

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

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

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

**CITY COUNCIL PRESENT:** Mayor Russ Carpenter

**GUESTS PRESENT:** Casey Warfield, Bill Cunningham, CJ Chance, Austin Watts, Zach Wester

1. Commissioner Albritton called the meeting to order at 7:00 p.m. followed by an invocation and the pledge of allegiance by Triple Cooper.
2. Approval/Disapproval of the March 9, 2020 meeting minutes.

Commissioner Elliott made a motion to approve the minutes of the meeting of March 9, 2020; motion seconded by Commissioner Blanks and carried by all.

**PLAN REVIEW:**

**1. Approval/Disapproval of the site plan submitted by Medline, to be located at Belfast Commerce Park, Parcel H, map and parcel number 049-002.**

Assistant City Manager Scott Allison, stated the commissioners will find the project description in their packets. He explained the building will be a 1.2 million sqft medical distribution center located on 119 acres off of the new exit. Mr. Allison stated storm water has been accommodated for and adequate landscaping is shown. He added that parking is sufficient and tree islands are accommodated for. Mr. Allison explained the building will be positioned where when you are coming down 95 south you will have a visual of the pond and the front of building, similar to the JCB located further north on I-95, but the Medline building will be much larger and will have a larger pond. Mr. Allison stated there will not be a tremendous wetlands impact. He ended by stating the access road will be off of Belfast Keller.

Austin Watts, who is the project manager, stated he has been working with CJ Chance regarding the overall development and the Medline piece that will be subdivided out of this. He stated Medline is the largest privately held medical distribution in the country, which is even more needed now. Mr. Watts explained they intent to start construction document review as soon as possible and begin going vertical. He ended by stating Medline is excited to be a neighbor in this community.

Chairman Albritton stated the City is glad to have Medline in our city and asked the commissioner if they had any questions. Commissioner Cooper stated he had no questions, just compliments that everything looks great.

**Commissioner Cooper made a motion to approve the site plan submitted by Medline, to be located at Belfast Commerce Park, Parcel H, map and parcel number 049-002; motion seconded by Commissioner Kronebusch and carried by all.**

**2. Approval/Disapproval of the building elevations submitted by Medline, to be located at Belfast Commerce Park, Parcel H, map & parcel number 049-002.**

Mr. Allison explained the building elevation renderings in the packets show the north, south, east, and west view of the building and the color schematics.

Zach Wester, who is the architect on the project, stated the renderings that shows the north-west corner of building is where the main off will be, which is approximately 11,000 sqft on first floor. He added the color palette is neutral with some darker blue for the Medline branding. He explained the building will be constructed of load bearing concrete panels with a formed sheet metal coping, windows will be a dark gray glass with an anodized silver frame. Mr. Wester explained over each dock wall there will be white overhead doors with black dock seals and each dock wall will have clear windows to allow a lot of natural light. He ended by stating the entrance canopy will be anodized aluminum, as well as one long canopy over the dock doors.

The commissioners agreed the building elevations looked very attractive.

**Commissioner Blanks made a motion to approve the building elevations submitted by Medline, to be located at Belfast Commerce Park, Parcel H, map & parcel number 049-002; motion seconded by Commissioner Elliott and carried by all.**

**RECOMMENDATION TO CITY COUNCIL:**

**1. Recommendation for Approval/Disapproval of the preliminary plat for Medline, to be located at Belfast Commerce Park, Parcel H, map and parcel 049-002.**

Mr. Allison explained this item is a platting exercise and the commissioners will be a recommending body to council. Mr. Allison explained the plat is compliant with the ordinance requirements and if the board recommends approval the plat will go to council May 5<sup>th</sup> for final approval.

**Commissioner Elliott made a motion to recommend approval of the preliminary plat for Medline, to be located at Belfast Commerce Park, Parcel H, map and parcel 049-002; motion seconded by Commissioner Cooper and carried by all**

**2. Recommendation for Approval/Disapproval of the preliminary right-of-way plat submitted by Raydient Places + Properties for the access road for Medline, to be located at Belfast Commerce Park, Parcel H, map and parcel 049-002.**

Mr. Allison explained this is for the access road to Medline. He stated the plat meets the standards of the subdivision ordinance. He added that upon completion the road will be dedicated to the City and will become a City street. Mr. Allison explained after preliminary plat approval full engineering and construction will occur. He ended by stating if the board recommends approval the plat will go to council May 5<sup>th</sup> for final approval.

**Commissioner Kronebusch made a motion to recommend approval of the preliminary right-of-way plat submitted by Raydient Places + Properties for the access road for Medline, to be located at Belfast Commerce Park, Parcel H, map and parcel 049-002; motion seconded by Commissioner Elliott and carried by all.**

**Commissioner Cooper made a motion to adjourn the meeting; motion seconded by Commissioner Kronebusch and carried by all. With nothing further, the meeting closed at 7:30 p.m.**

Respectively submitted by,



Amanda Styer  
Zoning Administrator