

# ***Liberty Consolidated Planning Commission***

## **CHAIR**

Donald L. Hartley, Sr.

## **VICE CHAIR**

Jack Shuman

## **ASST. VICE CHAIR**

Al Padrick

## **SECRETARY**

Sonny Timmerman

## **COMMISSIONERS**

Sarah Baker

Don Emmons

Marshall Kennemer

Lynn Pace

Joseph Pittman

Durand Standard

The Liberty Consolidated Planning Commission met on February 15, 2011, at 4:30 PM in the Liberty County Annex Building. The Meeting was called to order by Vice Chairman Jack Shuman. The agenda was approved as published. The minutes from the previous meeting were approved.

## **COMMISSIONERS PRESENT:**

Al Padrick

Marshall Kennemer

Don Emmons

Sarah Baker

Lynn Pace

Durand Standard

Jack Shuman

## **ABSENT:**

Don Hartley

Joseph Pittman

## **OTHERS PRESENT:**

H.E. "Sonny" Timmerman, Executive Director

Debra Attical, Coordinator of Governmental and Special Projects

Gabriele Hartage, Zoning Administrator

Alissa Davis, Zoning Specialist

Abe Nadji, Director of Engineering

Curles Butler, Engineering Inspector

## **OLD BUSINESS (PUBLIC HEARING OPEN) (NONE)**

## **NEW BUSINESS**

### **Consent Agenda Item**

Randy Roach, owner of Midway Magic, would like a temporary use permit for his carnival at 1875 W Hwy 196 within the city limits of Hinesville.

**Approved with Standard LCPC Conditions.**

**Ordinances. None**

## Rezoning Petition

### Hinesville

**Rezoning Petition 2011-003-A&W.** Request submitted by Samuel Kelly, owner, to rezone 0.82 acres of land, +/-, from R-2 (Single Family Dwelling district) to R2-A (Single Family, Two Family, Mobile Home Residential district) for a single wide manufactured home. Per Ordinance, R-2 only allows double-wide manufactured homes, R-2A is less stringent and also allows single-wides. The property is located at 4803 West Oglethorpe Hwy, further described as LCTM-Parcel 050B-032, with dual street frontages onto West Oglethorpe Hwy in Allenhurst and King Road in Walthourville.

Alissa Davis gave the presentation. A survey that showed the property subdivided was presented. The western portion of this subdivision had an existing single-wide to the rear of the parcel. The eastern portion was proposed to have another single-wide located thereon. The location of this single-wide manufactured home spawned some discussion.

Discussion among Commissioners started on whether or not rezoning to R-2A would be appropriate. Lynn Pace, Commissioner, stated that she did not believe that Allenhurst would like to have a single-wide manufactured home located directly adjacent to the main thoroughfare which is Hwy 84.

Various solutions to this problem were discussed. Adjoining property, Macy Fabian spoke in opposition.

**MOTION:** Don Emmons. I recommend approval with standard conditions as requested.

This motion did not pass due to a lack for a second.

**MOTION:** Durand Standard. I recommend approval to have the eastern subdivided portion rezoned to R-2A with the stipulation that the single-wide manufactured home would be located at least 150 ft from the right-of-way

**SECONDED:** Marshall Kennemer.

**VOTE:** Sarah Baker, Al Padrick, Don Emmons, Marshall Kennemer, Durand Standard voted for the motion  
Lynn Pace voted against it

Majority of the property is in Allenhurst; a smaller portion is located in Walthourville. This rezoning recommendation will be forwarded to both governing authorities (Allenhurst and Walthourville).

## **PUBLIC HEARING CLOSED**

Site Plans, Preliminary and Final Plats (None)  
Preliminary Plats

General Development Plan for Griffin Park, Ph. III, revised

Gabriele Hartage presented an amendment to the General Development Plan for the Griffin Park Subdivision. The Developer is Dryden Enterprises, Inc., Hinesville, Georgia; the total acreage is 259.03; 87.08 acres of which are wetlands; Georgia Power easement consists of 9.54 acres (1.87 acres in wetland); Total developable acreage is 164.28 acres. A revision to the General Development Plan includes changes to the lot area dimensions of the cluster lots. The cluster lots will now have a min. lot 3,500 sq ft (vs. 4,050 sq ft originally). Lot width and lot depth will change from 45 and 90 to 40 and 80 respectively.

After discussion, Vice Chairman Jack Shuman asked for a recommendation.

MOTION: Marshall Kennemer made the Motion to Approve with staff recommended LCPC Standard Conditions.  
SECOND: Al Padrick  
VOTE: Unanimous

Specific Development Plan (Preliminary Plat) approval for Griffin Park, Ph III, consisting of 41 lots

Gabriele Hartage gave the presentation. The Developer is Dryden Enterprises, Inc, Hinesville, Georgia; the Engineer is P.C. Simonton & Associates, Inc., Hinesville, Georgia. Total acreage is 7.65; The developer is proposing to construct 41 single family residential lots in the existing PUD Griffin Park Subdivision. The proposed cluster lots are located between two existing roads Wyckfield Way & Grandview Drive. The existing water and sewer system will be extended to serve the proposed lots. Drainage for these lots will be handled by two proposed detention ponds that will discharge into the existing wetland. The proposed lots will be accessed through proposed roadways with curb and gutter, sidewalks on both sides of the street, water, sanitary sewer, and non-portable reused water system for irrigation purposes, and street trees. The water, sanitary sewer, NPRL, and roadway will be dedicated to the City of Hinesville. Staff recommendation is Approval with Standard LCPC Conditions and the following special conditions.

1. Prior to any land disturbance permit, all required approvals must be received by LCPC (NRCS, EPD, and Drainage).
2. Prior to any land disturbance permit being issued, all pertinent applications must be submitted to LCPC and other agencies.

MOTION: Al Padrick made the Motion to Approve with staff recommended LCPC Standard Conditions.  
SECOND: Marshall Kennemer  
VOTE: Unanimous

Final Plats (None)

**GENERAL PUBLIC COMMENTS (None)**

OTHER COMMISSION BUSINESS

**Executive Director's Report (None)**

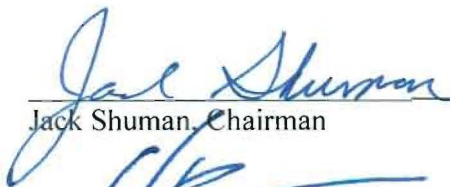
Compatibility of office-institutional and office-commercial zones with residential zones

Gabrielle Hartage gave the presentation on the following zoning districts in Hinesville and the potential of rezoning of properties that are currently zoned residential.

- O-I
- O-C
- D-D

ADJOURN

There being no other business to discuss, a motion was made to adjourn.

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Jack Shuman, Chairman

7-19-11

Date

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Attest: H.E. "Sonny" Timmerman, 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