

**CITY OF RICHMOND HILL PLANNING COMMISSION
MARCH 9, 2020 7 P.M.
MEETING MINUTES**

MEMBERS PRESENT: Billy Albritton, Triple Cooper, Kris Kronebusch, Ron Elliott, Charles Blanks

STAFF PRESENT: Scott Allison, Randy Dykes, Amanda Styer

CITY COUNCIL PRESENT: None

GUESTS PRESENT: Travis Bazemore

1. Commissioner 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 10, 2020 meeting minutes.

Commissioner Kronebusch made a motion to approve the minutes of the meeting of February 10, 2020; motion seconded by Commissioner Blanks and carried by all.

PLAN REVIEW:

1. Approval/Disapproval of the site plan submitted by Troy Baird with U.S. 17 Boat Sales to be located at 3035 Highway 17.

Assistant City Manager Scott Allison explained the ARB reviewed the site plan and recommended approval, but asked that the Planning Commission consider the concerns of the neighboring property owner which are outlined in the unofficial ARB minutes included in their packet.

There was a discussion about the Montessori School traffic backing up along Hwy 17 during their peak hours and Mr. Baird stated he was aware of their peak hours and could schedule his boat deliveries accordingly.

Mr. Allison explained GDOT will need to do a review and we could request the results of that review prior to the conditional use going before the Planning Commission for approval.

Commissioner Elliott had concerns about this use being beside a school and both businesses opening around the same time.

Commissioner Kronebusch asked if they have to share access. Mr. Allison replied it was designed to have shared access, but there is the possibility of another entrance further down, if approved by GDOT. He explained the City has looked into extending Edsel Drive to Hwy 17 at this location in the future.

Mr. Allison explained the owner of the Montessori School property is not opposed to the use of boat sales being on the property beside them, but concerned about traffic.

Mr. Allison stated the ordinance allows boat sales as a conditional use, so when that comes before the board would be their chance to impose conditions on their approval that address the concerns expressed.

Commissioner Kronebusch asked if this project has been discussed with GDOT at this time and Mr. Allison replied no.

Chairman Albritton stated he was against the Edsel Drive extension being beside the Montessori School and the boat sales business using the shared access. Mr. Allison replied Mr. Baird has a legal right to access his property.

Chairman Albritton explained he has concerns about boats blocking access to the schools.

Travis Bazemore explained the boat sales business will average 15-25 customers per day, so he was uncertain GDOT will allow another curb cut, other than temporary access for construction traffic.

Commissioner Elliott asked what use was considered for this property when the shared access was approved and Mr. Allison replied the property, at that time, was zoned industrial, so industrial uses were taken in consideration when the shared access was reviewed and approved by GDOT.

Chairman Albritton felt the site plan looks fine, but he has concerns about tractor trailers going in and out of the property.

Travis Bazemore explained the owner has stated no large trailers will go in and out of the property, just boats on trailers pulled by trucks. He added GDOT will look at the project and determine if an additional curb cut is necessary.

Mr. Allison explained the site plan is before the board during this meeting, so the board could approve the site plan and ask that GDOT reviews the project prior to the conditional use coming before the board for approval.

Commissioner Elliott made a motion to approve the site plan submitted by Troy Baird with U.S. 17 Boat Sales to be located at 3035 Highway 17; motion seconded by Commissioner Cooper and carried by all.

Commissioner Elliott made a motion to adjourn, motion seconded by Commissioner Blanks and carried by all

With nothing further, the meeting closed at 8:05 p.m.

Respectively submitted by,



Amanda Styer
Zoning Administrator