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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

November 20, 2020

The Liberty Consolidated Planning Commission met on Tuesday, November 17, 2020, in the Historic Courthouse, 100 Main St., Hinesville, GA and virtually via ZOOM. Tim Byler, Chairman, called the meeting to order. A motion was made by Phil Odom to accept the minutes from the October 20, 2020 meeting and the motion was seconded by John Hodges. Motion passed unanimously. Chairman Byler asked for a motion to accept the final agenda. John Hodges 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
Samone Norsworthy
Alonzo Bryant
Durand Standard
Sarah Baker

ABSENT:

Marshall Kennemer

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 Ordinances and Resolutions (None)

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

HINESVILLE

3.1 Rezoning Petition 2020-041-H. A petition was submitted by Tamara's Tidbits, LLC, owner, to rezone 0.15 acres of land (6,800 sq. Ft.), more or less, from R-A-1 (Multi-Family Dwelling District) to C-2 (General Commercial District) for a retail store at 1217 W. Oglethorpe Hwy, further described as LCTM-Parcel 060A-054.

Gabby presented this zoning action to the Planning Commission.

RECOMMENDATION: Approval

MOTION: Phil Odom with standard conditions.

SECOND: John Hodges

VOTE: Unanimous in favor

This rezoning will go before the Hinesville City Council on December 3, 2020 at 3:00 PM.

LIBERTY COUNTY

3.2 Rezoning Petition 2020-042-LC & Conditional Use 2020-043-LC. A rezoning petition and conditional use application were submitted by Joshua and Russell Guyett, owners, to operate a truck terminal on Hwy. 196 West. Property is currently zoned AR-1 (Agricultural Residential District), and a 10-acre portion is proposed to be rezoned to B-2 (General Commercial District). The property is across the street from JK&T Tire and is further identified as LCTM-Parcel 036D-010.

Nirav presented this zoning petition to the Planning Commission.

RECOMMENDATION: Approval with standard conditions

Russell Guyett came forward and stated that he has met with the Army Corp of Engineers and the front 10 acres has been delineated. Chairman Byler asked if the entrance to the property across the ditch would accommodate commercial trucks. Mr. Guyett stated that the 30-foot entrance is concrete. Josh Guyett also stated that the entrance is solid concrete.

MOTION: John Hodges

SECOND: Alonzo Bryant

VOTE: Unanimous in favor

Nirav presented the Conditional Use for the same applicant. The applicants will be asking the LCBOC to grant their request to use crush and run for the parking lot.

RECOMMENDATION: Approval with standard conditions.

MOTION: Phil Odom

SECOND: John Hodges

VOTE: Unanimous in favor

The rezoning and conditional use will go before the LCBOC on December 1, 2020 at 6 PM.

SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

3.1 Final Plat Approval. A request by Dryden Enterprises for final plat approval of Griffin Park Extension, Phase 1. Final plat and dedications are for an additional 22 single family dwellings located off Grandview Drive.

Jeff Ricketson presented this final plat to the Planning Commission.

RECOMENDATION: Approval with standard and the following special conditions:

A letter of credit for remaining primary improvements in the amount of **\$ 60,208.60**

A letter of credit for secondary improvements in the amount of **\$ 147,828.00**

A letter of credit for warranty of work (maintenance) in the amount of **\$ 77,423.25**

MOTION: John Hodges

SECOND: Alonzo Bryant

VOTE: Unanimous in favor

This final plat will go before the Hinesville City Council on December 3, 2020 at 3 PM if the conditions have been met.

4.0 INFORMATIONAL ITEMS

6.0 GENERAL PUBLIC COMMENTS

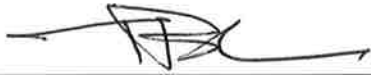
7.0 OTHER COMMISSION BUSINESS

7.1 Director's Report

Jeff Ricketson, Executive Director, presented the Planning Commission with an update of last month's actions. The request by Lisa Johnson to operate a hair salon at her home was approved by Allenhurst Town Council. The rezoning for Pat Bowen for mini storage warehouse was approved by the LCBOC. The rezoning for Benjamin Carrol on Cattle Hammock was approved by the LCBOC. The rezoning for Strickland Road was approved by Hinesville City Council. The proposed nursing home was approved by Hinesville City Council the special permit use for the nursing home was also approved by Hinesville City Council. The variance for Carmen Cole was approved b Hinesville City Council. The preliminary plat for West 15th Street was approved by Hinesville City Council. The Planning Commission Christmas Party was discussed, and it was decided to cancel it for this year. Jeff wished the Commissioners a Happy Thanksgiving. Jeff also congratulated Lynn Pace, Tim Byler, and Sarah Baker for being appointed to another three-year term on the Planning Commission.

8.0 ADJOURN

MOTION: Phil Odom
SECOND: John Hodges
VOTE: Unanimous



Tim Byler, Chairman



Date



Jeff Ricketson, Secretary to the Board