



PLANNING COMMISSION MEETING MINUTES

MEETING DATE: JUNE 9, 2025

MEETING TIME: 6:00 PM

MEETING LOCATION: RICHMOND HILL CITY CENTER
520 CEDAR STREET, RICHMOND HILL, GA

MEMBERS PRESENT: Chairman Billy Albritton, Vice Chairman Lloyd “Triple” Cooper, Lavetris Singleton, Charles Blanks, Chris Raiford

STAFF PRESENT: Brian Crooks, Director of Planning & Zoning, Amanda Styer, Asst. Director of Planning & Zoning, Lyndsey Goodman, Planning Technician

GUESTS PRESENT: Scott Allison, William Cunningham, Bill Cunningham

1. **CALL TO ORDER 6:00 PM**
2. **INVOCATION** Led by Lloyd “Triple” Cooper
3. **PLEDGE OF ALLEGIANCE** Led by Commissioners
4. **APPROVAL OF AGENDA** Director Crooks asked to remove item 5B1 for further consideration, Commissioner Raiford made a motion to approve the consent agenda, in part, pulling item 5B1 for additional discussion, which was seconded by Commissioner Blanks and carried by all.
5. **CONSENT AGENDA** Commissioner Cooper made a motion to approve the modified consent agenda, which was seconded by Commissioner Blanks and carried by all.
 - A. Approval of Minutes
 - I. May 12, 2025 Meeting Recommendation of Approval
 - B. Zoning Actions
 - I. Recommendation to approve/disapprove an amendment to Appendix A – Combined Table of Uses, of the Unified Development Ordinance (UDO) of the City of Richmond Hill, Georgia. Recommendation of Approval

Brief Discussion of Item 5B1 and the changes being made, an example being the allowance of micro-breweries in the I-1 zone. No additional questions were posed. Commissioner Raiford made a motion for recommendation of approval, which was seconded by Commissioner Blanks and carried by all.
 - II. Recommendation to approve/disapprove an amendment to the 2017 Belfast PUD. Recommendation of Approval
 - III. Recommendation to approve/disapprove a conditional use application for Heartwood Pod 8-A to allow single family detached homes. Recommendation of Approval

C. Subdivisions

- I. Warren Hill Road, Phase 1&2 Preliminary Plat Recommendation of Approval
- II. Heartwood Pod 8-A Sketch Plan Recommendation of Approval w/ conditions

6. **OTHER ITEMS FOR DISCUSSION** – Scott Allison came forward to give a brief overview of the amendments being made to the 2017 Belfast PUD, Director Crooks informed the group that the City Council meeting the prior week was canceled due to lack of quorum, so the gateway overlay amendments would be going to the August meeting. The Moratorium on new applications in the gateway will be extended.
7. **ADJOURNMENT** – Commissioner Blanks made a motion to adjourn, which was seconded by Commissioner Raiford and carried by all. Meeting adjourned at 6:15 P.M.