

CHAIR  
Jack Shuman  
VICE CHAIR  
Timothy Byler  
ASST. VICE CHAIR  
Lynn Pace  
SECRETARY  
Jeff Ricketson



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

March 22, 2018

The Liberty Consolidated Planning Commission met on Tuesday, March 20, 2018, in the Historic Courthouse, 100 Main St., Hinesville, GA. Lynn Pace, Assistant Vice-Chairman, called the meeting to order. A motion was made by Durand Standard to accept the minutes from the February 20, 2018 meeting. Marshall Kennemer seconded the motion. Motion passed unanimously. Assistant Vice-Chair Pace asked for a motion to accept the final agenda. Durand Standard made a motion to approve the agenda and Phil Odom 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:

Sarah Baker  
Lynn Pace  
Durand Standard  
Alonzo Bryant  
Marshall Kennemer  
Phil Odom

ABSENT:

Jack Shuman  
Tim Byler  
Andrew Williams

LCPC STAFF PRESENT:

Kelly Wiggins, Executive Assistant  
Gabby Hartage, Zoning Administrator  
Jeff Ricketson, Executive Director  
Abe Nadji, Engineering Director

Assistant Vice-Chairman Pace 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)**

**2.0 NEW BUSINESS**

**2.1 Consent Agenda Items (None)**

**2.2 Ordinances and Resolutions (None)**

### **2.3 Election of Officers (Chairman, Vice-Chairman, Assistant Vice-Chairman)**

Vice-Chairman Pace asked for motion for the election of officers.

MOTION: Marshall Kennemer made a motion to retain the same officers in place.

SECOND: Durand Standard

VOTE: Unanimous in favor

### **3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS**

#### **HINESVILLE**

**3.1 Variance 2018-010-H.** An application has been filed by Norwood Speir Flanders as trustee for a variance to building setbacks for a building addition to the Manna House at 244 W. Memorial Drive, further described as LCTM-Parcel 056A-112. Property is zoned C-2 (General Commercial District) and consists of 0.33 acres of land, more or less.

Gabby presented this variance to the Planning Commission. This property is within the Hinesville Downtown Redevelopment Overlay District. Gabby stated that the Design Review Board has reviewed the project. The Board has met twice. The board had some suggestions to improve the project at the first meeting. At the second meeting, the Board approved the project.

**RECOMMENDATION: Approval with standard conditions.**

Commissioner Kennemer asked if the parking would be affected by the expansion of the building. Gabby stated that the staff has based the parking spaces on the expansion and what is shown on site plan is sufficient for the building. Commissioner Kennemer asked if there have been any thoughts on moving the Manna House from Memorial Drive. Commissioner Kennemer asked if this is what needed to be done on Memorial Drive if millions of dollars have been spent to revitalize Memorial Drive. Jeff stated that if this were a new building it would require something more substantial.

MOTION: Phil Odom

SECOND: Sarah Baker

VOTE: All in favor

**This variance will go before the Hinesville City Council on April 5, 2018 at 3:00 P.M.**

**3.2 Special Permit Use 2018-011-H.** An application has been filed by Johnny Fleming, applicant, for a special permit use to have a church (God's Helping Hand Ministry) at 926 E.G. Miles Pkwy, further described as LCTM-Parcel 046C-006. Property is zoned C-3 (Highway Commercial District) and consists of 0.97 acres of land, more or less.

Gabby presented this special permit use to the Planning Commission. At this time, there is another church located in the same plaza. However, Pastor Fleming has stated that both pastors have agreed to have their church services at different times so the parking will be available. Gabby stated there are 27 parking spaces available at the site. Gabby also stated that when the existing church came before the Planning Commission and the Hinesville Mayor and Council; approved the church with a condition: **the church will be confined to this one commercial**

**suite only and that it was only for this particular church, (Faith Temple of Heavenly Grace Ministries.)** The site plan for this plaza was approved over ten years ago.

**RECOMMENDATION: Disapproval based on 2013 required conditions.**

Commissioner Odom asked if the special condition that the Hinesville City Council put in place in 2013 limits this plaza to one religious operation.

Gabby stated that is correct.

Pastor Johnny Fleming came forward and stated that he had no idea that the conditions existed, but has already moved into the suite. He stated that they would only be there through the term of the lease. He also stated that much of their services are outreach. He stated that the times of service and bible study would be at different times than the already existing church.

Commissioner Kennemer asked how many people are in the congregation. Pastor Fleming stated less than twenty.

Diana Reid, district 5 representative on the City Council of Hinesville, stated that on Sunday's the other businesses are closed. Ms. Reid stated that Pastor Fleming did not know about this in the beginning and he was led to believe that he could just move forward. I am not sure where the breakdown of communication came from but nonetheless we need something like this in the city. If you notice how many kids, we have wandering the street; I think it is worth the effort to give him the opportunity to at least try, if at all possible. Thank you.

Commissioner Standard stated if barring the language in the decision by City Council prior, had that language not been in there what would be the staff recommendation. Jeff stated that the staff probably would have recommended approval. The LCPC did not feel that we could go against a direct statement by the City Council. Commissioner Odom stated that once again our job is to do what is legal. It is pretty cut and dry.

MOTION: Durand Standard made a motion to follow the staff recommendation of disapproval; however, I would ask the City Council to evaluate their prior decision. If they can overturn that prior decision, grant the special use permit.

Jeff stated that the previous City Council decision limited Faith Temple to that one suite. They were unable to expand. We thought that in allowing this request, Pastor Fleming's church would be allowed to do something the City Council was not allowing Faith Temple to do.

Commissioner Standard stated he would like to add to the motion that contingency should be placed on Mr. Fleming's church that they would have to meet at alternate times than the existing church.

SECOND: Alonzo Bryant

VOTE: All in favor

**This Special permit use will go before the Hinesville City Council on April 5, 2018 at 3:00 P.M.**

## **RICEBORO**

**3.4 Rezoning Petition 2018-012-R.** An application has been filed by Manan Corporation, owner, to rezone 1.07 acres of land, more or less, from R-1 (Single Family Residential District) to B-2 (General Commercial District). Property is adjacent to the Sparkers convenience store/gas station and is further described as LCTM-Parcel 192B-012.

Gabby presented this rezoning petition to the Planning Commission. The applicant wishes to build a partition inside his store and divide the store for a package store with a separate entrance.

**RECOMMENDATION: Approval**

MOTION: Alonzo Bryant with standard conditions.

SECOND: Phil Odom

VOTE: All in favor

**This rezoning will go before the Riceboro City Council on April 3, 2018 at 6:00 P.M.**

## **WALTHOURVILLE**

**3.5 Rezoning Petition 2018-013-W.** An application has been filed by James E. Hendry, owner, to rezone 0.66 acres of land, more or less, from AR-1 (Agricultural Residential District) to R-2A (Mobile Home, Single-, Two-family Residential District). Property is located off Smith Road and is further described as LCTM-Parcel 050A-168.

Gabby presented this rezoning petition to the Planning Commission. Mr. Hendry would like to place a doublewide manufactured home on the property.

RECOMMENDATION: Approval with standard conditions.

MOTION: Phil Odom

SECOND: Durand Standard

VOTE: All in favor

**This rezoning petition will go before the Walthourville City Council on March 27, 2018 at 6:00 PM.**

**4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS**

**5.0 INFORMATIONAL ITEMS**

**6.0 GENERAL PUBLIC COMMENTS**

**7.0 OTHER COMMISSION BUSINESS**

**7.1 Director's Report**

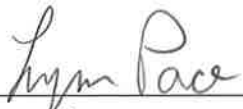
Jeff Ricketson, Executive Director, presented the Planning Commission with an update of last month's actions. Jeff stated that the home occupation doggie daycare was disapproved by the LCBOC. The property in Riceboro for rezoning on South Coastal Highway was approved with standard and one special condition requesting a vegetative buffer on the north and west side. The Riceboro City Council, with the condition that the walking trail between subdivision and Youth Center be connected, approved the rezoning petition and conditional use for Head Start and the adjacent residential neighborhood. The Riceboro City Council, for more discussion, tabled the solar farm. The final plat for Cherokee Station was approved. The final plat for Flemington Oaks was approved. Jeff gave an update from the Countywide planning workshop.

**8.0 ADJOURN**

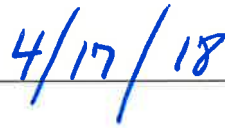
MOTION: Marshall Kennemer

SECOND: Phil Odom

VOTE: All in favor



\_\_\_\_\_  
**Lynn Pace, Assistant Vice-Chair**



\_\_\_\_\_  
**Date**



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**Jeff Ricketson, Secretary to the Board**