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

March 24, 2020

The Liberty Consolidated Planning Commission met on Tuesday, March 17, 2020, in the Historic Courthouse, 100 Main St., Hinesville, GA. Tim Byler, Chairman, called the meeting to order. A motion was made by Durand Standard to accept the minutes from the February 18, 2020 meeting and the motion was seconded by Sarah Baker. Motion passed unanimously. Chairman Byler asked for a motion to accept the final agenda. Phil Odom made a motion to approve the final agenda. The motion was seconded by Alonzo Bryant and 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
Alonzo Bryant

ABSENT:

Marshall Kennemer
Samone Norsworthy

LCPC STAFF PRESENT:

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

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

2.1.1 RV Ordinance. An ordinance amendment to the Liberty County Zoning Ordinance and to Chapter 24, Code of Ordinances, to add RV parks as an allowable land use and to have regulations that RV parks must comply with.

Gabby presented this RV Ordinance to the Planning Commission. Gabby went through the ordinance with the Commission. She stated that under drainage, she added “the development plan should be considered a site plan subject to all regulations that pertain to site plan submittal, including but not limited to information below.” On page 6, Gabby stated that we added the requirement of a weather alert system. Gabby stated that we added that electrical and utilities have to meet building codes and that water and sewer utilities must meet all state and local requirements. Page 7 Gabby stated that the RV total of green space has been changed to 20% of the total useable acreage. Gabby stated that we have added all lighting must be designed to reduce light pollution. Gabby stated that we changed the length of stay to six months. We also added the minimum re-entry time will be fourteen days. The stormwater drainage will have to meet the stormwater ordinance regulations as well. Gabby mentioned that the ordinance also states that the streetlights must be shielded (full cut-off).

RECOMMENDATION: Approval

MOTION: Lynn Pace

SECOND: Phil Odom

VOTE: Unanimous in favor

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

HINESVILLE

3.1 Variance 2020-008-H. A variance application has been filed by James Johns, owner, for a side yard setback and lot coverage variance in order to place a carport for an RV. Property consists of 18,871 sq. ft. and is zoned R-1 (Single Family Dwelling District). Property is located at 236 Cherokee Trail and further described as LCTM-Parcel 060B-029.

This variance was presented to the Planning Commission by Gabby. Gabby stated that the minimum building setback for accessory structures in R1 is 15’ on the side, 5’ on rear and the maximum lot coverage is 17%. The carport is 26’X35’ and will be located approximately 5 feet from the side property line. The rear building set back will be conforming. Mr. Johns is removing the other accessory structures from his property. The only accessory structure he will have is this carport.

RECOMMENDATION: Approval on lot coverage, Disapproval for side yard setback.

Mr. James Johns came to speak on his behalf. Mr. Johns stated that he did reduce the size of the building from what he started with. Mr. Johns stated that he aligned the building with his concrete driveway. Mr. Johns stated that he has talked with his neighbors and explained to them his plans and they are all in favor of his plan. Mr. Johns stated that he is trying to protect his RV and car from the golf balls. Mr. Johns stated that his house became nonconforming on lot coverage when it was built.

MOTION: Phil Odom made a motion to approve the lot coverage and the side yard setback

SECOND: Durand Standard

VOTE: All in favor with Assistant Vice-Chair Pace opposed.

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

LIBERTY COUNTY

3.2 Zoning Petition 2020-009-LC. A petition was submitted by Dryden Enterprises, Inc., to zone 0.59 acres of land, more or less, from PUD (City: Planned Unit Development) to R-2A (County: Single-Family, Two-Family, and Mobile Home Residential District). Property is located in vicinity of Cowart Road and further described as LCTM-Parcel 035-003 (0.59 portion thereof)

Nirav presented this zoning petition to the Planning Commission.

RECOMMENDATION: Approval

MOTION: Durand Standard

SECOND: John Hodges

VOTE: Unanimous in favor

This zoning petition will go before the LCBOC on March 19, 2020 at 5 PM.

HINESVILLE

3.3 De-annexation Ordinance 2020-02. Request by Dryden Enterprises, Inc. to de-annex 0.59 acres of land, more or less, from the City of Hinesville. Property is located in vicinity of Cowart Road and further described as LCTM-Parcel 035-003 (0.59 portion thereof).

Gabby presented this rezoning to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

MOTION: Alonzo Bryant

SECOND: John Hodges

VOTE: Unanimous in favor

This rezoning will go before the Hinesville City Council on March 19, 2020 at 3 PM.

3.4 Rezoning 2020-010-H. A petition was submitted by Matthew W. Price, applicant, to rezone 7.00 acres of land, more or less, from R-1 (Single-Family Dwelling District) to R-A-1 (Multi-Family Dwelling District). Owner of this property is the estate of Mollie Ashmore. Property is located off E.G. Miles Parkway and further described as LCTM-Parcels 057A-096 and 057A-097.

Gabby presented this rezoning to the Planning Commission. This development will have 80 total units. 50 units will be assisted living and 30 units will be for memory care. Gabby pointed out that the proposed driveway to the development is intended to line up with Schoolhouse Road directly across E.G. Miles Pkwy.

RECOMMENDATION: Approval with standard and the following special conditions:

- A traffic impact study shall be submitted with site plan.
- A recombination plat shall be recorded prior to site plan submittal.

Commissioner Odom asked if a new plat would be created once the property is purchased. Gabby stated that is correct. Jeff stated that the parcels will be divided into two tracts. Phil asked how the property owner would access the parcel. Jeff stated this entire tract is being purchased by the developer and they will develop the parcel closest to Arlington at a later time.

Matt Price, proposer and sponsor of project came forward to speak on behalf of the Assisted Living Development. Mr. Price stated that senior housing is a huge need in our area. Mr. Price described the situation at hand. Two years ago, he put together a thesis for mid-market income families and developed a prototype for these mid-market families. He is proposing pricing of approximately \$2800.00 a month for assisted living and up to approximately \$3800.00. For memory care add on about 800.00 per month. The average across the United States is \$6000.00 per month.

Vice-Chair Odom asked if he considered this a pilot project and does he have an option on the property next to the proposed development. Mr. Price stated yes. He proposed some sort of complimentary use to that area around the adjacent lot. Mr. Price brought two large pictures to demonstrate his project.

Hector Rodriquez came forward to speak in opposition of this project. Mr. Rodriquez lives in Arlington Park. He has lived there 20 years. He stated that he does not want the trees cut down. It will create noise and he enjoys spending time on his back porch. He states that if the development is two story the second story tenants will be able to look into his yard from above.

Curtis Velasco came forward to speak in opposition the development. Mr. Velasco is a resident of Arlington Park. He states he is concerned about the traffic and the fact that there is no center turning lane on the Highway in front of Arlington. He is concerned with safety and quality of life in this area. Mr. Velasco is also concerned about the trees being removed and would like to see a buffer zone proposed between Arlington Park and the new project. He is also concerned about the lights intruding on his property.

Chairman Byler made it clear that the Planning Commission is only discussing zoning today and not the site plan. Some of the items mentioned will be discussed at the time of site plan review.

Assistant Vice Chair Pace asked which way the building was going to face. Mr. Price explained and also stated that he would also like to keep the trees, especially the oak trees.

MOTION: Phil Odom

SECOND: John Hodges

VOTE: Unanimous in favor

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

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

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 informed the Planning Commissioners that Commissioner Kennemer is recovering well. The RV ordinance will go back before the LCBOC. The parking ordinance revisions and cluster mailbox amendments ordinance are still pending. The Doggie Daycare was approved by the Midway City Council. The First United Methodist Church sign was approved by the Hinesville City Council. PUD amendment for Phase 3 at Independence was approved. Three plats from the last meeting were approved by the City of Hinesville and one plat for The Estates at Wilder Pond was approved by the City of Walthourville.

8.0 ADJOURN

MOTION: Phil Odom

SECOND: John Hodges

VOTE: Unanimous



Tim Byler, Chairman

19 TAB
- May 20, 2020

Date



Jeff Ricketson, Secretary to the Board