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Phil Odom
ASST. VICE CHAIR
Lynn Pace
SECRETARY
Jeff Ricketson



COMMISSIONERS

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

July 21, 2022

The Liberty Consolidated Planning Commission met on Tuesday, **June 21, 2022**, in the Liberty County Courthouse Annex, 112 Main St., Hinesville, GA. Chairman Byler called the meeting to order. Durand Standard made a **motion to accept the July 19, 2022, minutes. The motion was seconded by Sarah Baker. The motion passed unanimously.** Chairman Byler asked for a motion to approve agenda. **A motion was made by Durand Standard to accept the agenda and seconded by Bonny Woods-Gunn. The motion 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
Durand Standard
Duncan Regan
Andrew Williams
Tim Byler
Sarah Baker
Bonny Woods-Gunn

ABSENT:

Alonzo Bryant

LCPC STAFF PRESENT:

Jeff Ricketson, Executive Director
Kelly Wiggins, Executive Assistant
Gabby Hartage, Zoning Administrator
Lori Parks, Zoning Administrator
Mardee Sanchez, Engineering Director

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 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

WALTHOURVILLE

3.1 Type "B" Home Occupation 2022-047-W. A request was submitted by Brenda Mitchell, applicant and owner, to be able to have a commissary (base of operation) for a food truck at 86 Martin Court, further described as LCTM-Parcel 040D-003.

Gabby presented this variance request to the Planning Commission.

RECOMMENDATION: Approval with standard and the following special condition: all Liberty County Health inspections shall be approved before business license is issued.

Commissioner Odom asked if there were any response received from the letters we send to adjoining neighbors. Gabby stated no.

Brenda Mitchell, owner, came forward to state that she had to have a base operation at her home. She will not be selling anything from her home. This will be a place to store items.

MOTION: Durand Standard made a motion to approve with standard and special Condition.

SECOND: Bonny Woods-Gunn

VOTE: Unanimous in favor

This Home Occupation request the Walthourville City Council on July 26, 2022 at 6 PM.

HINESVILLE

3.2 Rezoning Petition 2022-048-H. A request was submitted by JGCM Rental, LLC, (Chris Mahaffey), owner, to rezone 0.87 acres of land from C-2 (General Commercial District) to R-A-1 (Multi-Family Dwelling District) for one proposed apartment building to be located at the intersection of Pacific Place and Veterans Pkwy, further described as LCTM-Parcel 045D-044.

Gabby presented this rezoning to the Planning Commission.

RECOMMENDATION: Approval with standard conditions and the following special condition: A full access drive shall be placed on Pacific Place.

Commissioner Williams asked how many apartments will be there. Gabby stated twelve units. One building, three stories. Commissioner Odom stated that this appears to be a lot of population for this area and asked if it was above the threshold. Jeff stated it meets the density and the parking requirements.

Trent Long, with T.R. Long Engineering came forward to answer questions. Chairman Byler stated there is already a second unpaved driveway located on property and asked Trent to create this development with two driveways. Commissioner Williams asked if there was an encroachment on this property. Trent stated he believed there is not, but when they conduct the official survey, they will know. Trent stated it could just be joint access.

MOTION: Andrew Williams made a motion to approve with standard and special conditions.
SECOND: Lynn Pace
VOTE: Unanimous in favor.

This rezoning will go before the Hinesville City Council on August 4, 2022 at 3 PM.

3.3 Lot Coverage Variance 2022-049-H. A request was submitted by Shaun E. and Tarsa D. Podunavac, owners of 631 Trevor Street, to be allowed to exceed the 20% lot coverage that is required per ordinance. Property is further described as LCTM-Parcel 044D-159. Property owners would like to install an inground pool. Property is zoned R-3 (Single Family Dwelling District).

Gabby presented this variance to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Mr. Podunavac, owner, came forward and stated that he hoped he would get approved.

MOTION: Phil Odom with standard conditions.
SECOND: Sarah Baker
VOTE: Unanimous in favor

This variance will go before the Hinesville City Council on August 4, 2022 at 3 PM.

LIBERTY COUNTY

3.4 Conditional Use 2022-050-LC. A request was submitted by Myrkwood Farms, LLC, applicant, on behalf of Edward Layden, owner, for an agricultural enterprise and agritourism hub at 73 Johnson Circle and further described as LCTM-Parcels 235-014 and 235-015; Properties are zoned AR-1 (Agricultural Residential Districts) and A-1 (Agricultural Districts)

Gabby presented this conditional use to the Planning Commission. Gabby stated that we were informed that the owner currently is in violation of several enforcement issues with Liberty County pending a court date. Gabby stated there are several small buildings on the property and the County requires a minimum of 300 sq. ft. for an inhabitable building. Gabby also stated that there is only one access point to this property, and it is over an easement that is not paved.

RECOMMENDATION: Disapproval

Commissioner Odom asked if there was any response to letters we sent. Gabby stated no. Commissioner Odom also asked if he understood gabby to say that there are violations of County enforcement on this property. Gabby stated yes.

MOTION: Phil Odom made a motion to disapprove
SECOND: Andrew Williams
VOTE: Unanimous in favor

This conditional use will go before the LCBOC on August 2, 2022 at 6 PM.

FLEMINGTON

3.5 Setback Variance 2022-051-FL. A front yard setback variance was submitted by Sofran Partners, LLC, in regard to a required 30 ft. parking/driveway setback off East Oglethorpe Hwy. Applicant is asking for a 4-foot encroachment into this 30 ft. Setback. The proposed development is a grocery-anchored shopping center parcel plus one outparcel; both proposed parcels are to be located on the east side of the intersection of East Oglethorpe Hwy and Flemington Village Boulevard. Properties are further described as LCTM-Parcel 070-001. Property owner is SEI Development, LLC.

Gabby presented this variance to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Jennifer Losurdo, with Genesis Engineering Collaborative, came forward and stated that she would like to let the board know that landscaping requirements are being met. She also stated that they are meeting the required green space area. Commissioner Odom asked if she would consider adding Crepe Myrtles, Azaleas, and Camilla's to the landscaping plan. She stated that she would pass the message to the landscape architect.

MOTION: Andrew Williams

SECOND: Durand Standard

VOTE: Unanimous in favor

This variance will go before the Flemington City Council on August 9, 2022 at 3 PM.

HINESVILLE

3.6 Setback and Lot Coverage Variance 2022-052-H. A side yard building setback variance and a lot coverage variance at 103 Stewart Terrace was filed by Cynthia Rigdon and Judith Shippey, owners, to encroach 22 ft. into the required 30 ft. side yard building setback. Property owners would like to install an 18 ft. x 20 ft. carport on the side of the residence. Property is further described as LCTM-Parcel 055D-024.

Gabby presented this variance to the Planning Commission.

RECOMMENDATION: Disapproval

Judy Shippey, owner came forward and stated that her home sits on a corner and the house itself takes up most of the lot so there is no place to put carport in the front or the back of the house. Therefore, she applied for this variance to place the carport on the driveway concrete at side entrance to house. She stated she would like to have this to keep her cars protected from the intense heat and elements.

Commissioner Andrews asked if the setback would still be on their property. Gabby stated yes.

MOTION: Phil Odom made a motion to approve the setback variance and the lot coverage variance.

SECOND: Andrew Williams

VOTE: Unanimous in favor

This variance will go before the Hinesville City Council on August 4, 2022 at 3 PM.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Final Plat for Cherokee Station Ph. 3B. A request by Dryden Enterprises for approval of a final plat for 20 single-family residential lots on Meloney Drive in Hinesville.

Mardee presented this final plat to the Planning Commission.

RECOMMENDATION: Approval of final plat and acceptance of dedications noted on the plat with standard and the following special conditions:

Prior to consideration by the Hinesville City Council, Letters of Credit shall be submitted for the following:

\$53,000 for remaining primary improvements (*paving, striping and signage*)

\$63,500 for secondary improvements (*sidewalks and street trees*)

\$73,000 for maintenance of required improvements

Prior to final acceptance of the utilities and recording of the final plat, the project shall be successfully closed out and prior to issuance of CO for any houses in this phase, the deed transferring ownership of the Phase 3A pump station tract to the City shall have been recorded.

MOTION: Andrew Williams with standard and special conditions.

SECOND: Phil Odom

VOTE: Unanimous in favor

This final plat will go before the Hinesville City Council on August 4, 2022 at 3 PM.

4.2 Preliminary Plat for 15 West Tracts A & E. A request by RTS Homes for approval of a preliminary plat for 93 single-family residential lots on W. 15th Street in Hinesville.

Mardee presented this final plat to the Planning Commission.

RECOMMENDATION: Approval of preliminary plat with standard and the following special condition: Prior to consideration of the preliminary plat by the City Council, the plans shall be approved.

MOTION: Andrew Williams with standard and special conditions.

SECOND: Bonny Woods-Gunn

VOTE: Unanimous in favor

This final plat will go before the Hinesville City Council on August 4, 2022 at 3 PM.

5.0 INFORMATIONAL ITEMS (None)

6.0 GENERAL PUBLIC COMMENTS

7.0 OTHER COMMISSION BUSINESS

7.1 Directors Report.

Jeff Ricketson, Executive Director presented the Commissioners with the outcome from last month's actions. Jeff stated that the request for the rezoning on Sandy Run Drive was approved by Hinesville City Council with the special condition that the owner shall complete the last segment of the San Patel Drive to Sandy Run Drive and have it dedicated to the City. The conditional use for 150 Harris Avenue for solar power was approved by LCBOC with condition to have 15-foot vegetative buffer. The PUD Amendment for RTS Homes was approved by Hinesville City Council. The rezoning for Laurel View Properties adjacent to Tradeport East was approved by the LCBOC. The rezoning for Stop N Stor was approved by Hinesville City County. The special permit use for the Magic Wrench located on Memorial Drive was disapproved by the Hinesville City Council. The rezoning for the 249 acres for Flemington Forest Properties was approved by LCBOC. The Type B home occupation for the food truck at Freddie Walthour Road was approved by the LCBOC. The rezoning for Amerco Real Estate for the U-Haul dealership was approved by Hinesville City Council. The variance for Circle Drive in the Isle of Wight by Josh Wheeler was tabled by the LCBOC. The final plat for Tranquil South Phase 5 was approved by the City of Flemington.

Jeff stated that at the August meeting we would have our public hearing for the UDO. Ads will be in newspapers soon.

8.0 ADJOURN

MOTION: Phil Odom

SECOND: Andrew Williams

VOTE: Unanimous in favor



Tim Byler-Chairman



Date



Jeff Ricketson, Secretary to the Board