

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
Samone Norsworthy

July 2, 2020,

The Liberty Consolidated Planning Commission met on Tuesday, June 16, 2020, in the Historic Courthouse, 100 Main St., Hinesville, GA. Tim Byler, Chairman, called the meeting to order. A motion was made by Marshall Kennemer to accept the minutes from the May 19, 2020 meeting and the motion was seconded by Sarah Baker. Motion passed unanimously. Chairman Byler asked for a motion to accept the final agenda. Jeff informed the Commission that there is a request from T.R. Long to add a preliminary and final plat to the agenda for Tranquil South for RTS Homes. Phil Odom made a motion to approve the final agenda with the addition. The motion was seconded by Marshall Kennemer and passed unanimously. The public was notified of the meeting and the agenda was posted in accordance with Georgia Law.

COMMISSIONERS PRESENT:

ABSENT:

John Hodges
Lynn Pace
Phil Odom
Tim Byler
Durand Standard
Samone Norsworthy
Marshall Kennemer
Sarah Baker
Alonzo Bryant

LCPC STAFF PRESENT:

Kelly Wiggins, Executive Assistant
Jeff Ricketson, Executive Director
Gabby Hartage, Zoning Administrator
Mardee Sanchez, Engineering 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 (None)**

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

HINESVILLE

3.1 Rezoning 2020-016-H. A petition was submitted by Pittman Rental Properties, LLC, owner, to rezone a 2.04 acres of land, more or less, from O-C (Office Commercial District) to C-2 (General Commercial District) close to the intersection of MacArthur Drive and W. Oglethorpe Hwy for a restaurant and retail shops. Property is further described as LCTM-Parcel 057C-257.

Gabby presented this rezoning petition to the Commission.

RECOMMENDATION: Approval

MOTION: Durand Standard

SECOND: Marshall Kennemer

VOTE: Unanimous in favor

This will be heard by the Hinesville City Council on July 2, 2020 at 3 PM.

3.2 Variance 2020-017-H. A variance application has been filed by Pittman Rental Properties, LLC, owner, for a variance to Hinesville's code of ordinances, chapter 17, section 17-32, trees and vegetation, visual buffers, screening, and fences, in regard to property located in close proximity to the intersection of MacArthur Drive and W. Oglethorpe Hwy, and further described as LCTM-Parcel 057C-257.

Gabby presented this variance to the Planning Commission. Commissioner Kennemer asked how deep the present vegetation is now. Gabby stated that it appears most of it is on the residential property owners' side.

RECOMMENDATION: Approval with standard and the following special conditions:

- On the North side of the development along parcel 057C-265, a 7 ft. wide vegetative buffer and a 6 ft. high privacy fence shall be installed.
- On the West side of the development, a 12 ft. planted or preserved vegetative buffer and a 6 ft. high privacy fence shall be installed.

Cynthia Johnson came forward to ask where the restaurant is being built in relationship to the dental practice. Gabby demonstrated on the presentation the approximate location of the proposed restaurant. Trent Long also came forward to help with explanation. Mrs. Johnson also asked how close to Hwy 84 the fence will go. Trent showed Mrs. Johnson and explained that the fence will not block the view of the dental office sign.

Dr. John Johnson came forward as owner of the dental practice. Dr. Johnson stated that his tenant lives in the residence behind his dental office and he would like to see more of a buffer. He would like to request the maximum buffer.

Dr. Jonathan Johnson came forward and asked what type of privacy fence and vegetation will be installed.

Dr. Evetta Borden came forward and stated that she has concerns about lighting and disturbance to the residential area adjacent to this restaurant. Dr. Borden stated that the lighting from the

credit union is disturbing as it lights up the whole back of her house. She is also concerned about the dumpster and the time of the day they collect the trash.

Trent Long with T.R. Long Engineering stated that they would certainly work to make this project acceptable to everyone involved. Trent stated that he changed the drive aisle to 15 feet for the delivery and trash trucks and made traffic one way. The fence will be opaque, and they will install heavy vegetation with taller plants. Trent stated that he will speak with Dr. Pittman about making sure the lighting does not project into the residential area by installing downlit lighting. Trent stated that he would work out anything the staff recommends that is possible. Chairman Byler asked if the outdoor seating would have a buffer as well. Trent stated that it does on the side of the Johnson property. Commissioner Odom asked if Trent would consider a fence near the outside seating. Trent stated that he would consider trellis. Commissioner Norsworthy asked if he would consider an 8-foot privacy fence. Trent stated that 6 ft was going to be the highest at this site.

Dr. John Johnson came forward and asked if they would install a wooden fence versus the vinyl fences that stain. Trent stated that he would pass that on to Mr. Pittman.

Mrs. Johnson stated that there will be a lot of traffic on that roadway and asked if they could get 12 feet on their side as well. Trent stated that he does not have the geometry to make that happen.

MOTION: Phil Odom with standard and special conditions as presented by staff.

SECOND: Lynn Pace

VOTE: Unanimous in favor

This rezoning will be heard by the Hinesville City Council on July 2, 2020 at 6 PM.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Revised Preliminary Plat for Tranquil South Phase 2 and Sidewalk Waiver. Request for revised preliminary plat approval by RTS Homes for a 39-lot single family subdivision on 13.04 acres in Flemington.

Mardee presented this preliminary plat to the Planning Commission. The revision is to increase the number of lots for the patio homesites. The patio lots would change from 29 to 32 homesites. The sidewalk waiver is from the requirements to construct sidewalks on the adjacent existing streets: Old Hines Road and O.C. Martin Road.

The LCPC does not support the requested waiver.

RECOMMENDATION # 1: Approval with standard and the following special conditions for the revised plat for Tranquil South.

RECOMMENDATION # 2: Denial of sidewalk waiver.

Commissioner Odom asked how much right of way is there for a sidewalk. There is an 80 foot right of way on O.C. Martin. Jeff stated that the sidewalks could be placed on either side of the existing ditch.

Commissioner Hodges asked if there is room for the sidewalk between the existing ditch and the existing road. Mardee stated yes. Commissioner Hodges asked for Mardee to show where the amenities are located.

Trent Long came forward and stated that he has talked with Trevor Sikes and they do not own the property behind where the sidewalk would be placed, and some homeowners do not want the sidewalks on O.C. Martin Road. Commissioner Odom stated that twenty years from now there may be different homeowners.

MOTION: Phil Odom made a motion for approval of the revised preliminary plat and denial of the sidewalk waiver.

SECOND: Alonzo Bryant

VOTE: 7 in favor

ABSTAIN: John Hodges

This preliminary plat will be heard by the Flemington City Council on July 14, 2020 at 4:30 PM.

4.2 Final Plat and Acceptance of Dedications for the Tranquil South Phase 2. Request for final plat approval for 39 single-family dwellings on 13.04 acres currently zoned PUD for RTS Homes in Flemington.

Mardee presented this final plat to the Planning Commission.

RECOMMENDATION: Approval of final plat with standard and the following special conditions and Acceptance of the Dedications noted on the final plat:

1. Prior to consideration by the Flemington City Council, Letters of Credit shall be submitted for the following and in the amounts indicated:
 - **\$1,800** for remaining primary improvements (*striping and signage*)
 - **\$11,400** for secondary improvements (*sidewalks and street trees*)
 - **\$38,534** for maintenance of required improvements.

Trent Long came forward and asked the special condition to be changed to read “prior to acceptance by City Council.” Jeff stated that the LCPC would modify our records to reflect that request.

MOTION: Alonzo Bryant with standard and special conditions listed and the change of language.

SECOND: Samone Norsworthy

VOTE: Unanimous in favor

This final plat will go before the Flemington City Council on July 14, 2020 at 4:30 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 the actions from our June meeting. Jeff stated that Mr. Nathaniel Jones rezoning was approved by the LCBOC.

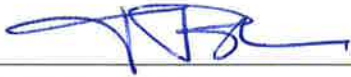
Mr. John Dixon was approved for his variance to add on to his home. Mr. Shawn Brown was approved for a special permit use by the Hinesville City Council for the former Bank of America Building with the condition that it goes before the Design Review Board. The Housing Authority zoning request on E.G. Miles Pkwy was denied by the City of Hinesville. The ATM in the Big Lots shopping center was approved. The two preliminary plats were approved.

8.0 ADJOURN

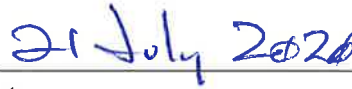
MOTION: Phil Odom

SECOND: Marshall Kennemer

VOTE: Unanimous



Tim Byler, Chairman



Date



Jeff Ricketson, Secretary to the Board