

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

February 17, 2015

The Liberty Consolidated Planning Commission met on Tuesday, February 17, 2015, in the Historic Courthouse, 100 Main St., Hinesville, GA. Jack Shuman, Chairman, called the meeting to order. Chairman Shuman asked LCPC Executive Director Jeff Ricketson if this was the final agenda. Chairman Shuman asked for a motion to approve the agenda. A motion was made by Marshall Kennemer and seconded by Alonzo Bryant. Motion passed unanimously. The public was notified of the meeting; the agenda was posted in accordance with Georgia Law.

COMMISSIONERS PRESENT:

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

ABSENT:

Sarah Baker  
Durand Standard

OTHERS PRESENT:

Jeff Ricketson, Executive Director, Secretary  
Kelly Wiggins, Executive Assistant  
Abe Nadji, Engineer  
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 (PUBLIC HEARING OPEN)**

**2.0 NEW BUSINESS**

**2.1 Consent Agenda Items (None)**

**2.2 Rezoning Petitions and other Zoning-Related Petitions.**

## Walthourville

**2.2.1 Conditional Use 2015-008-W. A conditional use request for a small retail business has been filed by John Lockett on behalf of Pillar in Zion Church, Inc., owner, to have a small retail store on church grounds at 90 Sanders Road in Walthourville, further described as LCTM-Parcel 051A-005.**

Gabby Hartage presented this rezoning request to the Commission.

**RECOMMEDATION:** Approval with standard conditions.

Chairman Shuman asked what type of merchandise the store would be selling. Gabby stated it would be church items and fabric. Jeff Ricketson stated that LCPC notify this petitioner as to the affect this may have on their current tax-exempt status.

Motion: Tim Byler

Second: Marshall Kennemer

Vote: Unanimous

This will go before the City of Walthourville Council on March 12, 2015 and March 26, 2015.

## Hinesville

**2.2.2 Rezoning Petition 2015-009-H. A rezoning petition has been filed by Tracy C. Pipkin, Executor for F.W. Pipkin, on behalf of Shelby K. Prestor, applicant, to rezone 2.97 acres of land, more or less, from C-2 (General Commercial District) to C-3 (Highway Commercial District) at 1241 W Oglethorpe Hwy, further described as LCTM-Parcel 060C-050.**

Gabby Hartage presented this rezoning request to the Commission.

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

- Since the sales office has been at this location for approx. 15 years, the unit will have to be re-inspected by Hinesville Building Inspections, which could result in having to update unit or other requirements.
- Parking lot will have to be brought up to current standards (one van-accessible handicap spot, striping, etc.)
- The tree buffer to the North shall be retained because the remaining site is devoid of trees.
- Landscaped buffer is required around the perimeter of the opaquely fenced area

This will go before the City of Hinesville on March 5, 2015, AT 3:00 PM, Hinesville City Hall

Chairman Shuman asked if this type of use could be in general commercial zoning. Gabby stated that this property was before the Commission last year for a special permit for a car sales lot. This would not be allowed in C-2 with that special permit. Phil Odom asked about the special conditions requiring striping on the parking lot but thought that it was only dirt. Curles Butler with LCPC stated that he had been to the site and the parking lot is concrete and striped and has a handicap spot designated. Mr.

Tracy Pipkin came to the podium with the owner of the tow business and showed pictures indicating that this is complete.

Motion: Phil Odom to accept with the special and standard conditions

Second: Alonzo Bryant

Vote: Unanimous

### Liberty

**2.2.3 Variance 2015-010-LC. A variance has been filed by Wendy M. Price, owner, to request a rear and side yard building setback variance for an in-ground pool at 186 Big Oak Road, further described as LCTM-Parcel 217-009.**

**Gabby** Hartage presented this variance to the Commission.

**RECOMMENDATION:** Approval with standard conditions

Motion: Marshall Kennemer

Second: Tim Byler

Vote: Unanimous

## **GENERAL PUBLIC COMMENTS**

### **3.0 OTHER COMMISSION BUSINESS**

#### **4.1 DIRECTORS REPORT**

**4.1.1** Jeff Ricketson gave an update of last month's actions. He stated that the rezoning that Joel Osteen requested on the property located on Hwy 84 across from 196E to go from AR1 to B2 was approved by the Board of Commissioners. Mr. Guyett's rezoning on Live Oak Church Road was approved by the Board of Commissioners. The Blue Crab Realty rezoning request was approved by the City of Hinesville. We did advise the City Council that due to this issue, the Planning Commission recommends the sign ordinance be revised. No action was taken. The rezoning and special permit for Pete Clark's towing business was approved by the City of Hinesville, and the rezoning regarding the recommendation to revise the property of Pete Clark on E.G. Miles was approved. The sign variance request for the grocery store behind the Dairy Queen was tabled for the sign committee to look into. Governors Quarters request to change to detached housing was postponed requesting more information. Villages of Marne approved with an added special condition that there must be a cul-de-sac added at the end.

### **5.0 ADJOURN**

Motion: Tim Byler

Second: Phil Odom

VOTE: Unanimous

  
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**Jack Shuman, Chair**

3-17-2015  
\_\_\_\_\_  
**DATE**

  
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**Jeff Ricketson, Secretary to the Board**