Commercial; motion seconded by Commissioner Fussell and carried by all.

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

Meeting closed at 7:25 p.m.

Respectively submitted by,



Amanda Styer
Zoning Administrator