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Jack Shuman
VICE CHAIR
Timothy Byler
ASST. VICE CHAIR
Lynn Pace
SECRETARY
Jeff Ricketson



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

July 20, 2018

The Liberty Consolidated Planning Commission met on Tuesday, July 17, 2018, 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 June 19, 2018 meeting. Alonzo Bryant seconded the motion. Motion passed unanimously. Vice-Chairman Byler asked for a motion to accept the final agenda. Durand Standard made a motion to approve the agenda and Marshall Kennemer seconded the motion. Motion passed unanimously. The public was notified of the meeting and the agenda was posted in accordance with Georgia Law.

COMMISSIONERS PRESENT:

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

ABSENT:

Jack Shuman
Sarah Baker
Andrew Williams

LCPC STAFF PRESENT:

Kelly Wiggins, Executive Assistant
Gabby Hartage, Zoning Administrator
Jeff Ricketson, Executive Director
Alan Seifert, Planner II
Abe Nadji, Engineer

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 Consent Agenda Items (None)

2.2 Ordinances and Resolutions (None)

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

HINESVILLE

3.1 Special Permit Use 2018-034-H. An application has been filed by Buckel Design Group for a special permit use to be permitted to have a tire and wheel retail store at 612 W. Oglethorpe Hwy, further described as LCTM-Parcel 057D-013. Property owner is the estate of Miriam Elizabeth Beale. This property is zoned C-2 (General Commercial District) and consists of 1.45 acres of land, more or less.

Gabby presented this special permit use to the Planning Commission.

RECOMMENDATION: Approval with standard and the following special conditions:

- A 6 ft. high opaque fence barrier shall be built between the development and residential properties.
- A driveway connection between adjacent commercial development to the South shall be established.

Commissioner Standard asked how the sign ordinance would come into play under a special permit use. Gabby stated that the Hinesville ordinance is pretty much identical between C2 and C3. The only difference is in C3 you can have billboards where as in C2, the other signage is identical to C3.

MOTION: Durand Standard with standard and special conditions.

SECOND: Marshall Kennemer

VOTE: All in favor.

This special permit use will go before the Hinesville City Council on August 2, 2018 at 3PM.

3.2 Rezoning Petition 2018-035-H. An application has been filed by Donald Christopher Hunt, owner, to rezone 1.35 acres of land, more or less, from C-2 (General Commercial District) to C-3 (Highway Commercial District) at 1137 Hwy 196 West, further described as LCTM-Parcel 046C-001.

Gabby presented this rezoning petition to the Planning Commission. Gabby stated that the fruit and vegetable stand will not take up any parking. Gabby stated the parking and building have been rebuilt after a fire.

RECOMMENDATION: Approval with standard conditions.

Commissioner Pace asked if the Pawn Shop would have items outside. Gabby stated that this is just for the vegetable stand and if the owner wanted to place items outside he would have to come back with a site plan.

MOTION: Durand Standard

SECOND: Marshall Kennemer

VOTE: All in favor

This rezoning petition will be heard by the Hinesville City Council on August 2, 2018 at 3PM.

3.3 Rezoning Petition 2018-036-H. An application has been filed by Dimension Hinesville Venture, LLC, applicant, on behalf of Eagle Creek Property Management, LLC, owner, to rezone 0.68 acres of land, more or less, from MH (Manufactured Home Park District) to C-3 (Highway Commercial District). Property is located off Hwy. 84 and Brantley Drive, and is further described as LCTM-Parcel 058C-135 (portion thereof).

Gabby presented this conditional use request to the Planning Commission. Gabby explained the entry points to the development to the Planning Commissioners. Gabby also presented the Commission with the new sign that will be erected and explained that the much larger sign for Eagle Creek Mobile Home Park will be torn down.

RECOMMENDATION: Approval with standard conditions and the following special condition: LCTM-Parcels 058C-135, 058C-136 and 058C-137 shall be combined.

Commissioner Odom stated that he has had discussion with the developer consisting of the history of the property but no discussion on the economics of the property. Commissioner Odom stated that he would like to abstain from voting on this petition but would like the opportunity to speak if needed.

David Shanahan with Dimension Hinesville Venture came forward to speak of behalf of the project. Mr. Shanahan stated that the main driveway on Hwy 84 entrance will have no left turn out but there will be left turn in. Vice-Chairman Byler stated that he is concerned with the Brantley Drive entrance due to the size of the street. Mr. Shanahan stated that he will meet the GDOT requirements. He also stated that the property will be squared up from how it is sitting at this time. Mr. Shanahan explained the layout of the project to the Planning Commissioners.

MOTION: Marshall Kennemer with standard and special conditions

SECOND: Lynn Pace

VOTE: 5 in favor, Commissioner Odom abstained

This conditional use will go before the Hinesville City Council on August 2, 2018 at 3:00 P.M.

ALLENHURST

3.4 Variance 2018-037-A. An application for a variance of 5.88 feet to the required twenty-five (25) foot front yard setback to allow a setback of 19.12 feet has been filed by Dryden Enterprises, owner, to match the setback of the previously constructed house in the Town of Allenhurst, further described as LCTM-Parcel 062A-016.

Alan presented this variance to the Planning Commission. Alan stated that the narrative was not included in the presentation. Alan stated that this home was mistakenly built within the setbacks and was not noticed until completion.

RECOMMENDATION: No recommendation.

Commissioner Kennemer asked if this would interfere with any of the utilities? Alan stated no. Commissioner Pace stated that from the beginning this made no sense whatsoever, but now that they are saying, "Whoops, I'm sorry, I made a mistake," now it makes sense. Commissioner Odom asked if this was an existing building? Alan stated yes. Commissioner Odom stated "so we either have a Friday afternoon layout of the pad or a Monday morning layout.

Luke Dryden came forward to state that he was available if the Commission has any questions.

MOTION: Phil Odom recommended approval.

SECOND: Durand Standard

VOTE: All in favor of approval.

HINESVILLE

3.5 Variance 2018-038-H. An application for a variance on the depth of a tree buffer was submitted by Sam Miness, applicant, for property located on E.G. Miles Pkwy and further described as LCTM-Parcels 057A-085 and 057A-086. The property owner is Pete Clark. The ordinance requires a 15 ft. wide vegetative buffer in addition to a 6 ft. high fence. The buffer requested is only 5 ft. or less.

Gabby presented this variance to the Planning Commission.

RECOMMENDATION: Disapproval

MOTION: Phil Odom made a motion to disapprove.

SECOND: Durand Standard

VOTE: Unanimous in favor of disapproval

Commissioner Odom asked if the commission sees a minimum necessary to afford relief in this request. Jeff stated that the LCPC staff position on this variance is the only reason they need relief in this case is because they want to place this unit perpendicular to the road. If they spun it around and located it parallel to the road then they would be able to meet the 15-foot buffer. If they can, then they should. Commissioner Odom stated even though the property next door does not meet this requirement. Gabby stated that was allowed before this ordinance was passed. Jeff stated that since the City Council has already determined that a 15-foot planted buffer should be in place to protect single family residences from commercial, there wasn't grounds to recommend approval for this. They have options. Commissioner Odom said to back up to the last one the Commission just heard. Are we going to enforce this on this property? Jeff stated that the IHOP development will have a 15-foot buffer. Jeff asked if the right-of-way stated residentially-zoned or residentially-used? Commissioner Odom asked how do we interpret that? Commissioner Odom stated that we waived the right to the Bennett's Insurance before we had the laws that we are operating under now. Commissioner Odom stated that if you are going to enforce it there, you are going to enforce it here also. Commissioner Standard stated that he thinks the spirit of the ordinance is to protect commercial from residential. There is not a residential home here, so I think this is a different animal altogether. But we have an ordinance today that says we got to have protection with a buffer. It says 15 feet, I think what we are talking about is something less than what the ordinance says. Commissioner Odom asked to go back to the case before us. Odom stated that in his mind

Mr. Miness is showing minimum means of relief. I disagree with staff. Gabby stated that the staff has suggested moving the parking lot closer to the highway. Commissioner Odom stated that it was time to wait to listen to the applicant.

Chris Brixey with TR Long Engineering stated that one of the reasons they are avoiding pushing the parking lot toward the highway is that one, it decreases the lane around the exit and two, it decreases the radius turn. Commissioner Odom asked Mr. Brixey if he used public safety for this design. Mr. Brixey stated yes. Commissioner Odom asked if the buildings could be rearranged and Mr. Bixby stated that the buildings have to be arranged a certain way. Commissioner Standard asked how many individual pods there are? Brixey stated nine. Standard stated then take one of them out and we all go home happy. Jeff Ricketson stated that one couldn't be removed. Commissioner Standard stated that he is not sure that is correct because he is placing the same type building at his organization and you can take one out. Now you might have to make a few changes depending on what the floor is made of. They are modular for the simple reason that you can put together as many as needed. Commissioner Pace stated she feels the buffer needs to be there because it has been a requirement. It is nothing new. Jeff stated people are living there. Commissioner Odom stated that the owner needed to make the square footage of the modular building to fit the lot with the setbacks. Jeff pointed out that changing the square footage would reduce the required amount of parking and possibly eliminate the need for a variance.

Sam Miness came forward and stated that he could re-configure the building, but the end pieces must stay the same. Mr. Miness stated there may have to be some electrical work done for the reconfiguration.

MOTION: Marshall Kennemer made a motion to table this item.

SECOND: Durand Standard

VOTE: All in favor of tabling item.

WALTHOURVILLE

3.6 Approval of Land Use. Change of use at 248 Hardman Road in Walthourville zoned I-1 (Industrial Districts) from industrial/warehouse use to a less intense use as a gymnastics facility.

Gabby presented this approval of land use to the Planning Commission. This building is suitable for what they need due to the high ceilings.

RECOMMENDATION: Approval with standard conditions.

Ms. Melinda Myers, the owner, came forward and stated that the City of Walthourville Mayor Pray told her that they are looking for more recreational sites in that area.

MOTION: Alonzo Bryant

SECOND: Marshall Kennemer

VOTE: All in favor

This approval of land use will go before the Walthourville City Council on August 14, 2018 at 6PM.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Request for final plat approval for Pineridge Subdivision, Phase 2-B. A request was submitted by RTS Homes for Pineridge Subdivision, Phase 2-B, for a final plat consisting of 37 single-family residential lots.

This preliminary plat was presented to the Planning Commission by Abe.

Commissioner Standard stated that the items that are listed under special condition should be removed before presenting this plat to the Hinesville City Council.

RECOMMENDATION: Approval with standard and the following special condition:

Prior to placing this item on City of Hinesville’s agenda, all required Primary and Secondary financial guarantees shall be submitted.

- **Lighting- Commitment letter from Georgia power and fees – primary**
- **Lighting transfer acknowledgement from Developer**
- **Primary improvement guarantee (letter of credit) such as street paving, signage, striping**
- **Secondary improvement guarantee (letter of credit) such as street trees and sidewalks**
- **Maintenance guarantee (letter of credit) for all primary improvements**

MOTION: Phil Odom

SECOND: Durand Standard

VOTE: All in favor

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 stated that the City of Walthourville approved the solar ordinance. The city of Hinesville tabled Mr. Clark’s rezoning request for the location on E. G. Miles with modular buildings. Mr. Boyd that requested rezoning for the bar and grill was tabled by the LCBOC. The petition for Horse Creek Partners that was withdrawn has not been brought before the LCPC again. The request for the conditional use for the church in Allenhurst was tabled by the Town of Allenhurst Council. The request by Mr. Tzen for the truck parking lot on M. L. Coffey Highway was disapproved by the LCBOC. The application from Mr. Guyett to rezone the property on E. G. Miles Pkwy was approved. The application from Ms. Houston was approved by the City of Riceboro. The application for the mobile home park to rezone was approved by Hinesville City

Council. The solar farm was approved by the Walthourville City Council. The request for White Oak Apartments was approved by the Hinesville City Council.

8.0 ADJOURN

MOTION: Phil Odom

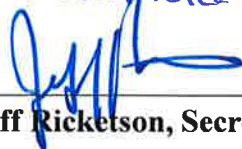
SECOND: Durand Standard

VOTE: All in favor



~~Jack Shuman, Chairman~~

TIMOTHY BYLER, VICE CHAIRMAN



Jeff Ricketson, Secretary to the Board

6/21/08

Date