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

August 21, 2020

The Liberty Consolidated Planning Commission met on Tuesday, August 18, 2020, in the Historic Courthouse, 100 Main St., Hinesville, GA via ZOOM and telephone. Phil Odom, Vice-Chairman, called the meeting to order. A motion was made by Durand Standard to accept the minutes from the July 21, 2020 meeting and the motion was seconded by Marshall Kennemer. Motion passed unanimously. Vice-Chairman Odom asked for a motion to accept the final agenda. Durand Standard made a motion to approve the final agenda. The motion was seconded by Marshal Kennemer 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
Sarah Baker
Durand Standard
Samone Norsworthy
Marshall Kennemer

ABSENT:

Tim Byler
Alonzo Bryant

LCPC STAFF PRESENT:

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

Vice-Chairman Odom 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

LIBERTY COUNTY

3.1 Variance Petition 2020-022-LC. A petition was submitted by Elvis Hutchings, owner, for a setback variance for a shed. Property is 1.65 acres of land further described as LCTM-Parcel 240D-024. The property is zoned R-2 (Single and Two-Family Homes and Mobile Homes) and has a required side yard setback of 10 feet. The owner is requesting that setback be reduced to 2 feet. Property is located on Sunshine Lake Rd.

Nirav presented this rezoning to the Planning Commission. Mr. Elvis Hutchings, owner, spoke on behalf of his petition. Mr. Hutchings stated that his father started this shed and he has since passed away. Mr. Hutchings stated that he promised his father that he would complete the project. He will have gutters and downspouts installed and rain barrels located at the shed. Commissioner Kennemer asked if any of the neighbors complained about the shed. Nirav stated that we did receive a phone call from a neighbor concerned about this, but he has not heard from her since and she would have received a letter also. Mr. Hutchings stated that he has not heard any complaints from the neighbors and has met with the neighbor and the neighbors did not exude any issues with the shed.

Commissioner Pace stated that the Planning Commission is obligated to disapprove based on the ordinance, however, would like to encourage the governing body to show some lenience for this variance.

RECOMMENDATION: Disapproval.

MOTION: Lynn Pace made a motion to disapprove with suggestion that LCBOC approve.

SECOND: Sarah Baker

VOTE: Unanimous in favor

This variance will be heard by the LCBOC on Sept 1, 2020 at 6 PM.

HINESVILLE

3.2 Rezoning Petition 2020-023-H. A petition was submitted by RTS Homes, LLC, owner, for a PUD amendment on 54.09 acres of land, further described as LCTM-Parcel 026-002 which is also known as Tract B. Properties are located off Marne Boulevard. The overall lot count of Tract B would increase from 85 to 109 single-family dwelling lots.

Gabby presented this zoning petition to the Planning Commission.

RECOMMENDATION: Approval.

MOTION: Durand Standard

SECOND: Marshall Kennemer

VOTE: Unanimous in favor

This variance will go before the Hinesville City Council on September 3, 2020 at 3 PM.

FLEMINGTON

3.3 Rezoning Petition 2020-024-FL. A petition was submitted by M.E. Sack Engineering, agent for Jody and Courtney Smiley, owners, to rezone 5.06 acres of land, more or less, from A-1 (Agricultural District) to R-1 (Single-Family Residential District) off Old Sunbury Road, and further described as LCTM-Parcel 069B-028. Rezoning is requested for the purpose of a 10-lot single family dwelling subdivision.

Gabby presented this rezoning to the Planning Commission. Gabby stated that this neighborhood will be gated. Water will be served by the City of Hinesville.

Vice-Chairman Odom asked how this property got divided portions of A-1 and R-1. Gabby stated that we have no way to know that.

Elliott Wilson with M.E. Sack Engineering spoke on behalf of the owners. Elliott stated that there could be the potential to add on a couple of more lots. However, there would be no more than 13 lots.

RECOMMENDATION: Approval.

MOTION: Marshall Kennemer

SECOND: Durand Standard

VOTE: Unanimous in favor

This Rezoning will go before the Flemington City Council on September 8, 2020 at 4:30 PM.

HINESVILLE

3.4 Rezoning Petition 2020-025-H and Special Permit Use 2020-026-H. A petition was submitted by Mt. Carmel Tabernacle of Faith (Julian Jones), applicant, to rezone 1.27 acres of land, more or less, from C-2 (General Commercial District) to O-C (Office Commercial District) at 454 Main Street, further described as LCTM-Parcel 057B-001. Property owner is Terry Barnard. In conjunction with rezoning, a special permit use has also been applied for to allow church use on said property.

Gabby presented this rezoning petition to the Planning Commission.

Mr. Jones stated that his church is in the process of purchasing the building and is doing his due diligence to make sure this would be allowed at this location. He states his congregation will have between 75 to 100 members.

RECOMMENDATION: Approval for both actions.

MOTION: Durand Standard made a motion to approve both actions.

SECOND: Marshall Kennemer

VOTE: Unanimous in favor.

This rezoning and special permit use will be heard by the Hinesville City Council on September 3, 2020 at 3 PM.

3.5 Rezoning Petition 2020-028-H. A petition was submitted by M.E. Sack Engineering, on behalf of RTS Homes, LLC, owner, to rezone 39.35 acres of land. PUD amendment 2019-025-H is hereby proposed to be amended to include the following parcels 027-009, 028-010, and 035-007. These properties are proposed to be developed for an additional 64 single-family dwelling units.

Gabby presented this variance to the planning commission.

RECOMMEDATION: Approval

Marcus Sack with M.E. Sack Engineering represents RTS Homes and stated that he feels that if we all took another look at the Comprehensive Plan we would agree that Commercial is not the best fit for that area based on what has happened since the first initial proposal of Independence.

RECOMMEDATION: Approval

MOTION: Marshall Kennemer

SECOND: Sarah Baker

VOTE: Unanimous in favor

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

3.6 Variance 2020-029-H. A variance request on a side yard building setback was submitted by Benjamin L. Jones, owner, to have a carport on the side of his residence located on the side property line versus the 10 ft. that are required per ordinance.

Gabby presented this variance to the Planning Commission.

Mr. Jones stated that he has owned this property for over 30 years. He states that there has never been a drainage issue on either side of the property. When he had the structure built, he placed his trust in the contractors and had no idea there was a setback requirement.

RECOMMENDATION: Disapproval

MOTION: Lynn Pace made motion to follow staff's recommendation for disapproval but ask the City Council to consider consideration we cannot.

SECOND: Marshall Kennemer

VOTE: Unanimous in favor. (Kelly spoke with Sarah Baker via phone.)

This variance will go before the Hinesville City Council on September 3, 2020 at 3 PM.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

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 informed the Planning Commissioners that the solar ordinance was approved by the City of Midway. The request from Mr. Leland Frazier to rezone property on HWY 17 was approved by the City of Riceboro. Ms. Halsell rezoning on Hwy 17 next to Coastal EMC was approved by the LCBOC. The PUD request by Claude Dryden on Isle of Wight Road was approved by the LCBOC. The rezoning from Ms. Matson on Limerick Road was approved by LCBOC. The Final plat for Independence Settlement was approved by the Hinesville City Council.

Kelly asked if the Planning Commission would continue to meet via ZOOM on behalf of two Commissioners request. Jeff stated that we would have decide monthly based on the conditions of COVID-19.

RV Ordinance is still parked at this time with the LCBOC. The City of Hinesville approved Jim Johns variance and the well site for Griffin Park. The assisted living center was approved by the Hinesville City Council also.

8.0 ADJOURN

MOTION: Marshall Kennemer

SECOND: Phil Odom

VOTE: Unanimous



Tim Byler, Chairman

15 SEPTEMBER 2020
Date



Jeff Ricketson, Secretary to the Board