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Lynn Pace
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Jeff Ricketson



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

June 29, 2019

The Liberty Consolidated Planning Commission met on Tuesday, June 18, 2019, in the Historic Courthouse, 100 Main St., Hinesville, GA. Jack Shuman, Chairman, called the meeting to order. A motion was made by Durand Standard and seconded by Marshall Kennemer to approve the minutes from the May 21, 2019, meeting with one minor correction. Motion passed unanimously. Chairman Shuman asked for a motion to accept the final agenda. Durand Standard made a motion to approve the final agenda. Tim Byler 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
Durand Standard
Lynn Pace
Jack Shuman
Marshall Kennemer
Alonzo Bryant
Tim Byler

ABSENT:

Phil Odom
Sarah Baker

LCPC STAFF PRESENT:

Kelly Wiggins, Executive Assistant
Jeff Ricketson, Executive Director
Gabby Hartage, Zoning Administrator
Nirav Gandhi, Planner II
Nils Gustavson, Planner III
Curles Butler, Inspector

Chairman Shuman 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

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

LIBERTY COUNTY

3.1 Rezoning Petition 2019-021-LC & Conditional Use 2019-022-LC. An application has been filed by Sarah McCartney, owner, for both a rezoning and a conditional use at 298 Hager Lane, further described as LCTM-Parcel 322-007. This parcel consists of 6.63 acres of land, more or less, and is zoned A-1 (Agricultural District). The rezoning petition is to change the property from A-1 to AR-1 (Agricultural-Residential District). The conditional use request is to allow the establishment and operation of a small aesthetics retail store on the property.

Nirav presented this rezoning and conditional use to the Planning Commission.

Sarah McCartney came forward and stated that she is licensed and is turning this accessory building into her studio for aesthetician services.

Commissioner Byler asked if the building had to go through any type of inspection process before she opened. Sarah stated no.

RECOMMENDATION: Approval for both the rezoning and the conditional use.

MOTION: Alonzo Bryant

SECOND: Marshall Kennemer

VOTE: Unanimous in favor

This rezoning and conditional use will go before the LCBOC on July 2, 2019, at 6 PM.

RICEBORO

3.2 Variance 2019-023-R. An application has been filed by Samuel D. Mobley, on behalf of Cecil and Azealia Johnson, to be allowed to place a double-wide manufactured home on a one-acre tract subdivided off LCTM-Parcel 166D-036. A variance on building setback lines to place a double-wide manufactured home on this one-acre tract is required.

Gabby presented this variance to the Planning Commission. Chairman Shuman stated that the total setback for the variance is 17 feet. Gabby stated that is correct.

RECOMMENDATION: Approval with standard conditions.

MOTION: Durand Standard

SECOND: Tim Byler

VOTE: Unanimous in favor

This will go before the Riceboro City Council on July 2, 2019, at 6PM.

MIDWAY

3.3 Conditional Use 2019-024-M. An application has been filed by Jay Sanders, on behalf of Uniti Towers, to be allowed to build a cellular communications tower approximately 255 ft. in height on a 0.23-acre tract subdivided off LCTM-Parcel 212C-059. Both a 30 ft. access and a 30 ft. utility easement will be established as well. Property owners are Betty S. Kennedy and

Claudia Smith. Entire property consists of 114 acres of land, more or less, and is zoned AR-1 (Agricultural-Residential District) and B-1 (Neighborhood Commercial District).

This conditional use request was presented by Nirav to the Planning Commission. Chairman Shuman stated that this is near the old "Ida Mae and Joe's Restaurant."

RECOMMENDATION: Approval with standard conditions.

Jay Sanders, representative for Uniti Towers came forward to speak in favor of the conditional use. The tower is 255 ft. in height and is for AT&T. This tower will enhance the 911 emergency calls. There is room for another utility company to collocate on this tower.

Clemontine Washington came forward to state that she is a property owner and she received the letter from the LCPC. She would like the record to reflect that the mailing address that the letter was sent to is not the tax address of the property. She would also like to know what type of cell tower is being installed. Mr. Sanders stated that is a three-legged self-supporting tower without guyed wires. Ms. Washington asked if the service areas covered would cover the Midway residents along highway 84. Mr. Sanders stated that is correct and basically the service would cover a five-mile radius. Ms. Washington asked if all property owners were notified and Nirav stated they were.

MOTION: Tim Byler

SECOND: Marshall Kennemer

VOTE: Unanimous in favor

This conditional use will go before the City of Midway on July 8, 2019 6 PM.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Request for Final Plat approval for Flemington Village Phase 1A. A request has been submitted by P.C. Simonton and Associates on behalf of SEI Development, LLC for approval of 22 single-family detached residential homes located in the City of Flemington.

Gabby presented this final plat to the Planning Commission.

RECOMMENDATION: Approval with standard and the following special conditions:

Prior to presenting the project to the City of Flemington, the following special conditions shall apply:

Submit the following bonds:

- Two-year maintenance bond: \$53,893.73
- Two-year performance bond for lot sidewalks and street trees: \$ 32,616.00
- Six-month performance bond for street signage: \$1,800.00

MOTION: Marshall Kennemer

SECOND: Lynn Pace

VOTE: Unanimous in favor

This final plat will go before the Flemington City Council on July 9, 2019, at 4:30PM.

4.2 Request for Final Plat approval for Flemington Village Entrance Road. A request has been submitted by P.C. Simonton and Associates on behalf of SEI Development, LLC, for approval of a new entrance road consisting of 3,600 linear feet named Flemington Village Boulevard.

Gabby presented this final plat to the Planning Commission.

RECOMMENDATION: Approval with standard and the following special conditions:

Prior to presenting the project to the City of Flemington, the following special conditions shall apply:

Submit the following bonds:

- Two-year maintenance bond: \$98,181.60
- Two-year performance bond for lot sidewalks and street trees: \$123,276
- Six-month performance bond for signage: \$3,000.00

MOTION: Tim Byler

SECOND: John Hodges

VOTE: Unanimous in favor

This will go before the Flemington City Council on July 9, 2019, at 4:30 PM.

4.3 Request for Preliminary Plat approval for McLamb Estates. A request has been submitted by P.C. Simonton and Associates on behalf of Jimmy Shanken for approval of 13 single-family residential lots in the City of Walthourville.

Gabby presented this preliminary plat to the Planning Commission.

Matthew Barrow with P.C. Simonton and Associates came forward to speak on behalf of the developer. Commissioner Pace asked why they did not want to install the sidewalks on this portion of the development. Matthew stated it becomes cost prohibitive to install the sidewalk due to the small number of narrow lots exacerbated by the narrow right-of-way and roadside ditches. The cost of curb and gutter and piping the ditches would far exceed the value of the lots for residential building. Chairman Shuman asked what if we required those sidewalks to be installed. Matthew stated that the developer might not develop that portion if he is forced to install sidewalks. Commissioner Pace stated that she lives on a narrow road with no sidewalk and feels they are necessary.

RECOMMENDATION: Approval with standard and the following special conditions:

Prior to presenting the project to the City of Walthourville, the following special conditions shall apply:

EPD approval for water and sewer system.

GSWCC approval of Erosion Control Plan
Sidewalks are required for all new lots fronting Griffin Road

MOTION: Tim Byler
SECOND: Lynn Pace

Discussion: Commissioner Standard stated that he would like to make sure that the City of Walthourville look at this, because it makes no sense to build sidewalks to nowhere.

REVISED MOTION: Tim Byler revised his motion to approve with standard and special conditions and the condition that the City of Walthourville take into consideration this issue.

SECOND: Durand Standard
VOTE: Unanimous in favor

Jeff Ricketson mentioned that this is a sensitive topic at the City of Walthourville.

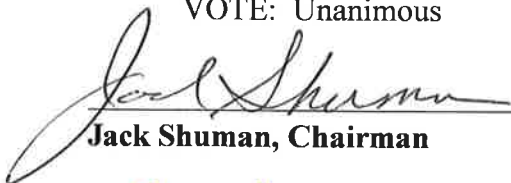
This preliminary plat will go before the Flemington City Council on July 9, 2019 at 6 PM.

- 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. Jeff stated that the LCBOC tabled the ordinance for waterfront property accessory buildings. The variances for the detached garage in the front yard and the variance for the set back in the front yard were approved by the LCBOC. The personal care home in Walthourville was approved by Walthourville City Council. The Azalea Street development has not been to the City of Hinesville due to ownership issues.

8.0 ADJOURN

MOTION: Tim Byler
SECOND: Durand Standard
VOTE: Unanimous



Jack Shuman, Chairman

7-16-19

Date



Jeff Ricketson, Secretary to the Board