

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



COMMISSIONERS
Sarah Baker
Alonzo Bryant
John Hodges
Marshall Kennemer
Phil Odom
Durand Standard

January 18, 2019

The Liberty Consolidated Planning Commission met on Tuesday, January 18, 2019, in the Historic Courthouse, 100 Main St., Hinesville, GA. Jack Shuman, Chairman, called the meeting to order. Chairman Shuman welcomed our newly appointed commissioner, John Hodges. A motion was made by Durand Standard and motion was seconded by Tim Byler to accept the minutes from the December 18, 2018 meeting. Motion passed unanimously. Chairman Shuman asked for a motion to accept the final agenda. Jeff Ricketson stated that we need to add election of the Planning Commission officers. Chairman Shuman stated he would add that after the public part of the meeting. Durand Standard made a motion to approve the agenda with the addition. Tim Marshall Kennemer seconded the motion. Motion passed unanimously. The public was notified of the meeting and the agenda was posted in accordance with Georgia Law.

COMMISSIONERS PRESENT:

John Hodges
Durand Standard
Lynn Pace
Phil Odom
Jack Shuman
Tim Byler

ABSENT:

Sarah Baker
Alonzo Bryant
Marshall Kennemer

LCPC STAFF PRESENT:

Kelly Wiggins, Executive Assistant
Jeff Ricketson, Executive Director
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 (NONE)

2.0 NEW BUSINESS

2.1 Consent Agenda Items (None)

2.2 Ordinances and Resolutions (None)

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

HINESVILLE

3.1 Rezoning Petition 2019-001-H. An application has been filed by Pleasant Grove A.M.E. Church, owner, to rezone 12.3 acres of land, more or less, from R-3 (Single-Family Dwelling District) to O-C (Office Commercial District) at 1450 W. Oglethorpe Hwy, further described as LCTM-Parcel 061A-028

Gabby presented this rezoning petition to the Planning Commissioners. Gabby stated a very small portion of the property is in the 100-year flood zone. However, the property that the buildings are constructed on is not located in a flood zone.

RECOMMENDATION: Approval with standard conditions.

Commissioner Byler asked if this petition will need to go before the Town of Allenhurst Council due to the piece of land that is in Allenhurst. Gabby stated that portion is in wetlands and is being left in Allenhurst. That portion will remain residential.

Reverend John Morse, Jr came forward to speak on behalf of the petition. Reverend Morse stated that their plan is to keep the property congruent to the development in the area. He thanked the Commission for consideration.

MOTION: Tim Byler
SECOND: Durand Standard
VOTE: Unanimous in favor

This rezoning will go before the Hinesville City Council on February 2, 2019 at 3 PM.

3.2 Special Permit Use 2019-002-H. A special permit use application has been filed by JT Hinesville, LP, dba Harbor Rain Apts, owner, to have an afterschool and summer program at 601 Saunders Avenue, further described as LCTM-parcel 043D-001. The applicant for that program is Tracy Jefferson. Tishco Properties, LLC, is the management entity for this apartment complex. This property is zoned R-A-1 (multi-family dwelling district) and consists of 24.68 acres of land, more or less.

Gabby presented this special permit use to the Planning Commission. Gabby stated that the parking is adequate. The only items needed will require Ms. Jefferson to meet with the Hinesville fire Marshal and City of Hinesville Inspections Department to make sure that the interior meets the requirements per law. There is a playground located directly across the street.

RECOMMENDATION: Approval with standard and the following special condition:

- **The site and construction plans for such facilities shall receive written approval from the State of Georgia.**
- **The City of Hinesville Mayor and Council.**
- **The City of Hinesville Fire Marshal prior to issuance of any permits for construction and operation and**
- **That it is located on a lot fronting on an arterial or collector street.**

Commissioner Byler asked about the fencing for the green space area located behind the building and the playground.

Tracy Brown Jefferson, owner, came forward to speak on her behalf. She owns a licensed childcare facility in Midway. Mrs. Jefferson stated she is licensed, and quality rated which means she is above licensing. She also participates in the USDA food program. She stated that she has a technical assistant that has already visited the site. The playground is already fenced in and up to code. In order to take the children, the technical assistant stated that they must install signs that state "children crossing". The owners of the apartment complex have already agreed to allow the signs. The green space behind the building will not be fenced because she will not be using that area for her operation. Mrs. Jefferson stated that there will be a sign that states "Dreambuilders" will occupy the playground at certain times.

MOTION: Phil Odom with standard and special conditions.

SECOND: Durand Standard

VOTE: Unanimous in favor

This special permit use will go before the Hinesville City Council on February 2, 2019 at 3 PM.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

5.0 INFORMATIONAL ITEMS

Gabby gave a short presentation on the remodeling of the Kentucky Fried Chicken and the proposed new One Stop Package Shop.

6.0 GENERAL PUBLIC COMMENTS

7.0 OTHER COMMISSION BUSINESS

7.1 Election of Officers for 2019

MOTION: Durand Standard made a motion to return the same slate of officers we have today.

SECOND: Lynn Pace

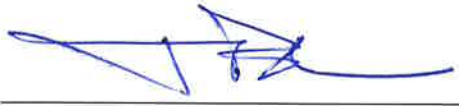
VOTE: Unanimous in favor. Chairman will remain Jack Shuman, Vice-Chair: Tim Byler, Assistant Vice Chair: Lynn Pace; and Secretary: Jeff Ricketson

7.2 Director's Report

Jeff Ricketson, Executive Director, presented the Planning Commission with an update of last month's actions. Jeff stated that the LCBOC approved the special exception for Mrs. Smith to have fowl at her home for PTSD. The LCBOC also approved the Gunsmith at Yellow Bluff. The rezoning in Walthourville at the McLamb Estate was approved by the City of Walthourville.

8.0 ADJOURN

MOTION: Tim Byler
SECOND: Phil Odom
VOTE: Unanimous



Jack Shuman, Chairman

TIMOTHY BYLER, VICE CHAIRMAN



Jeff Ricketson, Secretary to the Board

19 FEB 2019

Date