



LIBERTY CONSOLIDATED PLANNING COMMISSION

AGENDA FOR DECEMBER 20, 2016

The meeting begins at 4:30 p.m. in the Historic Courthouse, 100 Main Street, Hinesville, Courtroom, 2nd floor.

Call to Order-----Jack Shuman, Chair
Approval of Minutes-----Jack Shuman, Chair
Final Agenda -----Jeff Ricketson, Secretary

1.0 OLD BUSINESS (None)

2.0 NEW BUSINESS

2.1 Consent Agenda Items (None)

2.2 Ordinances and Resolutions

2.2.1 Ordinance 2016-06. Proposed ordinance amendment to Section 610, Appendix A, of Hinesville's Code of Ordinances, pertaining to nonconforming uses and structures.

3.0 REZONING PETITIONS AND OTHER ZONING RELATED ITEMS (None)

LIBERTY

3.1 2016-030-LC An application has been filed by David McDonald Enterprises, Inc. to rezone 41.59 acres of land, more or less, from A-1 (Agricultural District) and AR-1 (Agricultural Residential District) to R-1 (Single-Family Residential District) at the intersection of Groover Road and GA Hwy 196.

HINESVILLE

3.2 2016-031-H. Request by Dryden Enterprises, Inc., to rezone 158.05 acres of land, more or less, from R-1 and R-3 (Single Family Dwelling District) to PUD (Planned Unit Development District) adjacent to Cherokee Rose Country Club and Pebble Creek subdivisions, further described as LCTM-Parcel 061-002. **(Postponed at the request of Dryden Enterprises, Inc.)**

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Final Plat. Request by Dryden Enterprises, Inc. for final plat approval of 22 lot single-family residential lots for Hampton Ridge (Phase 3) in Walthourville.

4.2 Final Plat. Request by JNO Investments, LLC for final plat approval of 19 single-family residential lots for Villages on Marne, (Phase 2C) in Hinesville.

5.0 INFORMATIONAL ITEMS

6.0 GENERAL PUBLIC COMMENTS

7.0 OTHER COMMISSION BUSINESS

7.1 Director's Report

8.0 ADJOURN

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

November 28, 2016

The Liberty Consolidated Planning Commission met on Tuesday, November 15, 2016, in the Historic Courthouse, 100 Main St., Hinesville, GA. Jack Shuman, Chairman, called the meeting to order. A Motion was made by Marshall Kennemer to accept the minutes from the October 18, 2016, meeting. Alonzo Bryant seconded the motion. Motion passed unanimously. Chairman Shuman asked for a motion to accept the final agenda. Jeff Ricketson stated that the preliminary plat for Dryden Enterprises was added after this agenda was disseminated. 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; the agenda was posted in accordance with Georgia Law.

COMMISSIONERS PRESENT:

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

ABSENT:

Sarah Baker

OTHERS PRESENT:

Jeff Ricketson, Executive Director, Secretary
Abe Nadji, Engineering Director
Kelly Wiggins, Executive Assistant
Curles Butler, Sr., 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 (None)

3.0 REZONING PETITIONS AND OTHER ZONING RELATED ITEMS (NONE)

3.1 Variance 2016-027-W. A request by Sylvia Denise Bacon for a front yard setback variance for an additional building at 2360 Shaw Road, further described as LCTM-Parcel 050A-181.

Gabby presented this variance to the Commission. Gabby pointed out that the new building would be placed where the current parking it located. The parking area would change to the side of the building and the owner has received a 30 foot easement from the adjacent property owner, (her parents). There is a 4-foot encroachment on the setback. The building department will have to review the building plans before the building will be placed on the premises.

RECOMMENDATION: Approval with standard conditions.

MOTION: Marshall Kennemer made a motion to approve with standard conditions.

SECOND: Tim Byler

VOTE: Unanimous

This variance will go before the Walthourville City Council on November 22, 2016 at 6:00 PM.

3.2 Special Permit Use 2016-029-H. A request by Alden D. James, applicant, for a used car sales lot at 108 Devereaux Road, further described as LCTM-Parcel 038C-038.

Gabby presented this special permit use to the Commission. Mr. James's business was located right next door for the used car lot but he was unable to meet the standards for a handicap bathroom as required by the City of Hinesville. At this adjacent location, there will be enough parking for the ten cars he intends to have in inventory with the required office and bathroom located on the premises.

RECOMMENDATION: Standard with approval conditions.

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

SECOND: Durand Standard

VOTE: Unanimous

This special permit will go before the City of Hinesville on December 1, 2016 at 3:00 PM.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Preliminary Plat. Request by Dryden Enterprises, Inc. for preliminary plat approval of 22 single-family detached residential lots.

Abe presented this final plat to the Planning Commission. This development consists of 11.6 acres of land. This is for Hampton Ridge Phase 3 located on Highway 119. The ordinance requires a second entrance when the lot count exceeds 75. The cumulative number of lots is 86. However, there are mitigating circumstances. Highway 119 is in the process of being realigned. Hampton Ridge originally was proposed to contain a second entrance, although this entrance would be located on a dangerous curve on Highway 119. Lynn Pace asked if there would be only one entrance. Abe said that is correct.

RECOMMENDATION: Approval with standard conditions.

Tim Byler asked how many lots are there. Abe stated 86. Jeff Ricketson interjected and explained that this phase is only 22 lots and the cumulative total is 86 lots. The ordinance says subdivisions with more than 75 lots shall have (wherever possible) a second entrance. We feel that with the improvements to Highway 119 the entrance will be abandoned, therefore, we are just wasting resources. We expect Hwy 119 will be completed within the next five years. In this case, this gives you a justification to approve this without the secondary entrance. Durand Standard stated that he travels that route twice a day and that second entrance will be located in a curve and will be highly dangerous. Tim Byler stated his concern was due to fire safety. Phil Odom said that the existing 119 would turn into a cul-de-sac. Chairman Shuman stated that he does not think this will be an issue. Lynn Pace asked if the part of 119 where the entrance is would be abandoned and Jeff stated it would not, but just beyond the entrance will be abandoned and rerouted to the south.

A motion was made by Durand Standard to approve the preliminary plat with standard conditions. Marshall Kennemer seconded the motion. The vote was unanimous.

This will go before the Walthourville City Council on November 22, 2016 at 6:00 P.M.

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. Jeff stated that the Hinesville City Council approved the final plat for Oglethorpe Square. The request for Dunlevie Oaks was approved by the Town of Allenhurst. Happy Thanksgiving.

8.0 ADJOURN

MOTION: Tim Byler
SECOND: Phil Odom
VOTE: Unanimous.

Jack Shuman, Chairman

Date

Jeff Ricketson, Secretary to the Board

Liberty Consolidated Planning Commission

