

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



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

September 16, 2020

The Liberty Consolidated Planning Commission met on Tuesday, October 20, 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 Alonzo Bryant to accept the minutes from the September 15, 2020 meeting and the motion was seconded by Phil Odom. 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 Durand Standard 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
Marshall Kennemer
Samone Norsworthy
Alonzo Bryant
Durand Standard
Sarah Baker

ABSENT:

LCPC STAFF PRESENT:

Kelly Wiggins, Executive Assistant
Jeff Ricketson, Executive Director
Nirav Gandhi, Planner II
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

2.1 Ordinances and Resolutions (None)

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

ALLENHURST

3.1 Home Occupation Petition 2020-034-A. A petition was submitted by Lisa Johnson to request a Type B Home Occupation License to operate a cosmetology service from her home. Property is further described as LCTM-Parcel 049B-169 and is owned by Byron Johnson.

Nirav presented this zoning action to the Planning Commission. Ms. Johnson will serve customers by appointment only.

RECOMMENDATION: Approval

Vice-Chairman Phil Odom asked if the LCPC received any opposition from our letters of notification to the surrounding neighbors. Nirav stated that we did not receive any phone calls for or against this action.

MOTION: John Hodges with standard conditions.

SECOND: Alonzo Bryant

VOTE: Unanimous in favor

This rezoning will go before the Allenhurst Town Council on November 2, 2020 at 6:30 PM.

LIBERTY COUNTY

3.2 Rezoning Petition 2020-035-LC. A petition was submitted by Pat Bowen, owner, to rezone 3 acres of land, more or less, from A-1 (Agricultural District) to B-2 (General Commercial) for a storage warehouse on North Coastal Highway. Property is further described as LCTM-Parcel 234-008.

Nirav presented this zoning petition to the Planning Commission. Nirav stated that the intended use is for a mini-storage building.

RECOMMENDATION: Approval

Chairman Byler stated that he would like to add that the wetlands need to be delineated as a special condition.

MOTION: Phil Odom made a motion to approve with the above special condition.

SECOND: John Hodges

VOTE: Unanimous in favor

This rezoning will go before the LCBOC on November 3, 2020 at 6 PM.

3.3 Variance Petition 2020-036-LC. A petition for a variance was submitted by Benjamin Carrol Jr., owner, to be allowed to reduce the rear setback requirements from 20 ft. to 12 ft. Property is further described as LCTM-Parcel 340D-012.

Nirav presented this variance to the Planning Commission. This property is located in the Planting Hammock subdivision. This parcel is shaped unusually and provides a hardship for the ability to meet the normal setback requirements for a residential home. The active covenants for this subdivision do allow for this setback to be at 12 ft.

RECOMMENDATION: Approval

Vice-Chairman Odom asked if there were any calls from the neighbors against this variance. Nirav stated that the LCPC did not receive any calls.

Property owner, Mr. Ben Carrol stated that he would like for the Commissioners to grant his request so he can build his home.

MOTION: Alonzo Bryant
SECOND: John Hodges
VOTE: Unanimous in favor

This rezoning will go before the LCBOC on November 3, 2020 at 6 PM.

HINESVILLE

3.4 Rezoning Petition 2020-037-H. A petition was submitted by Joel Ezeora, owner, to rezone 0.58 acres of land, more or less, from R-3 (Single-Family Dwelling District) to MH-2 (Single-Family Manufactured Home Dwelling District) on Strickland Road off Elma G. Miles Parkway. Property is further described as LCTM-Parcel 046B-158.

Gabby presented this rezoning petition to the Planning Commission. Gabby stated that there are several properties on Strickland Road that currently have mobile homes placed on them.

RECOMMENDATION: Approval.

MOTION: Phil Odom
SECOND: Durand Standard
VOTE: Unanimous in favor

This rezoning petition will go before the Hinesville City Council on November 5, 2020 at 3:00 PM.

3.5 Rezoning Petition 2020-038-H. A petition was submitted by Mark R. Todd, applicant, on behalf of Magnolia Manor, Inc, to rezone 3.00 acres of land, more or less, from R-1 (Single-Family Dwelling District) to R-A-1 (Multi-Family Dwelling District) on properties located on E. G. Miles Parkway and further described as LCTM-Parcels 057A-097 and 057A-096 (a combined 3-acre portion thereof). The property owner is the Mollie Ashmore Estate.

RECOMMENDATION: Approval with standard and the following special conditions:

- A traffic impact study shall be submitted with the site plan

- A recombination plat shall be recorded prior to the site plan submittal

3.6 Special Permit Use 2020-039-H. A petition was submitted by Mark R. Todd, applicant, on behalf of Magnolia Manor, Inc, to have a special permit use to operate a senior living center/nursing home on properties off E. G. Miles Parkway which are further described as LCTM-Parcels 057A-096 and 057A-097 (10 acres). The property owner is the Mollie Ashmore Estate.

RECOMMENDATION: Approval with the same conditions as 2020-038-H.

Gabby presented the above petition and special use permit at the same time. This applicant is requesting for the additional three acres to be rezoned. The special permit use is for the nursing home development to be located on the entire 10 acres. Gabby stated that there was a traffic count completed in 2018 showing 21500 vehicles per day in that vicinity. The preliminary traffic study states that the average trips from the proposed site generated on a weekday would be 190 and the weekend days would be 169. Gabby reminded that most of this parcel was rezoned to AR-1 in May of this year by Hinesville Mayor and Council.

Commissioner Pace asked if Magnolia Manor would have to get a special license to operate two nursing homes within the same county. Trent Long with T.R. Long Engineering came forward to speak on behalf of the applicant. Trent stated to Commissioner Pace that there is a specific process for the State of Georgia and apply for certificate of need. Trent stated that he does plan to design the site with the entrance lining up with Schoolhouse Road. Trent stated that they are taking into consideration the traffic. They are looking at the possibility of a turning lane being installed in that area, knowing that the local and state government level is looking into this exact area due to the amount of accidents that occur there due to lack of turning lanes and decel lanes.

Mr. Velasco spoke to the Planning Commission stating that he is a 26-year resident of Arlington Park. Mr. Velasco asked what the overall plan is for the Ashmore Estate. Gabby stated that the LCPC has not received any other plans for the property. Magnolia Manor has purchased the entire Ashmore parcel, but they do not have plans for it at this time. Mr. Velasco asked if they are aware of the development that the Housing Authority is planning to build on the property next door. The applicant stated that they are aware of the development and the traffic study. Mr. Velasco also stated that he is concerned about the greenspace and environment and asked if the site could be reconfigured to take the entrance and place it where the hospital intersection is located.

Brita D'angleo stated that she is concerned about the entrance and exit and the traffic. She also thinks the intersection should be combined with an existing one. She asked that the buffer zone be planted with high trees to help with the traffic noise.

Henry Knox stated that he would like the exit to be moved to the hospital entrance and exit.

Trent stated that he has contacted Cynthia Phillips at GDOT and they are aware.

For 2020-038-H - MOTION: John Hodges with standard and special conditions
SECOND: Samone Norsworthy
VOTE: Unanimous in favor.

For 2020-039-H – MOTION: Phil Odom with standard and special conditions
SECOND: John Hodges
VOTE: Unanimous in favor

This rezoning petition and special permit use will be heard by the Hinesville City Council on November 5, 2020 at 3 PM.

3.7 Variance 2020-040-H. A variance request on a side yard building setback was submitted by Carmen Cole, owner, to have an attached storage building encroach by about 6 ft. into the required 10 ft. side yard setback. Property is located at 2602 Page Lane and is further described as LCTM-Parcel 030B-033.

Gabby presented this variance to the Planning Commission. Gabby demonstrated where the property is basically useless due to an excessive utility easement. (approximately 70 ft.)

RECOMMENDATION: Approval

Carmen Cole, owner, came forward and stated that she needs to be granted the variance due to the hardship caused to her by the large easement owned by Georgia Power.

Commissioner Pace asked the distance between this variance and the house located next door. Gabby stated fourteen feet.

MOTION: Phil Odom

SECOND: Sarah Baker

VOTE: Unanimous in favor

This variance will go before the Hinesville City Council on November 5, 2020 at 3 PM.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Preliminary Plat Approval. Request for approval of a Preliminary plat request for an 85-lot subdivision for single-family homes on West 15th Street. The property is owned by RTS Homes.

Mardee presented this preliminary plat to the Planning Commission. This overall development will have a maximum 463 residential units all of which are single family dwellings.

RECOMMENDATION: Approval with standard and the following special condition:

- Prior to consideration by the City Council, the plans shall be submitted to the Dept. of Natural Resources Environmental Protection Division for review of the extensions of the water and sewer systems.

Vice-Chairman Odom stated that the regulations allow for fill to be installed to allow for a building to be elevated. He asked if that takes away from the floodplain's capability. Mardee stated that generally what happens is there is not a net increase, they take away from some areas to build up the house areas. Phil stated that if they bring fill in, then the boundaries they are operating under will change. Mardee stated that is correct.

Marcus Sack with M.E. Sack Engineering stated the flood area will not have much impact to the plain or basin. FEMA rule is 1/10th of the flood rise to the basin is where the cut off is without having to do mitigation. Marcus stated that they are doing the flood studies necessary to show they meet the City of Hinesville's ordinance.

MOTION: John Hodges
SECOND: Alonzo Bryant
VOTE: Unanimous in favor

This preliminary plat will the go before the Hinesville City Council on November 5, 2020 at 3 PM.

- 5.0 INFORMATIONAL ITEMS**
- 6.0 GENERAL PUBLIC COMMENTS**
- 7.0 OTHER COMMISSION BUSINESS**

7.1 Director's Report

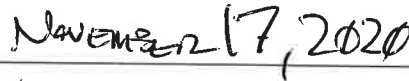
Jeff Ricketson, Executive Director, presented the Planning Commission with an update of last month's actions. The PUD submitted by Dryden Enterprises was approved by the Hinesville City Council. The small parcel on E.G. Miles for commercial zoning was approved by the LCBOC. The request for the variance on Georgia Avenue was approved by the Hinesville City Council. The request for sign setback on General Screven Way for the dentist was approved by Hinesville City Council. The billboard that you disapproved for BeSeen was approved by the LCBOC. The preliminary plat for Griffin Park was approved by City of Hinesville. Jeff reminded the Commission that the Mid-Year County Wide Workshop will be held virtually on Thursday, October 22, 2020 at 10 AM. Commissioner Norsworthy asked if the workshop would be recorded. Jeff stated it would be recorded and Kelly can send it to Commissioner Norsworthy when finished.

8.0 ADJOURN

MOTION: Phil Odom
SECOND: John Hodges
VOTE: Unanimous



Tim Byler, Chairman



Date



Jeff Ricketson, Secretary to the Board