

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



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

February 19, 2021

The Liberty Consolidated Planning Commission met on Tuesday, February 16, 2021, in the Historic Courthouse, 100 Main St., Hinesville, GA and virtually via ZOOM. Tim Byler, Chairman, called the meeting to order. Chairman Byler asked for a motion to approve the minutes of the November 30, 2020 meeting. Alonzo Bryant made a motion to accept the minutes. The motion was seconded by John Hodges. The motion passed unanimously. Chairman Byler asked for a motion to accept the January 19, 2020 minutes. A motion was made by Phil Odom and seconded by John Hodges. The vote passed unanimously. Chairman Byler asked for a motion to accept the final agenda. The motion was seconded by Phil Odom and passed unanimously. The public was notified of the meeting and the agenda was posted in accordance with Georgia Law.

COMMISSIONERS PRESENT:

ABSENT:

Alonzo Bryant (in person)
Lynn Pace (via ZOOM)
Phil Odom (in person)
Tim Byler (in person)
Durand Standard (via ZOOM)
Sarah Baker (via ZOOM)
Marshall Kennemer (via ZOOM)
Samone Norsworthy (via ZOOM)
John Hodges (in person)

LCPC STAFF PRESENT:

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

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 Ordinances and Resolutions

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

LIBERTY COUNTY

3.1 Variance 2021-006-LC. A variance application was submitted by Josh Wheeler on behalf of AOI South, LLC to decrease the side setbacks on a property from 15 ft to 10 ft. This property is owned by AOI South, LLC and is further described as LCTM-Parcel 281A-052. Property is zoned R-2 (Single-, and Two-Family Residential District) and consists of 0.39 acres of land.

Nirav presented this zoning action to the Planning Commission. Nirav explained that many of the parcels in this area were designed with a 60 ft. front parcel before zoning was in effect.

RECOMMENDATION: Approval

Commissioner Odom asked if the staff heard any complaints or responses from the surrounding neighbors. Nirav stated that we have not.

MOTION: John Hodges with standard conditions.

SECOND: Durand Standard

VOTE: Unanimous in favor of approval

This rezoning will go before the LCBOC on March 2, 2021 at 6:00 PM.

3.2 Rezoning 2021-008-LC. A rezoning application was submitted for a parcel on Lewis Frasier Rd. to be rezoned from B-2 (General Commercial District) to AR-1 (Agricultural Residential District). This parcel is further described as LCTM-Parcel 164-050 and consists of 2.0 acres of land.

Nirav presented this zoning petition to the Planning Commission.

RECOMMENDATION: Approval with standard conditions

Commissioner Odom asked if the staff received any responses from surrounding property owners. Nirav stated no.

Brandon Boyce stated that he has a buyer that wishes to purchase the property to build a house and needs it rezoned to build.

MOTION: Phil Odom

SECOND: John Hodges

VOTE: Unanimous in favor

This rezoning will go before the LCBOC on March 2, 2021 at 6:00 PM.

HINESVILLE

3.4 Rezoning Petition 2021-009-H. A rezoning petition was submitted by Alan A. White, owner, to rezone property at 747 E. G. Miles Pkwy, further described as LCTM-Parcels 045D-054.

Property is petitioned to be rezoned from C-2 (General Commercial District) to C-3 (Highway Commercial District) for an outdoor flea market and a restaurant. Property consists of 1.4 acres of land.

Gabby presented this rezoning petition to the Planning Commission. Gabby explained what their developing. They wish to run their restaurant out of the building that is already located there. They have mini warehouses on the back of the property and wish to operate a flea market near the mini warehouses on the weekends. Currently they are operating their restaurant from a food truck.

Commissioner Odom asked if the mini storage houses required an 8-foot fence around it. Gabby stated yes that is a requirement. Commissioner Hodges if a 25-foot buffer would be installed. Gabby stated that the area that abuts the residential side will be required. Chairman Byler asked if it was possible to add certain operational days and hours for the flea market portion only. Gabby stated that it could be made a condition of this action.

Adam Wilkinson with T.R. Long Engineering is representing Mr. White and stated he is here to answer any questions.

Jerry Dickey asked once this is developed how would it affect the property taxes in the surrounding neighborhood. Jeff Ricketson stated that is something that is difficult to quantify. However, that is why the buffers and fencing are required along the property lines of the residential area.

Susan Dickey came forward and stated that she is concerned about the noise and the traffic issue. She lives right behind the flea market area. She is not against the storage area but is against the flea market.

Joel Moody came forward and stated that he lives in the neighborhood adjacent to this development. Mr. Moody asked if we had any records that showed if the property has declined or remained the same. Jeff stated that we really do not have any thing that would show that kind of impact. We have standards in our ordinance that apply. This property has a history of commercial use. The storage building has been there for quite some time. We have no way of knowing what direct impact this would have on property taxes.

Joel Moody also stated that the flea market could cause problems for the people who are attempting to get into their storage unit. Commissioner Odom stated that the storage bays may be used for the vendors to store their merchandise. Chairman Byler stated that this would have to be enforced by the City of Hinesville Inspections Department.

Jerry Dickey came forward once more and stated that the traffic on a Friday would be horrible for a flea market.

MOTION: Phil Odom made a motion to approve with standard conditions and the following special condition: Flea market is permitted to operate on Friday, Saturdays, and Sunday during daylight hours only.

SECOND: John Hodges

VOTE: Unanimous in favor of standard and special condition.

This rezoning will be heard by Hinesville City Council on March 4, 2021 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. The ordinance for mobile home skirting for the City of Riceboro was approved on 2-2-21. The request by Claude Dryden in Walthourville for minimum lot width was approved by City of Walthourville on 2-9-21. The request for rezoning from Ms. Eloise Harris was approved by the City of Walthourville on 2-9-21. The request by Dryden Enterprises for Independence Phase 4 PUD amendment was approved by City of Hinesville on 2-4-21. The daycare rezoning on S. Main Street was approved by the City of Hinesville for O-I. The preliminary plat for Settlement will be heard on 3-2-21. Jeff announced that Commissioner Norsworthy has resigned from the Planning Commission due to work requirements. Samone has agreed to stay with us through April to allow the Governing Board to appoint a new Commissioner in her position.

8.0 ADJOURN

MOTION: John Hodges

SECOND: Phil Odom

VOTE: Unanimous in favor



~~Tim Byler, Chairman~~

Phil Odom Vice-Chairman

03-16-2021

Date



Jeff Ricketson, Secretary to the Board