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SECRETARY

Jeff Ricketson



COMMISSIONERS

Sarah Baker

Alonzo Bryant

John Hodges

Marshall Kennemer

Phil Odom

Durand Standard

May 28, 2019

The Liberty Consolidated Planning Commission met on Tuesday, May 21, 2019, in the Historic Courthouse, 100 Main St., Hinesville, GA. Tim Byler, Vice-Chairman, called the meeting to order. A motion was made by Durand Standard and seconded by John Hodges to approve the minutes from the April 16, 2019 meeting. Motion passed unanimously. Vice-Chairman Byler asked for a motion to accept the final agenda. Durand Standard made a motion to approve the final agenda. Marshall Kennemer seconded the motion. The motion passed unanimously. The public was notified of the meeting and the agenda was posted in accordance with Georgia Law.

COMMISSIONERS PRESENT:

John Hodges

Durand Standard

Lynn Pace

Phil Odom

Marshall Kennemer

Sarah Baker

Alonzo Bryant

Tim Byler

ABSENT:

Jack Shuman

LCPC STAFF PRESENT:

Kelly Wiggins, Executive Assistant

Jeff Ricketson, Executive Director

Gabby Hartage, Zoning Administrator

Nirav Gandhi, Planner II

Nils Gustavson, Planner III

Vice-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 Consent Agenda Items

Elect or re-elect a Planning Commissioner to the Liberty County Cultural and Historic Resources Committee.

Durand Standard made a motion to re-appoint Lynn Pace to the LCCHRC. The motion was seconded by John Hodges. The vote was unanimous in favor.

2.2 Ordinances and Resolutions

2.2.1 Amend Articles 2 and 3 of Appendix A and Article 2 of Appendix B of the Liberty County Code of Ordinances to redefine a waterfront property and allow accessory structures in the front yard of defined properties.

Nirav presented this ordinance amendment to the Planning Commission. Nirav stated that the change would allow residents that consider the waterfront their front yard rather than the street side, the ability to place detached garages, sheds or utility buildings in the front yard (street side). This would prevent the accessory structures from obstructing their view of the water. Jeff Ricketson stated that there have been multiple residents requesting the same variance and the staff would like the Commission to grant the change in the ordinance to allow this to be done administratively instead of having each applicant go through the process of a variance.

RECOMMENDATION: Approval

Mrs. Holley came forward and stated that she is in favor of the change in the ordinance.

MOTION: Phil Odom

SECOND: Lynn Pace

VOTE: Unanimous in favor

This Ordinance will go before the LCBOC on June 4, 2019, at 6 PM.

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

LIBERTY COUNTY

3.1 Variance 2019-017-LC. An application has been filed by David and Melinda Holley, owners, for both a setback variance and a front yard variance at 66 River Dr, further described as LTCM-Parcel 350D-008. This parcel consists of 0.48 acres and is zoned R-1 (Single-Family Residential). The first variance is to decrease the front yard setback from 35 ft. to 25 ft. The second variance is to allow an accessory building (detached permanent garage) to be placed in the front yard of the residence (the Liberty County Zoning Ordinance defines the front yard as the side of the house facing the road).

Nirav presented this variance to the Planning Commission. Mr. and Mrs. Holley would like to add a detached permanent garage.

RECOMMENDATION: Approval

MOTION: Lynn Pace
SECOND: Marshall Kennemer
VOTE: Unanimous in favor

This variance will go before the LCBOC on June 4, 2019 at 6 PM.

WALTHOURVILLE

3.2 Conditional Use 2019-018-W. An application has been filed by India Williams, applicant, on behalf of Nita Anderson, owner, for a conditional use for a family personal care home. Property is located at 55 Nita Lane and is further described as LCTM-Parcel 051D-021.

This conditional use was presented to the Planning Commission by Gabby. Gabby stated that the State of Georgia and more specifically the Department of Community Health will do an inspection of the house and site. Gabby stated that the patients are for the most part functional; they would not be bedridden. They just need help with medications, cooking and assistance with daily hygiene and transportation. This dwelling has three bedrooms and two bathrooms.

RECOMMENDATION: Approval with standard and the following special conditions: applicable building codes and the requirements of the State of Georgia shall be met prior to issuance of business license.

India Williams, owner of the property came forward to speak. She stated that she is a registered nurse and has seen that patients are discharged from the hospital too soon and do not meet the criteria to be admitted to a nursing home and this would give them the ability to and have assistance while recovering.

Ms. Elaine Perry came forward to speak against this conditional use. Ms. Perry misunderstood the letter. Her land is located right next to the personal care home and she thought the letter meant that the personal care home would encroach on her property by 200 feet. However, the letter just states that we must notify all property owners within 200 feet. Ms. Perry stated that she understood now and did not oppose.

MOTION: Phil Odom with standard and special conditions.
SECOND: Durand Standard
VOTE: Unanimous in favor

This will go before the Walthourville City Council on May 28, 2019 at 6PM.

LIBERTY COUNTY

3.3 Variance 2019-019-LC. An application has been filed by Terry and Kathy Loyd, owners, for a front yard setback variance at 543 East 1st St., further described as LCTM-Parcel 281B-017. This parcel consists of 0.37 acres and is zoned R-2 (Single Family and Two-Family Residential). The variance is to decrease the 25 ft. front yard setback by 5 ft. in order to add a garage to the front of the home.

Nirav presented this variance to the Planning Commission. Mr. and Mrs. Loyd would like to add a garage in the front of their home. There is a current garage that they are converting into a playroom. The applicant is requesting a 5 ft. variance to the 25 ft. building setback line.

Kathy Loyd came forward to speak in favor. She stated that she needs the extra space for family and the grandchildren. Ms. Loyd stated half of the five feet would be the eave.

RECOMMENDATION: Approval with standard conditions and the following special condition:

MOTION: Marshall Kennemer

SECOND: Sarah Baker

VOTE: Unanimous in favor

This rezoning will go before the LCBOC on June 4, 2019 6 PM.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Request for Final Plat approval for Azalea Street Redevelopment Phase 3A. A request was submitted by the Hinesville Downtown Development Authority. The development will consist of eight single-family residential lots.

Nils presented this final plat to the Planning Commission.

RECOMMENDATION: Approval

MOTION: Alonzo Bryant

SECOND: Phil Odom

VOTE: Unanimous in favor

This final plat will go before the Hinesville City Council on June 6, 2019, at 3 PM.

5.0 INFORMATIONAL ITEMS

6.0 GENERAL PUBLIC COMMENTS

7.0 OTHER COMMISSION BUSINESS

7.1 Director's Report

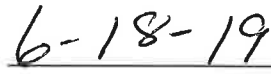
Jeff Ricketson, Executive Director, presented the Planning Commission with an update of last month's actions. Jeff stated that the LCBOC approved the Solar Energy Ordinance. Ordinance revisions for the City of Flemington were approved by the Flemington City Council. The rezoning for the property on Shaw Road was approved by the Hinesville City Council on May 2. The Riceboro City Council approved the mobile home variance request and the conditional use request from Chemtall. The home occupation in Walthourville was approved by Walthourville City Council and the preliminary site plan for Sam Miness on E.G. Miles was approved by Hinesville City Council. Jeff announced that Nils Gustavson is retiring in July from the LCPC.

8.0 ADJOURN

MOTION: Phil Odom
SECOND: Durand Standard
VOTE: Unanimous



Jack Shuman, Chairman



Date



Jeff Ricketson, Secretary to the Board