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



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

March 18, 2014

The Liberty Consolidated Planning Commission met on Tuesday, March 18, 2014, in the historic Courthouse, 100 Main St., Hinesville, GA. Jack Shuman, Chair, called the Meeting to order. A Motion was made by Timothy Byler to approve the minutes from the previous meeting, seconded by Marshall Kennemer; 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 Marshall Kennemer, seconded by Timothy Byler; all voted in favor.

COMMISSIONERS PRESENT:

Jack Shuman  
Don Emmons  
Durand Standard  
Phil Odom  
Alonzo Bryant  
Marshall Kennemer  
Lynn Pace  
Timothy Byler

ABSENT:

Sarah Baker

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.** None

## **Rezoning Petition and other zoning related petitions**

### **City of Hinesville**

**ZONING PETITION 2014-005-H.** A rezoning petition has been filed by Dryden Enterprises, Inc., owner, to rezone 4.17 acres of land, more or less, from R-2A (County Zoning: Single-, Two-, and Mobile Home Residential District) to PUD (City Zoning: Planned Unit Development) for another phase of Griffin Park Subdivision off of EG Miles Pkwy. The property is further described as LCTM-Parcel 035-004 (portion thereof).

Gabriele Hartage presented. The property is located north of the existing Griffin Park Subdivision, and north of the Georgia Power Easement. The property is currently in a Flood Hazard Area; however, the changes to be adopted by May 5, 2014, would take these areas out. Part of the property is in Hinesville; part is in unincorporated Liberty County. Staff recommendation is Approval with Standard LCPC Conditions. Liberty County was notified of pending annexation; no response was received. Marcus Sack, P.C. Simonton, was present as representative of the petitioner. After discussion, the Chair asked for a recommendation.

**MOTION:** Timothy Byler made the motion to Approve the Rezoning with LCPC Standard Conditions and the Special Condition the rezoning is approved pending annexation into the City of Hinesville.

**SECOND:** Alonzo Bryant

**VOTE:** Phil Odom, Timothy Byler, Lynn Pace, Marshall Kennemer, Durand Standard, Jack Shuman, Don Emmons, and Alonzo Bryant voted in favor; vote was unanimous.

**ANNEXATION ORDINANCE 2014-03.** In conjunction, annexation of same property, LCTM-Parcel 035-004, into the City of Hinesville is petitioned for.

Gabriele Hartage presented. This annexation is referenced in ZONING PETITION 2014-005-H. Staff recommendation is approval. After discussion, the Chair asked for a recommendation.

**MOTION:** Timothy Byler made the motion to Approve the Rezoning with LCPC Standard Conditions and the Special Condition the rezoning is approved pending annexation into the City of Hinesville.

**SECOND:** Alonzo Bryant

**VOTE:** Phil Odom, Timothy Byler, Lynn Pace, Marshall Kennemer, Durand Standard, Jack Shuman, Don Emmons, and Alonzo Bryant voted in favor; vote was unanimous.

### **Liberty County**

**HOME OCCUPATION 2014-006-LC.** A request for a home occupation has been filed by Sylvester Martin, owner, for a small engine repair business at 1164 Reuben Wells Road. The property is zoned A-1 (Agricultural District) and is further described as LCTM-Parcel 034C-001.

Joey Patenaude presented. This property is less than one acre. Excerpts from the Liberty County Ordinance Section 3.15 Home occupations states this use is prohibited. This could be approved as a Special Exception; the provision of a Special Exception was discussed. It was noted there have been other

exceptions made in the past. Noise pollution was discussed; this is not close to others that are not related. No opposition calls were received. The Special Exception stays with the applicant. Staff recommendation is Disapproval. Sylvester Martin, petitioner, stated he had lived there 20 + years and has been doing this on the site for approximately nine years. He was trying to get a business license when this issue came up. After discussion, the Chair asked for a recommendation.

MOTION: Don Emmons made the motion to Approve a **Special Exception** since he has operated for years at this location. This is approved with LCPC Standard Conditions and the Special Condition that the **Special Exception** stays with the applicant-not the property.

SECOND: Timothy Byler

VOTE: Phil Odom, Timothy Byler, Lynn Pace, Marshall Kennemer, Durand Standard Jack Shuman, Don Emmons, and Alonzo Bryant voted in favor; vote was unanimous.

## **PUBLIC HEARING CLOSED**

### **Site Plans, Preliminary Plats & Final Plats**

#### **Final Plat.**

#### **Request by Horsecreek Partners, Inc., for final plat approval of Villages on Marne, PH II-B**

Abe Nadji presented. The developer is Horse Creek Partners, Clay Sikes, Hinesville, Georgia; Engineer is P C. Simonton, Inc., Hinesville, Georgia. It is described as Single-family dwelling homes on 10 lots. It is located at the extension of Marne Boulevard at The Villages on Marne. Proposed lots range from 7,500 SF to 11,000 SF with a lot width of 65 ft. The abutting wetlands are not part of the lots. Additionally, the Marne Boulevard right-of-way width is reduced to 80 ft. from 100 ft. The project's water, sanitary sewer, and NPRL lines are extended along Marne Boulevard. The preliminary plat for Villages on Marne Phase II was approved on June 19, 2012, for 35 single family lots. The final plat for Phase II-A was approved on July 16, 2013 for 8 single family lots. The final plat for Phase II-B is for 10 single family lots. Curb and gutter have been installed. There is conflicting information on the FEMA and the City of Hinesville flood zone maps concerning the flood plain. The question was raised why there are so many special conditions and why are the Commissioners hearing this when the requirements for this action are not complete. This is done to expedite the process for the developer. Staff recommendation is Approval with LCPC Standard and the following Special Conditions:

- All required improvements must meet the City of Hinesville's final plat requirements prior to presentation of final plat to the City Mayor and Council.
- All primary improvements must be installed and pass inspections.
- Meet all required items of final plat submittal checklist.
- Power company commitment letter to install the street lights.
- All property pins must be installed.
- A concrete monument with elevation needs to be installed.
- All required letters of credit must be submitted prior to presentation of final plat to the City Mayor & Council.
  - Letter of Credit for sidewalks and street trees - \$ 13,650.00
  - Construction Performance Letter of Credit – \$ 11,304.00
  - Construction Maintenance Letter of Credit - \$ 22,787.55

Marcus Sack, P C Simonton, representing the developer, stated the October 2013 FEMA maps were released after these areas were filled in. This project was submitted to Dewberry, the consulting firm for the Hazard Mitigation Technical Assistance Program (HMTAP). There are firm maps with concerning dates on them. It would be up to the individual who is purchasing the property to consult with the Flood Plain Manager to determine if property is within the flood zone. A note was added on the final plat indicating "Consult FEMA". If the property were a cash deal, they would not have to have added flood insurance.

MOTION: Durand Standard made the motion to Approve the staff recommended LCPC Standard and Special Conditions.

SECOND: Marshall Kennemer

VOTE: Phil Odom, Alonzo Bryant, Timothy Byler, Lynn Pace, Marshall Kennemer, Jack Shuman, Durand Standard, and Don Emmons voted in favor; vote was unanimous.

### **OTHER COMMISSION BUSINESS**

#### **Director's Report:**

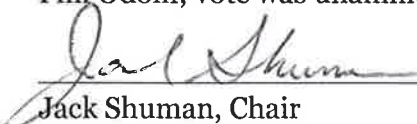
Update of last month's actions.

- Donald Klotz Special Exception was approved.
- Ms. Barnes action item in Allenhurst was disapproved.
- Rezone to R-3 in Walthourville was approved for duplexes
- Preliminary Plat for Dryden was approved.
- Final Plat for Retreat at Oak Crest has not been heard; special conditions have not been met.

The LCPC Bylaws are out of date. The Chair asked the LCPC staff to review for possible changes and send red-lined version to Commissioners. They will review and send suggestions to Mr. Ricketson.

Donna Shives will be retiring April 25, 2014.

There being no other business to discuss, a motion to adjourn was made by Timothy Byler, seconded by Phil Odom; vote was unanimous.

  
\_\_\_\_\_  
Jack Shuman, Chair

5/5/14  
\_\_\_\_\_  
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