

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

December 30, 2016

The Liberty Consolidated Planning Commission met on Tuesday, January 17, 2017, in the Historic Courthouse, 100 Main St., Hinesville, GA. Jack Shuman, Chairman, called the meeting to order. A Motion was made by Tim Byler to accept the minutes from the December 20, 2016, meeting. Sarah Baker seconded the motion. Motion passed unanimously. Chairman Shuman asked for a motion to accept the final agenda. Motion was made by Alonzo Bryant and seconded by Tim Byler to accept the agenda. Motion passed unanimously. The public was notified of the meeting and the agenda was posted in accordance with Georgia Law.

COMMISSIONERS PRESENT:

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

ABSENT:

Marshall Kennemer

OTHERS PRESENT:

Jeff Ricketson, Executive Director, Secretary
Abe Nadji, Engineering Director
Kelly Wiggins, Executive Assistant
Melissa A. Jones, Planner II
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 (OPEN PUBLIC HEARING)

2.0 NEW BUSINESS

2.1 Consent Agenda Items (None)

2.2 Ordinances and Resolutions

2.3 Election of officers

Jeff Ricketson announced that the Governing Board has selected Mr. Bryant, Mr. Kennemer and Chairman Shuman to be reappointed for another three-year term. At this time, the Commission will need to nominate a Chairman, a Vice-Chairman and an Assistant Vice-Chairman.

Durand Standard made a motion to elect Jack Shuman as Chairman. Phil Odom seconded the motion. The vote was unanimous.

Jack Shuman made a motion to nominate Tim Byler as Vice-Chairman and Lynn Pace as Assistant Vice-Chairman. Sarah Baker seconded the motion. The vote was unanimous.

3.0 REZONING PETITIONS AND OTHER ZONING RELATED ITEMS

3.1 Special Permit Use 2017-001-H. An application has been filed by J. Curtis Lewis, III, on behalf of L.P. Media, Inc., for a special permit for the continued operation of an automobile dealership at 305 W. Oglethorpe Hwy, further described as LCTM-Parcel 056D-044, and for the expansion of the use to the adjoining parcel, further described as LCTM-Parcel 056D-042.

Gabby presented this special permit use to the Planning Commission. Mr. Curtis Lewis came forward to let the Commission know how much he appreciates the help they have received and to advise the Commission that he is here to answer any questions they may have. Phil Odom welcomed Mr. Lewis to our community and asked that the engineers pay special attention to the drainage easement that is located between the properties. Mr. Lewis stated that he is happy to say that his engineers from Hussey, Gay and Bell have already taken a look at that drainage easement and are aware of it.

RECOMMENDATION: Approval with standard conditions.

MOTION: Tim Byler made motion to approve with standard conditions.

SECOND: Alonzo Bryant

VOTE: Unanimous

This rezoning will go before the City of Hinesville on February 2, 2017 at 3:00 PM.

3.2 Special Exception 2017-002-LC. A request for a special exception has been filed by Sanford L. Carter, owner, to allow for a pet crematory at 965 McIntosh Lake Road, further described as LCTM-Parcel 101-061.

Melissa presented this special exception to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

MOTION: Durand Standard

SECOND: Andrew Williams

VOTE: Unanimous

This special exception will go before the LCBOC on February 7, 2017 at 6:00 PM.

3.3 Conditional Use 2017-003-MW. A conditional use application has been filed by Carl and Tracye L. Carico, applicants, to allow for the operation of a towing company at 12770 E. Oglethorpe Hwy. The property consists of 2.62 acres and is owned by M&M Investment, further described as LCTM-Parcel 242D-005.

Melissa presented this conditional use to the Planning Commission. Steven Ansley came forward to speak in favor. Mr. Ansley owns two lots in front of this parcel and is happy that the business is located at this property. Carl Carico, owner, came forward and stated that he is here to answer any questions. Tim Byler asked about the cars that are in the photographs that Melissa has presented. Tim Byler asked Mr. Carico if he has been operating this business already and Mr. Carico stated yes because he was not familiar with the requirements of relocating and starting his business in Liberty County. Melissa stated that the City of Midway is aware that he has been operating and they are working with Mr. Carico. Tim Byler stated that he wanted to make sure that the City of Midway is aware of the potential crime this business could generate. Mr. Carico stated that crime is not usually a problem for this business. He and his employees are very professional and sympathetic to the people.

RECOMMENDATION: Approval with standard conditions.

MOTION: Tim Byler

SECOND: Phil Odom

VOTE: Unanimous

This conditional use will go before the City of Midway on February 13, 2017 at 6:00 PM and before the LCBOC on February 16, 2017 at 5:00 PM.

3.4 Rezoning 2017-04-LC. An application has been filed by Carl and Tracye L. Carico, to rezone .57 acres of land, more or less, from AR-1 (Agricultural Residential District) to B-2 (General Commercial District) at 12770 E. Oglethorpe Hwy.

Melissa presented this portion of the rezoning to the Planning Commission. Melissa stated that .57 acres of the property is located within unincorporated Liberty County and would have to be rezoned separately as this parcel is also a part of the above conditional use.

RECOMMENDATION: Approval with standard conditions.

MOTION: Phil Odom
SECOND: Durand Standard
VOTE: Unanimous

This rezoning will go before the LCBOC on February 16, 2017 at 5:00 PM.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS (None)

5.0 INFORMATIONAL ITEMS

Site plan for Kiddieland Daycare on Shaw Road, further described as LCTM-Parcel 050A-181.

Abe presented this item to the Planning Commission. Tim Byler mentioned his concern about the point in the driveway where the children are dropped off in the morning.

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. Jeff stated that the parcel David McDonald petitioned to be rezoned in Gum branch was approved by the LCBOC, although he is having issues with the Corps of Engineers. Hampton Ridge and Villages of Marne are awaiting approval from the cities of Walthourville and Hinesville, respectfully. Oglethorpe Square is making great progress. The LCPC is selling a 1993 Ford Ranger. You may submit sealed bids to our office by COB on January 20, 2017.

8.0 ADJOURN

MOTION: Tim Byler
SECOND: Durand Standard
VOTE: Unanimous



Jack Shuman, Chairman

2-21-17

Date



Jeff Ricketson, Secretary to the Board