

Liberty Consolidated Planning Commission

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Sarah Baker

Don Emmons

Marshall Kennemer

Lynn Pace

Joseph Pittman

Durand Standard

The Liberty Consolidated Planning Commission met on January 18, 2011 at 4:30 PM in the Liberty County Annex Building. The Meeting was called to order by Chairman Don Hartley. The agenda was approved as published. Jennifer McCorkle was introduced. She has been asked to be Interim City Planner for Sylvania and was shadowing the LCPC staff today. The minutes from the previous meeting were approved.

COMMISSIONERS PRESENT:

Al Padrick

Marshall Kennemer

Don Hartley

Lynn Pace

Joseph Pittman

Sarah Baker

ABSENT:

Durand Standard

Jack Shuman

Don Emmons

OTHERS PRESENT:

H.E. "Sonny" Timmerman, Executive Director

Rachel Hatcher, Transportation and Land Use Planner

Debra Attical, Zoning Administrator

Gabriele Hartage, Assistant Zoning Administrator

Alissa Davis, Planning Assistant

Abe Nadji, Director of Engineering

Curles Butler, Engineering Inspector

Jeff Ricketson, FSGMP Director

Donna Shives, Recording Secretary

OLD BUSINESS (PUBLIC HEARING OPEN)

NEW BUSINESS

A nominating Committee consisting of Lynn Pace, Marshall Kennemer and Jody Pittman was selected to nominate officers for this year. They will confer and bring back nominations at the end of this meeting.

Consent Agenda Item

Variance Petition 2011-002-LC. Request submitted by Carmela Orr, CHIP Program Manager for the County, on behalf of property owner Francena Bymon. The existing home is being removed due to

deteriorating conditions and the CHIP Program is helping the owner build a new home. The “lot of record” contains 0.16 acres, and is too small to accommodate both the new home and the required utilities. The adjoining property owners signed a joint utility easement agreement. A thirteen foot variance to the required thirty-five foot front yard setback is requested and a ten foot variance to the required twenty-five foot rear yard setback is requested. The parcel is located at 43 Anderson Circle further described as LCTM 030-053, on Hwy 196 across from Elam Church Road, zoned AR-1 (agricultural-residential).

Approved with Standard LCPC Conditions.

Ordinances. None

Rezoning Petition

Hinesville

Rezoning Petition 2011-001-H. Request submitted by Viridian Properties, LLC, owner, on behalf of Rick Culbreth, applicant, to rezone 0.976 acres of land, +/-, from R-2 (Single Family Dwelling District) to O-C (office Commercial District), for a pest control business. The property is located at 610 East Oglethorpe Hwy, further described as LCTM-Parcel 070A-013.

Gabriele Hartage gave the presentation. The existing residence is proposed to be converted into office space and is part of the Mixed Use Corridor of Hinesville’s Downtown Redevelopment Area. Yates Astro Termite and Pest Control is relocating to a permanent facility. O-C would allow them to have the signage they are requesting. The existing vegetation will be a good buffer against residential properties. This property is adjacent to another office institutional use. Office institutional is the lowest commercial zone in Hinesville and is considered a transition zone between residential zones and higher commercial zones. The parking lot will need to be re-stripped and a van accessible handicap space be added. Staff recommendation is approve with the Standard LCPC Conditions and the Special Condition is improvements exceed 50% or more of the fair market value of the property, improvements have to be submitted to LCPC and Hinesville’s Design Review Board. James Dasher, representing Yates, was present. He had no knowledge about what the use of building was in the past, and did not anticipate any changes. Sonny Timmerman stated any changes would have to be shown on a site plan. No one spoke in opposition. After discussion, Chairman Hartley asked for a recommendation.

MOTION: Al Padrick made the Motion to Approve with staff recommended LCPC Standard Conditions (see attached addendum) and Special Condition.

SECOND: Joseph Pittman

VOTE: Unanimous

PUBLIC HEARING CLOSED

Site Plans, Preliminary and Final Plats

Site Plans

Preliminary Plats

Independence Place Phase II – Entrance Road

Abe Nadji gave the presentation. The Developer is Place Enterprises Development Services, Atlanta, Georgia; the Engineer is Thomas-Hutton Engineering Co., Savannah, Georgia. Total acreage disturbed is 2.3; total acreage is 2.3. The developer is proposing to construct an entrance road to Independence Stewart North, (Independence Place, Phase II). The water and sewer will be served by City’s utilities

located in the 15th Street right-of-way. NRCS was approved January 5, 2010, EPD was approved January 9, 2010, and Drainage was approved January 7, 2011. Staff recommendation is Approval with Standard LCPC Conditions. After discussion, Chairman Hartley asked for a recommendation.

MOTION: Lynn Pace made the Motion to Approve with staff recommended LCPC Standard Conditions.

SECOND: Marshall Kennemer

VOTE: Unanimous

Final Plats

Other

GENERAL PUBLIC COMMENTS

Chairman Hartley asked what could be done with the traffic on Hwy 84 to make it safer. HAMPO has been addressing this and Rachel Hatcher will put something together for discussion.

OTHER COMMISSION BUSINESS

Executive Director's Report

Sonny Timmerman took over the meeting for the Chairman to ask the nominating Committee for a recommendation for Officers.

MOTION: Marshall Kennemer made the Motion to have the Officers continue their duties.

SECOND: Joseph Pittman

VOTE: Unanimous

Sonny Timmerman then asked for a Motion from the Board to approve the Nominating Committee's recommendation.

MOTION: Al Padrick made the Motion to Approve the Nominating Committee's recommendation for Officers.

SECOND: Joseph Pittman

VOTE: Unanimous

ADJOURN

There being no other business to discuss, a motion was made to adjourn.

Don L. Hartley, Sr., Chairman

Date

Attest: H.E. "Sonny" Timmerman, 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