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



COMMISSIONERS
Sarah Baker
Alonzo Bryant
Marshall Kennemer
Phil Odom
Durand Standard
Andrew Williams

July 24, 2015

The Liberty Consolidated Planning Commission met on Tuesday, July 21, 2015, 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 of the June 16, 2015, meeting. Sarah Baker seconded the motion. The 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
Lynn Pace
Sarah Baker
Durand Standard
Andrew Williams
Timothy Byler

ABSENT:

Marshall Kennemer

OTHERS PRESENT:

Jeff Ricketson, Executive Director, Secretary
Kelly Wiggins, Executive Assistant
Jeremy McAbee, Planner I
Abe Nadji, Engineering Director
Gabby Hartage, Zoning Administrator
Melissa Jones, Planner II
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.

Chairman Shuman informed the Commission that there was an additional item that needed to be added to the agenda. A motion was made by Tim Byler to approve the agenda with the addition of the final plat for Auburn Ridge Subdivision. Phil Odom seconded the motion. The motion was unanimous.

1.0 OLD BUSINESS (PUBLIC HEARING OPEN)

2.0 NEW BUSINESS

2.1 Consent Agenda Items (None)

2.2 Ordinances and Resolutions

2.2.1 Allenhurst Subarea Future Land Use Map

The Liberty Consolidated Planning Commission will consider a resolution amending the Liberty County Consolidated Comprehensive Plan 2030, as adopted by the local governments of Liberty County, Georgia, in 2008, that will amend the future development map to include the future land uses specifically delineated in the Allenhurst subarea future land use map.

Melissa Jones presented this map to the Commission. Melissa explained the changes to the map and the mixed-use urban corridor section of Highway 84.

RECOMMENDATION: Approval.

This will go before the Allenhurst Mayor and Council on August 3, 2015 at 7:30 PM at the Allenhurst Town Hall.

MOTION: Tim Byler

SECOND: Lynn Pace

VOTE: Unanimous

3.0 Rezoning Petitions and other zoning related petitions

LIBERTY

3.1 Type "B" Home Occupation 2015-026-LC. Request by Candra Trasak, owner, to teach knitting classes at 438 Long Road, further described as LCTM-Parcel 011-014.

Jeremy presented this item to the Commission. Chairman Shuman asked if this item went along with the county ordinance stating that the business would have to close at 5:00 PM. Applicant has requested operating hours of 10:00 AM to 7:00 PM. Jeremy stated that the Board of Commissioners has the leeway to grant more than two customers on the premises. Tim Byler suggested shifting the number of customers allowed, not the hours of business. Lynn Pace asked if a sign was prohibited. Tim Byler stated yes unless specifically approved by the LCBOC. Andrew Williams asked about the customers and class attendees. He wanted to know if this meant that no more than two customers to include class attendees. Jeremy stated that is correct.

RECOMMENDATION: Approval with standard and the following special conditions

:

- Per Liberty County ordinance, applicant shall not offer any classes or conduct other business after 5:00 p.m. (applicant has requested operating hours of 10:00 a.m. to 7:00 p.m.).
- No more than five (5) class attendees may be on the property at any one (1) time; all attendees must park on applicant's property.
- Sign shall comply with criteria set forth in the ordinance.

Commissioner Williams would like special condition #2 to state no more than five business-related clients at one time. Durand Standard asked if this was approved would the business carry over with a new property owner. Jeff Ricketson stated that it would go with the owner. Chairman Shuman asked for this to be added to the special conditions. The fourth special condition would be that this business is only for this applicant. Denise Ahlgren spoke on behalf of the applicant and stated that this is a quiet business that would not cause any disturbance to the neighborhood. Norma Koetz spoke in opposition of the business. Mrs. Koetz stated that the neighbors wished to keep the neighborhood residential and were concerned about the traffic issues and the safety of their homes. Andrew Williams asked Mrs. Koetz if there has been any traffic issues as of yet. Mrs. Koetz stated there has not been but she is not sure if the applicant started the classes yet. Mr. Williams asked her if she felt that there would be more applicants that wish to have a home based business in her neighborhood if this applicant's request is approved. Mrs. Koetz stated that it is certainly a possibility.

MOTION: Phil Odom with standard and special conditions as the Commission discussed.

SECOND: Tim Byler

VOTE: Unanimous

This will go before the LCBOC on August 4, 2017 at 6:00 PM at the Courthouse Annex.

LIBERTY

3.2 Conditional Use 2015-027-GB. Request by Eddie P. Simpson, III, for a family cemetery off Todd Lane in Gum Branch, further described as LCTM-Parcel 022-019.

Gabby presented this item to the Commission. She explained that the property owners wanted a family cemetery. She also pointed out that there are not any state guidelines for a family owned cemetery. The applicant expects to eventually have 20 lots in the cemetery.

RECOMMENDATION: Approval with standard conditions

Mr. Eddie Simpson spoke on behalf of the property owner. Mr. Simpson stated that all the adjoining property is owned by family members and they are all in favor of the cemetery.

MOTION: Tim Byler

SECONDED: Durand Standard

VOTE: Unanimous

This will go before the Gum Branch Mayor and Council on August 17, 2017 at 7:30 PM at the Gum Branch City Hall.

3.3 Rezoning Petition 2015-029-LC. Request by Mark L. Walthour, owner, to rezone 4.53 acres of land, more or less, from AR-1 (Agricultural Residential District) to B-2 (General Commercial District) for three modular buildings to be used as commercial spaces. Property is located on E Oglethorpe Hwy, further described as LCTM-Parcel 129-079.

Jeremy presented this rezoning to the Commissioners. He explained that there would be six businesses in the spaces. One business will be an event and party planning business. Mr. Walthour will be upgrading the interior and exterior of the buildings. Phil Odom stated that the picture indicates a jointly owned driveway and wanted to know if the property owners have an agreement. Jeremy directed the property owner to advise of this driveway situation. Chris Amos, engineer for the applicant, stated that he has contacted the GDOT and they have not reached an agreement yet. GDOT stated that they are going to grant one driveway and then Mr. Walthour will have to grant an easement to the other property owner.

RECOMMENDATION: Approval with standard conditions

MOTION: Phil Odom
SECOND: Sarah Baker
VOTE: Unanimous

HINESVILLE

3.4 Variance Request 2015-030-H. Request by AAA Sign Co. Inc. on behalf of Tattnell Foods, Inc., owner, to have a setback reduction approved to a “grandfathered” stanchion sign at 791 EG Miles Pkwy, further described as LCTM-Parcel 045D-027.

Gabby presented this variance to the Commission. This sign is grandfathered. The request is to change out the cabinets of the sign. The applicant will be lowering the sign. Gabby presented the pictures to the commission to demonstrate the changes. Bobby Stevens spoke on behalf of AAA Sign Company. They will be completing the sign change for Clyde’s store. She stated that the sign was 28 feet tall and will be changed to 20 feet tall.

RECOMMENDATION: Approval with standard conditions

MOTION: Tim Byler with standard conditions
SECOND: Durand Standard
VOTE: Unanimous

This request will go before the City of Hinesville Mayor and Council on August 6, 2015 at 3:00 PM at Hinesville City Hall.

CLOSE PUBLIC HEARING

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Final Plat. Request by P. C. Simonton and Associates for approval of the final plat of The Retreat at Oak Crest, phase 2B, 62 single-family lots.

Abe Nadji presented this final plat. He stated the requirement for the road to be paved has been completed.

RECOMMENDATION: Approval with standard and the following special conditions:

- Maintenance bond letter of credit for \$ 70,487.73
- Stripping and signage letter of credit for \$ 40,440.00
- Trees and sidewalks letter of credit for \$ 126,960.00
- Common area letter of credit for \$ 53,900.00
- Commitment letter from Power Company for the installation of streetlights

MOTION: Alonzo Bryant with standard and special conditions

SECOND: Tim Byler

VOTE: Unanimous

Special conditions must be met prior to going to Hinesville Council.

This plat will go to the City of Hinesville on August 6, 2015 at 3:00 PM.

4.2 Final Plat for Auburn Ridge, request from Paul Simonton and Associates, Developer Dryden Enterprises. Located on Charlie Butler Road in Midway.

Abe presented this plat to the Commission. There will be thirteen lots in the subdivision. The development is being served with city water but will need their own septic system.

RECOMMENDATION: Approval with standard and the following special conditions:

- Maintenance bond letter of credit for \$ 18,827.25
- Pavement, stripping, signage letter of credit for \$31,232.40

MOTION: Durand Standard with standard and special conditions

SECOND: Phil Odom

VOTE: Unanimous

This plat will go before the City of Midway on August 10, 2015 at 6:00 PM.

5.0 INFORMATIONAL ITEMS

6.0 GENERAL PUBLIC COMMENTS

7.0 OTHER COMMISSION BUSINESS

7.1 Director's Report

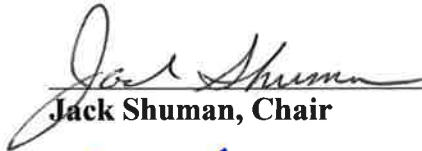
Jeff Ricketson gave an update of the actions from the last meeting. The Hinesville subdivision ordinance that allows for commercial subdivisions off private streets has been approved for the agenda

on August 6, 2015. The ordinance adopting the Coastal Storm Water ordinance has been sent to the various governments. It has been approved by the LCBOC. The gazebo in the front yard was denied. Virgil Jones property on 196 was approved. The request for the maternity home in Walthourville has been heard once and the next meeting will be on July 23, 2015. Governors Quarters has one more item to finish up and, if completed, it would be on the City of Hinesville's agenda for August 6, 2015.

8.0 ADJOURN

MOTION: Phil Odom
SECOND: Lynn Pace
VOTE: Unanimous

Meeting adjourned at 5:20 PM.



Jack Shuman, Chair

8-18-15

DATE



Jeff Ricketson, Secretary to the Board