



PLANNING COMMISSION MEETING AGENDA

SEPTEMBER 8, 2025 | 6:00 PM | 520 CEDAR STREET, RICHMOND HILL, GA

1. **CALL TO ORDER**
2. **INVOCATION**
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF AGENDA**
5. **CONSENT AGENDA**
 - A. **Minutes**
 - I. August 11, 2025 Meeting. Recommendation of Approval
 - B. **Initial Site Plan and Building Elevations**
 - I. Initial site plan and building elevations approval for Ford Field & River Clubhouse Renovations and Addition, located at 1 Club House Drive. Recommendation of Approval
 - II. Initial site plan approval for Heartwood Pod 15B, Lot 8, located on Pine Bluff Drive, a portion of parcel# 049-002. Recommendation of Approval
 - C. **Zoning Actions**
 - I. Recommendation to approve/disapprove a text amendment to Appendix A of the UDO, Combined Table of Uses. Recommendation of Approval
 - II. Recommendation to approve/disapprove a text amendment to Article 18 of the UDO, Storm Water Management. Recommendation of Approval
6. **ITEMS FOR ACTION**
 - A. **Concept Plan**
 - I. Recommendation to approve/disapprove the PUD Final Concept Plan for the Raydient 2025 PUD. Recommendation of Approval
 - B. **Zoning Actions**
 - I. Recommendation to approve/disapprove the variance request submitted by First City Associates, LLP requesting a variance to Article 11, Section 11.5.J.2.b, Overlay Districts. Recommendation of Approval

- II. Recommendation to approve/disapprove the variance request submitted by First City Associates, LLP requesting a variance to Article 13, Section 13.7.K.6, Use Requirements. Recommendation of Denial
- III. Recommendation to approve/disapprove the conditional use application submitted by First City Associates, LLP requesting to allow a vehicle service station/gas station in a C-2, Downtown Commercial District. The property is located at 11416 Ford Avenue. Recommendation of Approval w/ Conditions

7. OTHER ITEMS FOR DISCUSSION

8. ADJOURNMENT