

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



COMMISSIONERS  
Sarah Baker  
Alonzo Bryant  
Don Emmons  
Marshall Kennemer  
Phil Odom  
Durand Standard

February 18, 2014

The Liberty Consolidated Planning Commission met on Tuesday, February 18, 2014, in the historic Courthouse, 100 Main St., Hinesville, GA. Jack Shuman, Chair, called the Meeting to order. A Motion was made by Timothy Byler to approve the minutes from the previous meeting, seconded by Sarah Baker; all voted in favor. The public was notified of the meeting; the agenda was posted in accordance with Georgia Law. A Motion was made to approve the final agenda as revised with the addition of election of officers by Timothy Byler, seconded by Marshall Kennemer; all voted in favor.

COMMISSIONERS PRESENT:

Jack Shuman  
Don Emmons  
Sarah Baker  
Phil Odom  
Alonzo Bryant  
Marshall Kennemer  
Lynn Pace  
Timothy Byler

ABSENT:

Durand Standard

OTHERS PRESENT:

Jeff Ricketson, Executive Director  
Gabriele Hartage, Zoning Administrator  
Joey Patenaude, Planner I  
Abe Nadji, Engineering Director  
Curles Butler, Senior Construction Inspector  
Donna Shives, Recording Secretary

**OLD BUSINESS (PUBLIC HEARING OPEN)**

**Old Business Items.** None.

Election of officers

A nomination was made to retain the present officers for another one-year term by Don Emmons, seconded by Alonzo Bryant; all voted in favor.

## **NEW BUSINESS**

**Consent Agenda Items.** None

**Ordinances.** None

### **Rezoning Petition and other zoning related petitions**

#### **Liberty County**

**SPECIAL EXCEPTION 2014-002-LC.** A special exception request by Donald Klotz, owner, to build a freestanding garage at 176 E. First St. The property is zoned R-2 (Two-Family Residential District), and consists of 0.55 acres, more or less. The property is also described as LCTM-Parcel 281B-064.

Joey Patenaude presented. The garage will be built within the setbacks on the lot with an existing RV carport, but no house. The petitioner bought two lots; a house could be built on the lots later. The garage will be 30 ft. x 40 ft. and used to park his collection of cars and make crafts. There will be no water supplied to the garage. Staff Recommendation is Approval with LCPC Standard Conditions. The applicant was present. No one spoke in opposition. After discussion, the Chair asked for a recommendation.

**MOTION:** Phil Odom made the motion to Approve the staff recommendations with LCPC Standard Conditions.

**SECOND:** Timothy Byler

**VOTE:** Phil Odom, Timothy Byler, Lynn Pace, Marshall Kennemer, Sarah Baker, Jack Shuman, Don Emmons, and Alonzo Bryant voted in favor; vote was unanimous.

#### **Allenhurst**

**CONDITIONAL USE 2014-003-A.** A conditional use request by Deborah Barnes, applicant, to operate an adult care home at 392 Dunlevie Road. The property is zoned R-2 (Two-Family Residential District), and consists of 3.14 acres, more or less. The property is owned by Roscoe L. Floyd, and is further described as LCTM-Parcel 062A-012.

Joey Patenaude presented. The applicants narrative states a wide range of services will be provided for older people or people with physical, behavioral health, or cognitive disabilities who are unable to care for themselves but do not need nursing home or medical care. This property is located in the Allenhurst Historic District. No renovations will be made to the outside of the structure. Staff recommendation is Approval with LCPC Standard Conditions. Deborah Barnes, applicant, stated she is licensed by the state and will offer a service that allows residents to stay in their own communities. Twenty-four hour care will be provided by her and staff. Commissioner Pace questioned the safety of the residents if they tried to interact with the horses at the stables next door. Amanda Cox, Mayor Pro-Tem of Allenhurst, had concerns about the creek that runs beside the house, high traffic safety issues, parking, and possibly fencing the property. Dave Sapp, nearby property owner, had concerns for the maintenance of the property in the Allenhurst Historic District, trafficability, marsh-like spartina grass growing on property, sewage overloads, and steep drainage. Commissioner Emmons noted state licensing offices would address these issues. Ms. Barnes stated she had been a nurse for 20 years and the residents will not go outside by themselves. As a renter, she would have to ask the property owner to fence the

property. Commissioner Byler questioned if there was another property she had considered; Ms. Barnes said she had not considered any other property. Commissioner Odom was concerned how many residents there would be.

**MOTION:** Don Emmons made the motion to Approve the staff recommendations with LCPC Standard Conditions.

**SECOND:** Sarah Baker

**VOTE:** Marshall Kennemer, Sarah Baker, Don Emmons, Alonzo Bryant, and Phil Odom voted in favor. Jack Shuman and Lynn Pace voted against the motion.

The Motion passed.

### **Walthourville**

**REZONING PETITION 2014-004-W.** A rezoning application submitted by Mark & Carolyn Walthour, owner, to rezone 3.0 acres, more or less, from AR-1 (Agricultural Residential District) to R-3 (Multifamily Residential District) to allow duplexes and apartment dwellings. The property is further described as LCTM-Parcel 051A-071.

Gabriele Hartage presented. The property is located off Hillary Lane, which is an unpaved city road. The applicant would like to convert modular schoolroom units into residential duplexes in Phase I. The modular units are 24 feet x 68 feet (1,632 sq. ft.). These types of buildings fall under DCA regulations, and will have to be re-inspected before approval. In Phase II, traditionally built apartment units are proposed. Thirty-two units are proposed. City water and sewer is available for this site. Residents of an additional 32 units will be travelling over an unpaved road (approx. 213 trips daily) and could create a burden on streets, schools, utilities, or the provision of public safety, and could possibly cause a domino effect. The Commissioners were presented a hard copy of the proposed plans that were received today indicating Phase I would be eight duplexes with sixteen dwelling units with Phase II consisting of stick-built apartments with parking around the outside. Staff recommendation is Approval with LCPC Standard and the following Special Conditions:

- Rezone to R-3 with the condition that only duplexes and single-family dwellings be permitted on this parcel (e.g. no apartment buildings permitted).
- All current DCA codes and regulations shall be adhered to during the conversion of the buildings into duplexes

Commissioner concerns were too much traffic on a narrow road, high density, drainage, fire safety, and parking maintenance. Mark and Carolyn Walthour, applicants, stated the Mayor of Walthourville said there is a plan to pave the road. If approved, renovation of the duplexes will be done in Phase I; when the road is paved, Phase II will start. DCA approved renovations use the same codes at stick built homes. No one spoke in opposition. After discussion, the Chair asked for a recommendation.

**MOTION:** Marshall Kennemer made the motion to Approve with LCPC Standard Conditions and the following Special Conditions:

- Rezone to R-3 with the condition that only duplexes and single-family dwellings be permitted on this parcel (e.g. no apartment buildings permitted).
- All current DCA codes and regulations shall be adhered to during the conversion of the buildings into duplexes
- Phase I approved for outside duplexes only; apartments will be considered when road is paved.

**SECOND:** Timothy Byler

**VOTE:** Marshall Kennemer, Timothy Byler, Sarah Baker, Jack Shuman, Don Emmons, Alonzo

Bryant, Lynn Pace, and Phil Odom voted in favor; vote was unanimous.

## **PUBLIC HEARING CLOSED**

### **Site Plans, Preliminary Plats & Final Plats**

#### **Preliminary Plat.**

Request by Dryden Enterprises, Inc. for approval of Griffin Park Subdivision Phase VII consisting of 109 lots.

Abe Nadji presented. The developer is Dryden Enterprises, Inc., Hinesville, Georgia; engineer is P.C. Simonton & Associates, Inc., Hinesville, Georgia. It is described as 109 Single-family detached homes with a Total and Disturbed Acreage of 41.0 acres. It is located off Miles Crossing on Wyckfield Way Hinesville, Georgia. There are three types of lots within the subdivision: patio lots with an average lot size of 4,000 SF, small lots with an average of 7,000 SF, and large lots with an average of 12,000 S.F. The project's water, sewer, and reused water will be served by the City of Hinesville. A portion of project is requesting to be annexed to the City of Hinesville. EPD approvals not received. Staff recommendation is Approval with LCPC Standard and the following Special Conditions:

- Prior to placing this item on the City of Hinesville's agenda, all required agencies approval is required
- An approved annexation by the City of Hinesville for Dryden Enterprises, Inc. The Annexation consists of approximately 4 acres and impacts 10 lots.

**MOTION:** Timothy Byler made the motion to Approve the staff recommended LCPC Standard and Special Conditions.

**SECOND:** Alonzo Bryant

**VOTE:** Phil Odom, Timothy Byler, Lynn Pace, Marshall Kennemer, Sarah Baker, Jack Shuman, Don Emmons, and Alonzo Bryant voted in favor; vote was unanimous.

#### **Final Plat.**

Request by Josh Wheeler of Evans T&T Enterprises, LLC, for approval of The Retreat at Oak Crest Phase 1B consisting of 24 lots.

Abe Nadji presented. The developer is Josh Wheeler, Evans T & T Enterprises, LLC. Hinesville, Georgia; engineer is P. C. Simonton & Associates, Hinesville, Georgia. It is described as Single-family detached homes on 24 lots with Total and Disturbed Acreage of 19.9 acres. It is a continuation of Red Oak Lane, City of Hinesville, Georgia. The preliminary plat was approved with 34 single-family residential lots and is zoned R-3 (Single-Family Dwelling District). The minimum lot size required is 12,000 sq. ft. The lot sizes provided range between 0.30 Ac. (13,150 sq. ft.) and 0.46 Ac. (19,900 sq. ft.). Most of the primary improvements such as water, sewer, NPRL, and curbing are complete. A portion of the property is located within flood zone AE and shall comply with the requirements of Hinesville's Flood Damage Prevention Ordinance. Lots 160 through 163 are located within flood zone AE; detention pond used for mitigation for filling the lots. Ten lots from the original plan have already been approved. Property owners typically find out from the mortgage company if they are in a flood zone and require flood insurance. Staff recommendation is Approval with LCPC Standard and the following Special Conditions:

- All unfinished primary improvements shall be completed
- An irrevocable letter of credit for an amount of \$39,611.55 for maintenance to be bonded prior to presenting the project to the City of Hinesville
- An irrevocable letter of credit for an amount of \$42,175.20 for primary performance (pavement) to be bonded prior to presenting the project to the City of Hinesville
- An irrevocable letter of credit for an amount of \$52,500.00 for secondary performance (street trees & sidewalks) to be bonded prior to presenting the project to the City of Hinesville
- Pass final inspection
- Submit all required close-out documents
- Comply with all items on final plat review checklist

MOTION: Phil Odom made the motion to Approve the staff recommended LCPC Standard and Special Conditions.

SECOND: Alonzo Bryant

VOTE: Phil Odom, Alonzo Bryant , Timothy Byler, Lynn Pace, Marshall Kennemer, Sarah Baker, Jack Shuman, and Don Emmons voted in favor; vote was unanimous.

**GENERAL PUBLIC COMMENTS**

Dave Sapp, Citizens Flag Committee, stated the American flag should be higher than the Georgia flag and have the eagle on the top of the staff. As this Courtroom is used by, Judge Darden he will be notified.

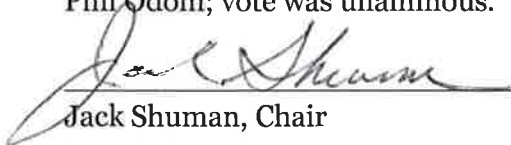
**OTHER COMMISSION BUSINESS**

**Director’s Report:** Update of last month’s actions.

- Melissa A. Jones, staff planner, had her baby boy a week ago and will return to work in March.
- The first Community Planning meeting will be held March 13<sup>th</sup>; venue could be Performing Arts Center.
- Hinesville approved the Hospital rezoning
- Commercial Plat in Walthourville was approved with a fence around the pond
- RV Ordinance was presented to Hinesville Mayor and Council, sent back to sub-committee for revision, and then taken back to Hinesville Mayor and Council for action

Commissioner Emmons thanks the Chair for his good work. Curles Butler thanked Abe for giving his presentations.

There being no other business to discuss, a motion to adjourn was made by Timothy Byler, seconded by Phil Odom; vote was unanimous.

  
 Jack Shuman, Chair

5/5/14  
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 Date

  
 Jeff Ricketson, Secretary to the Board

## **Addendum**

### Standard LCPC Conditions:

1. The applicant must obtain all required local, state and federal licenses and permits prior to commencement of any construction
2. All plans, documents, materials, and statements contained or implied in this application are considered to be a condition of this action
3. No change or deviation from the conditions of approval are allowed without prior notification and approval of the Director of the LCPC or the Planning Commission, and the approving governmental authority