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Timothy Byler
ASST. VICE CHAIR
Lynn Pace
SECRETARY
Jeff Ricketson



COMMISSIONERS
Sarah Baker
Alonzo Bryant
Andrew Williams
Marshall Kennemer
Phil Odom
Durand Standard

March 23, 2015

The Liberty Consolidated Planning Commission met on Tuesday, March 17, 2015, in the Historic Courthouse, 100 Main St., Hinesville, GA. Jack Shuman, Chair, called the Meeting to order. Chairman Shuman asked LCPC Executive Director Jeff Ricketson if the agenda presented is the final agenda. Jeff Ricketson stated it is the final agenda. Chairman Shuman asked for a motion to approve the agenda. Tim Byler made a motion and Phil Odom seconded the motion. The motion passed unanimously. The public was notified of the meeting; the agenda was posted in accordance with Georgia Law.

COMMISSIONERS PRESENT:

Jack Shuman
Andrew Williams
Sarah Baker
Phil Odom
Alonzo Bryant
Durand Standard
Timothy Byler
Lynn Pace

ABSENT:

Marshall Kennemer

OTHERS PRESENT:

Jeff Ricketson, Executive Director, Secretary
Kelly Wiggins, Executive Assistant
Abe Nadji, Engineer
Gabby Hartage, Zoning Administrator
Melissa Jones, Planner II
Jeremy McAbee, Planner I
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.

Chairman Shuman asked for a motion to accept the minutes from the February 17, 2015 meeting. Phil Odom made a motion and Alonzo Bryant seconded the motion. The motion passed unanimously.

1.0 OLD BUSINESS (PUBLIC HEARING OPEN)

2.0 NEW BUSINESS

2.1 Consent Agenda Items (None)

2.2 Ordinances and Resolutions

2.2.1 Sunbury/Islands Subarea Future Land Use Map

The Liberty Consolidated Planning Commission will consider a resolution amending the Liberty County Comprehensive Plan 2030, as adopted by the local governments of Liberty County, Georgia, in 2008, that will amend the future development map to include the future land uses specifically delineated in the Sunbury/Islands subarea future land use map.

Melissa Jones presented this item to the commission. Melissa stated that he LCPC had two public meetings. The first meeting was held on January 22, 2015 with 50 citizens in attendance. Our follow up meeting was held on February 26, 2015 with 11 citizens in attendance. The majority of the land use map is conservation. She presented the future land use map and the 18 changes that are being proposed. Melissa went over each change with the Commission.

Chairman Shuman asked of a motion to accept the resolution.

Motion: Tim Byler

Second: Lynn Pace

Vote: Unanimous

This will go before the LCBOC on April 7, 2015 at 6:00 PM and April 16, 2015 at 5:00 PM in the Courthouse Annex.

3.0 Rezoning Petitions and other Zoning Related Petitions.

Hinesville

- 3.1 Rezoning Petition 2015-011-H.** A rezoning petition has been filed by Dr. Phillip Ajayi, owner, to rezone 1/13 acres of land, more or less, from R-4 (single, two-family dwelling district) to D-D (downtown development district) for medical offices at 100 E. General Stewart Way, further described as LCTM-parcel 055d-188.

Gabby Hartage presented this rezoning request to the Commission. This property is located in the downtown development district so this petition would have to go before the Downtown Design Review Board.

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

- The architectural evaluations and site plan will have to be submitted to Hinesville Design Review Board.

This petition will be presented to the City of Hinesville On April 2, 2015 at 3:00 PM.

Motion: Phil Odom

Second: Durand Standard

Vote: Unanimous

- 3.2 Rezoning Petition 2015-012-H.** A rezoning petition has been filed by Smith Family Ventures, LLC, owner, to rezone 0.71 acres of land, more or less, from R-4 (single two-family dwelling district) to C-1 (central business district) for an attorney's office at 111 W. Court Street, further described as LCTM-parcel -56a-139.

Gabby Hartage presented the rezoning request to the Commission. This project has already been presented to the Downtown Design Review Board and the review board has recommended approval to the Hinesville City Council. The owner will use the parking lots adjacent to the building and there will be a circle drive in front. Chairman Shuman asked why parking was not included in this site. It was explained that it would be more cost effective to use the public parking area that is adjacent to the building. Katie Smith, owner of the property spoke in favor of the rezoning petition and explained that the reason she is not adding parking is that she would rather leave the green space.

RECOMMENDATION: Approval with standard conditions.

Motion: Tim Byler with standard conditions

Second: Lynn Pace

Vote: Unanimous

This petition will go before the City of Hinesville Council on March 19, 2015 at 3:00 PM.

CLOSE PUBLIC HEARING

3.3 Site Plans, Preliminary Plats and Final Plats

- 3.3.1 Revised Preliminary Plat.** Request by T.R. Long Engineering, on behalf of Dryden Enterprises, for approval for the 'Villages at Limerick Phases 7 and 8.' (74 lots)

Abe Nadji presented this plat to the commission. The developer would like to revise the plat for phases 7 and 8 to make the lots bigger. This phase of the development has been reduced from 96 lots to 74 lots. Abe discussed the requested changes with the Planning commission. Lynn Pace asked if the level of elevation would be raised with fill dirt. Lynn Pace asked if the lots are part of the wetlands and Abe stated that at this moment, they are but once they are built, the elevation will be raised and that will take the lots out of the flood zone. Trent Long came forward and stated that the lots will be removed from the flood zone but they have to wait until after the home is built and the final plans are submitted. The lots will be elevated with fill dirt and stem wall.

RECOMMENDATION: Approval with standard and the following special conditions:

- Lots 818 through lots 824 located within flood zone "A" shall comply with minimum finished floor elevation (3 feet above the highest adjacent grade)
- Lighting plan commitment from the power company

Motion: Durand Standard

Second: Alonzo Bryant

Vote: Unanimous

3.3.2 Preliminary Plat. Request by T.R. Long Engineering, on behalf of Herschel Hart, for preliminary plat approval for “Hartford Estates.” (20 lots)

Abe Nadji presented this plat to the commission.

RECOMMENDATION: Approval with Standard and the following special conditions:

- Receive all outside agencies approval such as water, NRCS, drainage.
- Lighting plan commitment from Power Company.

3.3.3 Final Plat. Request by Josh Wheeler, for final plat approval for the “Retreat at Oak Crest Phase IIA.” (27 lots)

Abe Nadji presented this plat to the commission. The FEMA map indicated that these lots are in a flood zone. Once the map is revised, the lots will not be in a flood zone. There will be a detention pond located there as well. The homes will have to be built based on the elevation for the flood zone. He stated it is required that he show the flood zone line as it exists today. FEMA will not allow a change of the flood zone until the final plat is complete. Once the new plat is complete with a new flood zone line FEMA will accept the change to the flood zone.

RECOMMENDATION: Approval with standard and special conditions:

- All primary improvement shall be completed and pass final inspection
- An irrevocable letter of credit in the amount of \$ 62,397.45
- An irrevocable letter of credit in the amount of \$ 39,518.40 for primary performance (pavement)
- An irrevocable letter of credit in the amount for \$ 59,310.00 for secondary performance (street trees and sidewalks)
- Pass final inspection.
- Submission of all required close-out documents
- Comply with all final plat review checklist

This plat will go before the Hinesville City Council on April 2, 2015 at 3:00 PM.

4.0 GENERAL PUBLIC COMMENTS

5.0 OTHER COMMISSION BUSINESS

5.1 DIRECTORS REPORT

5.1.1 Jeff Ricketson gave an update of last month’s action. Jeff introduced our newest staff member, Jeremy McAbee and stated that Jeremy would be working as a Planner I. Jeff stated that the church in Walthourville with the small retail store would go before the Walthourville City Council on March 27, 2015. The rezoning request for the Pipkin property on Hwy 84 was approved by the City of Hinesville on March 5, 2015 with the special conditions that the LCPC Commission placed

on the rezoning. The variance for the in ground pool for the resident in Riceboro was approved by the LCBOC on March 3, 2015. Chairman Shuman asked if the Pipkin property on Hwy 84 had to have a wooden fence placed on it. Gabby stated that it only had to have blinded covering with grasses in front of the fenced area that grows quickly and will be as high as the fence. Jeff advised the Commission that the LCPC is half way through with the land use map section of the comprehensive plan and would like to invite the commission to the next meeting that will be held in Walthourville on March 30, 2015 at 6:00 PM at the Liberty County Career Center on Airport Road. Once we finish with Walthourville, we will then head to Allenhurst, Gumbranch, and finish up with the City of Hinesville.

Tim Byler stated that while attending the class put on by the Georgia Department of Community Affairs in Richmond Hill he was very proud that Liberty County was the showcase for the class. They used Liberty County for many different examples and it was very positive feedback, mentioning that Liberty County was ahead of the game in many different areas. Phil Odom stated that he also attended this session but was in another class and he received the same feedback.

6.0 ADJOURN

Motion: Tim Byler
Second: Phil Odom
Vote: Unanimous



Jack Shuman, Chair

4-21-15

DATE



Jeff Ricketson, Secretary to the Board