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COMMISSIONERS
Sarah Baker
Alonzo Bryant
Andrew Williams
Marshall Kennemer
Phil Odom
Durand Standard

August 19, 2016

The Liberty Consolidated Planning Commission met on Tuesday, August 16, 2016, in the Historic Courthouse, 100 Main St., Hinesville, GA. Tim Byler, Vice-Chairman, called the meeting to order. A Motion was made by Marshall Kennemer to accept the minutes from the July 19, 2016, meeting. Sarah Baker seconded the motion. Motion passed unanimously. Vice-Chairman Byler asked for a motion to accept the final agenda. Motion was made by Alonzo Bryant and seconded by Marshall Kennemer. Motion passed unanimously. The public was notified of the meeting; the agenda was posted in accordance with Georgia Law.

COMMISSIONERS PRESENT:

Andrew Williams
Lynn Pace
Alonzo Bryant
Tim Byler
Marshall Kennemer
Sarah Baker

ABSENT:

Durand Standard
Phil Odom
Jack Shuman

OTHERS PRESENT:

Jeff Ricketson, Executive Director, Secretary
Gabby Hartage, Zoning Administrator
Melissa Jones, Planner II
Curles Butler, Senior Inspector
Abe Nadji, Engineering Director
Kelly Wiggins, Executive Assistant

Vice-Chairman Byler 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 (OPEN PUBLIC HEARING)

1.1 Rezoning Petition 2016-016-LC. An application has been filed by Jerry C. Poppell, owner, to rezone 4.8 acres of land, more or less, from AR-1 (Agricultural Residential District) to B-2 (General Commercial District) for an outdoor retail market/flea market off E. Oglethorpe Hwy, further described as LCTM-Parcels 101-053 and 101-049.

Gabby presented the Planning Commission with new information pertaining to Mr. Poppell's rezoning. Gabby explained that the property is divided into two separate parcels.

The front parcel is located in the mixed-use corridor and the rear property is located in low-density residential zoning. Gabby demonstrated the notice that she received from Mr. Poppell the day before stating that Mr. Poppell is no longer requesting to place a flea market on the property. Mr. Poppell only wants to rezone both parcels as B-2 for future use.

RECOMMENDATION: The first parcel rezoned to B-2. Deny rezoning for rear parcel. Add the following special conditions: Any commercial development would be required to install an opaque six-foot fence with landscaping buffer around the perimeter.

Lynn Pace asked if the landscape buffer would be on the residential side or the commercial side. Gabby stated that we did not make a recommendation for that issue. Jeff Ricketson stated to the Planning Commission that Mr. Poppell came by the office today and has filed a new plat with Liberty County Clerk's Office showing both properties combined as one parcel. Lynn Pace asked how much of the property is in the mixed-use corridor. Gabby stated part of it. Andrew Williams stated that looking at the property as one parcel now, the buffering should be installed around any residential parcel around the entire plot.

Mr. Poppell came forward to speak to the Planning Commission. Mr. Poppell stated that he only wants to rezone the entire property and has no plans to place a flea market there. Marshall Kennemer asked Mr. Poppell if he had any specific plans for the property and Mr. Poppell stated not at this time. Lynn Pace stated that she is concerned about rezoning the property without knowing what will be placed there. Andrew Williams stated that no matter what commercial business is placed there, the buffer would still be required to be installed by the commercial business.

Jerry Johnson spoke in opposition of the rezoning. He is a member of the church across the street from this property. He stated that he is concerned about the traffic and wanted to know if Mr. Poppell heard back from GDOT about the entrance to the property from Highway 84. Jeff Ricketson asked Mr. Poppell if he heard back from GDOT. Mr. Poppell stated that GDOT has verbally agreed to have two commercial entrances to the property. Vice-Chairman Tim Byler asked about the wetlands on the rear of the property and what would be the purpose of rezoning this parcel. Mr. Poppell stated according to his surveyor, the property is quite high and does not hold water. He also stated that if he does not have it all rezoned the rear parcel will be landlocked.

MOTION: Andrew Williams made a motion to accept with special condition requiring a six-foot fence around the entire parcel or the part of the parcel that abuts against residential.

SECOND: Marshall Kennemer

VOTE: Lynn Pace voted against the rezoning. Kennemer, Bryant, Williams, Baker, Williams voted for the rezoning.

This rezoning will go before the LCBOC on September 6, 2016 at 6:00 PM.

2.0 NEW BUSINESS

2.1 Consent Agenda Items (None)

2.2 Ordinances and Resolutions

3.0 REZONING PETITIONS AND OTHER ZONING RELATED ITEMS

LIBERTY COUNTY

3.1 Special Permit Use 2016-021-H. An application has been filed by Ronald M. Ray, agent for Circle M. Construction, owner, to be able to use property as a wrecker business and storage area on Mattie Street, further described as LCTM-Parcel 061A-011.

Gabby presented this special permit to the Planning Commission. The perimeter of the parcel is completely enclosed with chain link fence. Gabby also pointed out to the Planning Commission that there is currently another wrecker service located on Mattie Street. The LCPC received a note from Ms. Bonnie Minchey, owner of the apartment complex located next door, stating that she has no problem with the location of the wrecker service.

Joel Mock came forward to speak in opposition of the special permit. Mr. Mock is the owner of the duplexes at the end of Mattie Street. His concerns are the amount of wear and tear that the wrecker puts on the dirt road. Mr. Mock stated that he is not in favor of the noise and nuisance of the wrecker trucks coming in all hours of the night. The road is always in a washboard condition. Andrew Williams asked Mr. Mock if he had any complaints from the Towing Company that is already located there and Mr. Mock stated that the current wrecker service that is there is at the beginning of Mattie Street so it does not affect his tenants.

Ronald Ray came forward to speak in favor of this special permit. Mr. Ray stated that there are several businesses located on this street. Mr. Ray also stated that they are willing to arrange to use only the front gate and are willing to install extra vegetation and buffer as needed or required.

RECOMMENDATION: APPROVED WITH STANDARD AND THE FOLLOWING SPECIAL CONDITIONS:

- **A site plan showing the location of the office and parking**
- **The fence has to be blinded and the site has to have a vegetative buffer.**

MOTION TO APPROVE: Marshall Kennemer with standard and special conditions and to use only the gate closest to Highway 84.

SECOND: Andrew Williams

VOTE: Unanimous

This rezoning will go before the Hinesville City Council on September 1, 2016 at 3:00 PM.

3.2 Rezoning Petition 2016-022-H. Jimmy L. and Joyce R. Williams, owners, to rezone 2.00 acres of land, more or less, from R-1 (Single-Family Dwelling District) to C-3 (Highway Commercial District) for a parking area expansion, have filed an application.

Gabby presented this rezoning to the Planning Commission. This parking lot will be an additional sales lot for Liberty Chrysler.

RECOMMENDATION: Approval

MOTION: Marshall Kennemer with standard and special conditions.

SECOND: Lynn Pace

VOTE: Unanimous

This rezoning petition will go before the City of Hinesville on September 1, 2016 at 3:00 PM.

MIDWAY

3.3 Zoning Petition 2016-023-MW. A rezoning petition has been filed by Dryden Enterprises, Inc., to zone 20.38 acres of land, more or less, from AR-1 (Agricultural Residential District), B-2 (General Commercial District), and I-C (Interstate Commercial Corridor District) to R-1 (Single-Family Residential District) off Charlie Butler Road, further described as LCTM-Parcels 243B-013, 243B-014, 243B-015, 243B-016.

Melissa presented this zoning petition to the Planning Commission. This neighborhood will consist of 24 lots.

RECOMMENDATION: APPROVAL WITH STANDARD AND ONE SPECIAL CONDITION: NON-ACCESS EASMENT OFF CHARLIE BUTLER ROAD

Marcus Sack with P.C. Simonton and Associates came forward to answer any questions.

Wridge Miller came forward to speak about the rezoning and stated that he received a letter in the mail stating that this petition was for multi-family residential but our agenda has it listed as single family residential. He would like full clarity. Jeff Ricketson stated that when the application first came in, the applicant was going to rezone it much like the property across the street, but that property was already zoned R-3, but they developed it as a single-family neighborhood. Then the applicant changed his mind and asked for R1 instead of R3. The agenda is correct, the applicant is asking for R-3. Wridge Miller stated the letter also states that they are requesting annexing into the City of Hinesville. Mr. Miller stated that he lives in the City of Hinesville and does not want his property in Midway annexed into Hinesville or to have to pay more property tax. Vice-Chairman Byler stated good point. Melissa Jones stated that she made the mistake and it should have stated the property would be annexed into the City of Midway.

Rose Mullice came forward with questions about the rezoning. She described where her property is located and wanted to know how this development would impact her property. Ms. Mullice feels like that will affect her rental property. She thinks her property will become of less value. Ms. Mullice wanted to know what she could do with her property. Jeff Ricketson stated that the front of her property will still be used for commercial but the rear area that is zoned AR1, can only be used for residential. Ms. Mullice wanted to know if there was a plan to explain the water drainage. Marcus Sack stated that it is required by Liberty County to follow the water drainage laws. Marcus stated that she would have a chance to look at the site plan when it is submitted.

Randy Buck came forward and asked about the development. He owns the property on the corner and wants to know if there will be a buffer. He does not want the residential area to hinder the development of his property. Melissa stated that the City of Midway requires the commercial property owner to install the buffer, not the residential owner.

MOTION TO APPROVE: Andrew Williams with standard and special conditions.

SECOND: Marshall Kennemer

VOTE: Unanimous

This rezoning will go before the City of Midway Council on September 12, 2016 at 6:00 PM.

3.4 Annexation Ordinance 2016-003. Request by Dryden Enterprises, Inc. to annex above property (2016-023-MW) into the City of Midway.

Melissa presented this annexation to the Planning Commission.

RECOMMENDATION: Approval

MOTION: Andrew Williams

SECOND: Alonzo Bryant

VOTE: Unanimous

This annexation will go before the City of Midway Council on September 12, 2016, 6:00 PM.

FLEMINGTON

3.5 Rezoning Petition 2016-024-FL (Flemington Oaks PUD Revision). Request to rezone 27 acres of land, more or less, from R-1 (Single Family Residential District) to PUD (Planned Unit Development District) for property off Old Savannah Road, further described as LCTM-Parcel 067-001.

Gabby Hartage presented this rezoning to the Planning Commission. They are proposing to have 46 lots and retain 7.85 acres for a pond and walking trail with some buffers. There will be one new street. The street will include curb, gutter and sidewalk. Each Planning Commissioner was given a copy of the presentation as provided by the engineer. Gabby presented the drawing of what could be developed if the property is zoned R1. Gabby stated that this petition does not meet the JLUS study. She pointed out that there are two historic buildings located nearby. The Presbyterian Church and the Miles home. At this time, the property is currently in a flood zone; however in the new 2017 flood maps the property will be in flood zone A. This property is also within 3000 feet of Fort Stewart.

RECOMMENDATION: APPROVAL WITH STANDARD AND THE FOLLOWING SPECIAL CONDITIONS:

- Sign and fence the installation boundary to discourage pedestrian encroachment onto Fort Stewart property.
- Use at least 50 feet of trees as a buffer zone (retained and planted) at the boundary of the installation.
- Measures to achieve noise level reduction (NLR) of 25 dB must be incorporated into design and construction of structures.
- Real estate disclosure stating that the property is within 3,000 linear feet of a military installation must be provided to potential buyers.

(These conditions mostly came from the letter that the Fort Stewart Master Planning Department sent to LCPC.)

Vice-Chairman Byler asked what is the conflict with JLUS. Gabby stated that the JLUS would allow only one house per 5 acres. Jeff Ricketson stated that the city zoning did not follow through with that. The zoning that is on the property is R1 so that is the basis for the Planning Commission's recommendation. We went with the city zoning not the goal of the JLUS. The JLUS was a good goal but it just never got anywhere.

Lynn Pace asked if all residents would have driveways onto the road in the eastern section. Gabby stated yes. Bill Nutting stated from the audience that he would design those to be shared driveways.

Marcus Sack with P.C. Simonton and Associates spoke in favor of the PUD. He stated that the reason he showed the R1 versus the R2 is so that he could demonstrate the density. Basically the density is staying the same. Under R1, we are filling up with lots, more road and more impervious area. Under R2, we are preserving 5 acres that are completely undisturbed with a 3-acre area that has a pond and walking trail. This is the purpose of a PUD, to have a cluster of home and then the open space.

Andrew Williams stated that under the conditions from Fort Stewart, he has personally never seen a home built to where you can insure that 25 decibels...how that is done. Marcus stated that it is a reduction of 25 decibels. There are certain codes that you have to meet when you build a house and you do that through insulation and other mechanisms. The builder has stated that he has no problem meeting this requirement. Andrew Williams stated that is not something that is normally done on a regular house, so how does the county inspect to make sure that this requirement is met. Bill Nutting, speaking from the audience, stated that his builder already builds his homes to meet this standard. His builder does a little more sound proofing on the homes he builds. Andrew Williams asked if this has been done in Liberty County. Bill Nutting stated yes in the houses in Valor Point. Our inspectors checked to see that those codes are met. Bill Nutting stated that the instructions are given to the inspections department and they insure that it is done. Andrew Williams stated that since there was a PUD before and now it has reverted, is there or has there been an H.O.A. in any of the area that you are trying to develop now? Marcus Sack stated that it is completely undeveloped, but there would be an H.O.A. developed. Andrew Williams asked if there was an H.O.A. in the area before. Marcus stated no. Lynn Pace asked if the cul-de-sac meets the length requirements. Marcus stated yes. Lynn Pace asked what the width of Old Savannah Road is and Marcus stated that it is 60 feet. Bill Nutting came forward to speak in favor of the PUD and stated that he feels the PUD offers the least impact to the community. He stated he had two meetings with the City of Flemington, a lot of vigorous input from the neighborhood and that he has taken in to account four or five renditions now, and we like what we have come up with.

Aaron Duncan stated this property has been rezoned PUD since 2009 and then as recently as last week it was not. The previous owners, Ren Keel and Jim Floyd, have been paying taxes as PUD so now we will need to retroact the taxes for 9 years. Mr. Duncan stated that he thinks this is a great design.

Keith Moran came forward to speak in opposition on behalf of several of the neighbors including Jonathan Richardson and Ms. Lejeune. Mr. Moran stated that he and his wife, Grace, have been living there for 23 years. It was a dirt road and there were three houses. Now 10 homes are located there. This has nothing to do with the current contractors. They would feel the same no matter whom the developer was. Mr. Moran stated that the development of the land would affect the current neighbors. He stated that often two to three times a day the traffic from Fort Stewart gets so backed up you could hardly pull out onto Old Sunbury Road. He stated that most of the

residences there are in favor of R1. It is much more symmetrical. They are worried that it will affect their property values. Most of the residents there live on 2 acres (+). It has a very country atmosphere. They are very concerned with the façade of the homes. The developers have proposed brick front homes with vinyl siding on the other three sides. Over time, this vinyl looks bad and the mold tends to depreciate the houses. Mr. Moran stated that they have asked for brick or at least hardy board. Mr. Moran stated that there would be an influx of 100 cars coming in and out of Old Savannah Road. The current residents are asking for R1 and would like greenspace included in this design as well. He also has concerns about the drainage. Vice-Chairman Byler read a statement from Ms. Lejeune. It states, "I live at 318 Old Savannah Road. I live in the old Miles house, which is a historic home. My property would be directly affected. There are endangered wildlife in the timber. The construction of 45(+) homes would affect the foundation of my historic home."

Bill Nutting came forward once again. The minimum lot size is 12000 but the actual lot size is over 16000 square feet. He states they are pretty close to what R1 requires. With the PUD we have more preservation area and more amenities. This would be more beneficial to the neighborhood. There will be a homeowners association.

MOTION: Lynn Pace with standard and special conditions with the addition of an active Homeowners Association.

SECOND: Marshall Kennemer

VOTE: Unanimous

This rezoning will go before the City of Flemington Council on September 12, 2016 at 4:30 PM.

HINESVILLE

3.6 Rezoning Petition 2016-025-H. Request by Tommy D. and Trang C. Black, owners, to rezone 1.38 acres of land, more or less, from R-3 (Single Family Dwelling District) to D-D (Downtown Development District) for a parking area for adjacent businesses. Property is located off E. Memorial Drive and is further described as LCTM-Parcel 056B-116.

Gabby presented this rezoning petition to the Planning Commission. Gabby reminded the Planning Commission that there was a house located on the property and it was recently demolished. This parking lot would be for the Darsey and Black office located next door.

RECOMMENDATION: Approval with standard and special conditions.

Special Condition: Site Plan Submittal is required prior to development (parking installation)

MOTION: Andrew Williams

SECOND: Marshall Kennemer

VOTE: Unanimous

This will go before the City of Hinesville Council on August 18, 2016 at 3:00 PM.

LIBERTY COUNTY

3.7 Solid Waste Handling Facility. GBF Midway, LLC (GBF) proposes to permit, construct and operate a new Class 6 solid waste handling facility to be located at 2170 Sunbury Rd, further described as LCTM-Parcels 304-002. The facility will be constructed on five acres, with approximately two acres of disturbed land.

Melissa Jones presented this information to the Planning Commission. The Liberty County Industrial Authority owns this property. The facility is a fertilizing/manufacturing facility that will receive and process up to 14000 tons per year of food waste into a commercial fertilizing product. This facility will not produce any smoke. Lynn Pace wanted to know where the input will come from. Melissa stated that it will come from different commercial restaurants in Liberty County and some from outside Liberty County. Lynn Pace asked if it would be coming from as far away as New York and Melissa stated no. Jeff Ricketson stated that there is no restriction on where it comes from. Marshall Kennemer asked if there is a container that they store it. Melissa stated yes.

RECOMMENDATION: Approval with standard conditions.

MOTION: Marshall Kennemer

SECOND: Alonzo Bryant

VOTE: Unanimous

This will go before the LCBOC on September 15, 2016 at 5:00 PM.

CLOSE PUBLIC HEARING

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Preliminary Plat for Griffin Park Phase 9. Request by P.C. Simonton and Associates, Inc. for preliminary plat approval for 53 single-family detached homes.

Abe presented the Planning Commission with this preliminary plat.

RECOMMENDATION: Approval with standard and the following special conditions:

- EPD Sanitary sewer approval is pending.
- ACOE wetland permit is pending.

MOTION TO APPROVE: Alonzo Bryant

SECOND: Marshall Kennemer

VOTE: Unanimous

The date for this preliminary plat to go before the City of Hinesville to be determined.

5.0 INFORMATIONAL ITEMS

5.1 Veteran's Memorial Walk

Abe presented this information to the Planning Commission. Each Commissioner was given a program from Veteran's Walk with the pertinent information and the design.

6.0 GENERAL PUBLIC COMMENTS

7.0 OTHER COMMISSION BUSINESS

7.1 Director's Report

Jeff Ricketson presented the Planning Commission with an update of last month's actions. Jeff stated that the Hinesville City Council approved the animal training center with special conditions under a non-profit business. The half-way house on Tibet road was disapproved by the LCBOC on August 2, 2016. The request for rezoning for Mr. Roberts in Walthourville was approved by the City of Walthourville Council with standard conditions on July 26, 2016. The preliminary plat for Mehalko Subdivision was approved by the City of Walthourville Council on July 26, 2016.

8.0 ADJOURN

MOTION: Marshall Kennemer
SECOND: Lynn Pace
VOTE: Unanimous.



Tim Byler, Vice-Chairman



DATE



Jeff Ricketson, Secretary to the Board