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Lynn Pace
SECRETARY
Jeff Ricketson



COMMISSIONERS
Sarah Baker
Alonzo Bryant
John Hodges
Marshall Kennemer
Phil Odom
Durand Standard

September 19, 2019

The Liberty Consolidated Planning Commission met on Tuesday, September 17, 2019, in the Historic Courthouse, 100 Main St., Hinesville, GA. Tim Byler, Vice-Chairman, called the meeting to order. A motion was made by Alonzo Bryant and seconded by Marshall Kennemer to approve the minutes from the August 20, 2019, meeting. Motion passed unanimously. Vice-Chairman Byler asked for a motion to accept the final agenda with the change so Trent Long's preliminary plat could be first on the agenda. Phil Odom made a motion to approve the final agenda. Sarah Baker 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
Lynn Pace
Marshall Kennemer
Alonzo Bryant
Phil Odom
Sarah Baker
Tim Byler

ABSENT:

Jack Shuman
Durand Standard

LCPC STAFF PRESENT:

Kelly Wiggins, Executive Assistant
Jeff Ricketson, Executive Director
Gabby Hartage, Zoning Administrator
Nirav Gandhi, Planner II
Mardee Sanchez, Engineering Director

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 (None)**
- 3.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS**

4.1 Preliminary Plat. Request by T.R. Long Engineering on behalf of The Heritage Bank for approval of a preliminary plat for an 8-lot single-family residential subdivision on Islands Highway and Dasher Lane.

Mardee presented this preliminary plat to the Planning Commission. This parcel consists of 80.53 acres. Each lot will have its own well and septic tank. Mardee explained the access points to the lots. Mardee stated that there will be a community area with a dock for the owners to use.

RECOMMENDATION: Approval with standard and one special condition:

- None of the lots shall be further subdivided.

Vice-Chairman Byler asked who would be responsible for the common area. Mardee stated that the HOA will handle the common property.

MOTION: Phil Odom with standard and special conditions

SECOND: Marshall Kennemer

VOTE: All in favor. Commissioner Hodges abstained.

This preliminary plat will be heard by the LCBOC on October 1, 2019 at 6 PM.

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

WALTHOURVILLE

3.1 Conditional Use/Type “B” Home Occupation 2019-030-W. A conditional use application has been filed by Eva Edwards, applicant, for a family day care at 196 Julius Road in Walthourville, further described as LCTM-Parcel 051B-022. Property owner is Tommy Houston. Property is zoned AR-1 (Agricultural Residential District) and consists of 1.36 acres of land, more or less.

Gabby presented this conditional use to the Planning Commission. Ms. Edwards did not realize she needed a business license from the City of Walthourville because her address is in Allenhurst. She would like to obtain her license as soon as possible because this business is her livelihood. She has operated a state approved daycare in Liberty County since 1987.

RECOMMENDATION: Approval with standard conditions.

Charlie Houston came forward to speak of behalf of his sister, Eva Edwards. Mr. Houston stated that Ms. Edwards works well with children and that he advised her to go about this the correct way.

MOTION: John Hodges

SECOND: Marshall Kennemer

VOTE: Unanimous in favor

This will be heard by the City of Walthourville on September 24, 2019, at 6 PM.

LIBERTY COUNTY

3.2 Zoning Petition/PUD Amendment 2019-031-LC. A zoning petition has been filed by Strickland Holloway, for land at the interchange of South Coastal Hwy and I-95, further described as LCTM-Parcel 277-001. The property is owned by Destination Tidewater, LLC. The land use of the current PUD (condos) will be changed to a motor coach/RV park and commercial outparcels. Property consists of 90.1 acres of land, more or less.

Nirav presented this rezoning and annexation to the Planning Commission. The intent for this development is a luxury motor coach resort with 177 motor coach lots. There will be 66 lots fronting the river. The plans for the commercial outparcel is for hotels, restaurants and a water park. This development will be completed in phases. Each lot will have a minimum size of 35X70 feet.

RECOMMENDATION: Approval with standard conditions special condition:

- The minimum lot size shall be 35X70 feet.

Commissioner Odom asked about the minimum lot size. Nirav stated that the ordinance does not explicitly address RV parks. This is a PUD and the PUD documents stated this would be the minimum lot size. Commissioner Odom asked if the lots will be for sale individually. Nirav stated yes. Commissioner Odom referred to Woodland Lakes neighborhood in the county and explained that it started out as a campground and now there are parcels that are not being used for camping and since the lots do not meet the minimum size requirements, the property owners cannot sell the property or use it for anything. We do not want to see this happen again. Nirav stated that the wetlands have been delineated.

Mr. Strickland Holloway, owner, came forward to speak in favor of the development. Mr. Holloway indicated that they are planning to develop much more at this site than what has been presented to the LCPC staff. One of which was, some motor coach owners build permanent outside structures on their lots.

Mr. Mark Mobley with EMC Engineering Services came forward and explained that the road is a private road and each lot will share the easement.

Commissioner Pace asked the developer how they would attract people and what would be the cost of the motor coaches.

Jeff Ricketson asked where the people with a boat will park their boat trailers while their boat are in the water. The developer stated that they are looking to acquire another parcel for parking boat trailers.

Vice-Chairman Byler asked how they would operate the sewage. There is an existing sewage system on the property that they will use for now. It will all be on public water and sewer later in the development.

Paul Thomas came forward and showed some pictures of other RV parks and talked about other states that have this same type of development.

After much discussion about this development it was decided to table until which time the LCPC staff and Planning Commissioners can discuss further what is being proposed. Commission requested the developer return with more details and specifications.

MOTION: Phil Odom made a motion to table

SECOND: Lynn Pace

VOTE: Unanimous in favor

This zoning petition is tabled until further notice.

Commissioner Hodges left the meeting.

HINESVILLE

3.3 Zoning Petition 2019-032-H and Hinesville Annexation Ordinance 2019-02. A zoning petition and a request for annexation has been filed by Claude Dryden for two parcels adjacent to Griffin Park Subdivision and further described as LCTM-Parcels 035-003 and 035-004. The properties are proposed to be zoned from R2-A (Single family, Two family, and Mobile Home Residential District) to PUD (Planned Unit Development). Property described as 035-003 consists of 3.96 acres of land, more or less. Property described as 035-004 consists of 86.63 acres of land, more or less. Property owners of LCTM-Parcel 035-003 are Kathy and Kirby Hodges, Cheryl Wheeler, Linda Miller, and Deborah G. Thompson. Property owner of 035-004 is the Michael E. Bryant Life Trust (G. Allan Bryant, Daniel M. Bryant) by Thomas Ratcliffe.

This zoning petition and request for annexation was presented by Gabby to the Planning Commission. Gabby stated they are proposing pocket parks and 3 types of homes. Patio lots, small single-family lots and large single-family lots.

RECOMMENDATION: Approval of zoning petition 2019-032H with standard and one special conditions:

- Front building setback shall be at least 15 ft.
- Approval of annexation.

Marcus Sack with P.C. Simonton and Associates came forward on behalf of the developer. Marcus stated that he did not expect this special condition and would like for the City of Hinesville to make the decision. Griffin Park homes have been built with these standards and they were not expecting the change in setback.

Commissioner Pace asked how you build a road over the wetlands. Marcus stated with fill dirt and obtain a permit from the Army Corps of Engineers. The area must be mucked out and replaced with good material. Commissioner Pace stated that she understood the need for this as another access road to the neighborhood.

MOTION: Marshall Kennemer with standard and the recommended special conditions.

SECOND: Phil Odom

VOTE: Unanimous in favor.

This rezoning will go before the Hinesville City Council on October 17, 2019, at 3 PM.

Gabby presented the annexation for the same property approved above.

RECOMMENDATION: Approval for annexation 2019-02.

MOTION: Phil Odom

SECOND: Sarah Baker

VOTE: Unanimous in favor

This annexation will go before the Hinesville City Council on October 17, 2019, at 3 PM.

MIDWAY

3.4 Zoning Petition 2019-033-M and Midway Annexation Ordinance 2019-02. A zoning petition and a request for annexation has been filed by Claude Dryden for a parcel of land north of the intersection of Hwy 84 and Isle of Wight Rd. The property is proposed to be rezoned from AR-1 (Agricultural Residential District) to PUD (Planned Unit Development). Property is described as 241D-060 and consists of 75.97 acres of land, more or less, and is owned by Huey & Gail Jeffers.

Nirav presented this zoning petition and annexation to the Planning Commission. The PUD located next to the proposed development is Glebe Plantation. There will be one access point to the subdivision. The developer is proposing 4 units per acre. The maximum amount of homes in the subdivision will be 232.

RECOMMENDATION: Approval of zoning petition with standard and the following special conditions:

- Front building setback shall be at least 15 feet.
- Approval of annexation 2019-02.

Marcus Sack with P.C. Simonton came forward on behalf of Dryden Enterprises. Marcus stated that this is a standard PUD in a good location. The proposed development is in close proximity to I-95, Midway and Hinesville. Marcus stated that he noticed some chatter on Facebook that this development was going to be apartments. That is not true. The annexation is only for this piece of property and has nothing to do with Isle of Wight.

Commissioner Pace stated that she would like to see the 15-foot setback and is happy to see the smaller homes in the front of the development.

Michael Farmer came forward to speak in opposition. He stated that he is concerned about traffic issues. He questioned where the waste would go. Mr. Farmer also stated that 232 residents with each resident having 2 cars, this would cause a traffic backup on Isle of Wight Road. He stated that currently at peak hours the traffic gets backed up. Jeff stated that they are proposing to annex and will use the City of Midway water and sewer.

Mr. J. R. Campbell came forward in opposition. He owns the land adjacent to this property. He is concerned about the flooding because his property floods. He is also concerned about the traffic.

P.J. Schneider came forward to speak in opposition and has traffic concerns. Mr. Schneider did mention that there is a road to the left about 50 feet from the intersection and when someone is turning into that road no other car can turn on Isle of Wight Road if that car is waiting to turn on the road.

Odessa Rice came forward in opposition and stated that there is a blind curve on Isle of Wight Road with a major blind spot that is very dangerous.

Mr. Farmer asked if Midway would pick up their trash. Jeff stated yes.

Marcus Sack came forward to address the concerns of the neighbors. Marcus stated that the entrance to the subdivision is on the apex of the curve. It will meet the line of sight and we are widening the intersection. Marcus stated that he does agree with the problem with the existing street at the beginning of Isle of Wight Road. He stated he also lives down that road, but he can't fix problems that already exist. Most people that live there leave a gap for people to turn in. It's just known. This development will add traffic. He feels the road can handle the traffic. There are already 400 homes on Isle of Wight. Marcus stated that this is a well-maintained road and with what they are developing he does not see a traffic problem.

MOTION: Phil Odom with standard and one special condition:

- Front building setback shall be at least 15 ft.

SECOND: Lynn Pace

VOTE: Unanimous in favor

This zoning petition will be heard by the Midway City Council on October 14, 2019 at 6 PM.

Nirav presented this annexation to the Planning Commission.

RECOMMENDATION: Approval

MOTION: Marshall Kennemer

SECOND: Phil Odom

VOTE: Unanimous in favor.

This zoning petition and annexation will be heard by the Midway City Council on October 14, 2019, at 6 PM.

5.0 INFORMATIONAL ITEMS

6.0 GENERAL PUBLIC COMMENTS

7.0 OTHER COMMISSION BUSINESS

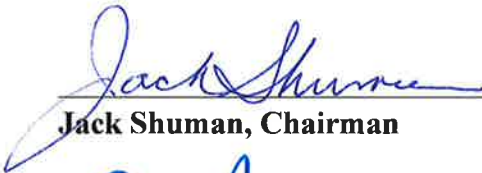
7.1 Director's Report

Jeff Ricketson, Executive Director, presented the Planning Commission with an update of last month's actions. Due to Hurricane Dorian we have nothing to report. The Dog Day care in Midway was withdrawn by the owner. The County wide Annual Mid-year workshop will be at Izola's. Jeff asked the Commission to let Kelly know if they are attending. Jeff informed the Commission that he has advertised for a new transportation planner.


Commissioner Odom stated that he felt this RV park would not work due to the fact that we do not have ordinances that address this type of project.

8.0 ADJOURN

MOTION: Phil Odom
SECOND: Alonzo Bryant
VOTE: Unanimous



Jack Shuman, Chairman



Date



Jeff Ricketson, Secretary to the Board