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Jeff Ricketson



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

June 26, 2018

The Liberty Consolidated Planning Commission met on Tuesday, June 19, 2018, in the Historic Courthouse, 100 Main St., Hinesville, GA. Jack Shuman, Chairman, called the meeting to order. A motion was made by Durand Standard to accept the minutes from the May 15, 2018 meeting. Tim Byler seconded the motion. Motion passed unanimously. Chairman Shuman asked for a motion to accept the final agenda with changes. Two items have been withdrawn by the applicant; Rezoning Petition 2018-031-H and Annexation 2018-01. Item 3.10 Conditional Use 2018-032-W will be moved to the first item, so the applicant can attend the Long County Commissioner's meeting about the same project. Tim Byler made a motion to approve the agenda and Durand Standard seconded the motion. Motion passed unanimously. The public was notified of the meeting and the agenda was posted in accordance with Georgia Law.

COMMISSIONERS PRESENT:

Jack Shuman
Tim Byler
Lynn Pace
Durand Standard
Andrew Williams
Alonzo Bryant
Phil Odom

ABSENT:

Marshall Kennemer
Sarah Baker

LCPC STAFF PRESENT:

Kelly Wiggins, Executive Assistant
Gabby Hartage, Zoning Administrator
Jeff Ricketson, Executive Director
Alan Seifert, Planner II
Curles Butler, Inspector
Abe Nadji, Engineer

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 Consent Agenda Items (None)

2.2 Ordinances and Resolutions

2.2.1 Request by the City of Walthourville for a text amendment to the Walthourville Zoning Ordinance, creating Article 13 pertaining to regulation of Solar Energy Systems.

Gabby presented this ordinance to the Planning Commission.

RECOMMENDATION: Approval

MOTION: Durand Standard

SECOND: Phil Odom

VOTE: Unanimous in favor

This ordinance will go before the Walthourville City Council on June 26, 2018.

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

WALTHOURVILLE

3.10 Conditional Use 2018-032-W. A conditional use application has been filed by Beltline Energy, applicant, for the development, construction, and operation of a solar farm. Property owner is ACD Living Trust. Property is adjacent to the railroad and Arnall Drive and is further described as LCTM-Parcel 041D-020.

Gabby presented this conditional use request to the Planning Commission. This property consists of 64 acres. The proposed freight connector bypass is planned to cross over this parcel in the future. A portion of this solar farm extends into Long County. Gabby stated she received a phone call from an adjoining neighbor concerned the solar farm would use a dirt road for access. Gabby stated that there are more roads for access on the property.

RECOMMENDATION: Approval with standard conditions and the following special conditions: The site plan and other submittals shall meet the requirements of the City of Walthourville's newly adopted solar farm ordinance.

Jeff Ricketson clarified that the proposed bypass will bisect this site. There will be a hundred-foot buffer between the bypass and solar farm.

MOTION: Phil Odom

SECOND: Durand Standard

Ryan Sanders with Beltline Energy came forward to explain the access points to the solar farm. Mr. Sanders stated that the concerned person should meet with the property owner and obtain an easement to the property. Commissioner Odom asked if this dirt road would be the main access point. Mr. Sanders stated that he cannot answer that at this time but will work with it in any way that the Planning Commission wishes. However, for construction they would like to use the

shortest route possible. Commissioner Pace asked if they were building a road for their direct access once operable. Mr. Sanders stated that is correct.

VOTE: Unanimous

This conditional use will go before the Walthourville City Council on July 10, 2018 at 6:00 P.M.

HINESVILLE

3.1 Rezoning Petition 2018-023-H. An application has been filed by Pete Dan Clark, owner, to rezone 0.69 acres of land, more or less, from R-3 (Single Family Dwelling District) to O-I (Office-Institutional District) for an office building at 538 E. G. Miles Pkwy, further described as LCTM-Parcel 057A-085.

Gabby presented this rezoning petition to the Planning Commission.

RECOMMENDATION: Approval with standard conditions and the following special condition: there must be a 6-foot-high privacy fence and a 15-foot planted vegetative buffer against the residential properties. The current home on the property is used for residential purposes. Once rezoned OI, this building can no longer be used for residential purposes.

Commissioner Pace asked what the buildings were going to be, and Gabby stated various offices.

Trent Long came forward as the design engineer for the project. Trent stated that he would also be asking for a variance a later date for this project. Commissioner Odom stated that the lot next to this already has a privacy fence. I think we could offer an exemption for the this today if it is possible. Jeff stated it would need to be advertised for the surrounding neighbors to be aware.

MOTION: Tim Byler with standard and special conditions.

SECOND: Alonzo Bryant

VOTE: Unanimous in favor

This rezoning will go before the Hinesville City Council on July 5, 2018 at 3 P.M.

LIBERTY COUNTY

3.2 Rezoning Petition 2018-024-LC. An application has been filed by Ronald Boyd, applicant, on behalf of Edward Sikes, owner, to rezone 1.50 acres of land, more or less, from AR-1 (Agricultural Residential District) to B-1 (Neighborhood Commercial District) on the south side of Islands Hwy, approximately 250 feet south of Fort Morris Road, further described as LCTM-Parcel 307-040.

Alan presented this rezoning petition to the Planning Commission.

RECOMMENDATION: Approval

Don Crum came forward to speak in favor of the rezoning. He stated that it would be a good idea for the restaurant because there are not many places to eat at the coast.

MOTION: Andrew Williams
SECOND: Phil Odom
VOTE: Unanimous in favor

This rezoning petition will be heard by the LCBOC on July 3, 2018, at 6:00 PM.

HINESVILLE

3.3 Rezoning Petition 2018-025-H. An application has been filed by Horsecreek Partners, LLC, (Clay Sikes), owner, to rezone 15.0 acres of land, more or less, from PUD (Planned Unit Development District) to R-3 (Single-family Dwelling) for about five single family homes. Property is located off Curtis Road, further described as LCTM-Parcel 035-008.

WITHDRAWN BY APPLICANT

ALLENHURST

3.4 Conditional Use 2018-026-A. A conditional use application has been filed by James Blackmon, applicant, on behalf of Linda Varney, owner, to be able to operate a church within the existing building at 4111 W. Oglethorpe Hwy. in Allenhurst, further described as LCTM-Parcel 049D-094. This property is zoned B-2 (General Commercial District).

Alan presented this conditional use to the Planning Commission.

RECOMMENDATION: Approval

Mr. James Blackmon came forward and stated he is available for questions.

MOTION: Tim Byler
SECOND: Durand Standard
VOTE: Unanimous in favor

This conditional use will be heard by the Allenhurst Town Council on July 2, 2018 at 6:30 PM.

LIBERTY COUNTY

3.5 Conditional Use 2018-027-LC. A conditional use application has been filed by Aaron Duncan, applicant, on behalf of John Tzen, owner, to be able to have a gated truck terminal facility at property located approximately 200 yards west of the intersection of Arcadia Drive and Leroy Coffey Hwy. in Liberty County, further described as LCTM-Parcels 139-009 and 139-010. This property is zoned B-2 (General Commercial District).

Alan presented this conditional use request to the Planning Commission. Chairman Shuman asked how many parking spaces are planned for the site. Alan said he doesn't know. Commissioner Odom asked if the parcels had to be combined into one parcel to do business. Jeff stated no. Commissioner Odom stated that an auto repair shop used to be there in the 1980's. Commissioner Odom stated that he has a concern about the driveways into the property.

RECOMMENDATION: Approval with standard and the following special conditions:

- GDOT permit required for commercial driveways and
- per the Liberty County zoning ordinance: asphalt or concrete surface required for all vehicular parking and access drives. Parking areas shall be effectively screened and landscaped against residential properties.

Ronald Ray came forward to speak in opposition of this conditional use. Mr. Ray stated that the soil at this site will not hold up. The accel/decel lane for Arcadia Drive is not wide enough for semi-trucks to turn into the property. The property is not deep enough for the trucks to get in and out of. Mr. Ray stated that he built the Arcadia subdivision and felt an obligation to the owners to protest as this is not fair to them. Mr. Ray also stated that Mr. Tzen owns a piece of property just down the road on Hwy 196 E that would better suit this need and not oppose on the surrounding neighborhood. Chairman Shuman asked how close the nearest house location is. It is 50 feet. Commissioner Pace asked why is it already zoned B2? Jeff stated there used to be a gas station there and the previous owner had it rezoned in the past.

Charles Brown came forward to speak in opposition and stated he lives at 89 Arcadia Drive. This site is 200 yards from the back of his home and he is concerned about noise level and safety hazards. He would like to know why anyone would mess this up.

William Strickland came forward to speak in opposition and stated that he owns the two parcels in the rear of this property. His concern is drainage and if there is any retention pond. He is concerned as to where the grease, oil and diesel fuel coming from these truck engines will drain to. These fluids are toxic. Mr. Strickland stated that these toxins will hurt his livestock in the back of this property. He went and met with the Georgia EPA last year and it was determined that this property is toxic and they are now determining what they are going to do with it.

Andrew Johnson came forward to speak on behalf of the owner, Mr. Tzen. Mr. Johnson stated that GDOT will have to make the determination about the entrance to the property. Mr. Johnson listed the types of businesses that could be placed on this property as zoned. He stated that those other potential types of businesses would impact the neighbors more than this use.

Commissioner Pace stated he would comply if it pretty much gets paved. Someone will make sure that if its concrete there will be run off? Mr. Johnson said that Mr. Long with TR Long Engineering will make sure that on behalf of the county this project will comply with the county ordinance. Commissioner Pace asked if there was any requirement for a buffer between the residential properties and the commercial properties. Jeff stated there would be a fifteen-foot buffer required. Commissioner Odom asked if this property was on the EPD brown field list? Jeff stated that the LCPC did not check that. Mr. Strickland stated he had the answer. The answer is yes, it is on the State of Georgia EPD brownfield list. The buffer is not specifically explained in the ordinance although it states it must be screened. Commissioner Pace stated that she would suggest a sound barrier also. Commissioner Odom stated that this does not fit our comprehensive plan.

MOTION: Phil Odom made a motion to disapprove.

SECOND: Durand Standard

Commissioner Byler explained the conditional use condition for the record.

VOTE: Unanimous in favor of disapproval

This conditional use will go before the LCBOC on July 3, 2018 at 6:00 PM.

HINESVILLE

3.6 Rezoning Petition 2018-028-H. An application has been filed by Davenport Development, Inc. and Stop N Stor 4, LLC, owners, to rezone a combined acreage of 0.73 acres of land, more or less, from C-2 (General Commercial District) to C-3 (Highway Commercial District) 746 and 750 E. G. Miles Pkwy. Property is further described as LCTM-Parcels 045D-107 (portion thereof) and 045D-108. These two properties are proposed to be combined.

Gabby presented this rezoning petition to the Planning Commission.

RECOMMENDATION: Approval with standard and the following special conditions:

- Zoning shall not become effective until parcels have been recombined by deed and plat but not later than 180-day from date of Mayor & Council action.
- A site plan shall be submitted for the car sales lot.

Chairman Shuman asked why the 180 days condition was placed. Gabby stated because we didn't want it to go on. The two pieces individually do not meet the lot requirements for C3. The sale must become effective and we have to have deed and plat, and only then can the zoning become effective. Chairman Shuman asked Mr. Guyett if he could meet this 180-day requirement. Mr. Guyett stated he did not think it would be an issue.

MOTION: Durand Standard
SECOND: Phil Odom
VOTE: Unanimous

This rezoning will go before the Hinesville City Council on July 5, 2018 at 3:00 PM.

RICEBORO

3.7 Rezoning Petition 2018-029-R. An application has been filed by Rosemary Houston, owner, to rezone 1.00 acres of land, more or less, from AR-1 (Agricultural Residential District) to R-2A (Single-, Two-, Mobile Home District) at 6562 S. Coastal Hwy, further described as LCTM-Parcel 221B-028.

Gabby presented this rezoning petition to the Planning Commission.

Recommendation: Approval with standard conditions.

MOTION: Tim Byler
SECOND: Andrew Williams
VOTE: Unanimous in favor

This rezoning will be heard by the Riceboro City Council on July 3, 2018 at 6:00 PM.

HINESVILLE

3.8 Rezoning Petition 2018-030-H and Special Permit Use 2018-033-H. A request by CHG-MHP Hinesville, LP, owner, has been filed to rezone 22.68 acres of land, more or less, from R-1 (Single Family Dwelling District) to MH (Manufactured Home Park District). In conjunction with this rezoning, a special permit use for an office building is also applied for.

Gabby presented this rezoning petition to the Planning Commission. The name of this mobile home park is Shady Grove. Chairman Shuman asked why we are rezoning this if it was already a mobile home park. Gabby stated that if its not rezoned they wouldn't be able to have the office. Commissioner Byler asked the applicant if they intended to have a laundromat? Kim Smith, property manager stated that they will not be opening a laundromat.

Recommendation: Approval with standard conditions.

MOTION: Alonzo Bryant
SECOND: Andrew Williams
VOTE: Unanimous in favor.

Both items will go before the Hinesville City Council on July 5, 2018 at 3:00 PM.

3.9 Rezoning Petition 2018-031-H AND ANNEXATION ORDINANCE 2018-01. An application has been filed by the City of Hinesville, on behalf of Sheela Eichhorn, owner, to rezone 3.18 acres of land, more or less, from B-2 (General Commercial District in Liberty County) to C-2 (General Commercial District in the county). Properties are located adjacent to Citation Blvd on E G Miles Pkwy (Hwy 196 West) and are further described as LCTM-Parcels 046C-002 and 046C-003. In conjunction with zoning, annexation of these two parcels into the City of Hinesville is also petitioned for.

WITHDRAWN BY APPLICANT

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Request for preliminary plat approval. A request for Dryden Enterprises for Phase 10 Griffin Park preliminary plat consisting of 61 single family residential lots.

This preliminary plat was presented to the Planning Commission by Abe. Abe asked the Planning Commission if they wanted to hear the request because the applicant is not here. Chairman Shuman stated, "do what?" Jeff stated yes, we will hear it.

Property is zoned PUD.

RECOMMENDATION: Approval with standard and the following special condition:

- Prior to presenting the project to the City of Hinesville, the following required approvals shall be received: EPD approval for water and sewer system.

MOTION: Durand Standard
SECOND: Phil Odom
VOTE: Unanimous

This meeting date will be contingent upon EDP approval.

4.2 Request for preliminary plat approval. A request from Maupin Engineering, Inc., on behalf of Kelly Mahoney for White Oak Village for 269 apartments/condos.

Abe presented this preliminary plat to the Planning Commission. This project is located behind the Walmart on General Stewart Way.

RECOMMENDATION: Approval with standard conditions.

MOTION: Tim Byler
SECOND: Phil Odom
VOTE: Unanimous in favor

This preliminary plat will go before the Hinesville City Council on July 5, 2018 at 3:00 PM.

5.0 INFORMATIONAL ITEMS

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. Jeff stated that requested annexation and rezoning in Allenhurst for Jordan Roberson's subdivision was approved by the Town of Allenhurst council. The request for Enterprise Car Rental at Fred Mingledorff's property was approved by City of Hinesville. The request to rezone three acres by the City of Riceboro was approved by the City of Riceboro. The two setback variances you considered last month were both approved by the LCBOC. The request by Ms. Patricia Jackson on Quarterman Road was approved by the Hinesville City Council.

8.0 ADJOURN


MOTION: Tim Byler
SECOND: Durand Standard
VOTE: Unanimous



Jack Shuman, Chairman
TIMOTHY BYLER VICE CHAIR



Date



Jeff Ricketson, Secretary to the Board