

**CITY OF RICHMOND HILL PLANNING COMMISSION
MEETING MINUTES
JULY 26, 2021**

MEMBERS: Billy Albritton, Lloyd "Triple" Cooper, Lavetris Singleton, Charles Blanks, Chris Raiford

STAFF PRESENT: Randy Dykes, Amanda Styer

CITY COUNCIL PRESENT: Les Fussell, Steve Scholar

GUEST PRESENT: Marcus Sack, Doug Carroll, Jake Reynolds, Angela Davis

1. Call to Order

Chairman Albritton called the meeting to order at 7PM.

2. Invocation

Commissioner Cooper provided a brief invocation.

3. Pledge of Allegiance

Chairman Albritton led the Pledge of Allegiance.

4. Approval/Disapproval of the June 28, 2021 meeting minutes.

Commissioner Blanks made a motion to approve the minutes of the meeting of June 28, 2021; motion seconded by Commissioner Raiford and carried by all.

CONDITIONAL USES:

1. Approval/disapproval of the conditional use application submitted by Enmarket to allow a vehicle service station and vehicle wash facility to be located on the corner of Harris Trail and Highway 17, map & parcel number 054-002.

Assistant Planning Director, Randy Dykes, explained the Unified Development Ordinance (UDO) has specific conditions listed for both a vehicle service station and a vehicle wash facility, and the applicant has shown they can meet all of those specific conditions.

Chairman Albritton asked if food would be served there and Doug Carroll replied yes, it will be deli food.

Commissioner Blanks made a motion to approve the conditional use application submitted by Enmarket to allow a vehicle service station and vehicle wash facility to be located on the corner of Harris Trail and Highway 17, map & parcel number 054-002; motion seconded by Commissioner Cooper and carried by all.

PLAN REVIEW:

1. Approval/disapproval of the site plan submitted by Enmarket to be located on the corner of Harris Trail and Highway 17, map & parcel number 054-002.

Mr. Dykes explained there are two entrances and exits to the property, one off of Harris Trail and the other off of Highway 17. He explained the distance between the drives to the intersection meets UDO requirements and the street yard greenway meets requirements as well.

Commissioner Blanks asked if this Enmarket will be similar to the one on Chatham Parkway and Mr. Carroll replied the exterior will be different, but the interior will be similar.

Commissioner Singleton made a motion to approve the site plan submitted by Enmarket to be located on the corner of Harris Trail and Highway 17, map & parcel number 054-002; motion seconded by Commissioner Raiford and carried by all.

RECOMMENDATION TO COUNCIL:

1. Recommendation of approval/disapproval of the preliminary plat submitted by Enmarket to be located on the corner of Harris Trail and Highway 17, map & parcel number 054-002.

Mr. Dykes explained the property is currently one tract of land, but will be divided into four tracts, with the Enmarket being Tract 1.

Commissioner Raiford made a motion to recommend approval of the preliminary plat submitted by Enmarket to be located on the corner of Harris Trail and Highway 17, map & parcel number 054-002; motion seconded by Commissioner Cooper and carried by all.

2. Recommendation of approval/disapproval of the preliminary plat submitted by RJ Reynolds Construction for the property located at 90 Rosemont Street, map & parcel number 0461-136.

Mr. Dykes explained the property fronts both Rosemont Street and Camellia Street. He stated there is only one house on the property at this time and the applicant is requesting a variance to allow 6 lots. He explained 4 lots would be allowed without a variance.

Chairman Albritton asked if each home would have enough space in the driveways for two cars and Jake Reynolds replied yes.

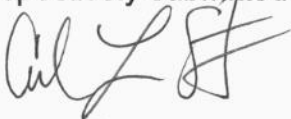
Chairman Albritton asked what size the homes will be and Jake Reynolds replied approximately 1,500 sqft.

Commissioner Raiford asked the average lot size and Jake Reynolds replied ¼ an acre. Mr. Dykes explained the lots will be larger than the lots on Carter Street and smaller than the ones in their Camellia Street development.

Commissioner Blanks made a motion to recommend approval of the preliminary plat submitted by RJ Reynolds Construction for the property located at 90 Rosemont Street, map & parcel number 0461-136; motion seconded by Commissioner Raiford and carried by all.

Angela Davis, who resides at 174 Sterling Creek Drive, appeared before the Planning Commission. She brought items for examination and described various conditions on her property, for which she requests the City to remedy. The Planning Commission, which serves as a recommending body to City Council, advised her that the matter would be forwarded to City Council.

Respectively submitted by,



Amanda Styer
Zoning Administrator