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Timothy Byler
ASST. VICE CHAIR
Lynn Pace
SECRETARY
Jeff Ricketson



COMMISSIONERS
Sarah Baker
Alonzo Bryant

Marshall Kennemer
Phil Odom
Durand Standard

November 18, 2014

The Liberty Consolidated Planning Commission met on Tuesday, November 18, 2014, in the Historic Courthouse, 100 Main St., Hinesville, GA. Jack Shuman, Chair, called the Meeting to order. A Motion was made by Phil Odom to approve the minutes from the October 21, 2014, meeting and seconded by Tim Byler. The motion passed unanimously. Chairman Shuman asked if we needed to make any changes to the order of the agenda and Jeff Ricketson informed him that we have been asked by Aaron Duncan to place the final plat for Limerick Phase II-B at the top of the agenda. The change was approved. Chairman Shuman asked for a motion to accept the final agenda. Motion was made by Durand Standard and seconded by Tim Byler. Motion passed unanimously. The public was notified of the meeting; the agenda was posted in accordance with Georgia Law.

COMMISSIONERS PRESENT:

Jack Shuman
Phil Odom
Alonzo Bryant
Durand Standard
Timothy Byler

ABSENT:

Sarah Baker
Lynn Pace
Marshall Kennemer

OTHERS PRESENT:

Jeff Ricketson, Executive Director, Secretary
Melissa Jones, Planner II
Kelly Wiggins, Executive Assistant
Abe Nadji, Engineer
Gabby Hartage, Zoning Administrator

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 Ordinances (None)

There was an interruption due to the recording system. Problem fixed.

2.2.1 A resolution to amend the future land use map for the Riceboro Subarea.

Melissa Jones presented this resolution to the Commission. There were a few changes made to the map. Melissa asked for approval from the Commission to carry the Riceboro future land use map before the LCBOC on December 2, 2014, and to the City of Riceboro on December 2, 2014 for adoption. Melissa demonstrated to the Commissioners the highlighted changes. She explained that there were two public meetings held to solicit input from citizens and to inform them of the changes to the land use map. Jeff Ricketson asked about the triangular tract that was located on the top of the map and Melissa pointed this area out to the Commission. They are advertising this area as work force housing. Durand Standard asked about the Jelks Tract. Durand remembered from years ago working on that and wanted to know if this was still consistent from the time they voted on that item. Jeff Ricketson explained to Durand that it is still the same. Phil Odom stated that on the current future land use maps there is no conservation land in Liberty County. He wanted to know if this information would make it the DCA. Melissa stated that it would be presented to the DCA because the DCA has to approve it. Phil also wanted to know if there were legal papers filed on this in the clerk of court and Melissa stated there was not because it is not required.

Motion: Durand Standard

Second: Alonzo Bryant

VOTE: All

2.3 Site Plans, Preliminary Plats and Final Plats

Midway

2.3.1 Variance Request 2014-035-MW. A variance request has been submitted by Francis W. and Adrienne L Stidhams for a side yard building setback at 317 Otto Drive, further described as LCTM-Parcel 240D-009. Property is zoned R-1 (single Family Residential District).

Gabby Hartage explained to the Commission that this variance could not be heard at this time because the advertisement did not meet the requirements. Chairman Shuman stated that the variance would be heard at the December 16, 2014 meeting.

Liberty County

2.4.1 Final Plat. Request for final plat approval for another phase of Yellow Bluff Subdivision; utilities and roadways are all in place.

Abe Nadji presented this preliminary plat to the Commission. Twenty-five lots with detached single family homes. Aaron Duncan is the selling agent for The Heritage Bank. Abe explained that the preliminary plat and the infrastructure were approved in 2005. Due to of the downturn of the economy, the development was not completed. Abe showed the lots by PowerPoint to the Commission. Chairman Shuman asked if the entire map was 2b and Abe showed them on the map which parcels are part of Phase 2-B.

RECOMMENDATION: Approval with standard conditions.

MOTION: Timothy Byler
SECONDED: Phil Odom
VOTE: All in favor

This will go to the LCBOC on December 2, 2014 at 6:00 PM.

3.0 GENERAL PUBLIC COMMENTS

4.0 OTHER COMMISSION BUSINESS

4.1 DIRECTORS REPORT

4.1.1 Update of last month's actions.

Jeff Ricketson presented the Commission with an update of last month's actions.

The Flemington City Council approved the rezoning and annexation request for the City of Flemington. The variance request at 62 Pelican Road for the garage on the side yard of his home was approved by the LCBOC. Douglas Burgess had petitioned for the old Carquest Auto parts on E. G. Miles to be rezoned for a church. It was approved as a special permit for this church only by the Hinesville City Council. The Midway City Council approved the preliminary plat for Dryden Enterprises for the subdivision on Charlie Butler Road. Jeff Ricketson informed the Commission about the community-planning meeting in Midway on Thursday at 6:00 P.M. Chairman Shuman asked Jeff to update the Commission about Commissioner Emmons. Commissioner Emmons is presently experiencing some health issues and is, therefore, unable to fulfill his obligations with the LCPC. Jeff indicated that Commissioner Emmons requested that he be replaced. Governing Board Chairman Mayor Sandra Martin wrote him a letter thanking him for his service.

5.0 ADJOURN

Motion: Byler
Second: Phil Odom
VOTE: All

Jack Shuman, Chair

DATE

Jeff Ricketson, Secretary to the Board

