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

May 17, 2016

The Liberty Consolidated Planning Commission met on Tuesday, May 17, 2016, in the Historic Courthouse, 100 Main St., Hinesville, GA. Jack Shuman, Chair, called the meeting to order. A Motion was made by Phil Odom to accept the minutes from the April 19, 2016, meeting. Tim Byler seconded the motion. One change to the agenda was made. Melissa, who originally was first on the agenda, was moved to the end of the agenda, behind item 3.4. Chairman Shuman asked for a motion to accept the final agenda. Motion was made by Tim Byler and seconded by Sarah Baker. Motion passed unanimously. The public was notified of the meeting; the agenda was posted in accordance with Georgia Law.

COMMISSIONERS PRESENT:

Jack Shuman
Phil Odom
Andrew Williams
Lynn Pace
Sarah Baker
Alonzo Bryant
Tim Byler
Marshall Kennemer

ABSENT:

Durand Standard

OTHERS PRESENT:

Jeff Ricketson, Executive Director, Secretary
Gabby Hartage, Zoning Administrator
Melissa Jones, Planner II
Curles Butler, Inspector

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 (OPEN PUBLIC HEARING)

2.0 NEW BUSINESS

2.1 Consent Agenda Items (None)

2.2 Ordinances and Resolutions

3.0 REZONING PETITIONS AND OTHER ZONING RELATED ITEMS

HINESVILLE

3.1 Zoning Petition 2016-010-H. Request by Dryden Enterprises, Inc., to zone 22.33 acres of land, more or less, from AR-1 (Agricultural Residential District) to PUD (Planned Unit Development District) for an additional phase of Griffin Park Subdivision with approx. 50 single-family dwelling lots. Property is further described as LCTM- Parcel 035C-064. In conjunction with this zoning request, annexation into the City of Hinesville is also petitioned for.

Gabby Hartage presented this zoning request to the Commissioners.

RECOMMENDATION: Approval with standard conditions.

Mr. Lucas Dryden with Dryden Enterprises, Inc. was the representative present for the petitioner. He is also project manager for Griffin Park. He invited anyone with concerns to call the Dryden office.

Ms. Sarah Tripak, an adjoining property owner, expressed concerns that her rural lifestyle might not be compatible with the proposed residential subdivision. She owns a small farm at 845 Live Oak Church Road (3.28 acres) where she has dogs, chicken, and two roosters. She would also like to have her horse there in the future. Her properties are further described as LCTM-Parcels 035C-061 and 035C-062. She was concerned about the proximity of the proposed subdivision to her property.

Mr. Lucas Dryden stated that Mr. Claude Dryden checked out the situation and was willing to abate the impacts that the subdivision might cause Ms. Tripak and vice versa. A privacy fence against Ms. Tripak's properties was discussed.

Mrs. Lynn Pace was concerned that Ms. Tripak might have problems in the future when adjoining property owners might have problems with smell and sound. Lucas Dryden stated that new homeowners in the subdivision would be informed that a farm was located adjacent to their lots. He also stated that Dryden Enterprises would be agreeable to install a privacy fence.

First motion was made by Phil Odom to have a privacy fence installed between the subdivision and the agricultural lands. Marshall Kennemer seconded this motion. Tim Byler interjected that it might be helpful to specify the lots of the subdivision, which would have the wooden privacy fence in their rear yards. Mrs. Lynn Pace also reminded the Commissioners that there are also other agricultural properties that are directly surrounded by subdivision lots.

MOTION: Phil Odom moved to approve the zoning request with standard conditions and the special condition that a privacy fence be installed against the perimeter of Ms. Tripak's properties (LCTM-Parcels 035C-069 and 035C-062).

SECOND: Tim Byler

VOTE: Unanimous

This zoning petition will be heard by the City of Hinesville on June 2, 2016 at 3:00 p.m.

3.2 Annexation Ordinance 2016-01. In conjunction with zoning petition above, annexation of LCTM-Parcel 035C-064, is also petitioned for by Dryden Enterprises, Inc.

Gabby presented this annexation request to the Commissioners

RECOMMENDATION: Approval.

MOTION: Tim Byler moved to approve the annexation.

SECOND: Marshall Kennemer.

VOTE: Unanimous.

3.3 Special Permit Use 2016-011-H. A special permit use request was filed by Alden D. James, applicant, to allow for a small sales area for used vehicles (up to 10 vehicles max.). Automotive sales lots are allowed in C-2 (General Commercial District) with a special permit use. Property is further described as LCTM-Parcel 038C-039.

Gabby presented this petition to the Commissioners.

It could not be determined during the presentation of this item if parking for the existing convenience store and gas station was sufficient to allow additional spaces to display vehicles for sale; therefore, this item was tabled to the next LCPC meeting June 21, 2016, to allow LCPC staff time to gather some more details on this item.

MOTION: Tim Byler made a motion to table the item until the next meeting, so that information on the number of required parking spaces for the proposed business could be determined to ensure compliance with Hinesville parking space regulations.

SECOND: Phil Odom

VOTE: Unanimous

3.4 Special Permit Use 2016-012-H. A special permit use request was filed by Thomas Barbour (CFO for the business), applicant, to allow for a puppy daycare and dog training center at 108/110 Deveraux road, further described as 038C-038. Property was formerly designed and used as mini-storage warehouses with an adjunct store.

Gabby presented this special permit use request. She indicated that Dept. of Agriculture, Hinesville Dept. of Inspections, and Fire Department approvals are still outstanding.

The recommendation of disapproval was predominantly based on the City of Hinesville's ordinance requirements for kennels to be at least 300 ft. from any residential or commercial building. Both residential and commercial buildings are directly adjacent to this property with distances ranging from about 15 ft. to 70 ft.

LCPC Chairman, Jack Shuman, raised the question whether all the existing kennels in Hinesville meet the 300 ft. distance.

Mr. Barbour indicated that the dogs would be picked up every evening and there would be no overnight stay of animals. He anticipates being able to train a max. of 12 adult dogs and have a

maximum of 20 puppies. The puppies are to be housed in a small climate-controlled indoor area attached to a mini-storage facility. The adult dogs are proposed to be housed in the actual storage units that can be ventilated through two doors per unit, which can be rolled up, and a ceiling fan.

He indicated that he had a preliminary “thumbs-up” from the Dept. of Agriculture.

There was also some discussion on exactly what the definition of a kennel was since there was no definition provided in the Hinesville Code.

MOTION: Phil Odom moved to table this item to the next meeting to find out what the City’s intent is concerning the enforcement of the 300 feet distance requirements, as it appears that existing similar uses do not meet this distance.

SECOND: Sarah Baker.

VOTE: Unanimous.

3.5 Presentation on the Liberty County Consolidated Comprehensive Plan

Melissa Jones presented a draft copy of the 2040 Liberty County Comprehensive Plan. A hard copy of the draft plan was given to each planning commissioner for review. Jones informed the commissioners that the 30-day review process was underway and that a public hearing would be held at the next Planning Commission meeting on June 21 for public input. The draft plan will also be presented at the countywide planning workshop on May 25.

CLOSE PUBLIC HEARING

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Liberty Gateway Review for Live Oak Villas is a proposed apartment complex in the City of Midway, which is a tax-credit project and will give out VASH vouchers for veterans. The apartment complex will consist of 60 dwelling units in eleven one-story apartment buildings.

This was presented to the LCPC Commissioners as an informational item. A site plan and architectural elevations were shown. The Gateway Board recommended approval with conditions to the Midway Mayor & Council April 6, 2016. The applicable revisions were made and Midway Mayor & Council approved the design at their May 9, 2016, meeting.

5.0 INFORMATIONAL ITEMS


6.0 GENERAL PUBLIC COMMENTS

7.0 OTHER COMMISSION BUSINESS

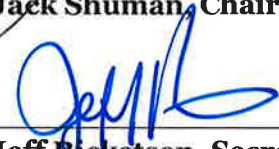
7.1 Director’s Report

Jeff Ricketson presented the Planning Commission with an update of last month’s actions. Jeff stated that Hinesville Mayor & Council approved all items from the last month’s meeting. He pointed out that Hinesville Mayor & Council approved the

variance for an awning in Eagles Landing for a veteran, which was recommended for disapproval by LCPC Commissioners.



Jack Shuman, Chair



Jeff Ricketson, Secretary to the Board

7-18-16

DATE