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

September 23, 2016

The Liberty Consolidated Planning Commission met on Tuesday, September 20, 2016, in the Historic Courthouse, 100 Main St., Hinesville, GA. Jack Shuman, Chairman, called the meeting to order. A Motion was made by Marshall Kennemer to accept the minutes from the August 16, 2016, meeting. Sarah Baker seconded the motion. Motion passed unanimously. Chairman Shuman asked for a motion to accept the final agenda. Motion was made by Durand Standard 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:

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

ABSENT:

Andrew Williams

OTHERS PRESENT:

Jeff Ricketson, Executive Director, Secretary
Gabby Hartage, Zoning Administrator
Abe Nadji, Engineering Director
Kelly Wiggins, Executive Assistant
Nils Gustavson, Planner III

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

LIBERTY COUNTY

3.1 Variance 2016-026-LC. A request for a variance has been filed by Warner M. and Nancy E. Winn, owners, to allow for a front yard variance for a carport and a side yard variance for a boat cover shed. The property consists of .41 acres and is located at 1205 Lake Drive, further described as LCTM-Parcel 260B-058.

Gabby presented this special permit to the Planning Commission. Gabby explained that this variance is located in Lake George Community. The owners would like to build a carport and add a boat awning on their property. It is mentioned in the narrative that the owners had to install a new septic system when they purchased the house. The old septic system was located on the right hand side and that is why the right hand side cannot be used for accessory structures. The carport will be located in the front yard. Gabby pointed out that the front of the house is facing the water and the back of the house is facing the road. However, according to the ordinance, the front yard is the portion located closest to the road; this is why they are requesting the variance. At this location, there is no place in the “rear” yard to place any accessory structures. Gabby explained that there is a circular drive on the property and the new septic system is located within the grass area between the driveways.

RECOMMENDATION: Approval

Mr. Warner Winn came forward to address the Planning Commission and commented how appreciative he and his wife would be if they were granted the variance. Mr. Warner also thanked the Planning Commission for the opportunity.

MOTION: Tim Byler

SECOND: Marshall Kennemer

VOTE: Unanimous

This variance will go before the LCBOC on October 4, 2016 at 6 PM.

CLOSE PUBLIC HEARING

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Final Plat. Request by RTS Homes for final plat approval of Pineridge Subdivision, Phase 1A (63 lots).

Abe presented this final plat to the Planning Commission. Chairman Shuman asked if this subdivision was located on Airport Road. Abe said that is correct. Abe pointed out the location of the detention pond.

RECOMMENDATION: Approval with standard and the following special conditions:

- Prior to placing this item on City of Hinesville’s agenda, all required primary and secondary financial guarantees shall be submitted

- Street signage and striping – Primary
- Lighting- Commitment letter from Georgia Power and fees paid – Primary
- Sidewalk & Street Trees – Secondary

Tim Byler asked if Abe said retention pond or detention pond. Abe stated it is kind of the same. The pond would be full of water with overflow pipe. Tim Byler asked if there should be concern for the proximity to the houses. Abe stated the City of Hinesville does not require a fence around the pond. Jeff stated if the pond has the correct slope. Abe stated the pond is designed with the required slope.

MOTION: Tim Byler
 SECOND: Durand Standard
 VOTE: Unanimous

This final plat will go before the City of Hinesville Council on October 6, 2016 at 3:00 PM.

4.2 Sketch Plan. Request by Provident Land Holdings (Bill Nutting), applicant, for sketch plan review for Flemington Oaks on Old Savannah Road.

Gabby presented this sketch plan to the Planning Commission. Gabby explained that at the last meeting the Planning Commission was presented with a request for the PUD for Flemington Oaks subdivision. The Flemington City Council disapproved the PUD. The property is zoned R1. The developer is proposing to develop it as a regular R1 subdivision. Gabby stated that the staff reviewed the sketch and asked for some modification on the lot sizes. Gabby stated that at this point we are not reviewing drainage. That is not included in the presentation. Durand Standard asked if the access to the lots was from Old Savannah Road. Gabby stated that is correct. Lynn Pace asked if it would be designed with individual driveways or shared driveways. Marcus Sack came forward and stated that the answer to that is that we could go either way. Chairman Shuman stated that the developer, Bill Nutting, is shaking his head no. Bill Nutting came forward and stated that would be designed with individual driveways. Marcus stated that they did propose shared driveways when it was presented as a PUD. Now that they are developing R1, they have reduced the amount of lots, so they would prefer individual driveways. Marshall Kennemer asked if the pond has been removed. Marcus stated that the pond is still there. It is just on the sketch as a placeholder temporarily until he is able to look at the topography. There will be detention as required by the ordinance. Tim Byler asked if the pond was located there would the property owners have to use a boat to get to the back of their property on those two particular lots. Marcus stated if that were the case, they would need to require an easement. Lynn Pace asked if it would be a fenced pond. Marcus stated yes it would be fenced. Tim Byler asked what kind of elevations would have to be established on the lots. Marcus stated that this is not low ground. There is a flood zone change that is coming in 2017 and the developer, acting as a good steward, decided to keep the lots closer to the road. It did not make sense to build the homes in the potential flood zone and then leave the mess for the City of Flemington. Lynn Pace asked about the buffer for the historical home. Marcus said he did not remember a discussion about a buffer in reference to the historic house. He stated they did discuss saving trees on the opposite property line. They still plan to do that. Lynn Pace stated there was a discussion about it but she did not think it was a requirement. Jeff addressed the Planning Commission and stated that the LCPC does not usually bring sketch plans before the Commission. It is an optional step. Typically, the sketch plan comes before the staff and we review the plan. Then the developer goes back and designs the preliminary plat. However, given

the history and all the discussion that has gone into this particular subdivision, the developer wanted the Planning Commission and the Flemington City Council to look at the sketch plan before they spent additional resources on preliminary plans. This is why this is before you; they wanted to get your input before they spent additional resources.

MOTION: Marshall Kennemer

SECOND: Phil Odom

Discussion: Tim Byler, addressing Bill Nutting, wanted to mention that presenting the sketch plans to get an idea of what is approvable before you put tons of money into it, I would suggest you look at the zoning versus what is approvable from the standpoint of the council, because the council ignored our recommendation. I am just saying that just to say that our vote does not necessarily mean that it will be approved. Marcus stated that they understood that, this is the first step to get in front of the City of Flemington. Bill Nutting came forward and stated that the purpose for being here is to receive buy in from the Planning Commission and then to go before the City of Flemington and get buy in from the council. Once we go to the next step, we are spending 50, 60, 70 thousand dollars in engineering before we come back before you. We just wanted to buy some insurance and make sure that we get the input and correct information from the LCPC and City of Flemington.

VOTE: Unanimous

This sketch plan will go before the City of Flemington on October 11, 2016 at 4:30 PM.

5.0 INFORMATIONAL ITEMS

5.1 Hinesville Downtown Development District. Medical Complex (Dr. Ajayi) at the intersection of N. Main Street and E. Gen. Stewart Way.

Gabby informed the Planning Commission of the medical complex design and layout.

5.2 Transportation update with focus on pedestrian infrastructure.

Nils presented the Planning Commission with an update on walkability, transit and freight imports.

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 LCBOC approved Mr. Jerry Poppell's zoning request. The request by Ronald Ray for the towing yard on Mattie Street was approved Hinesville City Council. The Hinesville City Council approved the Liberty Chrysler dealership rezoning. The request by Mr. Dryden to annex and rezone the newest phase of Auburn Ridge subdivision was tabled until the October meeting. The Flemington City Council denied the Flemington Oaks PUD. The Hinesville City Council

approved the Memorial Drive rezoning for the parking lot. The Hinesville City Council has not heard the preliminary plat for Griffin Park phase 9.

8.0 ADJOURN

MOTION: Tim Byler
SECOND: Phil Odom
VOTE: Unanimous.

Jack Shuman, Chairman

Date

Jeff Ricketson, Secretary to the Board

Liberty Consolidated Planning Commission

