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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

January 26, 2021

The Liberty Consolidated Planning Commission met on Tuesday, January 19, 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 Sarah Baker. The motion passed unanimously. Chairman Byler asked for a motion to accept the December 15, 2020 minutes. A motion was made by Sarah Baker and seconded by Marshall Kennemer. The vote passed unanimously. Chairman Byler asked for a motion to accept the final agenda. Marshall Kennemer made a motion to approve 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:

Alonzo Bryant
Lynn Pace
Phil Odom
Tim Byler
Durand Standard
Sarah Baker
Marshall Kennemer

ABSENT:

Samone Norsworthy
John Hodges

LCPC STAFF PRESENT:

Jeff Ricketson, Executive Director
Nirav Gandhi, Planner II
Gabby Hartage, Zoning Administrator
Mardee Sanchez, Engineer 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)

2.0 NEW BUSINESS

2.1 Ordinances and Resolutions

2.1.1 Ordinance: 2021 Riceboro Manufactured Home Ordinance to amend skirting requirements.

Gabby presented this ordinance to the Planning Commission. To improve the aesthetics of prevalent manufactured housing in Riceboro, Riceboro's Mayor and Council adopted an ordinance in 2011 to only allow masonry skirting on all newly placed manufactured homes. Over the years it became apparent that this requirement put a substantial financial burden on new homeowners. To retain the original intent to have higher aesthetic standards for manufactured homes and at the same time alleviate some of the financial burden, a compromise is being proposed by adopting a new ordinance.

Two alternate skirtings to masonry skirting are proposed to be permitted.

On the most visible Gateway corridors of S. Coastal Hwy and E.B. Cooper Hwy and on properties zoned R-2 the following skirting shall be permitted:

- brick/masonry and/or stucco skirting.
- or exterior concrete/cement board skirting (Duraskirt);
- or a heavy-duty vinyl skirting that consists of two panels - an outer rigid, but smooth vinyl layer and interior panel girded with vertical rigid ribs (Titan Xterior Prime).

In all other areas (except R-2), a minimum of standard vinyl skirting types are permitted.

Gabby stated that she has presented this to the Riceboro Mayor and City Council, and they are happy with it.

RECOMMENDATION: Approval

MOTION: Alonzo Bryant

SECOND: Sarah Baker

VOTE: Unanimous in favor

This ordinance will go before the Riceboro City Council on February 2, 2021 at 6 PM.

(Commissioner Standard entered meeting at 4:43 PM.)

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

WALTHOURVILLE

3.1 Variance 2021-001-W. A petition was submitted by Claude Dryden Jr., owner, for a variance to decrease the minimum lot width requirement from 80 ft. to 74 ft. This parcel is further described as LCTM-Parcel 041D-017. Property is zoned R-2 (Single and Two Family Residential) and consists of 1.0 acre of land.

Nirav presented this zoning action to the Planning Commission. Nirav explained that the owner would like to split the parcel into three parcels. Dividing the property into three parcels, one half acre and two quarter acres makes the property below the minimum frontage requirement.

RECOMMENDATION: Disapproval

Trent Long, with T.R. Long Engineering came forward to speak on behalf of Mr. Dryden. Trent stated that Mr. Dryden had recently sold his home located next to this parcel and would like to be able to do something with this parcel.

MOTION: Phil Odom with standard conditions.
SECOND: Lynn Pace
VOTE: Unanimous in favor of disapproval

This rezoning will go before the Walthourville City Council on February 9, 2021 at 6:00 PM.

WALTHOURVILLE

3.2 Rezoning Petition 2021-002-W. A petition was submitted by Eloise Harris, owner, to rezone properties at 27 Zoe Lane, further described as LCTM-Parcels 050D-001 and 050B-042. Properties are proposed to be rezoned from AR-1 (Agricultural Residential District) to B-2 (General Commercial District). Properties consist of 4.4 acres of land.

Nirav presented this zoning petition to the Planning Commission. Nirav stated that Ms. Harris would like to rezone the property for commercial use.

Ms. Harris came forward and stated the same as above.

RECOMMENDATION: Approval with standard conditions

MOTION: Alonzo Bryant
SECOND: Durand Standard
VOTE: Unanimous in favor

This rezoning will go before the Walthourville City Council on February 9, 2021 at 6:00 PM.

HINESVILLE

3.3 Rezoning Petition/PUD Amendment 2021-003-H. A PUD amendment has been filed by Liberty Properties and Holdings Co, LLC, owner, to have an existing PUD amended for LCTM-Parcel 027-007; this parcel consists of 40.53 acres of land. Originally, this site was slated for an additional apartment complex site. The new proposal seeks to use this land for about 49 single-family dwelling lots.

Gabby presented this rezoning to the Planning Commission. This was originally designed for 300 apartments and will now consist of 49 single-family dwellings. Gabby presented the development changes to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Marcus Sack with M. E. Sack Engineering states he is available for questions.

MOTION: Durand Standard
SECOND: Marshall Kennemer
VOTE: All in favor of approval.

WALTHOURVILLE

3.4 Rezoning Petition 2021-004-W. A rezoning petition has been filed by Jimmy Shanken, applicant, to rezone 1.52 acres of land from AR-1 (Agricultural Residential District) to R-2 (Single-, Two-Family Residential District) for a small single family residential subdivision (about 5 lots) at 314 Arnall Drive in Walthourville and further described as LCTM-Parcel 041D-038. Property owner is Billy Wallace.

Petitioner asked for this petition to be tabled.

MOTION: Phil Odom

SECOND: Marshall Kennemer

VOTE: All in favor of tabling petition

HINESVILLE

3.5 Rezoning Petition 2021-005-H. A petition was submitted by Kamaria Boston, applicant, to rezone 2.67 acres of land from R-4 (Single-, Two-Family Dwelling District) to O-I (Office Institutional District) for a daycare center at 658 S Main Street, further described as LCTM-Parcel 057C-166. Property owner is Johnnie W. Ray.

Gabby presented this rezoning to the Planning Commission. Gabby's presentation demonstrated how the City of Hinesville is purchasing part of the adjacent property to realign Macarthur Drive.

Mrs. Boston proposes to erect two 4,000 sq. ft. buildings for a child development center for about 80 to 100 children. There is also a 5,000 sq. ft. open pavilion proposed for the future. During off-hours, other activities pertaining to the day care are proposed; for example, birthday parties, parent night-out events and similar. The existing dwelling will also remain on the site. Its use for office institutional purposes has not yet been fully explored.

Gabby stated that most of the property surrounding this parcel is zoned residential with some commercial in the area.

RECOMMENDATION: Disapproval for O-I; Instead, offer Special Permit Use for a Daycare Center.

Commissioner Odom asked how much of the parcel they plan to use. Gabby stated most of the parcel. The playground would be in the back of property.

Gabby stated that Harold Brown, owner of 226 Garden Circle called the office and stated that he was against the rezoning.

Adam Wilkinson with T.R. Long Engineering stated that Ms. Boston wishes to continue with the O-I rezoning because she wants this business to be a total package childcare facility. She wants to offer a speech therapist for special needs children. The idea for the pavilion was to provide a community center for gatherings for the public that is safe place. Adam stated that they will design the facility to keep the noise to a minimum and add buffers and fencing around the facility to be good neighbors.

Mrs. Boston came forward to speak to the Planning Commission. Mrs. Boston stated that she is currently the owner of a childcare center located on S. Main Street behind Kroger. Her business is expanding with the current needs for childcare in the area. There is also a need for speech therapy in the area. She has an autistic son and must travel out of town for his therapy weekly so she understands the need for this to be local. With this development she would be able to have the therapists come to the site to help local families. Mrs. Boston stated that she has asked the engineer to design this as a long-term plan with two phases. She needs O-I to rent out the space to the specialists.

Ms. Linda Richardson came forward to ask a few questions. Her home is located on the adjacent lot to this parcel. She is concerned about noise from parties that would be held in the 5000 square foot building. She is concerned about music late at night from the gatherings.

Mrs. Boston stated she would not be hosting parties after hours and will not be used for cookouts. She intends to use it for baby showers and kids' birthdays on Saturdays between the hours of 9 AM to 3 PM.

Adam came forward and stated that they would be installing a 25-foot buffer with fence to reduce noise on all sides. Adam stated that he would also try to move the building to a different location on the property but must wait until surveying is completed.

MOTION: Phil Odom
SECOND: Lynn Pace
VOTE: All in favor of disapproval

This will go before the Hinesville City Council on February 4, 2021 at 3 PM.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Preliminary Plat for Independence Settlement IV. A request was submitted by Liberty Properties and Holdings Co, LLC., for approval of a subdivision consisting of 49-single family dwellings located on a proposed extension of Rutledge Drive.

Mardee presented the preliminary plat to the Planning Commission.

RECOMENDATION: Approval with standard and the following special conditions:

1. The City Council has approved the PUD Amendment.
2. The construction plans have been submitted to the Environmental Protection Division.

Commissioner Odom asked if the borrow pits needed to be filled in. Marcus Sack stated that they are shallow ponds and originally were to be part of the aesthetic drainage area. They will be filling them in according with the Code of Ordinances.

MOTION: Phil Odom
SECOND: Marshall Kennemer
VOTE: All in favor

This will go before Hinesville City Council on February 4, 2021 at 3 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. The variance request for Buster and Sharyl Strickland on Big Oak road was approved by the Liberty County Commissioners. The request from Lawrence and Belva Duncan to rezone from O-I to B2 was approved by the Walthourville City Council.

8.0 ADJOURN

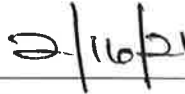
MOTION: Phil Odom

SECOND: Marshall Kennemer

VOTE: Unanimous



Tim Byler, Chairman



Date



Jeff Ricketson, Secretary to the Board