

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, September 16, 2020, in the Historic Courthouse, 100 Main St., Hinesville, GA via ZOOM and telephone. Tim Byler, Chairman, called the meeting to order. A motion was made by Marshall Kennemer to accept the minutes from the August 18, 2020 meeting and the motion was seconded by John Hodges. 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 Marshall Kennemer 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

ABSENT:

Sarah Baker  
Alonzo Bryant  
Durand Standard  
Samone Norsworthy

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**

## HINESVILLE

**3.1 Rezoning Petition 2020-027-H.** A petition was submitted by M.E. Sack Engineering on behalf of Liberty Properties and Holdings Co., LLC, owner, to rezone 290.53 acres of land, more or less, from R-A-1 (Multi-Family Residential Dwelling District) to PUD (Planned Unit Development District) for approximately 150 multi-family residential units and approximately 800 single family residential units. Property is further described as LCTM-Parcel 085-001 (Hinesville portion thereof).

Gabby presented this rezoning to the Planning Commission.

**RECOMMENDATION:** Approval with standard and the following special conditions:

1. All front yard setbacks shall be a minimum of 15 ft.
2. A minimum of 1 acre of green space shall be provided for every 200 dwelling units

Marcus Sack with M.E. Sack Engineering, agent for Claude Dryden explained the reasons for requesting the exceptions that were presented to the Planning Commission. Marcus did state that the area designated for 150 apartments will be built as planned.

Mr. Claude Dryden expressed his appreciation to the Planning Commission for their consideration.

Commissioner Odom expressed that he is please to see the greenspace left for the wildlife.

Chairman Byler asked if the fire department had been notified of the coving technique for the roads.

Jeff stated that when the site plans are turned in to the LCPC, we send them out to the fire department for review and comments.

Phil Odom asked if Claude and Marcus would speak with the neighbors about the 50 ft buffer before this goes before City of Hinesville Council. Marcus stated they would be glad to.

**MOTION:** John Hodges with standard and special conditions

**SECOND:** Marshall Kennemer

**VOTE:** Unanimous in favor

**This rezoning will go before the Hinesville City Council on October 1, 2020 at 3 PM.**

## LIBERTY COUNTY

**3.2 Rezoning Petition 2020-030-LC.** A petition was submitted by Jaw Services, LLC, owner, to rezone 0.89 acres of land, more or less, from AR-1 (Agricultural Residential District) to B-2 (General Commercial District) for warehouse use. Property is further described as LCTM-Parcel 036D-021.

Nirav presented this zoning petition to the Planning Commission.

**RECOMMENDATION:** Approval

Justin Webb, petitioner, spoke to the Planning Commissioners and stated that he has not decided what type of facility to place on the parcel but would like for it to be commercial to be able to build some sort of business on it in the future.

Roger Wells spoke in opposition of this rezoning, stating that the parcel is rather small and does not feel that it would not support certain types of businesses. He stated that he does not understand

why zoning would be allowed for a parcel to be changed commercial that is sitting in between two residential properties. He also asked if there could be a buffer required and stated that the traffic issue with Griffin Park has already compounded there exit and entrance.

Mrs. Wells asked if they would be notified when the petitioner decides what type of business to place on the parcel. Nirav explained to her that there is no public notice for that. Jeff Ricketson stated that there is not an ordinance in Liberty County requiring a buffer. Mr. Wells stated that his biggest concern is the traffic and asked if there would be a decel lane installed. Jeff informed them that GDOT makes that decision.

MOTION: Phil Odom

SECOND: Marshall Kennemer

VOTE: Unanimous in favor

**This rezoning will go before the LCBOC on October 6, 2020 at 6 PM.**

## HINESVILLE

**3.3 Variance 2020-031-H.** A variance request on a rear and side yard building setback was submitted by Matthew McKnight, owner, to have a shed encroach by about 5 ft. into the required 15 ft. side yard setback and approx. by 8.4 ft. into a 15 ft. recorded drainage easement in the rear of the property. Property is located at 629 Georgia Avenue and is further described as LCTM-Parcel 055B-028.

Gabby presented this variance to the Planning Commission.

**RECOMMENDATION:** Disapproval.

Mr. McKnight, the petitioner stated that he had no idea that he needed permits to place this shed on his property and once he applied for an electrical permit is when he found out. He immediately came to the LCPC to attempt to rectify the issue. He is asking for approval since the easement that is recorded behind his property is no longer used for drainage. All his utilities are in the front of his home along with a ditch for drainage. He understands now he needs to meet the setbacks but was unaware that there were setbacks in the ordinance. Commissioner Pace asked if our Engineer had looked at the property and if this is just a line on a map or an easement still in use. Jeff Ricketson stated to Commissioner Pace that this is just a line on a map. Commissioner Pace stated that we have had too many of these variances lately and would like to see if we could put out some information to inform the citizens of these rules. Chairman Byler stated that he agreed that the Planning Commissioners should recommend disapproval because it is our job to follow the ordinance. That is what we are tasked to do. Chairman Byler also stated that it is important to follow the standards but would also like to take this before the governments to inform them of the issue.

Mr. McKnight stated that the City of Hinesville needs to look at this easement and redo it or rerecord it as something else. Commissioner Odom stated that the original purpose for creation of that easement no longer applies today.

MOTION: Lynn Pace

SECOND: Phil Odom

VOTE: Unanimous in favor of disapproval

**This variance will go before the Hinesville City Council on October 1, 2020 at 3:00 PM.**

**3.4 Sign Variance 2020-032-H.** A variance request for a stanchion/monument sign setback was submitted by 103 E. General Stewart Way, LLC, owner, to have a sign erected approximately 5 ft. from E. General Stewart Way right-of-way rather than the required 10 ft. Property is located at 103 E. General Stewart way and is further described as LCTM-Parcel 055D-194.

**RECOMMENDATION:** Approval

Gabby presented this rezoning petition to the Planning Commission. Gabby stated that the request meets the guidelines for a variance because the vegetation and unusually large right-of-way would make the sign difficult to see if the 10-foot setback was met.

Ms. Elizabeth Andrewes stated they need the sign variance to make there business more visible and for there clients to be able to find their building.

MOTION: Phil Odom  
SECOND: John Hodges  
VOTE: Unanimous in favor.

**This sign variance will be heard by the Hinesville City Council on October 1, 2020 at 3 PM.**

### **LIBERTY COUNTY**

**3.5 Billboard Variance 2020-033-LC.** A variance request to install a billboard on E. Oglethorpe Hwy was submitted by BeSeen Outdoor Advertising. Property is located on E. Oglethorpe Hwy across the intersection with Leroy Coffey Hwy., further described as LCTM-Parcel 120-070. Property consists of 1.55 acres of land, more or less, and is zoned B-2 (General Commercial District). Property owner is Bertha L. Windom. The billboard is proposed to be erected approximately 748 ft. from the closest existing billboard on Leroy Coffey Hwy rather than the required 1,000 ft.

Nirav presented this variance to the planning commission.

**RECOMMEDATION:** Disapproval

Mr. Ben Jones with BeSeen Outdoor Advertising stated that he would like to place his billboard on this property because it is a major Highway and good for his business. Chairman Byler asked how the other billboards got placed where they are, and Jeff replied that they were put there under the old ordinance. Chairman Byler asked if the billboard could be placed on the property to meet the required 1000 feet. Nirav and Jeff stated no. Commissioner Hodges asked which way the billboard will face. Ben stated in the directions of the traffic traveling Highway 84. Commissioner Hodges asked if it would be digital and Mr. Jones stated no. It will be a standard billboard. Commissioner Odom asked if it would be illuminated and Mr. Jones stated yes. Commissioner Odom stated that there is already hard enough to see the traffic light as is. Commissioner Hodges stated that this ordinance may need to be revisited by the LCBOC.

MOTION: Lynn Pace  
SECOND: Phil Odom  
VOTE: Unanimous in favor of disapproval

**This billboard variance will go before the LCBOC on October 6, 2020 at 6 PM.**

**4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS**

**4.1 Preliminary Plat.** Griffin Park Extension, Phase 2. A preliminary plat request has been submitted by Dryden Enterprises for 52 single family lots.

Mardee presented this preliminary plat to the Planning Commission.

**RECOMMENDATION:** Approval

MOTION: Phil Odom

SECOND: Marshall Kennemer

VOTE: Unanimous in favor

**5.0 INFORMATIONAL ITEMS**

**6.0 GENERAL PUBLIC COMMENTS**

**7.0 OTHER COMMISSION BUSINESS**

**7.1 Director's Report**

Jeff Ricketson informed the Planning Commissioners that this will be our last ZOOM meeting. Next month we will have the equipment needed to have our meeting in the courtroom in person and be able to offer ZOOM as well for the ones that do not want to come in person. Jeff Ricketson, Executive Director, presented the Planning Commission with an update of last month's actions. The variance for the shed in Isle of Wight was approved by the LCBOC. The rezoning for the PUD on Marne Blvd was approved by Hinesville City Council. The rezoning petition for Jody and Leigh Smiley in Flemington was withdrawn. The rezoning for the Carmel Tabernacle of Faith on Main Street was approved by Hinesville City Council along with the rezoning for the PUD amendment along W. 15<sup>th</sup> Street submitted by RTS Homes. The variance for the carport on Pineland Avenue was approved by Hinesville City Council.

**8.0 ADJOURN**

MOTION: Marshall Kennemer

SECOND: Phil Odom

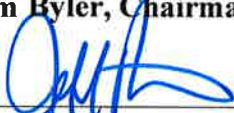
VOTE: Unanimous



**Tim Byler, Chairman**



**Date**



**Jeff Ricketson, Secretary to the Board**