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

March 18, 2022

The Liberty Consolidated Planning Commission met on Tuesday, March 15, 2022, in the Historic Courthouse, 100 Main St., Hinesville, GA. Chairman Byler, called the meeting to order. Duncan Regan **made a motion to accept the February 15, 2022, minutes. The motion was seconded by Alonzo Bryant. The motion passed unanimously.** Chairman Byler asked for a motion to accept the final agenda. Jeff stated that the applicant for the rezoning petition 3.4 requested to be moved to top of agenda because he has a class to teach. **A motion was made by Phil Odom to accept the agenda with the change and the motion was seconded by Bonny Woods-Gunn and passed unanimously.** The public was notified of the meeting and the agenda was posted in accordance with Georgia Law.

COMMISSIONERS PRESENT:

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

ABSENT:

Durand Standard

LCPC STAFF PRESENT:

Jeff Ricketson, Executive Director
Kelly Wiggins, Executive Assistant
Gabby Hartage, Zoning Administrator
Lori Parks, 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 (None)

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

LIBERTY COUNTY

3.4 Rezoning Petition 2022-021-LC. A petition was submitted by Aaron K. Duncan and Alana B. Duncan, property owners, to rezone 9.6 acres of land, more or less, from R-3 (Multi-Family Residential District) and B-1 (Neighborhood Commercial District) to AR-1 (Agricultural Residential District). Property is located on Lewis Frasier Road, further described as LCTM-Parcel 142-064.

Lori presented this rezoning petition to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

MOTION: Phil Odom with standard conditions

SECOND: Lynn Pace

VOTE: Unanimous in favor

This rezoning will be heard by the LCBOC on April 5, 2022 at 6 PM.

Lori also presented a proposal to the Planning Commission to have this entire parcel rezoned to coincide with the comprehensive plan. Jeff stated that this would be an attempt to tidy up the parcel and staff would like to request to re-advertise this portion and bring back to the Planning Commission at the next meeting.

MOTION: Phil Odom

SECOND: Duncan Regan

Vote: Unanimous in favor

This will be advertised and presented to Commission at April meeting.

HINESVILLE

3.1 Variance 2022-017-H. A petition was submitted by David L. McIntosh, property owner, for a lot coverage variance at 312 Wexford Drive, further described as LCTM-Parcel 058D-064. The Property owner would like to install a 16 ft. x 35 ft. prefabricated metal building behind the residence facing Thames Drive. The property is zoned R-3 (Single Family Dwelling District) which allows for a 20% lot coverage per ordinance; with the addition of the metal building, the lot coverage would increase to 24%.

Gabby presented this variance to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

MOTION: Phil Odom with standard conditions

SECOND: Bonny Woods-Gunn

VOTE: Unanimous in favor.

This variance will go before the Hinesville City Council on April 7, 2022 at 3 PM.

FLEMINGTON

3.2 Rezoning Petition 2022-018-FL and Conditional Use 2022-019-FL. A petition was submitted by Old Savannah Oaks, LLC, property owner, to rezone 2.65 acres of land, more or less, from A-1 (Agricultural District) to AR-1 (Agricultural Residential District). In conjunction with rezoning, a conditional use has been applied for to have a bed and breakfast inn. Owner would also like to have special events, like tea parties, cooking events and seasonal events. Property is located at 318 Old Savannah Road and further described as LCTM-Parcel 067-011.

Gabby presented an email from the applicant to the Planning Commission. Due to the close proximity to the army base, Fort Stewart has recommended a noise disclosure to the future owners.

RECOMMENDATION: Approval with standard conditions and the following special conditions: No outdoor activity permitted at this location due to proximity of neighbors.

Janet Spencer came forward and stated that she is opposed to the petition. Her home was purchased in 2019 and is located directly across the street from this parcel. She bought her home there due to the privacy and quietness of the neighborhood. She is concerned about the traffic and number of cars coming and going from the venue.

Charles Baker also came forward as a resident of Flemington Oaks. He bought his home in 2019 and has already had issues with this property owner moving his property stakes and markers. He cleared the property out behind his home and has confrontations with owner about the property line. His property backs up to this parcel. He is opposed and states his neighborhood is quiet and is concerned about the disruptions.

Commissioner Pace stated that she is concerned about the owners opening their home without being present on the premises. People that will rent a room do not understand the delicacy of a historical home. She feels the owners are being unrealistic. Commissioner Odom asked how many events they may have a year. Without the applicant being here we cannot answer that. He has to ask if this would change the character of the neighborhood and he feels that the outdoor events will change the character. Commissioner Bryant stated that he has worked at property with events and there will be a lot of traffic and noise. Working with old houses this will take away the character

MOTION: Phil Odom to approve the zoning from A1 to AR-1 with special condition.

SECOND: Lynn Pace

VOTE: Unanimous in favor.

MOTION: Phil Odom made a motion to approve the conditional use

SECOND: Alonzo Bryant

VOTE: In favor: Odom, Bryant, Byler, Baker Against: Pace, Regan and Woods-Gunn

Motion passed.

This rezoning petition will go before the Flemington City Council on April 12, 2022 at 4:30 PM.

WALTHOURVILLE

3.3 Rezoning Petition 2022-020-W. A petition was submitted by Dustin L. Curtis, applicant, to rezone 1.08 acres of land, more or less, from A-1 (Agricultural District) to R-2A (Single-Family, Two-Family, and Mobile Home Residential District) in order to split (subdivide) parcel at 441 Arnall Drive, further described as LCTM-Parcel 041D-034. The property owner is Novella Norris. The current parcel will be located at the intersection of the freight connector (bypass) and Arnall Drive.

This rezoning petition was presented by Lori.

Commissioner Odom asked if any of the neighbors called about the petition. Lori stated no.

Dustin Curtis, owner stated that he would like to place a mobile home on this parcel behind his grandmother.

MOTION: Phil Odom with standard conditions

SECOND: Bonny Woods-Gunn

VOTE: Unanimous in favor

This rezoning petition will go before the Walthourville City Council on April 12, 2022 at 6 PM.

HINESVILLE

3.5 Variance 2022-022-H. A petition was submitted by Robert Dalbo, property owner, for a lot coverage variance at 1125 Montclair Drive, further described as LCTM-Parcel 059C-150. The property owner would like to install an 18 ft. x 20 ft. enclosed accessory building. The Property is zoned R-3 (Single Family Dwelling District) which allows for a 20% lot coverage per ordinance; with the addition of the accessory building, the lot coverage would increase to 23%.

Gabby presented this variance to the Planning Commission.

MOTION: Alonzo Bryant with standard conditions

SECOND: Bonny Woods-Gunn

VOTE: Unanimous in favor

This variance will go before the Hinesville City Council on April 7, 2022 at 3 PM.

MIDWAY

3.6 Conditional Use 2022-023-M. A conditional use was submitted by DCCJ Properties, LLC, owner, to be permitted to build a retail space consisting of approximately 18,639 sq. ft. Property is

zoned I-C (Interstate Commercial Corridor) in Midway and consists of 4.55 acres of land, more or less. The property is located off E. Oglethorpe Hwy and further described as LCTM-Parcel 242B-004.

Gabby presented this conditional use to the Planning Commission. Gabby went over the colors presented for the building and the façade.

RECOMMENDATION: Approval with standard conditions.

Commissioner Odom asked if GDOT would have to approve the entrance and exit to this development. Jeff stated the engineer will have to work that out with GDOT and GDOT will have to approve. Commissioner Regan was concerned about the entrance also.

Marcus Sack with M.E. Sack Engineering came forward and stated there is a dedicated left turn land and decel lane that goes into the shared driveway. Marcus stated that he will be addressing this during the site plan.

MOTION: Phil Odom with standard conditions

SECOND: Sarah Baker

VOTE: Unanimous in favor

This rezoning will go before the Midway City Council on April 11, 2022 at 6 PM.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS (None)

5.0 INFORMATIONAL ITEMS (None)

6.0 GENERAL PUBLIC COMMENTS (None)

7.0 OTHER COMMISSION BUSINESS

7.2 Director's Report

Jeff Ricketson, Executive Director presented the Commissioners with the outcome from last months actions. The rezoning petition for the warehouses submitted by Laurel View Properties and CMJ Investments was approved by the LCBOC on March 1st. The conditional use for the LCBOE solar energy system panel was approved by Midway City Council on February 14th. The conditional use for the convenience store and truck stop at Highway 84 and Exit 76 was approved by the Midway City Council on March 1st with standard and the following special condition: with Gateway and site plan review, consider light and noise pollution, landscape buffering and ingress and egress. The variance for the garage/workshop on Rye Patch Road was approved by the LCBOC on March 1st. The rezoning petition Evelyn Strickland in Gum Branch will be heard by Gum Branch City Council next week. The rezoning for the property located on Arnall Drive was approved by the Walthourville City Council on March 8th. The final plat for the Gardens on Fifteen West Phase 1 was approved by Hinesville City Council on March 3rd. The preliminary plat for Griffin Park Phase 3 has not been heard.

Jeff reminded the Planning Commissioners of the UDO workshop on March 24th from 3 to 5 PM.

8.0 ADJOURN

MOTION: Phil Odom

SECOND: Duncan Regan

VOTE: Unanimous in favor



Tim Byler-Chairman



Date



Jeff Ricketson, Secretary to the Board