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Timothy Byler
ASST. VICE CHAIR
Lynn Pace
SECRETARY
Jeff Ricketson



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

October 21, 2019

The Liberty Consolidated Planning Commission met on Tuesday, November 19, 2019, in the Historic Courthouse, 100 Main St., Hinesville, GA. Jack Shuman, Chairman, called the meeting to order. A motion was made by Tim Byler to accept the minutes from the October 15, 2019 meeting and the motion was seconded by Marshall Kennemer. Motion passed unanimously. Chairman Shuman asked for a motion to accept the final agenda. Alonzo Bryant 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
Jack Shuman
Durand Standard

ABSENT:

LCPC STAFF PRESENT:

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

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 (None)

2.0 NEW BUSINESS

2.1 Ordinances and Resolutions (None)

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

FLEMINGTON

3.1 Rezoning Petition/PUD Revision 2019-037-FL. A PUD revision for Tranquil South subdivision has been filed by TR Long Engineering, Inc, agent for RTS Homes, LLC, owner. Property is located off Old Hines Road and is further described as LCTM-Parcel 083A-029. Property consists of 163 acres of land, more or less. The revision proposes to reduce front yard building setbacks from 25 ft. to 15 ft., and side yard setbacks for corner lots from 20 ft. to 15 ft.

This petition was presented by Gabby Hartage. This property was zoned PUD in 2017.

RECOMMENDATION: Approval with standard and one special condition: Deed disclosure shall be required per JLUS study.

Trent Long with T.R. Long Engineering came forward to answer any questions for the Commission. Commissioner Pace stated that she objects to construct more houses on it because you have wetlands. Trent stated this allows them more flexibility. Commissioner Pace stated that this places the houses closer together. Commissioner Odom asked Trent if the houses would remain the same. Trent stated that is correct.

MOTION: Durand Standard with standard and special condition.

SECOND: Alonzo Bryant

OPPOSED: Lynn Pace

ABSTAIN: John Hodges

This rezoning petition will go before the Flemington City Council on December 10, 2019 at 4:40 PM.

LIBERTY COUNTY

3.2. Rezoning Petition 2019-038-LC. A petition to rezone 15.6 acres of land, more or less, from DM-1 (Dunes and Marshes) to AR-1 (Agricultural Residential District) has been filed by Richard Phillips, owner. Property is located at the end of Pine Tree Road and is further described as a portion of LCTM-Parcel 262B-001.

Nirav presented this rezoning petition to the Planning Commission. Mr. Phillips wishes to build a home and have some livestock on the property. Nirav stated that the Magnolia Road is a substandard road and has a bridge wide enough for one car only. The road is privately maintained by the Pine Tree Road residents.

RECOMMENDATION: Approval with standard and the following special conditions:

- A total of four parcels may be created under condition 2 of the Family Conveyance Exception in Section 4.3 of the Liberty County Code of Ordinances; or

- A total of three parcels may be created under the Shared Access Conveyance Exception for Rural areas in Section 4.3 of the Liberty County Code of Ordinances.

Owner, Mr. Phillips, came forward to state that his intention is to build a home there and have the opportunity for his children to build if they wish to stay when they are older. Mr. Phillips stated that there is a long way to go before he can get the property ready. Commissioner Odom asked if Mr. Phillips had an easement to get to his property. Nirav stated that there is not an easement. Commissioner Odom stated that this parcel does not touch a public highway, so it is a landlocked parcel. Commissioner Odom stated that Mr. Phillips cannot go forward without an easement. Jeff Ricketson stated that this property has about 60 feet of road frontage on the private road that is in there and is open for access just like all the other parcels that are in there. Commissioner Odom asked if it was recorded. Jeff stated that this property has access by a private road and if there are any other legal restrictions, Mr. Phillips will have to deal with his attorney. Jeff stated it is not in doubt that this is a legal piece of property with legal access.

Michael Silverman came forward to speak on behalf of the majority of the neighbors. Mr. Silverman lives at 202 Pine Tree Road. Mr. Silverman asked if the Commissioners had received the 14-page letter that he submitted to the LCPC office. Mr. Silverman has asked that the letter be forwarded to the LCBOC. Mr. Silverman stated he would respectfully disagree with the some of the findings of the staff. He has mentioned his objections in the letter. The neighbors are concerned the lack of restrictions on the property if Mr. Phillips were to sell the property to someone else and that new owner develop it for commercial purposes. Mr. Silverman mentioned that the road and bridge are maintained by the neighbors. The neighbors would like a condition added that states no commercial development on this property. Mr. Silverman also brought petitions with him for the records. The petition contains 35 signatures asking for the same thing.

Lana Picone came forward to mention that her concerns were the affects on the marsh and that the work Mr. Phillips has done has already led to flooding on the property. Mr. Silverman stated that he has talked with DNR and they are looking into the issues.

Mr. Phillips came back to clarify the marsh issues. He has talked to DNR and they have given him the steps needed to start the process and what has to be done to develop. He has spoken to the Corps about the saltwater marsh. Mr. Phillips also stated that he has no objections to the conditions that the Planning Commission is imposing on his property.

Mr. Donald Boyce came forward to speak in favor of Mr. Phillips. He is an Isle of Wight resident and he feels like Mr. Phillips is using the property for the highest and best use. Mr. Boyce stated that if a developer purchased that property it would be a full subdivision. Mr. Phillips is a good neighbor and will continue to be a good neighbor.

Commissioner Pace asked if there is a creek between the R2 and this property. Staff pointed out the creek to Commissioner Pace.

MOTION: Tim Byler made a motion with standard and special conditions, adding that no commercial, agricultural or horticultural development be allowed.

SECOND: Lynn Pace

OPPOSED: Phil Odom

VOTE: 8 in favor, passed.

This rezoning petition will be heard by the LCBOC on December 3, 2019 at 6:00 PM.

HINESVILLE

3.3 Rezoning Petition 2019-039-H and Special Permit Use 2019-040-H. A petition to rezone 6.24 acres of land, more or less, from R-4 (Single-, Two-Family Dwelling District) to C-2 (General Commercial District) was filed by Dr. Beatie, owner. Property is located off E.G. Miles Pkwy/Beatie Road and further described as LCTM-Parcel 046A-035. In conjunction with rezoning, a special permit use to be able to continue operating as a veterinary clinic has also been applied for.

Gabby presented this action to the Planning Commission. Dr. Beatie would like to bring his property up to the current ordinance regulations.

RECOMMENDATION: Approval for both items with standard conditions.

Dr. David Beatie came forward to answer any questions if needed.

MOTION: Phil Odom

SECOND: Lynn Pace

VOTE: Unanimous in favor

This rezoning petition will be heard by the Hinesville City Council on December 5, 2019 at 3 PM.

3.4 Variance 2019-041-H. A variance request on building setbacks has been filed by Fort Morris Properties, LLC, for a replacement store and gas station at 200 W. Oglethorpe Highway further described as LCTM-Parcel 056D-055. Property consists of 0.51 acres of land, more or less, and is zoned C-2 (General Commercial District).

Gabby presented this variance to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Chairman Shuman asked if they are placing the building back in the same spot. Gabby stated it is pretty close. Jeff Ricketson stated that the building will face Highway 84. Jeff stated it's a little more than 2.5 feet, but basically the same. Jeff also stated that the bottom line is that it currently does not meet the setbacks and the new proposal will not meet the setbacks.

Trent Long came forward to speak on behalf of the property owner. Commissioner Pace stated that she does not think its fair to the future property owners. This will be a 1200 square foot building. Commissioner Kennemer asked if the gas pumps will remain the same. Trent demonstrated how the gas pumps will be set up. Trent stated he spoke with GDOT yesterday and they felt the right in/right out would be an improvement. Commissioner Odom stated he is concerned about the backside due to fire safety.

Ron Edwards came forward and asked about the roof run off and if a fence would separate the properties. Trent stated that the building will have roof drains so the water will not run off on the neighbor's property. And the other items will be addressed in the site plan.

MOTION: Tim Byler
SECOND: Durand Standard
OPPOSED: Lynn Pace
VOTE: 8 in favor passed

This rezoning will go before the Hinesville City Council on December 5, 2019, at 3 PM.

WALTHOURVILLE

3.5 Rezoning Petition 2019-042-W. A petition to rezone 7.33 acres of land, more or less, from R-2 (Single-, Two-Family Residential District) to PUD (Planned Unit Development District) for a duplex development was filed by T.R. Long Engineering on behalf of Veterans Realty, LLC, owner. Property is located on Shaw Road and further described as LCTM-Parcel 040D-091.

Gabby presented this rezoning petition to the Planning Commission. The name of the subdivision is The Hamlet. The PUD revision is to add a playground and change the lot size. Each lot will have a duplex developed on it.

RECOMMENDATION: Approval with standard conditions.

Adam Wilkinson with T.R. Long Engineering came forward on behalf of the owner to answer any questions.

MOTION: Alonzo Bryant
SECOND: John Hodges
VOTE: Unanimous in favor.

The rezoning will go before the Walthourville City Council on December 10, 2019 at 6 PM.

HINESVILLE

3.6 Rezoning Petition 2019-043-H. A petition to rezone 1.01 acres of land, more or less, from C-3 (Highway Commercial District) to O-I (Office Institutional District) for a daycare center was filed by Loretta Dye, owner. Property is located at 969 W. Oglethorpe Hwy. and further described as LCTM-Parcel 059A-108.

Gabby presented this rezoning petition to the Planning Commission.

The Commissioners and staff discussed the traffic issues at the location considering the two schools that are located across the street.

Freddy Young came forward to speak on behalf of Ms. Dye to answer any questions. Ms. Dye was not able to attend due to work requirements. Commissioner Byler advised Mr. Young to let Ms. Dye know that she may want to address the traffic issue.

MOTION: Tim Byler

SECOND: Marshall Kennemer
VOTE: Unanimous in favor

The rezoning will go before the Hinesville City Council on December 5, 2019 at 3 PM.

3.7 Rezoning Petition /PUD Amendment 2019-044-H. A PUD Amendment for The Columns at Independence consisting of 12.36 acres of land, more or less, was submitted by Dryden Enterprises, Inc. Property is located adjacent to Ft. Stewart and Marne Boulevard and is further described as LCTM-Parcel 027-004 (portion thereof). Purpose of this PUD amendment is to make revisions to previously approved lot requirements reducing the lot area, width, depth and setbacks for Area 1.

RECOMMENDATION: Approval with standard conditions.

Gabby presented this rezoning to the Planning Commission. Marcus Sack with P.C. Simonton came forward to answer any questions.

MOTION: Durand Standard
SECOND: Phil Odom
VOTE: All in favor

This rezoning petition/PUD Amendment will go before the Hinesville City Council on December 5, 2019 at 3 PM.

LIBERTY

3.8 Rezoning Petition/PUD Amendment 2019-045-LC. A rezoning petition to rezone 18 acres of land, more or less, from PUD (Planned Unit Development) to AR-1 (Agricultural Residential District) was submitted by Joshua and Elizabeth Dunaway. Property is currently part of Habersham Plantation subdivision and further described as LCTM-Parcel 158-017.

Nirav presented this rezoning/PUD Amendment to the Planning Commission.

RECOMMENDATION: Approval with the following special conditions:

- This parcel shall have 60-ft of frontage on Luke Road.
- This petition shall not be presented to the LCBOC until the applicant has submitted a recorded survey showing entire parcel with frontage on Luke Road. (completed at time of meeting.)

Harry Rogers came forward to answer questions. Josh Dunaway addressed the Commissioners and stated that his family wished to purchase this property to build his forever home on.

MOTION: John Hodges
SECOND: Alonzo Bryant
VOTE: Unanimous

This rezoning/PUD Amendment will go before the LCBOC on December 3, 2019 at 6 PM.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Final Plat approval for traffic circle at Liberty Club Apartments. A request from Maupin Engineering on behalf of Liberty Club Apartments, LLC for final plat approval and dedication of a traffic circle on East General Stewart Way in Hinesville.

Mardee presented this final plat to the Planning Commission.

Commissioner Byler mentioned that initially it was mentioned that this circle had not been built to spec and wanted to know if it had been now. Jeff stated that the circle didn't meet the standards, but they have worked with the City Engineer for the past three months and it is built as good as it can be to city standards.

RECOMMENDATION: Approval with standard conditions.

MOTION: Durand Standard with standard

SECOND: Phil Odom

VOTE: Unanimous in favor

This final plat will be heard by the Hinesville City Council on November 21, 2019 at 3 PM.

4.2 Final plat approval for Cherokee Station Subdivision, Phase 2. A request from Dryden Enterprises for Cherokee Station Subdivision, Phase 2, for a final plat consisting of 93 single-family residential lots in Hinesville.

Mardee presented this final plat to the Planning Commission. The flood map boundary changed since this first developed.

RECOMMENDATION: Approval with standard conditions.

Chairman Shuman asked Marcus Sack if the barrier fencing between the golf course and the Cherokee Station Subdivision has been worked out. Marcus stated that he understands that it has been settled. There was discussion of the flood study.

MOTION: Tim Byler

SECOND: Marshall Kennemer

VOTE: Unanimous in favor

This final plat will be heard by the Hinesville City Council on November 21, 2019 at 3 PM.

4.3 Preliminary plat approval for Columns at Independence North Subdivision. A request from Dryden Enterprises for Columns Subdivision, Phase 2, for a preliminary plat consisting of 60 single-family residential lots in Hinesville.

Mardee presented this preliminary plat to the Planning Commission. The property consists of 12.3 acres.

RECOMMENDATION: Approval with standard and the following special condition:

- Prior to consideration by the Hinesville City Council, documentation shall be submitted indicating approval from both the Army Corps of Engineers and Georgia Soil and Water Conservation Commission.

MOTION: Durand Standard with standard and special condition.
SECOND: John Hodges
VOTE: Unanimous in favor

This preliminary plat will be heard by Hinesville City Council on December 5, 2019 at 3 PM.

4.4 Preliminary plat approval for The Hamlet Subdivision. A request from Veterans Realty, LLC for The Hamlet Subdivision for a preliminary plat consisting of 14 duplex residential lots in Walthourville.

Mardee presented this preliminary plat to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

MOTION: Marshall Kennemer
SECOND: John Hodges
VOTE: Unanimous in favor

This preliminary plat will be heard by the Walthourville City Council on December 10, 2019 at 6 PM.

4.5 Removed

4.6 Final plat approval for Tranquil South Subdivision, Phase 1. A request from RTS Homes, LLC for Phase 1 of Tranquil South Subdivision for a final plat consisting of 48 single-family residential lots in Flemington.

Mardee presented this final plat to the Planning Commission.

RECOMMENDATION: Approval with standard and the following special conditions:

Prior to consideration by the Flemington City Council:

1. Sewer pump station shall be operational and approved by LCPC.
2. Letters of Credit shall be submitted for the following and in the amounts indicated:
 - o **\$66,792** for remaining primary improvements (paving, striping and signage).
 - o **\$50,292** for secondary improvements - sidewalks.
 - o **\$22,500** for secondary improvements - street trees.
 - o **\$124,111** for maintenance of all primary improvements.

MOTION: Tim Byler with standard and special conditions.
SECOND: Marshall Kennemer
ABSTAINED: John Hodges
VOTE: Unanimous in favor

This final plat will go before the Flemington City Council on December 10, 2019 at 4:30 PM.

4.7 Final plat approval for Flemington Village Subdivision, Phase 2. A request from SEI Development, LLC for Phase 2 of Flemington Village Subdivision for a final plat consisting of 91 single-family residential lots in Flemington.

Mardee presented this final plat to the Planning Commission.

RECOMMENDATION: Approval with standard and the following special conditions:

Prior to consideration by the Flemington Mayor & City Council, the following shall be completed:

1. Letters of Credit shall be submitted in the amounts and for the purposes indicated below:
 - **\$148,661** for remaining primary improvements (paving, striping and signage).
 - **\$246,900** for secondary improvements (sidewalks and street trees).
 - **\$201,811** for maintenance of all primary improvements.
 - Pond certifications

Marcus Sack came forward and explained and thanked the Planning Commissioner for their assistance.

MOTION: John Hodges

SECOND: Marshall Kennemer

VOTE: Unanimous in favor

This final plat will be heard by the Flemington City Council on December 10, 2019 at 4:30 PM.

5.0 INFORMATIONAL ITEMS

5.1 Draft Liberty County RV Park ordinance

Jeff explained that the LCBOC asked for the LCPC to draft an RV park ordinance for them. Jeff stated that Joey Brown asked for Jeff to present this to the LCBOC at their December 3, 2019 meeting so the Commissioners can give feedback to the LCPC before the Planning Commission votes on it. Jeff asked the Planning Commissioners to look it over.

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. The zoning amendment in Walthourville was approved. The PUD in Auburn Ridge Phase 2 was approved by the LCBOC. Auburn Ridge was deannexed to the County. The City of Hinesville approved the rezoning of the Doctors Office on S. Main Street. The family daycare on Sycamore Way was approved by the LCBOC.

Jeff announced the Planning Commission will have our Christmas Dinner at the German Restaurant on December 17, 2019 after the regular meeting.

Commissioner Byler commended everyone on their hard work.

8.0 ADJOURN


MOTION: Tim Byler

SECOND: Phil Odom

VOTE: Unanimous



Jack Shuman, Chairman



Date



Jeff Ricketson, Secretary to the Board