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Timothy Byler
ASST. VICE CHAIR
Lynn Pace
SECRETARY
Jeff Ricketson



COMMISSIONERS
Sarah Baker
Alonzo Bryant
John Hodges
Marshall Kennemer
Phil Odom
Durand Standard

October 21, 2019

The Liberty Consolidated Planning Commission met on Tuesday, October 15, 2019, in the Historic Courthouse, 100 Main St., Hinesville, GA. Jack Shuman, Chairman, called the meeting to order. A motion was made by Tim Byler to accept the minutes from the September meeting with one change. His name was left out of the commissioner's present section. Kelly will correct. The motion was seconded by Marshall Kennemer to approve the minutes from the September 17, 2019 meeting with the correction. Motion passed unanimously. Chairman Shuman asked for a motion to accept the final agenda. Durand Standard made a motion to approve the final agenda. Sarah Baker seconded the motion. The motion passed unanimously. The public was notified of the meeting and the agenda was posted in accordance with Georgia Law.

COMMISSIONERS PRESENT:

John Hodges
Lynn Pace
Marshall Kennemer
Alonzo Bryant
Phil Odom
Sarah Baker
Tim Byler
Jack Shuman
Durand Standard

ABSENT:

LCPC STAFF PRESENT:

Kelly Wiggins, Executive Assistant
Jeff Ricketson, Executive Director
Nirav Gandhi, Planner II

Chairman Shuman asked the public to disclose prior to speaking at the podium if they had contributed more than \$250.00 to any elected official who would be voting on these zoning matters.

1.0 OLD BUSINESS (None)

2.0 NEW BUSINESS

2.1 Ordinances and Resolutions

2.1.1 Walthourville Zoning Amendment. Proposed amendment to the Walthourville Zoning Ordinance to allow home occupations in the R-4 (Mobile Home Park Residential District).

Nirav presented this zoning amendment to the Planning Commission. Commissioner Odom asked if this ordinance was written by the city attorney. Jeff stated that it was written by staff. This is the first reading for the City of Walthourville.

RECOMMENDATION: Approval

MOTION: Durand Standard

SECOND: John Hodges

VOTE: Unanimous in favor

This zoning amendment will be heard by the Walthourville City Council on October 22, 2019 at 6 PM.

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

LIBERTY COUNTY

3.1 Rezoning Petition 2019-034-LC. A rezoning petition has been filed by Dryden Enterprises, Inc. for the proposed Auburn Ridge Phase 2 subdivision, further described as LCTM-Parcels 243B-013, 243B-014, 243B-016, and 243B-015. Property owner is Claude Dryden. The properties are zoned B-2 (General Commercial District) and AR-1 (Agricultural Residential District) and are petitioned to be rezoned to PUD (Planned Unit Development District). 45 lots are planned for the new phase.

Nirav presented this rezoning petition to the Planning Commission.

RECOMMENDATION: Approval with standard and the following special condition: Front building setback shall be increased to 15 ft.

MOTION: Tim Byler with standard and special condition.

SECOND: John Hodges

VOTE: Unanimous in favor

This will be heard by the LCBOC on November 5, 2019, at 6 PM.

HINESVILLE

3.2 Rezoning Petition 2019-035-H. A rezoning petition has been filed by James W. Smith, agent for Emesa Rentals, LLC, owner, to rezone 2.74 acres of land, more or less, from R-2 (Single Family Dwelling District) to O-C (Office Commercial District) for medical doctors'

offices. Property is located on South Main Street and is further described as LCTM-Parcel 057A-125.

Nirav presented this rezoning petition to the Planning Commission. This use does not conform to the Comprehensive plan. Commissioner Pace asked for clarification. Jeff stated that the staff is asking for the Commission to accept our recommendation of O-I instead of O-C.

RECOMMENDATION: Approval to O-I, rather than O-C with one special condition: entrance Drive shall be aligned with the entrance drive for 512/514 S. Main Street.

Commissioner Byler asked how far the fence will come up towards the road. Jeff stated that there is a limit to how far it can come towards the road. Commissioner Odom asked how we are dealing with the easement for the drainage canal. Jeff stated that will be determined when the site plan is submitted assuming this is approved by the Hinesville City Council. Commissioner Odom stated that it is necessary to honor the easement. Jeff stated that the fence can go on either side of the canal. Jeff stated that wherever this abuts residential property there will have to be a fence installed.

Amanda Carroll came forward and stated that she lives at 505 Canal Street and is concerned about congestion and traffic using her road to get to the offices. Ms. Carroll stated that she is also concerned about privacy and her property tax. Commissioner Odom stated that Canal Street will not be connected to this development. Ms. Carroll was satisfied once she heard that.

Leon Stearns came forward and stated that he lives at 523 S. Main Street. He currently has to wait long periods of time to enter and exit his property due to the traffic build up. Mr. Stearns stated that there are a lot of speeders up and down his street. Mr. Stearns stated that several years ago Hinesville City Council promised that they will not allow any additional commercial use in that area, but they have. He has lived there for 40 years and the problem is from outsiders coming into our town. Mr. Stearns stated that the Corps of Engineers came in and drilled 60 feet and said that there was no bottom.

Commissioner Byler stated that he is also concerned about the traffic in this area. Byler stated that there are ambulances coming in and out of there, it is a school zone and there is no striping on the road and some people think the road is 4 lanes instead of 2 lanes. Byler feels like this is a bad idea.

MOTION: Marshall Kennemer made a motion to disapprove.

SECOND: Tim Byler

OPPOSED: Durand Standard, Sarah Baker

VOTE: 7 in favor, motion passed.

This rezoning petition will be heard by the Hinesville City Council on November 7, 2019 at 3 PM.

LIBERTY COUNTY

3.3 Conditional Use/Type B Home Occupation 2019-036-LC. A conditional use application to operate a family day care at 112 Sycamore Way at Villages of Limerick has been filed by

Tyshana Houston. This property is further described as LCTM-Parcel 238B-388 and is owned by Eric Clancy, Jr. The property is zoned PUD (Planned Unit Development).

Nirav presented this conditional use to the Planning Commission.

RECOMMENDATION: Approval.

Commissioner Odom asked if the staff had received any responses from the neighbors. Nirav stated that 3 or 4 people called but it mostly concerned curiosity. No one stated they were against it.

MOTION: Phil Odom

SECOND: Marshall Kennemer

VOTE: Unanimous in favor.

This rezoning will go before the LCBOC on November 5, 2019, at 6 PM.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

5.0 INFORMATIONAL ITEMS

5.1 Memorial Drive project.

Jeff gave an overview of the apartment complex that will be developed on Memorial Drive. This development will consist of 5 apartment buildings that will contain 72 units, plus a separate building that will house a community center. The main entrance will be off Memorial Drive, but it will include two access points. The development has been approved by the Hinesville Design Review Board. This development is being built with a grant. Commissioner Kennemer asked if they will be low cost housing. Jeff stated they will be for low to moderate income families.

Jeff passed out copies of the RV Ordinance. At the last LCBOC meeting the LCPC was asked to draft an ordinance to address some minimum standards for an RV park. Jeff stated that we are starting with the one we drafted for the City of Hinesville.

Jeff also passed out a flyer for the Long-Range Transportation Plan Public Workshop that will be held on October 24 from 4 PM to 6 PM. Jeff asked the Commissioners to participate.

6.0 GENERAL PUBLIC COMMENTS

7.0 OTHER COMMISSION BUSINESS

7.1 Director's Report

Jeff Ricketson, Executive Director, presented the Planning Commission with an update of last month's actions. The home day care in Walthourville was approved by the City of Walthourville. The RV park development was tabled until November's meeting. The zoning petition and annexation for Griffin Park has been to the City Council for the two readings and will be voted on this Thursday. The Jeffers tract in the Isle of Wight will go before the Midway City Council on

October 24, 2019. The preliminary plat for Dasher Lane and Islands Highway was approved by the LCBOC.

There are three planning commissioners that are up for reappointment. Jeff stated that if they wish to be reappointed, please let Jeff or Kelly know. The three commissioners up for reappointment are Jack Shuman, Marshall Kennemer, and Alonzo Bryant.

8.0 ADJOURN

MOTION: Tim Byler

SECOND: John Hodges

VOTE: Unanimous

Jack Shuman, Chairman

Date

Jeff Ricketson, Secretary to the Board