

CHAIR
Tim Byler
VICE CHAIR
Phil Odom
ASST. VICE CHAIR
Lynn Pace
SECRETARY
Jeff Ricketson



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

February 24, 2020

The Liberty Consolidated Planning Commission met on Tuesday, February 18, 2020, in the Historic Courthouse, 100 Main St., Hinesville, GA. Tim Byler, Chairman, called the meeting to order. A motion was made by Durand Standard to accept the minutes from the January 21, 2020 meeting and the motion was seconded by John Hodges. Motion passed unanimously. Chairman Byler asked for a motion to accept the final agenda. Alonzo Bryant made a motion to approve the final agenda. Commissioner Pace asked to amend the order of the agenda to allow the zoning related items to be first. The motion was seconded by Phil Odom. The vote was unanimous in favor of the change. Chairman Byler asked for a motion to accept the final agenda. Phil Odom made a motion. The motion was seconded by Alonzo Bryant and 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
Phil Odom
Tim Byler
Durand Standard
Sarah Baker
Alonzo Bryant
Samone Norsworthy

ABSENT:

Marshall Kennemer

LCPC STAFF PRESENT:

Kelly Wiggins, Executive Assistant
Jeff Ricketson, Executive Director
Nirav Gandhi, Planner II
Gabby Hartage, 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)

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

MIDWAY

3.1 Conditional Use 2020-004-M. A conditional use application has been filed by Mindi Morrall, owner, for a petition to operate a dog day care on LCTM Parcels 242D-003 and 242D-004 on E. Oglethorpe Hwy. These properties are currently zoned IC (Interstate Corridor).

Nirav presented this conditional use to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Ms. Linda Holton came forward to state that she is opposed to this action. Ms. Holton owns the property next door to this development and does not feel that this is appropriate for the corridor into Liberty County or the area.

MOTION: Durand Standard

SECOND: John Hodges

VOTE: Unanimous in favor

This conditional use will go before the Midway City Council on March 9, 2020 at 6 PM.

HINESVILLE

3.2 Variance 2020-005-H. A request was submitted by Reverend Tony Caldwell on behalf of the First United Methodist Church of Hinesville for a 2.4 ft. setback variance on a proposed monument sign. The sign proposed is to be located 7.6 ft. from the N. Main Street right-of-way rather than the required 10 ft.

Commissioner Standard recused himself from this action.

Gabby presented this variance to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Commissioner Pace asked if the church is asking for the variance due to existing vegetation or newly planted vegetation. Gabby stated that they have to plant new vegetation to meet the tree ordinance. Jeff stated that there is vegetation located there that obscures the view.

Reverend Tony Caldwell came forward to speak on behalf of the church and stated there are existing bushes on the breezeway and without the variance the sign would be touching those bushes. Reverend Caldwell pointed out the exact location of the sign.

Tom Ratcliffe came forward to speak on behalf of the property owners (the Michael E. Bryant Trust) located next to the church location. Mr. Ratcliffe stated that they are not opposed to this sign variance.

MOTION: Phil Odom

SECOND: Sarah Baker

VOTE: Unanimous in favor with Durand Standard abstaining.

This variance will be heard by the Hinesville City Council on March 5, 2020 at 3 PM.

LIBERTY COUNTY

3.3 Type B Home Occupation 2020-006-LC. A conditional use application has been filed by Pamela Sadler, owner, for a petition to operate a home day care at 53 Sleepy Hollow Dr, also known as LCTM Parcel 179-053. This property is currently zoned A-1 (Agricultural District).

Nirav presented this home occupation to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Ms. Sadler came forward and stated that she would like to have a daycare to provide care for children.

MOTION: Durand Standard

SECOND: Alonzo Bryant

VOTE: Unanimous in favor

This home occupation request will go before the LCBOC on March 3, 2020 at 6 PM.

HINESVILLE

3.4 Rezoning Petition/PUD Amendment 2020-007-H. A PUD amendment for phase 3 Independence Settlement consisting of 7.31 acres of land, more or less, was submitted by Liberty Properties and Holdings Co, LLC. Property is located off Marne and Whipple Avenue and is further described as LCTM-Parcel 027-004 (portion thereof).

Gabby presented this rezoning to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Marcus Sack with M.E. Sack Engineering came forward on behalf of the developer to answer questions. Commissioner Pace stated that we had talked previously about having an increased setback going forward. Marcus stated that is a question for staff. Jeff stated that was a recommendation from the LCPC staff for the set back to a minimum of 15 feet. However, this can be waived by the governing authority.

MOTION: John Hodges
SECOND: Phil Odom
VOTE: Unanimous in favor

This rezoning will go before the Hinesville City Council on March 5, 2020 at 3 PM.

2.0 NEW BUSINESS

2.1 Ordinances and Resolutions

2.1.1 RV Ordinance. An ordinance amendment to the Liberty County Zoning Ordinance and to Chapter 24, Code of Ordinances, to add RV parks as an allowable land use and the have regulations that RV parks must comply with.

Gabby presented this RV ordinance to the Planning Commission. Gabby stated that Mr. Rob Emerson had sent in suggestions to the LCPC for the RV ordinance. Gabby started by going through the ordinance with the Commissioners. Gabby mentioned that there must be a registration on the RV, no reflective light to disturb others, buffers with privacy. Sewage and water system were discussed. Commissioner Pace asked about the buffers. Gabby mentioned the signage and then went over the 13 comments sent by Mr. Emerson from McIntosh County. Mr. Emerson wanted to be at the meeting but had a prior engagement out of town. There were questions about the RV's being left unoccupied. There was discussion about flooding. Commissioner Norsworthy mentioned that twelve months was exceedingly long for an RV park. Commissioner Pace agreed and suggested six months. Commissioner Hodges suggested four months while Chairman Byler suggested six months for snowbirds. A weather alert system to be installed was discussed also.

RECOMMENDATION: Approval

MOTION: Lynn Pace made a motion to change the period of stay to six months.
SECOND: Phil Odom

John Hodges made a moved to change the limit of stay to three to four months

Discussion: Commissioner Standard stated that it seems we are under intelligent on this topic and suggests the staff to compare many ordinances from other counties and develop a consensus from the ordinances. Jeff stated that he felt that the Commissioners could decide on something tonight.

VOTE: Majority in favor. Commissioner Hodges opposes.

Jeff stated that there is no ticking clock on this ordinance and if the commissioners wish to for us to put this in a final form and bring it back to you, we can certainly do that.

MOTION: Lynn Pace made a motion for the staff to rewrite and bring back to the next meeting.

SECOND: Samone Norsworthy

VOTE: Unanimous in favor

2.1.2 Hinesville Zoning Ordinance. Proposed amendment to Section VII to consolidate and update the off-street parking provisions.

Mardee presented this ordinance to the Planning Commission. The object for updating this ordinance is to remove confusing language and items that are no longer required by GDOT. Sections 705, 706, and 709 will be amended.

RECOMMENDATION: Approval

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

This will go before the Hinesville City Council on March 5, 2020 at 3 PM.

2.1.3 Hinesville Subdivision Regulations. Proposed amendment to Section VI to add cluster mailbox stations as a required improvement and include provisions for them.

Mardee presented this ordinance to the Planning Commission.

Commissioner Hodges left the meeting.

Mardee explained that all new subdivisions are required by the USPS to have cluster mailboxes. This new regulation to the subdivision ordinance would provide standards for placement of the mailboxes, shelter, lighting and ADA accessibility. This would also regulate who will maintain the area.

Claude Dryden came forward and stating that he has mixed reviews on this. He would ask that the Planning Commission table this and asked Jeff to form a workshop with stakeholders and the USPS to discuss this and the items that are not governed by USPS.

Commissioner Standard and Byler concurred with Mr. Dryden.

MOTION: Phil Odom made a motion to table and form stakeholders committee.
SECOND: Durand Standard
VOTE: Unanimous in favor

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Preliminary Plat for Independence Settlement Phase 3. Request for preliminary plat approval from Liberty Properties and Holdings Co., LLC for a 22-lot single family subdivision on 7.31 acres in Hinesville.

Mardee presented this preliminary plat to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

MOTION: Alonzo Bryant made motion to approve with standard conditions.

SECOND: Durand Standard
VOTE: Unanimous in favor

This will go before the Hinesville City Council on March 5, 2020 at 3 PM.

4.2 Preliminary Plat for Griffin Park Extension Phase 1. Request for preliminary plat approval from Dryden Enterprises for 23-lot single family residential subdivision on 9.54 acres in Hinesville.

Mardee presented this preliminary plat to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

MOTION: Durand Standard made a motion to approve with standard conditions.

SECOND: Phil Odom

VOTE: Unanimous in favor

This will go before the Hinesville City Council on March 5, 2020 at 3 PM.

4.3 Final Plat for Independence Settlement Phase 2B. Request for a final plat approval from Liberty Properties and Holding Co., Inc., for a 38-lot single-family subdivision on 12.22 acres in Hinesville.

Mardee presented this final plat to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

MOTION: Alonzo Bryant

SECOND: Phil Odom

VOTE: Unanimous in favor

This will go before the Hinesville City Council on February 20, 2020 at 3 PM.

4.4 Final Plat for The Estates at Wilder Lakes. (formerly Walthourville Lakes)
Request for final plat approval from Provident Development, LLC for a 47-lot single-family subdivision on 33.63 acres in Walthourville.

Mardee presented this final plat to the Planning Commission.

RECOMMENDATION: Approval with standard and the following special conditions:
Irrevocable letters of credit shall be provided for the bond amounts previously indicated.

- The sewer pump station shall be completed, tested, and found acceptable by LCPC.
- All property markers shall be installed

Commissioner Pace asked if this pond was on a stream or just a dug pond? Does it have any natural inflow or outflow? Marcus Sack with ME Sack Engineering came forward and stated that the majority of the water in the pond is ground water. Marcus stated that the pond will collect stormwater. Commissioner Pace asked if there will be a recreational area for fishing. Marcus stated that the homeowner will be able to place a

gate in for access to the pond. The pond also collects some stormwater from Wilder Road.

MOTION: Phil Odom made a motion to approve with standard and special conditions.

SECOND: Alonzo Bryant

VOTE: Unanimous in favor

This will go before the Walthourville City Council on February 27, 2020 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. Jeff stated that he and Nirav are working on updating the 5-year work program of the elements of the comprehensive plan with each city and the county. The rezoning for John Tzen on Leroy Coffey Highway was approved by the LCBOC. The PUD for the campground at South Newport Harbor was approved by the LCBOC with the conditions placed on it by the Planning Commission. The rezoning on Hwy 196 W for Winlectric was approved by the City of Hinesville. Jeff also welcomed the LCPC's newest Commissioner, Samone Norsworthy.

8.0 ADJOURN

MOTION: Phil Odom

SECOND: Durand Standard

VOTE: Unanimous



Tim Byler, Chairman



Date



Jeff Ricketson, Secretary to the Board