



PLANNING COMMISSION MEETING MINUTES
MEETING DATE: OCTOBER 13, 2025
MEETING TIME: 6:00 PM
MEETING LOCATION: RICHMOND HILL CITY HALL
40 RICHARD DAVIS DR., RICHMOND HILL, GA

1. **CALL TO ORDER** Called to order by Commissioner Albritton at 6:00 PM
2. **INVOCATION** Led by Lloyd “Triple” Cooper
3. **PLEDGE OF ALLEGIANCE** Led by Commissioners
4. **APPROVAL OF AGENDA** Commissioner Raiford made a motion to approve the agenda, which was seconded by Commissioner Blanks and carried by all.
5. **CONSENT AGENDA** Commissioner Cooper made a motion to approve the consent agenda, which was seconded by Commissioner Raiford and carried by all
 - A. **Minutes** – *Approved under consent agenda*

September 8, 2025 Meeting. Recommendation of Approval

B. Initial Site Plan and Building Elevations

- I. Initial site plan and building elevations approval for Hop Atomica Brewery, to be located on the corner of Heartwood Avenue and Doty Court. Recommendation of Approval
- II. Initial site plan approval for the Hupman Hwy 17 Commercial Building, to be located at 2235 Hwy 17. Recommendation of Approval
- III. Initial site plan approval for Parker’s #26, located at 11416 Ford Avenue. Recommendation of Approval
- IV. Initial site plan approval for The Ways Station Food Pantry, to be located at 55 Buford Cook Drive. Recommendation of Approval
- V. Initial site plan approval for Auto Zone, to be located on a Publix outparcel with map & parcel # 054-114. Recommendation of Approval
- VI. Sketch Plan recommendation for Pod 31 within the 2025 Raydient PUD, being a 193.5-acre portion of map & parcel 055-060. Recommendation of Approval
- VII. Recommendation to approve/disapprove a text amendment to Article 11 of the UDO, Overlay Districts. Recommendation of Approval

C. Zoning Actions

- I. Recommendation to approve/disapprove a text amendment to Article 11 of the UDO, Overlay Districts. Recommendation of Approval

Director Crooks explained that city council approved change to the overlay regulations, not allowing quill flags & upon adoption the city council then stated that they would like to allow them again. He also explained that we are changing regulations on window signs not being allowed in the overlay and making them available again. Jack Giddens spoke in opposition of this change. He stated that quill flags are hard to police because code enforcement officers only work 8-5, and they are supposed to be taken down after business hours, but there is no one on duty at that time to ensure these measures are being taken. Commissioner Raiford previously voted for change to not allow the quill flags and he still feels they should not be permitted, the other planning commissioners agreed.

Commissioner Raiford made a motion for a recommendation of disapproval of the text amendment to Article 11 of the UDO, which was seconded by Commissioner Cooper and carried by all.

6. OTHER ITEMS FOR DISCUSSION - None

7. **ADJOURNMENT** – Commissioner Raiford made a motion for adjournment, which was seconded by Commissioner Cooper and carried by all. The meeting was closed at 6:52 P.M