



## PLANNING COMMISSION MEETING AGENDA

MARCH 9, 2026 | 6:00 PM | 40 RICHARD R. DAVIS DRIVE, RICHMOND HILL, GA

1. CALL TO ORDER
2. INVOCATION
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
5. CONSENT AGENDA
  - a. *Minutes*
    - i. February 9, 2026 Meeting. Recommendation of Approval
  - b. *Initial Site Plans*
    - i. Initial site plan for iONNA, to be located at 4720 U.S. Hwy 17, map & parcel# 0473-025-02. Recommendation of Approval
    - ii. Initial site plan for Horizon Behavioral Health Office Building, to be located at 4100 Iron Horse Xing, map & parcel #0531-048-05. Recommendation of Approval
6. ZONING ACTIONS
  - a. Variance request submitted by Drayton-Parker Companies, LLC. requesting a variance to Section 10.3.B.5.K.6 of the 2025 Belfast PUD, for the property located on the corner of U.S. Hwy 17 and Belfast Keller Road, a 3.73-acre portion of parcel 055-060. Recommendation of Denial
  - b. Variance request submitted by Drayton-Parker Companies, LLC. requesting a variance to Section 11.5.J.2.b of the UDO, Gateway Overlay District, for the property located on the corner of U.S. Hwy 17 and Belfast Keller Road, a 3.73-acre portion of parcel 055-060. Recommendation of Denial
  - c. Conditional use request submitted by Drayton-Parker Companies, LLC requesting to operate a vehicle service station on the corner of U.S. Hwy 17 and Belfast Keller Road, a 3.73-acre portion of parcel 055-060. The property is zoned PUD, Planned Unit Development and is located within the 2025 Belfast PUD. Recommendation of
  - d. Conditional use request submitted by PS Southeast Two, LLC requesting to operate an indoor self-storage facility at 3035 U.S. Hwy 17, parcel 053-018-01. The property is zoned C-1, General Commercial. Recommendation of Approval.
7. ITEMS FOR ACTION
8. OTHER ITEMS FOR DISCUSSION
9. ADJOURNMENT