

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



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

April 21, 2016

The Liberty Consolidated Planning Commission met on Tuesday, April 19, 2016, in the Historic Courthouse, 100 Main St., Hinesville, GA. Jack Shuman, Chair, called the meeting to order. A Motion was made by Durand Standard to accept the minutes from the March 15, 2016 meeting. Tim Byler seconded the motion. Phil Odom asked that the time he rejoined the meeting last month to be inserted into the minutes. The motion passed unanimously. Chairman Shuman asked for a motion to accept the final agenda. Motion was made by Tim Byler and seconded by Marshall Kennemer. Motion passed unanimously. The public was notified of the meeting; the agenda was posted in accordance with Georgia Law.

COMMISSIONERS PRESENT:

Jack Shuman  
Phil Odom  
Andrew Williams  
Durand Standard  
Lynn Pace  
Sarah Baker  
Alonzo Bryant  
Tim Byler  
Marshall Kennemer

ABSENT:

OTHERS PRESENT:

Jeff Ricketson, Executive Director, Secretary  
Kelly Wiggins, Executive Assistant  
Melissa Jones, Planner II  
Curles Butler, Inspector  
Abe Nadji, Engineer

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 (OPEN PUBLIC HEARING)**
- 2.0 NEW BUSINESS**
- 2.1 Consent Agenda Items (None)**
- 2.2 Ordinances and Resolutions**

### **3.0 REZONING PETITIONS AND OTHER ZONING RELATED ITEMS**

#### **HINESVILLE**

**3.1 Rezoning Petition 2016-006-H.** Mary E. Hancock has filed a rezoning petition, on behalf of GeoVista Credit Union, applicant, to rezone 2.97 acres of land, more or less, from O-I (Office Institutional District) to C-2 (General Commercial District) at the intersection of Hwy 84 and Link Street, further described as LCTM-Parcels 057D-007 and 057D-008.

Gabby Hartage presented this rezoning request to the Commission. GeoVista requested the rezoning to have the signage they desire on the building.

**RECOMMENDATION:** Approval with standard conditions.

Dr. John Johnson came forward to ask about the sign for GeoVista. He owns the Dentist office located next door to GeoVista. He asked for the size of the signs that GeoVista is planning to place on the building and the size of the large monument sign they will place by the road. Gabby stated that the wall sign area allowed is 6 square feet in O-I zoning. A freestanding sign by the road could be up to 20 feet high with a maximum area of 200 square feet in C-2 zoning. Chairman Shuman asked if the representative from GeoVista would state their sign intentions. GeoVista representative Mary Hancock stated that the bank has not designed their monument sign because they were waiting for the decision of the rezoning. The signs on the bank building will be located on the glass part of the tower. However, Ms. Elaine Tuten, CEO, stated that although they have not made a decision on the design of the monument sign she is certain it will be smaller than the maximum allowed in C-2. Dr. Johnson stated that his sign is six feet. Dr. Johnson asked if he planned to change his sign would he have to change to a commercial zoning district. Jeff Ricketson stated that he would have to be rezoned. Dr. Jonathan Johnson came forward and asked if the Commission approves the sign for GeoVista would he have to come back to a meeting for the decision on the sign design. Chairman Shuman stated that the City of Hinesville Inspections Department would make the decision about the design of the sign. Ms. Tuten came forward and explained the design of the tower and the location of the GeoVista logo. Cynthia Johnson came forward and asked about the location of the freestanding sign. Mary Hancock with GeoVista stated that they would be placing it with close proximity to the existing sign. Chairman Shuman stated that he understood Dr. Johnson's issue with the signs but there is not a way that the Planning Commission can prevent what is allowed in the ordinance. The Commissioners suggested speaking with the City of Hinesville Councilmembers and informing them of sign issue to suggest making a change in the sign ordinance.

**MOTION:** Phil Odom moved to approve the rezoning request with a request for the secretary to inform the Hinesville City Council about the reoccurring issue the Planning Commission is having with the sign ordinance.

**SECOND:** Lynn Pace

**VOTE:** Unanimous

**This petition will be heard by the City of Hinesville on May 5, 2016 at 3:00 p.m.**

**3.2 Variance 2016-007-H.** Request by Clovia V. Ferguson, owner, to allow for a side yard setback variance for an awning on the side of her house at 1072 Desert Shield Street, further described as LCTM-Parcel 059C-033.

Gabby presented this variance request to the Commission. Chairman Shuman asked if she is making the awning smaller than it is now and Gabby stated that is correct. The ordinance does not allow the awning to be this close to the property line. Taking fire safety into concern, it would hinder emergency personnel from getting to the site. Chairman Shuman asked what brought this subject to the LCPC. Gabby stated that there was a complaint from someone. Gabby stated that owner is a disabled veteran on a walker. Ms. Clovia Ferguson, owner of the home came forward and stated that she needs an additional four feet due to her walker. She has medical conditions that require her to go outside at some point during the day. This awning allows her to sit outside with her walker under the awning and if she decreases it to the ordinance requirements, she will not be able to exit the home with her walker. Gabby gave the exact distance between the houses. Chairman Shuman asked Ms. Ferguson if she had the awning built or if it existed when she purchased the home. Ms. Ferguson stated that she had it built.

**RECOMMENDATION:** Disapproval

MOTION: Lynn Pace

SECOND: Tim Byler

VOTE: Unanimous

**This variance will go before the City of Hinesville Council on May 5, 2016 at 3:00 pm.**

**3.3 Rezoning Petition 2016-008-H.** A rezoning petition has been filed by Patricia A. Jackson, owner, to rezone 1.53 acres of land, more or less, from R-4 (Single-, Two-Family Dwelling District) to C-2 (General Commercial District) at 103 Ralph Quarterman Drive, further described as LCTM-Parcel 058C-154.

Gabby presented this petition to the Commissioners. Ms. Jackson came forward and stated that she was in support of the rezoning.

**RECOMMENDATION:** Approval with standard conditions.

MOTION: Tim Byler

SECOND: Phil Odom

VOTE: Unanimous

**This petition will go before the Hinesville City Council on May 5, 2016 at 3:00 pm.**

## **CLOSE PUBLIC HEARING**

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

#### **4.1 Griffin Park, Ph 7-B.** Request for final plat approval for 27 lots in Phase 7-B.

Abe presented this final plat to the Planning Commission.

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

1. Prior to placing this item on City of Hinesville's Mayor and Council agenda, the following required guarantees in form of LOCs shall be submitted to LCPC.
  - Performance letter of credit for pavement in the amount of \$35,251.20

- Maintenance letter of credit in the amount of \$50,338.65
  - Performance sidewalk & tree letter of credit in the amount of \$56,640.00
2. Pass final inspection.

Commissioner Byler asked if there was anything that the Commission needed to address about the retention ponds and Abe stated that the ponds are shallow and do not require a fence.

MOTION: Tim Byler with standard and special conditions  
SECOND: Marshall Kennemer  
VOTE: Unanimous

**RECOMMENDATION: Approval**

**Hinesville City Council will hear this on March 17, 2016 at 3:00 PM at Hinesville City Hall.**

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

**7.1 Director's Report**

Jeff Ricketson presented the Planning Commission with an update of last month's actions. The Riceboro City Council approved their Land Use Map. The City of Flemington approved the rezoning on Old Savannah Road. The City of Hinesville approved the added property to the Oglethorpe Square Shopping Center. The new comprehensive plan will be presented to the Planning Commission next month.

  
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**Jack Shuman, Chair**

7-19-16  
\_\_\_\_\_  
**DATE**

  
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**Jeff Ricketson, Secretary to the Board**