

**CHAIR**

Jack Shuman

**VICE CHAIR**

Timothy Byler

**ASST. VICE CHAIR**

Lynn Pace

**SECRETARY**

Jeff Ricketson



**COMMISSIONERS**

Sarah Baker

Alonzo Bryant

Andrew Williams

Marshall Kennemer

Phil Odom

Durand Standard

September 7, 2018

The Liberty Consolidated Planning Commission met on Tuesday, August 21, 2018, in the Historic Courthouse, 100 Main St., Hinesville, GA. Tim Byler, Vice-Chairman, called the meeting to order. A motion was made by Durand Standard to accept the minutes from the July 17, 2018 meeting. Alonzo Bryant seconded the motion. Vice-Chairman Byler asked for a motion to accept the final agenda with changes. Alonzo Bryant made a motion to approve the agenda and Sarah Baker seconded the motion with the request to add the preliminary plat for Pine Ridge Subdivision Phase 3. Motion passed unanimously. The public was notified of the meeting and the agenda was posted in accordance with Georgia Law.

**COMMISSIONERS PRESENT:**

Sarah Baker

Tim Byler

Lynn Pace

Durand Standard

Andrew Williams

Alonzo Bryant

Phil Odom

**ABSENT:**

Marshall Kennemer

Jack Shuman

**LCPC STAFF PRESENT:**

Kelly Wiggins, Executive Assistant

Gabby Hartage, Zoning Administrator

Jeff Ricketson, Executive Director

Alan Seifert, Planner II

Curles Butler, Inspector

Abe Nadji, Engineer

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**

## **2.1 Consent Agenda Items (None)**

## **2.2 Ordinances and Resolutions**

**2.2.1 Ordinance 2018-02.** To revise Appendix A, Section 607, and Sections 507 (manufactured home park district) and 508 (single-family manufactured home dwelling district) pertaining to home occupations.

Gabby presented this ordinance to the Planning Commission. Gabby explained the change to the ordinance to allow mobile home park residents the ability to run a home operated business with the requirement that the resident obtain a letter from the mobile home park owner with their approval.

Commissioner Williams asked about the ordinance stating should be accompanied by a certificate of an attorney. Gabby stated a letter from an attorney stating whether there are covenants in the neighborhood. Gabby stated that the staff did not change that part of the ordinance. That was in the ordinance since 2006. Jeff stated this is what we enforce today. Vice-Chairman Byler asked if other entities will need to change this ordinance as well. Gabby stated they might. Commissioner Williams asked if this included MH2. Gabby explained that MH2 only includes a mobile home subdivision and there is only one located in Hinesville.

### **RECOMMENDATION: Approval**

MOTION: Durand Standard  
SECOND: Andrew Williams  
VOTE: Unanimous in favor

**This ordinance will go before the Hinesville City Council on September 6, 2018 at 3PM.**

## **3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS**

### **HINESVILLE**

**3.1 Rezoning Petition 2018-039-H.** An application has been filed by Ren, Inc., to rezone 1.36 acres of land, more or less, from C-2 (General Commercial District) to C-3 (Highway Commercial District) at 501 W. General Screven Way, further described as LCTM-Parcel 055C-249.

Gabby presented this rezoning petition.

Steve Troha, owner, came forward to speak and ask that the Planning Commission consider his petition.

### **RECOMMENDATION: Approval**

MOTION: Durand Standard  
SECOND: Andrew Williams

VOTE: Unanimous in favor

**This rezoning petition goes before the Hinesville City Council on September 6, 2018 at 3 PM.**

**3.2 Variance 2018-040-H.** An application has been filed by Happy Acres, LLC, for a side yard setback variance for a carport at 1136 Kelly Drive, further described as LCTM-Parcel 048A-008.

Gabby presented this rezoning petition to the Planning Commission. Mr. Baker has provided a letter from his next-door neighbor stating that she has no issues with the carport placement.

**RECOMMENDATION: Disapproval**

Commissioner Pace asked about the tree cover location.

Mr. Baker came forward to speak to the Commission. Most of the trees are located on the neighbor's property. Commissioner Williams asked what type of carport he was installing. Mr. Baker stated that it would be wood with 6X6 columns to match the design of the porch. Commissioner Odom asked if Mr. Baker was looking to completely cover his driveway. Mr. Baker stated the overhang will cover the concrete.

MOTION: Andrew Williams

SECOND: Phil Odom

Commissioner Pace asked if this would start a precedent in the future. Jeff stated that the staff wrestled with this decision and felt that we had to recommend what goes with the ordinance. Commissioner Williams stated that he agrees with Commissioner Pace, but this is not the first time we have had a variance with a recommended disapproval. We look at every one of them as a possible exception. Based on the circumstances, I think this is something we can approve. There are some cases that we cannot approve. Commissioner Standard asked if we can require an opaque buffer between him and his neighbor. Jeff stated that would serve to mitigate.

Commissioner Williams amended his motion to approve with the condition that the vegetative buffer must remain in place.

VOTE: Six in favor  
One opposed

**This variance will go before the Hinesville City Council on September 6, 2018 at 3 PM.**

**LIBERTY COUNTY**

**3.3 Rezoning Petition 2018-041-LC and Conditional Use Permit 2018-042-LC.** An application has been filed by Mickey D. Howe, owner, to rezone 4.77 acres of land, more or less, from AR-1 (Agricultural Residential District) to B-2 (General Commercial District) on the north side of Barrington Ferry Rd, at the intersection of the South Coastal Hwy, further described as LCTM-Parcel 189-030.

Alan presented this rezoning petition to the Planning Commission. Alan pointed out the historical markers and property located across the highway from this property. Alan stated that staff did not

feel this would be suitable to the nearby uses since the area is mostly residential. Alan stated that it could create an undo burden on transportation and that this would be spot zoning. The proposed commercial site would be consistent with the Liberty County Comprehensive Plan as US 17 is designated as a mixed-use corridor.

**RECOMMENDATION: Approval with standard and the following special conditions:**

**Per the Liberty County zoning ordinance:**

- **Asphalt or concrete surface required for all vehicular parking and access drives.**
- **Parking areas shall be effectively screened and landscaped against adjacent residential properties.**

Commissioner Pace asked if this intersection is the one that will be redesigned by GDOT. Alan stated there are long range plans to redo this intersection. Commissioner Pace asked how this would affect this property. Alan stated he did not know the plans for the redo. Trent Long with T. R. Long Engineering is present at the meeting and can address this concern. Commissioner Pace stated she would like to know who owns the property that the Old Post Road monument is located on. Commissioner Odom stated that he has spoken with the chairperson of the St. John's Chapter of the Daughters of the American Colonies who are the owners of this monument. They have a letter they have sent to the LCBOC to have the monument relocated to the area of the gazebo. Commissioner Odom stated that it is just barely located on GDOT property.

Mickey Howe, owner of the property came forward to speak to the Planning Commission. Mr. Howe stated that about a mile and half up the road is another business exactly like his. He has owned this property for sixteen years. There is a giant cell tower located in the area. He feels opening an automotive center will help spruce up this property. Mr. Howe stated that he respects the historical area and would help to keep it that way. Mr. Howe stated that he will only use the driveway that is located there now. The driveway is located on Barrington Ferry. Commissioner Odom asked Mr. Howe if he was leaving a fairly large tract of trees that is located near the front of his property and Mr. Howe stated that is correct. Trent Long came forward to address the redesign of the intersection and stated that this is a project under SPLOST 6. This intersection will be redesigned but the County will not need to acquire additional property.

MOTION: Phil Odom made motion to follow staff recommendation for the rezoning.

SECOND: Durand Standard

VOTE: Unanimous in favor

Alan read the special conditions for the special permit use. Commissioner Pace asked if the owner would have to screen the property. Jeff stated yes, he would have to since the property next door is residential. Commissioner Pace stated that this is a lot of concrete surface. Jeff stated that would be considered during the site plan process. That process is conducted by Liberty county not LCPC.

MOTION: Phil Odom made a motion to approve with standard and special conditions for the special permit use.

SECOND: Durand Standard

VOTE: Unanimous in favor

**This rezoning and conditional use permit will be heard by the LCBOC on September 4, 2018 at 6 PM.**

**WALTHOURVILLE**

**3.4 Rezoning Petition 2018-043-W.** An application has been filed by Ray Anthony Bacon and Eloise Bacon Harris, to rezone 4.4 acres of land, more or less, from AR-1 (General Commercial District) to R-3 (Multi-Family Residential District) on W. Oglethorpe Hwy and further described as LCTM-Parcels 050B-042 and 050D-001.

**DEFERRED TO THE SEPTEMBER 18<sup>TH</sup> MEETING AT REQUEST OF APPLICANT.**

#### **4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS**

**4.1** Request for preliminary plat approval for Independence Settlement Subdivision Phase 2 consisting of 66 single-family detached lots.

Abe presented this preliminary plat to the Commission

**RECOMMENDATION: Approval with standard and the following special condition:**

- **Prior to consideration by the City of Hinesville, all required permits shall be received by the LCPC office (NRCS, EPD, etc.).**

MOTION: Durand Standard

SECOND: Alonzo Bryant

VOTE: Unanimous

**This Preliminary Plat will go before the Hinesville City Council on September 6, 2018 at 3 PM.**

Marcus Sack asked for 4.3 to be moved up to 4.2. Vice-Chairman Byler accepted his request.

**4.3** Request for preliminary plat approval for Pineridge Subdivision, Ph 3, consisting of 51 single-family lots.

Abe presented this preliminary plat to the Planning Commission.

**RECOMMENDATION: Approval with standard and the following special conditions:**

- **5 ft. utility easement will have to be added to lots 182, 183, 184, 185 and lots 190, 191, 192, and 193.**

**Chairman Byler pointed out that the lot numbers presented are not the same as the lot numbers listed on the agenda. In the special condition lot numbers 194, 195, and 201 should be included.**

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

SECOND: Sarah Baker

VOTE: Unanimous in favor.

**This preliminary plat will go before the Hinesville City Council on September 6, 2018 at 3PM.**

4.2 Request for preliminary plat for Tranquil South Subdivision consisting of 220 single-family detached lots and 28 garden homes.

Abe presented this preliminary plat to the Planning Commission.

**RECOMMENDATION: Approval with standard conditions and the following special conditions:**

**EPD approval for sanitary sewer system.**

**A commitment letter from the power company to serve the project.**

**Utility service commitment letter from the City of Hinesville to provide water and sewer services for this project.**

MOTION: Alonzo Bryant

SECOND: Andrew Williams

VOTE: Unanimous in favor

**This preliminary plat will go before the Flemington City Council on September 11, 2018 at 4:30 PM.**

**5.0 INFORMATIONAL ITEMS**

**6.0 GENERAL PUBLIC COMMENTS**

**7.0 OTHER COMMISSION BUSINESS**

**7.1 Director's Report**

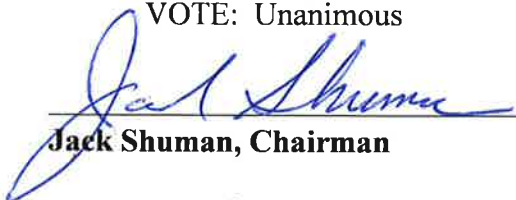
Jeff Ricketson, Executive Director, presented the Planning Commission with an update of last month's actions. Jeff stated that Discount Tire was approved by Hinesville City Council. Ducks Pawn was approved by Hinesville City Council. IHOP phase 2 was approved by Hinesville City Council without access from the Allstate property. The Dryden setback for Dunlevie Oaks and the church in the storefront was approved by the Allenhurst Town Council. The Sam Miness site was tabled and still remains so pending a traffic study by the Hinesville City Council. The gymnastics studio was approved by the Walthourville City Council.

**8.0 ADJOURN**

MOTION: Phil Odom

SECOND: Durand Standard

VOTE: Unanimous

  
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Jack Shuman, Chairman

9-18-18  
\_\_\_\_\_  
Date

  
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Jeff Ricketson, Secretary to the Board