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Jack Shuman
VICE CHAIR
Timothy Byler
ASST. VICE CHAIR
Lynn Pace
SECRETARY
Jeff Ricketson



COMMISSIONERS
Sarah Baker
Alonzo Bryant

Marshall Kennemer
Phil Odom
Durand Standard

January 20, 2015

The Liberty Consolidated Planning Commission met on Tuesday, January 20, 2015, in the Historic Courthouse, 100 Main St., Hinesville, GA. Jack Shuman, Chairman, called the meeting to order. Chairman Shuman stated the LCPC Commission would approve the minutes from December 16, 2014, and the January 20, 2015 meetings at the February 17, 2015 LCPC meeting because the Board did not have time to read over them before the start of this meeting. Chairman Shuman asked LCPC Executive Director Jeff Ricketson if this was the final agenda. Chairman Shuman asked for a motion to approve the agenda. Motion was made by Durand Standard and seconded by Lynn Pace. Motion passed unanimously. The public was notified of the meeting; the agenda was posted in accordance with Georgia Law.

COMMISSIONERS PRESENT:

Jack Shuman
Sarah Baker
Durand Standard
Lynn Pace
Alonzo Bryant

ABSENT:

Phil Odom
Marshall Kennemer
Tim Byler

OTHERS PRESENT:

Jeff Ricketson, Executive Director, Secretary
Kelly Wiggins, Executive Assistant
Abe Nadji, Engineer
Gabby Hartage, Zoning Administrator
Curles Butler, Inspector

Chairman Shuman 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 (PUBLIC HEARING OPEN)

1.1 Rezoning Petition 2014-037-LC. Request by Joel C. Osteen, agent for Bertha L. Windom, owner, to rezone 1.55 acres of land, more or less, from AR-1 (Agricultural Residential) to B-2 (General Commercial) on E. Oglethorpe, further described as LCTM-Parcel 120-070.

Gabby Hartage presented this petition to the Commission. This rezoning is for a yard sale area and fruit stands.

Recommendation: Approval with standard and the following special conditions:

- Driveway access shall be approved by the Georgia Department of Transportation prior to commercial use and/or development
- Site plan submittal shall be required, which shall be in accordance with all Liberty County Code of Ordinance requirements, GDOT, and Army Corps of Engineers requirements

Joel Osteen was present to speak on behalf of the petitioner. Lynn Pace asked Mr. Osteen if there were any plans for a permanent building and he stated that there is not at this time.

Motion: Durand Standard made motion to approve with standard and special conditions.

Second: Lynn Pace

Vote: Unanimous

This will go before the LCBOC on February 3, 2015, 6:00 PM at the Courthouse Annex.

2.0 NEW BUSINESS

2.1 Consent Agenda Items (None)

2.2 Ordinances and Resolutions

2.2.1 Midway Subarea Future Land Use Map

Jeff Ricketson presented the Commission with the Midway subarea map. Two public meetings were held in November and one in December. This proposed map came from the input of our meetings with the citizens. Jeff explained to the Commission what type of area the colors on the map represented. Lynn Pace asked about the high-density residential and Jeff stated that Glebe Plantation was approved as high density residential.

Motion: Alonzo Bryant

Second: Lynn Pace

Vote: Unanimous

This proposed land use map will go before the Midway City Council LCBOC next month.

2.3 Rezoning Petitions and other Zoning-Related Petitions.

Liberty County

2.3.1 Rezoning Petition 2015-001-LC. A rezoning petition has been filed by Russell Guyett, owner, to rezone 3.00 acres of land, more or less, from AR-1 (Agricultural Residential District) and A-1 (Agricultural Residential) to R-1 (Single Family Residential District) on Live Oak Church Road, further described as LCTM-Parcels 035C-059 and 035C-060.

Gabby presented the petition to the Commission. All of the requirements have been met. The LCPC is recommending a special condition that joint driveways be installed to reduce traffic conflicts due to the location of properties on a curve.

Recommendation: Approval with standard and special conditions.

Motion: Durand Standard

Second: Lynn Pace

Vote: Unanimous

This will go before the LCBOC on February 3, 2015, 6:00 PM at the courthouse annex.

City of Hinesville

2.3.2 Rezoning Petition 2015-002-H. Request by Blue Crab Realty, LLC, owner, to rezone 1.53 acres of land, more or less, from O-C (Office Commercial District) to C-2 (General Commercial District) at 552 W Oglethorpe Hwy, further described as LCTM-Parcel 057B-026.

Gabby presented this petition to the Commission. This property is already developed. The signs on the building are nonconforming. The owners request is to keep the existing signage as is on the building. Gabby presented some pictures of the signs on the building. Chairman Shuman stated if the building was developed after the sign ordinance was adopted who was responsible for enforcing the sign issues. It was determined that the City of Hinesville would be the entity to enforce the issue. Durand Standard stated that it seems strange to him that we would change zoning for a sign issue. Gabby explained that the ordinance is not completely clear. Durand stated that the Commission would be opening a zoning more broad than what the intent of the zoning is for. Durand stated that he is willing to accommodate this situation but would be doing so somewhat under protest with the conflict relative to the zoning. He stated when presented to the City of Hinesville he would like this issue to be pointed out at the same time. Mike Demell was present to answer any questions for the Commission. Tony Iannone spoke on behalf of the petition. He agreed that the procedures on permitting the sign should have been followed. The sign company measured the sign that was already in place. He stated that he went back and pulled the sign permit applications at the City of Hinesville and they were all marked conforming and approved even though they are not currently in compliance.

Recommendation: Approval with standard conditions.

Motion: Durand Standard with a stipulation that the City of Hinesville Council is notified of this issue.

Second: Lynn Pace under protest

Vote: Unanimous

This goes before the City of Hinesville on February 5, 2015, at 3:00 PM at Hinesville City Hall.

2.3.3 Zoning Petition 2015-003-H plus Special Permit 2015-007-H. Request by Rebecca Lynn Clark, owner, to zone 1.0 acre of land, more or less, from AR-1 (Agricultural Residential District) to C-2 (General Commercial District) at 229 Live Oak Church Road, further described as LCTM-Parcel 036D-008. In conjunction with zoning, a Special Permit Use for a wrecker service business has been applied for.

2.3.4 Annexation Ordinance 2015-01. Request by Rebecca Lynn Clark, owner, to have above property (036D-008) annexed into the City of Hinesville.

Gabby presented this zoning petition to the Commission. The petitioner would like to open a wrecker service business on this property and she would like it annexed into Hinesville in order to be placed on the City of Hinesville's wrecker rotation list.

Recommendation: Disapproval

Pete Clark was present to speak on behalf of the petition. He stated he is trying to have this property zoned and annexed into the city so his son could open the wrecker business. He stated that he has made contact with many of his neighbors and none of them has any issues with the property being rezoned for the wrecker business. Chairman Shuman asked Gabby what the main reason was for recommending disapproval. Gabby stated the main reason would be spot zoning. There is no other "high" commercial use in the vicinity. Pete Clark stated that there is already spot zoning close by and a tow yard off 196 that is adjacent to his property. Chairman asked for a motion. There was no motion and Jeff stated that we ask for a motion for approval, if no one makes a motion, then we ask for a motion for disapproval. Durand Standard asked to go back and look at the maps again. Durand asked for the closest similar zoning to this parcel. Gabby pointed out Kevin Hodges property with the towing business located on it.

Motion: Lynn Pace motioned for the Commission to accept the staff's recommendation for disapproval.

Second: Alonzo Bacon

Vote: Unanimous

This zoning, special permit use, and annexation will go before the City of Hinesville on February 5, 2015, at 3:00 PM.

2.3.5 Rezoning Petition 2015-004-H. Request by Pete D. Clark, owner, to rezone 0.87 acres of land, more or less, from R-3 (Single Family Residential District) to O-C (Office Commercial District) at 530 EG Miles Pkwy, further described as LCTM-Parcel 057A-086.

Gabby presented this petition to the Commission. Petitioner intends to develop a small shopping center on this property. Small stores in OC cannot exceed 1200 square feet. There is similar business office in close proximity to this parcel. Chairman Shuman asked what the main difference is between office OI and OC. Gabby stated that in OI you can offices and daycares. In OC, in addition to office space you can have small retail spaces. Lynn Pace asked if the Commissioners approve, are we approving OI and OC. Gabby stated if the Commission goes with the recommendations of the LCPC, it will be just OI.

Recommendation: Approval with standard and the following special conditions

- Recommend OI (Office Institutional District) instead of OC (Office Commercial District)
- A site plan is required prior to any land disturbing and development activity
- A commercial driveway has to be approved by GDOT
- Plan the driveway as far as possible from the Surrey Road intersection

Motion: Alonzo Bryant with standard and special conditions listed.

Second: Sarah Baker

Vote: Unanimous

This rezoning goes before the City of Hinesville Council on February 5, 2015 at 3:00 PM.

2.3.6 Variance Request 2015-005-H. Request by Polestar GA Hinesville (General Stewart), LLC, to have a variance on the square footage and the number of the permitted canopy signage. Property is further described as LCTM-Parcel 069C-080.

Gabby presented this variance request to the Commission. This sign should not exceed 44 square feet. There are only three signs permitted. The square footage is out of compliance. This variance cannot meet any of the conditions required. Howard Munn representing Polestar stated he would like approval because the canopy sits back from the road behind Dairy Queen. The Sign facing Highway 84 is just the logo.

Recommendation: Disapproval

Motion: Durand Standard made a motion to accept the staff's recommendation.

Second: Lynn Pace

Vote: Unanimous

This variance will go before the City of Hinesville Council on February 5, 2015, 3:00 PM.

2.3.7 Rezoning Petition 2015-006-H. Request by Charles A. Duncan, agent for Woodridge USA Properties, LP, owner, to rezone 2.62 acres of land, more or less. Property at Governors Quarters off of 15th Street is zoned PUD (Planned Unit Development District); the use for this area was approved for townhouses. The new owner would like to revise the PUD to allow for detached single-family residential homes instead.

Gabby presented this rezoning petition to the Commission. This development initially called for townhouses only. This developer would like to take the remaining 70 lots and change from townhouses to single family detached housing. Charles Duncan, the real estate agent, spoke in favor of the development. He felt this would be more beneficial to younger families in order to receive the financing that is needed. Crystal Hart, a resident of governors Quarters, would like to know if the area that was planned for commercial use going to be converted as well. Chairman Shuman stated no it was not. Her main concern is if there is a row of townhouses and then small homes that the flow would not seem as if there is a planned feel. Mr. Duncan stated that the entry to Governors Quarters would stay the same and then the smaller housing would be in the back. When the developer purchased the property, he purchased the HOA as well. Chairman Shuman showed Mrs. Hart pictures of their planned houses. The real estate agent stated that the transition would flow from the two stories to the one story.

Recommendation: Approval with standard conditions.

Motion: Alonzo Bryant

Second: Durand Standard

Vote: Unanimous

This rezoning petition will go before the City of Hinesville on February 5, 2015 at 3:00 PM.

CLOSE PUBLIC HEARING

2.4 Site Plans, Preliminary Plats and Final Plats.

2.4.1 Preliminary Plat. Request for revised preliminary plat approval for Villages on Marne, PH II.

Abe Nadji presented this request to the Commission. The item on the agenda was listed incorrectly but the presentation is correct. Jay Osteen made this request. This development was originally approved back in 2012 for 35 lots. Mr. Sikes built 18 lots. Jay Osteen purchased the remainder of the development. A portion of the property is in a flood zone. Chairman Shuman asked for the definition of flood zone "X" and flood zone "A". X is outside of the 100 years plus flood plain. A is in the 100 year flood zone.

The following conditions have to be met prior to the final plat going to Hinesville Mayor & Council:

- Base Flood Elevations shall be established prior to taking this to the City of Hinesville's Mayor & Council.
- The utilities within flood hazard area shall comply with City of Hinesville's Standard Construction specification requirements.

Recommendation: Approval with standard and special conditions.

Trent Long spoke on behalf of the property owner. He stated they are in the process of determining the elevation and would like permission to move forward to start work on the development while waiting on FEMA. This will be allowed while waiting on final plat.

Motion: Durand Standard

Second: Sarah Baker

VOTE: Unanimous

Chairman Shuman stated that since there was a mistake on the agenda for 2.4.1 stating Charlie Butler Subdivision when it should have been Villages of Marne. Chairman asked for motion for approval for the revised agenda.

Motion: Sarah Baker

Second: Durand Standard

Vote: Unanimous

GENERAL PUBLIC COMMENTS

3.0 OTHER COMMISSION BUSINESS

4.1 DIRECTORS REPORT

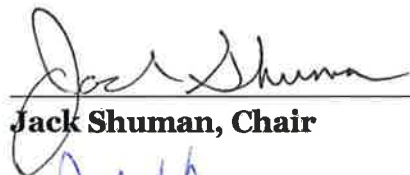
4.1.1 Jeff Ricketson gave an update of last month's actions. We have advertised for another LCPC commissioner and hope to have that seat filled by the next LCPC meeting. Jeff stated that we have a meeting with the Governing Board on February 4, 2015, and hope to have the position filled by then.

5.0 ADJOURN

Motion: Durand Standard

Second: Alonzo Bryant

VOTE: Unanimous



Jack Shuman, Chair



Jeff Ricketson, Secretary to the Board

2-17-2015

DATE