

**CITY OF RICHMOND HILL PLANNING COMMISSION  
JULY 13, 2020 7 P.M.  
MEETING MINUTES**

**MEMBERS PRESENT:** Billy Albritton, Triple Cooper, Ron Elliott, Charles Blanks, Lavetris Singleton

**STAFF PRESENT:** Scott Allison, Randy Dykes, Amanda Styer

**CITY COUNCIL PRESENT:** None

**GUESTS PRESENT:** Jason Bryant

1. Chairman Albritton called the meeting to order at 7:02 p.m.
2. Vice-chairman Cooper provided a brief invocation.
3. Chairman Albritton recited the Pledge of Allegiance.
4. Approval/Disapproval of the June 8, 2020 meeting minutes.

Commissioner Cooper made a motion to approve the minutes of the meeting of June 8, 2020; motion seconded by Commissioner Blanks and carried by all.

**CONDITIONAL USE REVIEW:**

**1. Approval/Disapproval of the conditional use application submitted by Vimal Patel requesting a minor vehicle repair business to be located at 1702 U.S. Hwy 17.**

Assistant City Manager Scott Allison explained a minor vehicle repair business is a conditional use in a C-1, General Commercial zoning district and the ordinance has specific conditions listed, which are shown within the agenda packet.

**Commissioner Singleton made a motion to approve the conditional use application submitted by Vimal Patel requesting a minor vehicle repair business to be located at 1702 U.S. Hwy 17; motion seconded by Commissioner Cooper and carried by all.**

**PLAN REVIEW:**

**1. Approval/Disapproval of the site plan submitted by Pittman Engineering on behalf of Vimal Patel for a minor vehicle repair business to be located at 1702 U.S. Hwy 17.**

Mr. Allison explained there are three substantially large trees in the rear of this lot, behind the existing Upper Crust building, so the site plan shows the new building will be situated to keep the trees. Mr. Allison explained a gravel lot and stormwater pond will go in the rear of the property. He added the applicant has pushed the building back enough to allow for landscaping along the front that is compliant with our City ordinance. Mr. Allison added the building will initially be 2800 sqft. He explained the site plan meets landscaping, buffering, and parking requirements. He ended by stating the ARB reviewed the plan during their last meeting and recommended approval.

Commissioner Singleton asked if there will be a fence around the building and Mr. Allison explained there will be fencing in the rear for security purposes. She also asked if any changes will be made to the existing structure and Mr. Allison replied it is his understanding the existing structure is not salvageable and will be demolished and replaced. He explained the new building will have to meet design guidelines due to being located within the Gateway Overlay District. Jason Bryant confirmed the building is in very bad condition and will be demolished.

Commissioner Cooper asked if you will be able to drive around both sides of the building to access the rear of the property and Mr. Bryant replied you will only be able to access the rear from the south side of the building.

**Commissioner Singleton made a motion to approve the site plan submitted by Pittman Engineering on behalf of Vimal Patel for a minor vehicle repair business to be located at 1702 U.S. Hwy 17; motion seconded by Commissioner Cooper and carried by all.**

**Commissioner Singleton made a motion to adjourn, motion seconded by Commissioner Cooper and carried by all.**

With nothing further, the meeting closed at 7:22 p.m.

Respectively submitted by,



Amanda Styer  
Zoning Administrator