

CHAIR

Tim Byler

VICE CHAIR

Phil Odom

ASST. VICE CHAIR

Lynn Pace

SECRETARY

Jeff Ricketson



COMMISSIONERS

Sarah Baker
 Alonzo Bryant
 John Hodges
 Duncan Regan
 Durand Standard
 Bonny Woods-Gunn

November 29, 2021

The Liberty Consolidated Planning Commission met on Tuesday, November 16, 2021, in the Historic Courthouse, 100 Main St., Hinesville, GA. Chairman Byler, called the meeting to order. **Alonzo Bryant made a motion to accept the October 19, 2021, minutes. The motion was seconded by John Hodges. The motion passed unanimously.** Chairman Byler asked for a motion to accept the final agenda. **A motion was made by Durand Standard to accept the agenda and the motion was seconded by Phil Odom and passed unanimously.** The public was notified of the meeting and the agenda was posted in accordance with Georgia Law.

COMMISSIONERS PRESENT:

John Hodges
 Bonny Woods-Gunn
 Lynn Pace
 Phil Odom
 Duncan Regan
 Durand Standard
 Alonzo Bryant
 Tim Byler
 Sarah Baker

ABSENT:

LCPC STAFF PRESENT:

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

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 (None)

2.0 NEW BUSINESS

2.1 Ordinances and Resolutions

2.2.1 Introduction to Proposed Unified Development Ordinance (UDO)

Jeff asked the Planning Commission to move this item to the end of the agenda, so the citizens present would not have to stay for the entire meeting.

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

HINESVILLE

3.1 Rezoning 2021-058-H. A rezoning petition was submitted by Smiley Investments, LLC, owner, to rezone 1.25 acres of land, more or less, from R-3 (Single-Family Dwelling District) to R-4 (Single-, Two-Family Dwelling District) for two additional duplex buildings on Olmstead Drive, and further described as LCTM-Parcel 055B-001.

Gabby presented this rezoning petition to the Planning Commission.

RECOMMENDATION: Approval with standard and the following special conditions: **Ft. Stewart recommends noise attenuation construction and appropriate deed disclosure to future residents indicating that a military installation is within 3,000 ft.**

Commissioner Regan asked what size each lot will be. Gabby stated almost half an acre each.

MOTION: Phil Odom with standard and special conditions

SECOND: Durand Standard

VOTE: Unanimous in favor

This rezoning petition will go before the Hinesville City Council on December 2 at 3 PM.

FLEMINGTON

3.2 Variance 2021-059-FL. A request was submitted by VIP Liberty, LLC, owner (Dennis Patel), for a variance to the rear yard building setback for another wing proposed in the rear of the existing Hampton Inn at 1148 E. Oglethorpe Hwy, further described as LCTM-Parcel 069C-035. The new hotel wing would require an approximate 23 ft. variance to the required 30 ft. rear yard building setback. Thus, the rear building setback would be approximately 7 ft.

Gabby presented this rezoning petition to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Adam Wilkinson with T.R. Long Engineering was present to represent the owner.

MOTION: Alonzo Bryant with standard and special conditions.

SECOND: Durand Standard

VOTE: Unanimous in favor

This rezoning will go before the Flemington City Council on December 14 at 3:00 PM.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

5.0 INFORMATIONAL ITEMS

6.0 GENERAL PUBLIC COMMENTS

7.0 OTHER COMMISSION BUSINESS

7.2 Director's Report

Jeff Ricketson, Executive Director informed the Commissioners that he is happy to inform the Planning Commission that the Uniform Development Ordinance (UDO) is ready for the Planning Commission to review. He explained the history and the time and effort that the staff and steering committee have put into unifying the eight different governments ordinances into one. Jeff gave a PowerPoint presentation on the UDO to the Planning Commission. (Attached in minute book). There was lengthy discussion. Kelly provided each of the Commissioners with a green binder containing a copy of the UDO. Jeff asked the Commissioners for feedback on how they would like to meet to review the UDO. Commissioner Pace stated she likes workshops. Jeff stated that is a possibility by either adding another meeting that is limited to two hours or adding sections of the UDO to the monthly Planning Commission agenda. Commissioner Regan stated that he can meet on Tuesday and Thursday afternoons. Commissioner Hodges stated that Thursday from 3 to 5 PM would work best for him. Commissioner Bryant stated he cannot commit a time right now because he just started a new job. Commissioner Woods-Gunn stated that she cannot meet the second week of the month. Jeff stated that the office would look at a few dates and send out an email to the Planning Commission. Jeff then gave his director's report. The rezoning for DCCI Properties locates on N. Main Street was disapproved by the City of Hinesville. The rezoning for the 315 single-family subdivisions by Southern Star Group was approved by Flemington City Council. The rezoning petition submitted by Dryden Enterprises for grove Point Drive was approved by the City of Hinesville. The rezoning petition submitted by Tamara Grandia for the property located next to Walthrouville Meat Market was approved by the City of Walthourville. The Conditional Use submitted by Melissa Blount for the private school to be located in the church on Freedman Grove Road Church. The rezoning petition submitted by Emmanuel Joyner was to rezone his property was approved by the City of Riceboro. The three preliminary plats are still awaiting conditions and have not been submitted.

8.0 ADJOURN

MOTION: John Hodges

SECOND: Lynn Pace

VOTE: Unanimous in favor



Tim Byler-Chairman



Date



Jeff Ricketson, Secretary to the Board