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Timothy Byler
ASST. VICE CHAIR
Lynn Pace
SECRETARY
Jeff Ricketson



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

October 28, 2014

The Liberty Consolidated Planning Commission met on Tuesday, October 28, 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 September 16, 2014 meeting and seconded by Phil Odom. The motion passed unanimously. Chairman Shuman asked for a motion to accept the final agenda. Motion was made by Durand Standard and seconded by Timothy Byler. Motion passed unanimously. The public was notified of the meeting; the agenda was posted in accordance with Georgia Law.

COMMISSIONERS PRESENT:

Jack Shuman
Marshall Kennemer
Phil Odom
Alonzo Bryant
Lynn Pace
Sarah Baker
Durand Standard
Timothy Byler

ABSENT:

Don Emmons

OTHERS PRESENT:

Jeff Ricketson, Executive Director, Secretary
Kelly Wiggins, Executive Assistant
Joey Patenaude, Planner I
Curles Butler, Senior Inspector
Abe Nadji, Engineering 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 (PUBLIC HEARING OPEN)

2.0 NEW BUSINESS

2.1 Consent Agenda Items (None)

2.2 Ordinances

Flemington

2.3.1 Zoning Petition 2014-026-FL. A zoning petition has been submitted by the City of Flemington to zone 4.41 acres of land, more or less, to R-1 (Single Family Residential District) for the following eight (8) parcels: LCTM-Parcels 068C-028 (Craig Anderson), 068C-027 (Elliott and Toni Marie Godwin), 068C-025 (Carl S. and Sharon L.F. Adams), 069A-084 (Willie and Eugene Washington), 069A-085 (Harry W. Campbell), 069A-088 (Shiao Chuan An and Annie An), and 069A-089 (William Palmer and Catharine C. Dasher).

Gabriele Hartage presented the zoning petition to the Commission. Gabby stated that this zoning petition goes along with the annexation. Chairman Shuman asked how the parcels are zoned at this time and Gabby stated they are not zoned at this time. Gabby illustrated on the map where the city limit line was drawn incorrect. Representative Al Williams took the issue to Atlanta and had all the parcels within Tremain Estates set in the county and the City of Flemington.

RECOMMENDATION: APPROVAL WITH STANDARD CONDITIONS

Chairman Shuman asked if the annexation had to be completed prior to the rezoning. Gabby and Phil Odom indicated to Chairman Shuman that this is the first step, and only after the annexation petition is approved can the rezoning petition be considered. Jeff Ricketson stated that he had the same question and the LCPC checked into the procedure and that is the correct process. Chairman Shuman asked if the City of Hinesville was involved since this is de-annexing property from them. Phil Odom stated that the City of Hinesville signed off on the petition when Representative Al Williams took the petition to Atlanta to the General Assembly. The City of Hinesville had to agree before the petition could be submitted to the General Assembly in Atlanta. Tim Byler questioned whether this particular rezoning could cause a domino effect and indicated that he believes this would cause a domino effect. Gabby affirmed that there will likely be similar requests from other affected property owners in the vicinity.

There being no further discussion, Chairman Shuman asked for a motion.

MOTION: Tim Byler with standard conditions.

SECONDED: Sarah Baker

VOTE: Passed unanimously

2.3.2 Annexation Ordinance 2014-03. Annex same properties as Zoning Petition 2014-026-FL into the City of Flemington.

RECOMMENDATION: APPROVAL

MOTION: Phil Odom

SECONDED: Marshall Kennemer

VOTE: Passed unanimously

Motion will be heard by the City of Flemington on November 10, 2014 at 4:30 PM, at Flemington city hall.

Liberty County

2.3.3 Variance 2014-032-LC. A variance request has been filed by George Burton to build a garage within the required 25 ft. side yard setback at 62 Pelican Cove Road, further described as LCTM-Parcel 239D-057. Property is zoned A-1 (Agricultural Residential District

Joey Patenaude presented this variance to the Commission. Joey demonstrated the property and location of the garage on the map of the property.

RECOMMENDATION: APPROVAL WITH STANDARD CONDITIONS

Chairman Shuman asked if there was anyone that would like to speak in favor of the variance. The property owner Mr. George Burton was present. Mr. Burton stated that his garage would be beautiful and would help him with storage of his lawn equipment.

MOTION: Tim Byler

SECONDED: Phil Odom

VOTE: Passed unanimously

Petition will be heard by the LCBOC on November 4, 2014 at 6:00 PM in the Courthouse Annex.

Hinesville

2.3.4 Rezoning Petition 2014-033-H. A rezoning petition has been submitted by Douglas Burgess, Jr., to rezone 0.95 acres of land, more or less, from C-2 (General Commercial District) to C-3 (Highway Commercial District) at 939 Elma G Miles, further described as LCTM-Parcel 046A-033. Property owner is Daniel E. Norman.

Gabriele Hartage presented petition to the Commission. Chairman Shuman asked if the parcel were changed from C2 to C3 would the owner still need a special permit to open a church at the site. Gabby stated that is correct. The reason for the rezoning is that you cannot get a special permit under C2 zoning. Marshall Kennemer asked if the parking was sufficient for a church and Gabby stated that it would be sufficient.

RECOMMENDATION: APPROVAL WITH STANDARD CONDITIONS.

MOTION: Alonzo Bryant

SECONDED: Lynn Pace

VOTE: Passed unanimously

This rezoning will go before the City of Hinesville Council on November 6, 2014 at 3:00 PM.

2.3.5 Special Permit Use 2014-034-H. A Special Permit Use was applied for by Douglas Burgess, Jr., in connection with above Rezoning Petition 2014-033-H to operate a Church and Outreach Ministry.

- **Under Hinesville’s Chapter 8, Fire and Prevention Code, an inspection by the Fire Department to determine that the minimum fire safety standards have been met is required.**
- **In addition, all alterations and improvements to the building need to be permitted through Hinesville’s Building Inspections Department.**
- **Any site improvements have to be permitted through LCPC.**

Commissioner Byler stated that one of the purposes of this Commission is to help the citizens and advise them about the property. Byler stated that he knows this particular building and has concerns about the requirements that the fire department will inform him that he had many requirements to meet. Gabby stated that Mr. Burgess has been advised of the impending issues.

RECOMMENDATION: Approval with standard and the listed special conditions.

MOTION: Phil Odom with standard and special conditions

SECONDED: Alonzo Bryant

VOTE: passed unanimously

The permit will be go before the Hinesville City Council on November 6, 2014, 3 PM at Hinesville City Hall.

CLOSE PUBLIC HEARING

2.3 Site Plans, Preliminary Plats & Final Plats

2.4.1. Preliminary Plat. Request by Dryden Enterprises for preliminary plat approval for Charlie Butler Subdivision consisting of 13 lots.

Abe Nadji presented this plat to the commission. Abe explained that the subdivision came before them in 2012 but has since been revised. The developer has changed the subdivision to include bigger lots for each home. The owner intends to keep the trees. The Subdivision will not include sidewalks. Chairman Shuman asked why the sidewalks were removed. Abe explained that the sidewalks were removed because they are preserving the trees. Chairman Shuman wanted to know why it went to the City of Midway before the LCPC Commission. Chairman Shuman was advised that the reason is that the LCPC Commission previously approved the plat in 2012.

RECOMMENDATION: APPROVAL WITH STANDARD CONDITIONS

This plat will go before the City of Midway on October 27, 2014 at 6:00 PM in the Police department building.

3.0 GENERAL PUBLIC COMMENTS

4.0 OTHER COMMISSION BUSINESS

4.1 Director's Report.

4.1.1 Update of last month's actions

Jeff Ricketson gave the Commissioners an update on last month's actions. The Request by Cato Walthour to rezone property in Walthour was denied by the Walthourville City Council for the same reason the LCPC Commission disapproved it. The McIntosh Holmestown Subarea Land Use map was approved by the LCBOC on October 16. The Walthourville City Council with the same conditions that the Commission set approved the subdivision on Shaw Road. The Hinesville City Council denied the variance request on Floyd Circle. The Hinesville City Council on October 2 approved the request to rezone the old DFACS building. The Hinesville City Council approved the multiple requests for variances to change out the ATM's by The Heritage Bank.

Jeff Ricketson announced to the Commission that the LCPC Governing Board has reappointed Commissioner Byler, Commissioner Baker and Commissioner Pace for another three-year term. Jeff also announced to the Commission that Joey Patenaude has accepted a position with another company and this will be his last LCPC meeting.

5.0 ADJOURN

Jack Shuman, Chair

DATE

Jeff Ricketson, Secretary to the Board