

**RICHMOND PLANNING AND ZONING
WORK SESSION MINUTES
AUGUST 19, 2014**

The Richmond Planning and Zoning Commission held a Work Session Meeting on August 19, 2014 at 5:30 p.m. in the Conference Room of City Hall.

PRESENT: Commissioners Thomas, Rice, Abney, Wiggins, Miller and Rush

OTHERS PRESENT: Dwayne Wheatley, Abacus Engineering; Garrett Fowles, City Attorney; Kevin Causey, Planning and Zoning; Elisabeth King, Clerk

July 15, 2014 Work Session Minutes

Commissioner Rush stated that each member received a copy of the minutes and asked if there were any changes.

Motion was made by Commissioner Abney, seconded by Commissioner Miller, to approve the July 15, 2014 Work Session Minutes.

VOTE: Yes, Commissioners Rice, Abney, Miller, Thomas and Rush
Abstain, Commissioner Wiggins

Site Development Plan for Social Security Office P-Lot at 1060 Gibson Bay Drive – Commercial Development

Mr. Wheatley stated the property is located in Gibson Bay. He stated that the Social Security office is needing additional parking spots. They are adding 12 to 13 parking spots.

Commissioner Rush asked if there were any further questions.

Commissioner Thomas asked if enough handicapped parking spots were provided. Mr. Causey and Mr. Wheatley stated that they were compliant in relation to handicapped parking.

Site Development Plan for A.T.A. Development at Ty Lane – Residential Development

Mr. Wheatley stated this item was presented to the board at the last work session. He stated that Mr. Grant is maximizing his lot area. He stated there would be units with an office and a gym on the end. He stated that minor plat would be needed to consolidate the lots into the property shown. He further stated that all of the blacktop was in as shown, except for the parking spots.

Commissioner Abney inquired about the number of units and how many stories. Mr. Wheatley clarified.

General discussion continued.

Director Report

Water Street Project

Mr. Causey stated that the contractor had entered into Irvine Street and stated that some delays had been related to rain events.

Planning and Zoning Office and Codes Enforcement Office

General discussion continued in relation to the Planning and Zoning office and Codes Enforcement office and the potential of combining the two for better functionality and ease.

SRF Funding

Ms. King stated that the state had invited the city to apply for SRF funding to be used for three stormwater projects outlined in the Stormwater Master Plan. She stated that they had issued an invitation for an additional project this past week, for a total of four. She stated that more information was requested and the Planning and Zoning office was gathering that information for them. She further informed the board that four stormwater improvement projects may get underway next year.

MS4 Coordinator

Ms. King stated that at the end of the month she would be transferring to the position of MS4 Coordinator. She stated that next month there may potentially be a replacement for the Planning and Zoning Clerk. She stated that she would be attending and serving as the clerk until a replacement was trained and hired.

Other Business

Madison Ford Annexation

Commissioner Thomas inquired about the status of the annexation. Mr. Fowles stated that it would be on the agenda for the next meeting. He stated that additionally White Hall Elementary and Sembol Systems would be on the agenda as well.

General discussion continued.

Walgreens Update

Commissioner Abney inquired about the status of the project. Mr. Causey provided a brief update in relation to the items that would need to be completed in the office for the start of the project. Ms. King notified the board that she had spoken with Tonita Goodwin, Industrial Development Director for the City about the potential use of the 21 acres remaining around the Walgreens location for a retail use. Ms. King stated that Ms. Goodwin stated she had a party contact her that was interested in 20 acres for a retail development and was interested in the Woodlawn Crossings property.

Adjournment

Motion was made by Commissioner Miller, seconded by Commissioner Wiggins, to adjourn.

VOTE: Yes, Commissioners Thomas, Rice, Abney, Wiggins, Miller and Rush

ADJOURNMENT TIME: 5:50 P.M.

CHAIRMAN

SECRETARY

DATE