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



COMMISSIONERS
Sarah Baker
Alonzo Bryant
John Hodges
Marshall Kennemer
Durand Standard
Samone Norsworthy

March 22, 2021

The Liberty Consolidated Planning Commission met on Tuesday, March 16, 2021, in the Historic Courthouse, 100 Main St., Hinesville, GA and virtually via ZOOM. Phil Odom, Vice-Chairman, called the meeting to order. **John Hodges made a motion to accept the February 16, 2021 minutes. The motion was seconded by Alonzo Bryant. The motion passed unanimously.** Vice-Chairman Odom asked for a motion to accept the final agenda. **A motion was made by Alonzo Bryant to accept the agenda and the motion was seconded by John Hodges and passed unanimously.** The public was notified of the meeting and the agenda was posted in accordance with Georgia Law.

COMMISSIONERS PRESENT:

Alonzo Bryant (in person)
Lynn Pace (via ZOOM)
Phil Odom (in person)
Durand Standard (via ZOOM)
Sarah Baker (via ZOOM)
Marshall Kennemer (via ZOOM)
Samone Norsworthy (via ZOOM)
John Hodges (in person)

ABSENT:

Tim Byler

LCPC STAFF PRESENT:

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

Vice-Chairman Odom 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

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

MIDWAY

3.1 Conditional Use 2021-010-M. A conditional use application was submitted by Harold Randolph Buck, owner, to have a conditional use for a self-storage facility on property located on the east side of the intersection of E. Oglethorpe Hwy. and Charlie Butler Road, and further described as LCTM-parcel 242D-016. Property consists of 8.06 acres of land, more or less and is zoned I-C (Interstate Commercial Corridor District) in Midway.

Gabby presented this conditional use to the Planning Commission. Gabby stated that this development will also have to go before the Gateway Design Board for the City of Midway. All buffers will be reviewed during the site plan review.

RECOMMENDATION: Approval with standard conditions.

Commissioner Baker asked if the total number of storage units is 375. Gabby stated that is correct.

MOTION: John Hodges

SECOND: Durand Standard

VOTE: All in favor of approval

This conditional use will be heard by Midway Mayor and Council on April 12, 2021, at 6 PM.

3.2 Rezoning Petition 2021-011-M. A rezoning petition was submitted by Ricky E. Reeves, owner, to rezone 5.29 acres of land, more or less, from R-1 (Single Family Residential District) to AR-1 (Agricultural Residential District) on Lake Gale Drive in Midway and further described as LCTM-parcel 241C-032.

Gabby presented this rezoning petition to the Planning Commission. Gabby explained that Mr. Reeves originally requested to rezone the property into three separate parcels to leave land to his three children. This is not allowed per ordinance without street frontage. He can place one double wide on the property as currently zoned but wishes to place more than one double wide.

RECOMMENDATION: Disapproval

Shannon and Branden Zaleski live at 22 Carriage Way and are against this rezoning. Shannon states that this property is directly behind her back yard and does not wish to look at mobile homes and is concerned her property value will decrease.

Harold Lawson lives at 31 Carriage Way and stated that he is against the rezoning. He is also concerned about the decreasing value of his home if this rezoning is allowed.

Corey Daniels lives at 10 Carriage Way and concerned it will affect the value of their home and stated that if approved for three mobile homes, who is to say that the owner will not add more mobile homes to the property.

Dean Hutto of 44 Carriage Way stated that he is the property owner that sent in the pictures to the staff. He lives in the only 2-story home and is concerned with privacy issues. His home will look directly down on the proposed rezoned property and that property will look directly up into his home. One of the reasons that they purchased this home is that they were told there were no plans for this proposed piece of property.

Commissioner Pace stated that although this is a nice piece of property and it is a shame that it is divided like it is, she agrees that it should not be used to place mobile homes. She would like to see the parcels together so it would at least be sellable.

MOTION: John Hodges

SECOND: Marshall Kennemer

VOTE: All voted in favor of disapproval.

This rezoning petition will be heard by Midway Mayor and Council on April 12, 2021 at 6 PM.

LIBERTY COUNTY

3.3 Variance Petition 2021-013-LC. A variance petition was submitted by Josh Wheeler on behalf of AOI South, LLC, owner, for a variance to decrease the side setbacks of two lots on Main St. in Isle of Wight from 15 ft. to 10 ft. This parcel is zoned R-2 (Single and Two Family Residential) and is further described as LCTM-parcel 281D-035.

Nirav presented this variance to the Planning Commission.

RECOMMENDATION: Approval

Dan Scott came forward to speak against the variance. Mr. Scott lives on the Isle of Wight and stated that the setbacks are there to protect the neighbors. Vice-Chairman Odom stated that this lot of record was in existence before the required 80-foot frontage was created.

Commissioner Pace stated that she used to live in the area and the lots are narrow, but they were made for small houses.

MOTION: John Hodges

SECOND: Alonzo Bryant

VOTE: 7 voted in favor of approval, 1 voted against (Commissioner Pace) Motion passes.

This variance petition will be heard by Liberty County Board of Commissioners on April 6, 2021 at 6PM.

3.4 Variance Petition 2021-014-LC. A variance petition was submitted by Mindi Morrall, owner, for a variance to decrease the rear setback of a property on Isle of Wight Rd from 30 ft. to 20 ft. Property is zoned B-2 (General Commercial) and is further described as LCTM-Parcel 242B-026.

Nirav presented this variance to the Planning Commission. Nirav stated that the request for the variance is to save a Live Oak tree in front and to line up this building with the other existing building on the property.

RECOMMENDATION: Approval.

Trent Long spoke on behalf of the owner, Mindi Morrall. Trent stated that this variance will line up with the other building and save two Live Oak trees.

MOTION: Durand Standard

SECOND: Marshall Kennemer

VOTE: 7 voted in favor, 1 voted against (Commissioner Pace) Motion passes.

This variance petition will be by Liberty County Board of Commissioners on April 6, 2021, at 6PM.

HINESVILLE

3.5 Rezoning petition 2021-015-H. A rezoning petition was submitted by Hinesvegas, LLC, to rezone 2.26 acres of land, more or less, from C-2 (General Commercial District) to PDD (Planned Development District) for warehouse/distribution activities, water/beverage bottling utilizing an existing artesian well, a distillery/brewery and restaurant with bar. Property is located at 303 S. Main Street and further described as LCTM-parcel 056D-004.

Gabby presented this rezoning petition to the Planning Commission. Gabby stated the plans are to have a gathering place located there (i.e., restaurant with outdoor patio). The owner will not make any changes to the outside of the Coca-Cola building. The rear of the building will be used for warehouse distribution and a future distillery.

RECOMMENDATION: Approval with standard conditions.

Commissioner Norsworthy asked what procedures are in rezoning a historic building that has yet to be defined in a historic district. Jeff stated this building has been documented in a study of historic buildings in downtown Hinesville. The use of the building would not be governed by the historic preservation as much as the outward appearance. The owner has indicated she will not be making exterior changes.

MOTION: John Hodges

SECOND: Marshall Kennemer

VOTE: All voted in favor of approval

Will be heard by Hinesville Mayor and Council on April 1, 2021 at 3PM.

3.6 Rezoning Petition 2021-016-H. A rezoning petition was submitted by Jimmy Shanken, agent for Horsecreek Partners, to rezone 2.47 acres of land, more or less, from C-2 (General Commercial District) to R-A-1 (Multi Family Dwelling District) for an apartment complex. Property is located at the intersection of Kelly Drive and Barry McCaffrey Boulevard and is further described as LCTM-parcel 049A-001. **POSTPONED TO MAY 18 MEETING.**

RICEBORO

3.7 Rezoning petition 2021-017-R. A rezoning petition was submitted by Elbert Lee Rhodes, et al, Nathan Rhodes and Reginald Rhodes, owners, to rezone 0.27 acres of land, more or less, from AR-1 (Agricultural Residential District) to B-1 (Neighborhood Commercial District) for a restaurant

with outdoor seating at 6559 S. Coastal Hwy in Riceboro, further described as LCTM-parcel 221B-009.

Gabby presented this rezoning petition to the Planning Commission. This building has been purchased as a garden shed but will be converted into a small sit-down restaurant with outdoor seating. Gabby stated that there is nothing commercial close to this location.

RECOMMENDATION: Disapproval

Phil asked if the staff received any remarks from nearby property owners. Gabby stated that two adjoining neighbors called concerned about noise. Commissioner Bryant asked if this allows for outdoor seating. Gabby stated that she thinks they meant late night entertainment like music and such. Gabby stated that the ordinance does not allow for outdoor entertainment.

Trent Long with T.R. Long Engineering spoke on behalf of the owner. Trent stated that he did speak with GDOT and they informed him that this section is not limited access.

Adam Wilkinson with T.R. Long Engineering came forward. He stated that the client has no plans to be open past 10 PM. He intends to use the outdoor seating area for outdoor dining. He will be allowed 20 seats at the site for dining.

Andrew Dekle, attorney for the Jones family, owner of adjacent property and spoke for them. Mr. Dekle disclosed that the Vice-Chairman's wife does work at their firm but not for Mr. Dekle personally. Mr. Dekle asked that the commissioners disapprove the petition. Mr. Dekle states that he would challenge this as being spot zoning and the fact that this does not meet the comprehensive plan. This area is designated mixed use corridor and does not meet the requirement of neighboring uses. Mr. Dekle stated that there may be trash spilling over onto nearby properties and there is concern for deliveries and that the property is too small for a restaurant. The parking could overflow onto parking on the highway and then there would be cars parked in front of residential homes.

MOTION: Samone Norsworthy

SECOND: Sarah Baker

VOTE: All voted in favor of disapproval

This rezoning petition will be heard by Riceboro Mayor and Council on April 6, 2021, at 6PM.

WALTHOURVILLE

3.8 Rezoning Petition 2021-019-W. A rezoning petition was submitted by T.R. Long Engineering on behalf of Jimmie Ingram, owner, to rezone a one-acre portion of a property on Shaw Rd from AR-1 (Agricultural Residential District) to R-2A (Single and Two Family Residential) for duplexes. The property is further described as LCTM-parcel 050A-183.

Nirav presented this rezoning petition to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Trent Long came forward to answer any questions. Trent stated that in the future they would create a shared right-of-way.

MOTION: Alonzo Bryant

SECOND: John Hodges

VOTE: All in favor of approval. Commissioner Standard stepped away.

This rezoning petition will go before the City of Walthourville on April 13, 2021 at 6 PM.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Preliminary Plat for The Colonies at Habersham Phase 3. A request was submitted by Habersham Development Group, LLC., for approval of a subdivision consisting of 52-single family dwellings located off Habersham Road.

Mardee presented this preliminary plat to the Planning Commission. Mardee stated that a community water system already exists and will accommodate this request. The ponds will be the responsibility of the HOA.

RECOMMENDATION: Approval with standard and the following special condition: Prior to consideration of the final plat by Board of Commissioners, documentation shall be submitted from the Liberty County Health department indicating the development has been approved for on-site septic systems and for individual wells or service by a privately-operated community water system.

MOTION: John Hodges

SECOND: Marshall Kennemer

VOTE: All in favor of approval. Commissioner Standard stepped away.

This preliminary plat will go before the LCBOC on April 6, 2021 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. The variance for the properties on Isle of Wight was approved by the LCBOC. The request for rezoning on Lewis Frasier Road was approved by the LCBOC. The rezoning for on E.G. Miles for the flea market was approved by the Hinesville City Council and did not approve the special condition and asked the staff to create a flea market ordinance. The 2 plats for Richmond Pass and Independence 4 were approved by the LCBOC and the Hinesville City Council. Jeff also pointed out the memo that he sent via email to the Commissioners on the LCPC zoning action process.

8.0 ADJOURN

MOTION: Sarah Baker

SECOND: John Hodges

VOTE: Unanimous in favor

Phil Odom

Tim Byler, Chairman

Phil Odom Vke-Chairman

April 20, 2021

Date

Jeff Ricketson

Jeff Ricketson, Secretary to the Board