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Jeff Ricketson



COMMISSIONERS

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

April 15, 2014

The Liberty Consolidated Planning Commission met on Tuesday, April 15, 2014, in the historic Courthouse, 100 Main St., Hinesville, GA. Jack Shuman, Chair, called the Meeting to order. A Motion was made by Durand Standard to approve the minutes from the previous meeting, seconded by Phil Odom; 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 published by Don Emmons, seconded by Sarah Baker; all voted in favor.

COMMISSIONERS PRESENT:

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

ABSENT:

Timothy Byler
Lynn Pace

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.

NEW BUSINESS

Consent Agenda Items. None

Ordinances.

HINESVILLE FUNCTIONAL CLASSIFICATION ORDINANCE. A new ordinance for the City of Hinesville to classify roads by function.

Nils Gustavson presented. This is a revision of the Hinesville Ordinance; the ordinance refers to a functional classification plan to be adopted annually. This has been adopted by all entities except Hinesville and Walthourville. HAMPO Technical Advisory Committee, on December 12, 2013, the HAMPO Policy Committee adopted the functional classification plan for Liberty and urbanized Long County. Currently the Ordinance in Hinesville defines arterial and collector streets by street name. The recommendation is to adopt a Functional Classification Plan, in map form, instead of the street list. Some street classifications were changed. Staff recommendation is to recommend to Mayor & Council of the City of Hinesville to consider adopting the Ordinance and the Functional Classification Plan. No one spoke in opposition. After discussion, the Chair asked for a recommendation.

MOTION: Durand Standard made the motion to Approve the staff recommendation with Standard LCPC Conditions.

SECOND: Marshall Kennemer

VOTE: Durand Standard, Marshall Kennemer, Don Emmons, Phil Odom, Sarah Baker, Jack Shuman, and Alonzo Bryant voted to approve. Motion passed.

Rezoning Petition and Other Zoning Related Petitions

Liberty County

ZONING PETITION 2014-007-LC. A rezoning petition has been filed by Ramon D. Martinez-Blass, owner, to rezone 3.97 acres of land, more or less, from R-2A (Single-Family, Two-Family, and Mobile Home Residential District) to AR-1 (Agricultural Residential District) to allow a second dwelling to be located at 258 Scattered Oaks Road. The properties are further described as LCTM-Parcels 035A-004 and 035A-005.

Joey Patenaude presented. The property owner would like to locate a manufactured home on this property; he is able to meet the 30,000 sq. ft. AR-1 lot requirement. Staff recommendation is Approve with Standard LCPC Conditions. The applicant, Mr. Martinez-Blass 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 recommendation with Standard LCPC Conditions.

SECOND: Sarah Baker

VOTE: Phil Odom, Sarah Baker, Durand Standard, Marshall Kennemer, Don Emmons, Jack Shuman, and Alonzo Bryant voted to approve. Motion passed.

City of Walthourville

ZONING PETITION 2014-008-W. A rezoning petition has been filed by the City of Walthourville on behalf of Shiloh Missionary Baptist Temple, owner, to rezone 1.96 acres of land, more or less, from AR-1 (County Zoning: Agricultural Residential District) to AR-1 (City Zoning: Agricultural Residential

District) for the existing church at 229 Thompson Road. The property is further described as LCTM-Parcel 052A-037.

Gabriele Hartage presented. This property has two road frontages: one off Thompson Road and the other off Whispering Pines Road. Zoning District AR-1 allows Church use and residential use; the property contains a Church building and a residential dwelling unit and is located very close to the County line with Long County. The property owner would like to hook up to Walthourville services.

Annexation to be considered, if the zoning petition is approved. Liberty County was notified; the Walthourville City Attorney did not foresee any problems. It is located within the "Developed Areas" in the Comprehensive Plan. Staff recommendation is Approve with LCPC Standard Conditions. Pastor Campbell requested the City of Walthourville to annex so he can get services they offer; a sewer line is running near the property and would like to connect. No one spoke in opposition. After discussion, the Chair asked for a recommendation.

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

SECOND: Alonzo Bryant

VOTE: Don Emmons, Alonzo Bryant, Durand Standard, Marshall Kennemer, Phil Odom, Sarah Baker, Jack Shuman, and voted to approve. Motion passed.

ANNEXATION ORDINANCE 2014-01. In conjunction, annexation of same property, LCTM-Parcel 052A-037, into the City of Walthourville is petitioned for.

Gabriele Hartage presented. The Walthourville Annexation Ordinance was explained. It contains the legal description of the property. Staff recommendation is Approve with Standard LCPC Conditions. No one spoke in opposition. After discussion, the Chair asked for a recommendation.

MOTION: Durand Standard made the motion to Approve the staff recommendation with Standard LCPC Conditions.

SECOND: Phil Odom

VOTE: Durand Standard, Phil Odom, Don Emmons, Alonzo Bryant, Marshall Kennemer, Sarah Baker, Jack Shuman, and voted to approve. Motion passed.

City of Midway

ZONING PETITION 2014-009-MW. A rezoning petition has been filed by the Beverly J. Searles Foundation, Inc. on behalf of Coleman Company, Inc., agent for Daniel W. Kirkland, owner, to rezone 17.19 acres of land, more or less, from B-2 (General Commercial District) to R-3 (Multi-Family Residential District) for a 60 unit multi-family development on E. Oglethorpe Highway. The property is described as LCTM-Parcel 213B-089.

Joey Patenaude presented. This property fronts Martin Road and E Oglethorpe Hwy and is currently undeveloped and wooded. The property has split zoning: B-2 on the north side along Martin Road frontage extending approximately 210 feet into the property and R-1 on the south side. Access to the proposed development will be on Hwy 84 only. This property is within the Gateway Overlay District and

will be subject to Gateway Design Review. This property is located in the "Developed Areas" on the future land use maps in the Comprehensive Plan. Transportation concerns regarding ingress and egress should be addressed when site plan is submitted. It could be considered "spot zoning"; the R-3 zoning district was added to Midway's zoning ordinance in 2006, meaning there are currently few R-3/multi-family parcels in place. Staff recommendation is Approve with LCPC Standard Conditions and the Special Condition that the portion of the property that is currently zoned R-1 (Single-Family Residential District) shall retain that zoning.

Terry Coleman and Dave Russell, representing the Foundation, stated they would leave a large amount of tree cover, with a density of only be 3.5 units per acre. There will be no access to Martin Rd. Once zoning approved, application for tax credits will be submitted to DCA. Midway has not received tax credits in the past. This development would not be assisted living or age restricted,. Management staff will be on the property to maintain the grounds during office hours. The development targets residents in the work force with certain income qualification. An amount of \$32,000 annually as a cap was mentioned. No one spoke in opposition. After discussion, the Chair asked for a recommendation.

MOTION: Phil Odom made the motion to Approve the staff recommendation with Standard LCPC Conditions and Special Condition of exempting the R-1 portion of the parcel from rezoning.

SECOND: Durand Standard

VOTE: Phil Odom, Durand Standard, Don Emmons, Alonzo Bryant, Marshall Kennemer, Sarah Baker, Jack Shuman, and voted to approve. Motion passed.

OTHER COMMISSION BUSINESS

Director's Report:

A redline version of the LCPC Bylaws were distributed for review after last month's meeting. Summary of revisions:

- Written before the Appointment Board was changed to Governing Board
- Time and venue change for meetings
- Voting changed to majority of quorum present
- Executive Committee removed
- Article Ten: Fiscal Matters removed

After discussion, the Chair asked for a recommendation.

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

SECOND: Marshall Kennemer

VOTE: Don Emmons, Marshall Kennemer, Phil Odom, Durand Standard, Alonzo Bryant, Sarah Baker, Jack Shuman, and voted to approve. Motion passed.

Update of last month's actions:

- Rezoning and Annexation was approved for Griffin Park (Hinesville)
- Home Occupation for small engine repair was approved (Liberty County)
- Final Plat for Villages at Marne was not ready to go before Hinesville Mayor and Council

Mr. Ricketson will ask the Governing Board to approve advertising for Executive Assistant position with June 15th hire date.


A Motion was made to adjourn by Don Emmons, seconded by Marshall Kennemer; all voted in favor.



Jack Shuman, Chair

4-15-14

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