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SECRETARY
Jeff Ricketson



COMMISSIONERS
Sarah Baker
Alonzo Bryant
Andrew Williams
Marshall Kennemer
Phil Odom
Durand Standard

May 8, 2017

The Liberty Consolidated Planning Commission met on Tuesday, April 18, 2017, in the Historic Courthouse, 100 Main St., Hinesville, GA. Jack Shuman, Chairman, called the meeting to order. A Motion was made by Durand Standard to accept the minutes from the March 21, 2017, meeting. Andrew Williams seconded the motion. Lynn Pace made note of one change to the minutes. Commissioner Phil Odom was absent from the last meeting. Motion passed unanimously with correction to the minutes. Chairman Shuman asked for a motion to accept the final agenda. A motion was made by Marshall Kennemer and seconded by Lynn Pace to accept the agenda. Motion passed unanimously. The public was notified of the meeting and the agenda was posted in accordance with Georgia Law.

COMMISSIONERS PRESENT:

Marshall Kennemer
Lynn Pace
Andrew Williams
Durand Standard
Phil Odom
Jack Shuman
Sarah Baker

ABSENT:

Alonzo Bryant
Tim Byler

OTHERS PRESENT:

Jeff Ricketson, Executive Director, Secretary
Abe Nadji, Engineering Director
Kelly Wiggins, Executive Assistant
Gabby Hartage, Zoning Administrator
Curles Butler, 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 (OPEN PUBLIC HEARING)

2.0 NEW BUSINESS

2.1 Consent Agenda Items (None)

2.2 Ordinances and Resolutions (None)

3.0 REZONING PETITIONS AND OTHER ZONING RELATED ITEMS

WALTHOURVILLE

3.1 Variance 2017-007-W. A request by Jimmie Martin on behalf of Mount Olive Missionary Baptist Church, owner, for a rear yard building setback variance for a proposed addition to the existing church building at 811 Wilder Road, further described as LCTM-Parcel 051C-114.

Gabby presented this variance to the Planning Commission. They are proposing to add a fellowship hall that would be attached to the existing building. The LCPC did receive an email from an adjoining property owner stating that she opposed the variance. Chairman Shuman asked about the property line at the back of the church. Commissioner Williams asked where the encroachment was located. Gabby showed it on the right hand side of the map. The property of the person that sent the letter is located on the opposite side.

RECOMMENDATION: Approval with standard conditions.

MOTION: Marshall Kennemer.

SECOND: Durand Standard

VOTE: Unanimous

This will go before the City of Walthourville Council on April 25, 2017 at 6:00 PM.

HINESVILLE

3.2 Zoning Petition 2017-008-H and Annexation Ordinance 2017-01. A request by Dryden Enterprises, Inc, to zone 28.10 acres of land, more or less, from R-2A (Single-two and Mobile Home Residential District) to PUD (Planned Unit Development) for an additional phase to Griffin Park Subdivision. Properties are further described as LCTM-Parcels 035-004 (portion thereof) and 045A-119. Same properties are requested to be annexed into the City of Hinesville.

Gabby presented this zoning petition to the Planning Commission.

RECOMMENDATION: Approval of zoning and annexation with standard conditions.

MOTION: Phil Odom

SECOND: Sarah Baker

VOTE: Unanimous

Annexation 2017-01.

MOTION: Durand Standard

SECOND: Marshall Kennemer

VOTE: Unanimous

This will go before the City of Hinesville Council on May 4, 2017 at 3:00 P.M. Date of annexation will be advertised by the City of Hinesville.

LIBERTY COUNTY

3.3 Rezoning petition 2017-009-LC. A request by the Hospital Authority of Liberty County to rezone 2.02 acres of land, more or less, from I-1 (Industrial District) and A-1 (Agricultural District) to O-I (Office Institutional). Property is located off Islands Hwy and is further described as LCTM-Parcel 265-044.

Gabby presented this rezoning petition to the Planning Commission. Gabby stated that it does not conform to the comprehensive plan, which calls for industrial use. However, a medical facility would complement the adjacent industrial uses.

Trent Long with T.R. Long Engineering came forward to answer questions. Commissioner Kennemer asked if an ambulance station would also be located at this parcel. Trent stated that this is an urgent care facility only. Gabby pointed out that I-1 zoning requires medical facilities in I-1 be 2,000 feet away from nearest industrial building. LCBOC might want to look at this requirement.

RECOMMENDATION: Approval with standard conditions.

MOTION: Phil Odom made the motion to approve with an additional condition that the LCBOC look at revising the ordinance for future use.

SECOND: Andrew Williams

VOTE: Unanimous

This will go before the LCBOC on May 2, 2017 at 6:00 P.M.

HINESVILLE

3.4 Rezoning petition 2017-010-H. A request by Dryden Enterprises, Inc, to rezone 9.25 acres of land, more or less, from C2 (General Commercial) to R-A-1 (Multi-family Dwelling District) for an additional phase of Wyngrove Apartments off Veterans Parkway, further described as LCTM-Parcel 044C-093.

Gabby presented this rezoning petition to the Planning Commission. This will be the second phase to this apartment complex.

RECOMMENDATION: Approval with standard conditions.

MOTION: Durand Standard

SECOND: Marshall Kennemer

VOTE: Unanimous

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

HINESVILLE

4.1 Preliminary Plat. Request by Dryden Enterprises, Inc. for preliminary plat approval for Griffin Park, phase 8, consisting of 85 single-family detached residential lots.

Abe presented this preliminary plat to the Planning Commission.

RECOMMENDATION: Approval with standard and the following special conditions: Prior to issuing an LDA, property must have been officially annexed into the City of Hinesville (the first day of the following month after annexation ordinance was approved by Mayor & City Council).

MOTION: Andrew Williams with special condition

SECOND: Durand Standard

VOTE: Unanimous

This will go before the Hinesville City Council on May 4, 2017 at 3:00 PM.

FLEMINGTON

4.2 Preliminary Plat. Request by SEI Development, LLC for preliminary plat approval for entry road to Savannah Commons (Flemington Village PUD) in the City of Flemington.

Abe presented this preliminary plat to the Planning Commission. Abe explained the sidewalk for the development. There will be a 10-foot sidewalk on one side of the road and a 5-foot sidewalk on the other side of the road until the commercial parcel is developed. Chairman Shuman asked how long the road was going to be and Abe stated about 2,800 feet. Chairman Shuman asked what is the difference between the variance for modification of the roadway compared to the ordinance. Abe stated that curb and gutter is required in the ordinance, and they are requesting the variance for a partial section of the road to have a swale.

Marcus Sack came forward, stated that they are asking for the variance for the sidewalks, and noted that this neighborhood has already been approved as a PUD. They are attempting to make this a highly walkable neighborhood. With the commercial section, it does not make sense to provide the sidewalk at this time.

RECOMMENDATION: Approval with standard and the following special conditions: Approval of Hinesville's Mayor & Council for water and sewer extensions to the site. Variance is required for modification of roadway standards from the City of Flemington.

MOTION: Marshall Kennemer with standard and special conditions.

SECOND: Andrew Williams

VOTE: Unanimous

This preliminary plat will go before the City of Flemington on May 9 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 presented the Planning Commission with an update of last month's actions. Jeff stated that the subdivision request at the back of Cherokee Rose Country Club was approved by the City of Hinesville Council on April 6, 2017. The City of Flemington approved the Flemington Oaks preliminary plat on April 11, 2017.

8.0 ADJOURN

MOTION: Phil Odom

SECOND: Marshall Kennemer

VOTE: Unanimous



Jack Shuman, Chairman

TIMOTHY BYLER, VICE CHAIR



Jeff Ricketson, Secretary to the Board

16 MAY 2017

Date