

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



COMMISSIONERS
Sarah Baker
Alonzo Bryant
John Hodges
Marshall Kennemer
Phil Odom
Durand Standard

January 23, 2020

The Liberty Consolidated Planning Commission met on Tuesday, January 21, 2020, 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 December 17, 2019 meeting and the motion was seconded by Sarah Baker. Motion passed unanimously. Vice-Chairman Byler asked for a motion to accept the final agenda. John Hodges made a motion to approve the final agenda with the correction of the Chairman's name. Durand Standard seconded the motion. The motion 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
Tim Byler
Durand Standard
Sarah Baker

ABSENT:

Alonzo Bryant
Marshall Kennemer

LCPC STAFF PRESENT:

Kelly Wiggins, Executive Assistant
Jeff Ricketson, Executive Director
Nirav Gandhi, Planner II
Gabby Hartage, Zoning Administrator
Mardee Sanchez, Engineering Director
Curles Butler, Senior Inspector

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 Ordinances and Resolutions (None)

2.2 Election of Officers (Chair, Vice-Chair, Assistant Vice-Chair and Secretary)

Vice-Chairman Byler asked for a motion to have the Secretary handle the vote of officers.

Motion: Durand Standard
Second: Sarah Baker
Vote: Unanimous in favor

Jeff Ricketson, Secretary, explained that the By-laws call for election of officers every January.

Durand Standard made a motion to elect the slate of officers all at once with Tim Byler as Chairman, Phil Odom as Vice-Chairman, Lynn Pace as Assistant Vice-Chair and Jeff Ricketson as Secretary. The motion was seconded by Sarah Baker. The vote was unanimous in favor for all officers.

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

LIBERTY COUNTY

3.1 Rezoning Petition 2020-001-LC. A petition to rezone 6.05 acres of land, more or less, from B-2 (General Commercial District) to R-2 (Single Family Residential) was submitted by John Tzen, owner. Properties are located on Leroy Coffey Hwy and are further described as LCTM-Parcels 139-009 and 139-010.

Nirav presented this rezoning petition to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Trent Long with T.R. Long Engineering came forward to answer questions. Vice-Chairman Odom asked if there would be onsite water. Trent stated yes.

MOTION: Phil Odom with standard conditions.

SECOND: Lynn Pace

VOTE: Unanimous in favor.

This rezoning petition will go before the LCBOC on February 4, 2020 at 6:00 PM.

LIBERTY COUNTY

3.2 PUD Amendment Petition 2020-002-LC. A petition to amend the development plan of parcels 277-001, 255-009, 255-010, and 277-002 was submitted by Strickland Holloway in representation of Destinations Tidewater, LLC. These properties are located at the interchange of S. Coastal Hwy and I-95. Parcels 277-002, 255-009, and 255-010 are owned by Leconte Properties, LLC, and 277-001 is owned by Destinations Tidewater, LLC. The proposed PUD Amendment would change the use of these properties from condos and campgrounds to a luxury RV park with fee simple lots, an RV park under common ownership, public recreational areas,

including two docks, and a commercial area consisting of 8 lots. All properties combined consist of 130.1 acres, more or less.

Nirav presented this PUD Amendment to the Planning Commission. Nirav stated that there will be 113 rental campsites available on daily, weekly, and monthly basis. Phase two will have 36 waterfront pad sites that will be sold to class A motor coach owners. Phase three will have 81 pad sites along the waterfront canal for RV's and motor coach owners. Phase one will be under singular ownership and campsites will be rented to the public. Phases two and three will have singular ownership of the common areas but individual ownership of the pad sites. Individual pad site owners will be able to rent their pad sites on a daily, weekly, monthly basis.

Mr. Strickland Holloway, owner, came forward and stated that he wanted to address the issues that were concerns from the previous meeting. He feels he has made the necessary changes to meet those concerns. Vice-Chairman Odom asked if Mr. Holloway would consider and part of this development turning into conservation. Mr. Holloway stated that he would consider any thing that the Commissioners ask. He is intending to have a bird watching area and promises to make this development better than anything the Commissioners can imagine. He wants to make use of all the natural resources that are present there. Commissioner Pace asked Mr. Holloway if he owned all 130 acres. Mr. Holloway stated that he owns 91 acres now and will be purchasing the remainder as soon as he gets zoning approval.

Joel Osteen came forward and stated that the gray area on the plan is the part that Mr. Holloway is starting the development with.

Commissioner Pace stated that she feels the area is not suitable for this use. Mr. Holloway stated that he disagrees.

Joel Osteen stated that this is already a PUD and has already been approved for condos. The wetland area will go before the Army Corps of Engineer for change. This presentation is just for zoning. The rest of this will be worked out in the preliminary plat/plan approval.

Alex Muir, representing 100 Miles, came forward to speak against the development. A non-profit with the mission to protect the 100 miles of coast along the state of Georgia. She cited a supreme court case and stated that this development is close to conservation area. She asked for the Planning Commission to recommend denial.

Robert Emerson stated that he lives in McIntosh County across the river and represents the Yellow Bluff Plantation Property Owners Association. Mr. Emerson stated that he has provided a petition signed by 22 residents and other analysis in advance for your review. Mr. Emerson stated that he feels the original PUD plan should not have happened. He stated he feels that the area is unsuitable for any purpose. Mr. Emerson stated that the marsh area was covered up with marsh many years ago. The Friends of South Newport River was established about 10 years ago to try and rectify the ills that were done to the river all those years ago.

Joel Osteen came forward again at the request of Chairman Byler and stated that this has already been approved for zoning. They are just changing the use of the area. Joel stated he disagrees that this will have negative impact on this or the river because the regulatory agencies are going to be sure that this is a responsible development. Mr. Holloway is interested in protecting his investment and this will open up this area for more people to be able to enjoy this area.

Commissioner Pace stated that this scares her that this will be open to more people to enjoy because this part of the coast does not need more people. A sewer line scares her also. Commissioner Pace stated that she is severely opposed to this development and does not feel that this is a benefit to the county.

Commissioner Standard stated that we are challenged with a piece of property that is already zoned and these owners can develop it without even presenting to us. The decision is a balance between what they can do with it today or what they could do with it later. Commissioner Standard stated that he appreciates the fact that they are going to open the area for more people to enjoy. The boat ramp was built for the public to use. He stated he understands that it is perplexing and maybe you are right that 20 years ago we shouldn't have allowed it to be zoned PUD. But it is so much better for us to be involved in this development now rather than what they could do.

Vice-Commissioner Odom stated that this is quite a change to what they first proposed and feels that the Commission should move forward with approval.

Chairman Byler mentioned the covenants and would like for them to be reworded. Part 9 states that this section is at the discretion of the board. Mr. Holloway stated that by limiting just to the pad site, the owner had nothing to own. He states that they could build a small screened in area on the bump out. He stated they would all be uniform.

Mr. Emerson came back and stated that this idea is preposterous and a fantasy.

Chairman Byler stated that he wishes to add a special condition that the covenants must be approved by the LCBOC.

Jeff Ricketson stated that will have to be added to the development narrative.

RECOMMENDATION: Approval with standard and the following special conditions:

- The Declaration of Covenants, Conditions, and Restrictions submitted to LCPC January 8, 2020, shall be recorded prior to any final development approvals for Phases 2 and 3.
- The covenants must be approved by the Liberty County Board of Commissioners and be incorporated as an appendix to the PUD's Development Narrative.

MOTION: Phil Odom with standard and special conditions

SECOND: Durand Standard

VOTE: 3 Approvals
2 Disapprovals
1 Abstained

Motion passes

This rezoning petition will be heard by the LCBOC on February 4, 2020 at 6 PM.

HINESVILLE

3.3 Rezoning Petition 2020-003-H. A petition to rezone 8.28 acres of land, more or less, from C-2 (General Commercial District) and R-TH (Townhouse Dwelling District) to C-3 (Highway Commercial District) was submitted by Jeff McIntosh, applicant. Property owners are the Mulberry Company, LLC, and R.T. Sikes Construction, LLC. Property is located at the

intersection of Churchfield Drive and GA 196 Hwy W. and further described as LCTM-Parcel 036D-019.

Gabby presented this rezoning petition to the Planning Commission.

RECOMMEDATION: Approval with standard conditions.

Commissioner Standard asked what the buffer is between residential and commercial. Gabby stated a fence and either a 15 or 20-foot-deep landscape buffer.

MOTION: Durand Standard

SECOND: John Hodges

VOTE: Unanimous in favor

This rezoning petition will go before the Hinesville City Council on February 6, 2020 at 3 PM.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

5.0 INFORMATIONAL ITEMS

4.1 Proposed amendment to the Hinesville Subdivision Regulations – Adding Cluster Mailbox Stations as a required improvement.

Mardee presented this ordinance amendment to the Planning Commission. The United States Post Office requires new subdivisions to install cluster mailboxes. The proposed amendment will allow for cluster mailboxes. Mardee presented the Commission with examples of covered mailboxes and accessibility to the area for cluster mailboxes. The Planning Commissioners will look over the proposed ordinance amendment and provide feedback. Chairman Byler mentioned that there needs to be a requirement for the party responsible for maintaining the mailboxes and structure.

5.2 Proposed amendment to the Hinesville Zoning Ordinance – Consolidating and updating the off-street parking requirements.

Mardee presented this ordinance amendment to the Planning Commission. Mardee stated that there a few tables for parking spaces in the ordinance that no longer exist. Mardee spoke with GDOT and GDOT stated that this is no longer their standard. Mardee proposes to remove the tables that are no longer standard and to clean up the ordinance to meet the standards and guidelines of today.

Jeff stated that the two proposed amendments apply to the City of Hinesville. Jeff requested permission from the Commission to advertise these two ordinance changes in the newspaper along with eh proposed RV ordinance for the county.

Motion: Phil Odom made a motion to grant permission to advertise ordinance changes

Second: Sarah Baker

Vote: Unanimous in favor

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 rezoning petition in Walthourville for duplexes was approved by the City of Walthourville. The request by Harry Rogers for Habersham Plantation was approved by the Board of Commissioners. Jeff reminded the Commissioners of the County Wide Planning Workshop in March and to let Kelly know if you wish to attend.

8.0 ADJOURN

MOTION: Phil Odom
SECOND: John Hodges
VOTE: Unanimous



Tim Byler, Chairman

2/18/2020

Date



Jeff Ricketson, Secretary to the Board