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

January 2, 2018

The Liberty Consolidated Planning Commission met on Tuesday, December 19, 2017, in the Historic Courthouse, 100 Main St., Hinesville, GA. Jack Shuman, Chairman, called the meeting to order. A motion was made by Alonzo Bryant to accept the minutes from the November 21, 2017 meeting. Marshall Kennemer seconded the motion. Motion passed unanimously. Chairman Shuman asked for a motion to accept the final agenda. Tim Byler made a motion to approve the agenda and Durand Standard seconded the motion. Motion passed unanimously. The public was notified of the meeting and the agenda was posted in accordance with Georgia Law.

COMMISSIONERS PRESENT:

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

ABSENT:

Andrew Williams

LCPC STAFF PRESENT:

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

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 (None)

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

LIBERTY COUNTY

3.1 Rezoning Petition 2017-037-LC. An application has been filed by Patel Rajnikant on behalf of Patricia Shurling and Stewart Broome, owners, to rezone two parcels totaling 1.75 acres of land, more or less, from A-1 (Agricultural District) to B-2 (General Commercial District) at 414 Limerick Rd., further described as LCTM-Parcels 237-028 and 237-029.

Gabby presented this rezoning petition to the Planning Commission. Gabby read aloud emails received from neighbors, Mary Quinones and Cabelle Patrick Robles and Gary Patrick that were against the rezoning petition.

Jon Clark came forward on behalf of Mr. Patel and stated that the property was located close to Highway 17 and would be beneficial to the community. Mr. Clark added that the property owner would install an 8' to 10' high fence around the property. Mr. Clark stated that currently there are no stores close to this area and would be beneficial to the neighborhoods to fill up their cars with gas and drop in and acquire items on their way home.

Gloria Robinson spoke against the rezoning petition due to alcohol being sold there and she does not want a store built in the middle of where her grandchildren currently play.

Jennifer Barger on opposes the rezoning with concerns about gas and a gas explosion and the amount of traffic that is currently on the road. She is also concerned about robberies, gas fumes, and the store becoming a hang out.

Casey Nash opposes the petition also. She has lived in the neighborhood since 2011 and her home has been broken into five times. Ms. Nash is concerned about gambling machines in the store and the type of people that might come to the store and start committing crimes in the neighborhoods. Ms. Nash is also concerned about the health hazard that the fuel tanks could affect to the well system in the area. She is also worried about the foot traffic disturbing her dogs.

Rhonda Stafford opposes the petition. Ms. Stafford has concerns with the traffic and the speeds of the vehicles. She and her neighbors have had several items stolen. She is concerned the crime will increase and the property tax will increase.

Mr. Clark returned to the podium to address the concerns of the neighbors. Mr. Clark stated that crime is not going to change anywhere we go. He does not believe that the location of gas station will change the dynamics of the neighborhood or stop criminals from breaking into houses.

Barry Hein asked the Chairman if any plans have been submitted for the public to look over. Chairman Shuman stated this is just a rezoning issue so there are no plans required for this action.

RECOMMENDATION: Disapproval

MOTION: Phil Odom made a motion to accept the staff recommendation of disapproval.

SECOND: Sarah Baker

VOTE: Unanimous

This rezoning petition will go before the LCBOC on January 2, 2018 at 6 PM.

NOTE: Mr. Willie Waye came to speak to the Planning Commission about a project he has planned in the county. Chairman Shuman explained the process to Mr. Waye on how to go about filing the proper paper work with the staff of LCPC in order to go before the Planning Commission. His project was not on the agenda.

WALTHOURVILLE

3.2 Rezoning Petition 2017-038-W. An application has been filed by Eloise S. Harris and Ray Anthony Bacon, owners, to rezone 1.10 acres of land, more or less, from AR-1 (Agricultural Residential District) to B-2 (General Commercial District) at 4918 W. Oglethorpe Hwy, further described as LCTM-Parcel 050B-042.

Gabby presented this petition to the Planning Commission. David Roberts came forward to speak in favor of the rezoning.

RECOMMENDATION: Approval with standard conditions and the following special condition: A 6 ft. fence must be installed.

MOTION: Tim Byler with standard and special conditions.

SECOND: Alonzo Bryant

VOTE: Unanimous

This rezoning will go before the Walthourville City Council on January 9, 2018 at 6 PM.

HINESVILLE

3.3 Variance 2017-039-H. An application has been filed by Josh Pipkin, on behalf of the F.W. Pipkin estate, to be permitted to relocate/install a singlewide manufactured home rather than a doublewide manufactured home as required per ordinance in MH-2 (Single-Family Manufactured Home Dwelling District) at 811 Jay Street, further described as LCTM-Parcel 045C-137.

Gabby presented this variance to the Planning Commission. Gabby explained that this mobile home park is in the process of having the tenants evicted to sell the property for development. Mr. Eichenlaub that lives on this lot wishes to transfer his home to the property directly across the street. He has been located in this park for over 20 years. He has searched other mobile homes park in attempt to move to one of them but his mobile home is longer than allowed in the existing parks.

RECOMMENDATION: Approval with standard conditions.

Mr. Eichenlaub came forward and stated that he has lived there for over 20 years and would like to move across the street next to the other mobile homes located there. There are single wide's located in the same location he would like to relocate to.

Motion: Tim Byler with standard conditions

Second: Marshall Kennemer

Vote: Unanimous

This variance will go before the Hinesville City Council on January 4, 2018 at 3:00 PM.

HINESVILLE

3.4 Rezoning Petition 2017-040-H. An application has been filed by T.C. Pipkin on behalf of the F.W. Pipkin estate, owner, to rezone 0.35 acres of land, more or less, from R-4 (Single-, Two-family Dwelling District) to MH-2 (Single-Family Manufactured Home Dwelling District). Property is located at the northeastern part of the intersection of Pipkin Road and Jay Street and is further described as LCTM-parcel 046A-097.

Gabby presented this rezoning petition to the Planning Commission. Gabby stated that this parcel was MH-2 in 2008. Chairman Shuman asked why it was changed. Gabby stated they had planned to develop a subdivision but it never materialized. The owners of this doublewide mobile home are being evicted from the mobile home park across the road and wish to relocate.

RECOMMENDATION: Approval with standard conditions.

MOTION: Marshall Kennemer made motion to accept as presented.

SECOND: Alonzo Bryant

VOTE: Unanimous

This rezoning petition will go before the Hinesville City Council on January 4, 2018 at 3:00 PM.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Final Plat for Pine Ridge Subdivision, Phase 2A.

Abe presented this final plat to the Planning Commission. The final plat approval is requested by RTS Homes.

RECOMMENDATION: Approval with standard and the following special conditions:

- Prior to placing this item on City of Hinesville's agenda, all required financial guarantees (LOCs) for primary and secondary improvements shall be submitted.
- Lighting- Commitment letter from Georgia Power and fees
- Lighting transfer acknowledgement from developer
- Primary improvements guarantee (per letter of credit) such as for completion of street paving, signage and striping in the amount of **\$ 60,074.00** is required

- Secondary improvements guarantee (per letter of credit) in the amount of \$ 81,348.00 such as for street trees and sidewalks is required
- Maintenance guarantee in the amount of \$ 70,511.48 is required.

MOTION: Tim Byler
 SECOND: Marshall Kennemer
 VOTE: Unanimous

5.0 INFORMATIONAL ITEMS

6.0 GENERAL PUBLIC COMMENTS

Mr. Willie Waye stated that he intends to build a 30-story building that will include offices and tenants. The location will be 6149 South Coastal Highway. The building will be built to withstand hurricanes.


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 outdoor display ordinance has not yet been heard by the Hinesville City Council. Jeff stated he be presenting this at the next Hinesville City Council meeting. The rezoning for Ms. Luckey on Bradwell Street has been approved by the Hinesville City Council. The apartments located behind the neighborhood Walmart on General Screven was also approved by the Hinesville City Council. Jeff wished everyone a Merry Christmas.

8.0 ADJOURN

MOTION: Phil Odom
 SECOND: Tim Byler
 VOTE: All in favor



~~Jack Shuman, Chairman~~
 TIMOTHY BYLER - VICE CHAIRMAN



 Date



 Jeff Ricketson, Secretary to the Board