

**CITY OF RICHMOND HILL PLANNING COMMISSION
SEPTEMBER 10, 2018 7 P.M.
MEETING MINUTES**

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

STAFF PRESENT: Scott Allison, Randy Dykes, Amanda Styer

CITY COUNCIL PRESENT: None

GUESTS PRESENT: Sue Ebanks, Dwight Ebanks, Cathy Gregory, Dilip Patel, Bill Cunningham, Karen Yaun, Richard Yaun

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 August 27, 2018 meeting minutes.

Commissioner Fussell made a motion to approve the minutes of the meeting of August 27, 2018; motion seconded by Commissioner Elliott and carried by all.

CONDITIONAL USE REVIEW:

1. Approval/Disapproval of the conditional use application submitted by Bill Cunningham with Raydient Places requesting a planned shopping center and a vehicle service station to be located at the corner of Belfast River Road and Belfast Keller Road.

Assistant City Manager Scott Allison explained the property is located on the north-east quadrant of the Belfast River Road and Belfast Keller Road intersection. He added the concept is for a gas station and a planned shopping center.

Mr. Allison explained a full site concept plan will come later, but the purpose of this meeting is to review the conditional use application.

Commissioner Cooper asked if the buildings will be setback further from the road to allow for possible road widening and Mr. Allison replied yes, it has been taken into consideration.

Commissioner Elliott stated he has concerns about infrastructure. Mr. Allison replied that transportation studies that were done indicated that improvements to this intersection are needed, will include a roundabout installed by the county. He added the property will have a septic tank and well until infrastructure is brought down that way.

Commissioner Elliott stated he was concerned about adding additional traffic to that area prior to infrastructure improvements being completed. Mr. Allison replied when the site plan review and engineering is looked at a traffic impact analysis will need to be done at that time.

Commissioner Elliott asked who owns the roads out there and Mr. Allison replied they are county-owned roads at this time.

Commissioner Elliott stated he is fine with the conditional use, but felt they should possibly wait to approve it until the construction of the roundabout is complete.

Commissioner Fussell stated this use is conceptual at this time and when the site plan comes through we will know more.

Commissioner Kronebusch stated she was also concerned with traffic, but she realizes they are only reviewing the conditional use request at this time.

Dwight Ebanks came forward and stated he resides at 4511 Belfast River Road which is very near this intersection. He explained he did not feel there was enough traffic in that area to warrant a gas station. He went on to say he thought that the approved use for the property was residential, not commercial. Mr. Ebanks stated he moved with the military for years and now they built a house they planned to stay in for good, but does not want to live by a gas station. He suggested other locations nearby where one could be put.

Richard Yaun came forward and stated he resides at 4267 Belfast River Road and his daughter lives beside him. Mr. Yaun explained there was recently a school bus accident at this intersection and he did not feel this was a good location for a gas station.

Cathy Gregory came to the podium explaining she has lived in Richmond Hill since 1980 and this intersection wasn't always a 4-way stop. She added that when Publix was built in 2002 a lot of people thought it was not necessary, but they knew growth was coming. Mrs. Gregory ended by stating this area is the up and coming area in Richmond Hill.

Mr. Allison stated he will speak with the county engineer to get an update on the proposed roundabout timing.

Commissioner Elliott made a recommendation to table the conditional use application submitted by Bill Cunningham with Raydient Places requesting a planned shopping center and a vehicle service station to be located at the corner of Belfast River Road and Belfast Keller Road in order to get an update on the roundabout; motion seconded by Commissioner Fussell and carried by Kris Kronebusch. Motion opposed by Commissioner Cooper.

PLAN REVIEW:

1. Approval/Disapproval of the site plan for South Bryan Elementary to be located on Warren Hill Road.

Mr. Allison showed the location of the property on Warren Hill Road and explained they plan to begin construction on the school in 2019.

Commissioner Fussell made a motion to approve the site plan for South Bryan Elementary to be located on Warren Hill Road; motion seconded by Commissioner Cooper and carried by all.

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

Meeting closed at 7:50 p.m.

Respectively submitted by,



Amanda Styer
Zoning Administrator