

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



COMMISSIONERS  
Sarah Baker  
Alonzo Bryant  
Andrew Williams  
Marshall Kennemer  
Phil Odom  
Durand Standard

April 30, 2018

The Liberty Consolidated Planning Commission met on Tuesday, April 17, 2018, in the Historic Courthouse, 100 Main St., Hinesville, GA. Jack Shuman, Chairman, called the meeting to order. A motion was made by Durand Standard to accept the minutes from the March 20, 2018 meeting. Andrew Williams seconded the motion. Motion passed unanimously. Chairman Shuman asked for a motion to accept the final agenda. Tim Byler made a motion to approve the agenda and Durand Standard 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:

Jack Shuman  
Sarah Baker  
Tim Byler  
Lynn Pace  
Durand Standard  
Marshall Kennemer  
Andrew Williams

ABSENT:

Alonzo Bryant  
Phil Odom

LCPC STAFF PRESENT:

Kelly Wiggins, Executive Assistant  
Gabby Hartage, Zoning Administrator  
Jeff Ricketson, Executive Director  
Alan Seifert, Planner II  
Curles Butler, Inspector

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 (OPEN PUBLIC HEARING)**

**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 2018-014-H.** An application has been filed by Horsecreek Partners, LLC (Clay Sikes), owner, to rezone 1.61 acres of land, more or less, from C-2 (General Commercial District) to R-TH (Townhouse Dwelling District). Property is located off Barry McCaffrey Blvd in close proximity to Fairington Subdivision and is further described as LCTM-Parcel 049B-058.

Gabby presented this rezoning petition to the Planning Commission.

**RECOMMENDATION: Approval with standard conditions.**

MOTION: Tim Byler  
SECOND: Durand Standard  
VOTE: Unanimous

**This rezoning petition will go before the Hinesville City Council on May 3, 2018 at 3:00 P.M.**

**3.2 Rezoning Petition 2018-015-H.** An application has been filed by FOS Properties, LLC, (Christina Myers) owner, to rezone 0.715 acres of land, more or less, from O-I (Office Institutional District) to C-2 (General Commercial District) at 604 W. Oglethorpe Hwy, further described as LCTM-Parcel 057D-015.

Gabby presented this rezoning petition to the Planning Commission.

**RECOMMENDATION: Approval with standard conditions.**

Commissioner Pace stated that she objects to rezoning property for the purpose of a larger sign. Jeff Ricketson stated that the ordinance committee is discussing the sign ordinance; however, it will be about a year before the update. Jeff stated that the staff is aware of how the Planning Commission feels about changing zoning to accommodate signs.

Daniel King, representative for Dr. Myers, came forward to speak on behalf of the rezoning. Mr. King stated that the plans are really for a taller sign more so than a bigger sign. Mr. King stated that it is hard to see the sign as it currently sits.

MOTION: Durand Standard  
SECOND: Marshall Kennemer  
VOTE: Unanimous

**This rezoning will go before the Hinesville City Council on May 3, 2018 at 3:00 P.M.**

## WALTHOURVILLE

**3.3 Rezoning Petition 2018-016-W.** An application has been filed by Helen Woods, owner, to rezone 5.91 acres of land, more or less, from AR-1 (Agricultural Residential District) to R-2 (Single-, Two Family Residential District) at the northeast part of the intersection of Wilder Road and Barnard Pray Road.

Gabby presented this rezoning to the Planning Commission.

**RECOMMENDATION: Approval with standard conditions.**

Commissioner Pace asked if each lot would have their own individual driveway. Gabby stated that is correct.

Bill Nutting came forward to speak in favor. Bill stated that they would be saving most of the trees. He stated there would not be any additional impact on the infrastructure. Bill stated that each home would have its own driveway. Commissioner Williams asked Mr. Nutting what he meant by “only eight homes now.” Bill went into explaining the extra lot that is located at the end that will be non-conforming until they are able to acquire the property adjacent to the nonconforming piece. He is unable to purchase that parcel now, as no one has been able to find the correct property owner during title search. Bill stated that if they are able to acquire that parcel then it is possible that there would be twelve homes located there. However, as it sits today there will be eight homes.

Sharon Baker came forward to speak in opposition. Ms. Baker stated that she lives on Barnard Pray Road and has concerns of the number of driveways that will open to Barnard Pray Road. Ms. Baker states that Barnard Pray Road is used mostly as a cut through. There is a lot of speeding traffic on this road. The houses that are on that road right now sit on an acre or more and has concerns about the property having that many lots.

Renee Hemingway came forward to speak in opposition. Ms. Hemingway lives on Barnard Pray Road. Her main concern is that most people that live there are on more than an acre. Mr. Hemingway states that there is already a subdivision on Bass Road that causes a lot of crime and traffic. She is in possession of a petition signed by neighbors.

Ms. Baker came forward again and stated that the subdivision on Bass Road has a number of vacant homes and overgrown lots. Ms. Baker states that they are concerned the same thing can happen with this development.

Bill Nutting came forward and stated that these homes will be \$ 200,000.00 to \$ 225,000.00 homes. The homes are on 2/3 of an acre. Commissioner Williams asked the square footage of the houses. Bill stated between 2200 and 2800 square feet.

Commissioner Standard stated that he just wanted to reiterate that this is just a zoning petition at this time. They will get a shot at the site plan once submitted. Jeff stated there would be a final plat that is required to be approved by the Planning Commission and the Walthourville City Council. Chairman Shuman stated that the Planning Commissioners would not see this development again until the final plat. Jeff stated that is correct.

Commissioner Baker stated that she would abstain from this vote due to family involvement.

Marcus Sack with P.C. Simonton came forward to talk about the driveways. Marcus stated that this is the type of development that the officials have been wanting. Larger lots and saved trees with no additional impact to the infrastructure. Commissioner Byler stated we keep hearing 8, 9 and 12 lots. Marcus stated that he could guarantee there would not be more than 12 lots on this property. The reason they are not shown now, is that at some point along the way it was discovered tract nine was not able to be purchased. Marcus stated that lot nine will have to come before the Planning Commission once the triangle piece is acquired.

MOTION: Tim Byler

SECOND: Lynn Pace

ABSTAIN: Sarah Baker

VOTE: All in favor except Commissioner Baker abstention.

Commissioner Standard stated that he had one more question. As the property stands today, as AR-1, how many houses can be placed on the property? Gabby stated the property has to be 30,000 square feet and a lot width of 125 feet. Jeff stated that the lots would be AR-1 lots except for the frontage. Commissioner Standard stated the point being that Mr. Nutting does not have to come here to rezone this, he could still build the maximum number of homes that this property will allow per ordinance.

Commissioner Byler stated that the staff has researched this and explained that what he wishes to develop there is allowed per ordinance; it is still up to the City of Walthourville whether they want this in their city.

**This Special permit use will go before the Walthourville City Council on April 24, 2018 at 6:00 P.M.**

## ALLENHURST

**3.4 Rezoning Petition 2018-017-A.** An application has been filed by Jordan Roberson, owner, to rezone 8.44 acres of land, more or less, from R-1 (Single-Family Residential District) and AR-1 (Agricultural Residential District) to R-2 (Two-Family Residential District) on Douglas Road, further described as LCTM-Parcels 062C-038 & 062C-039. This property is partially within the Town of Allenhurst, approximately 5.41 acres, with the remainder located within unincorporated Liberty County, approximately 3.03 acres.

Alan Seifert stated that at the applicants agent has requested to table this petition until next month's meeting.

MOTION: Tim Byler made a motion to table until next month.

SECOND: Marshall Kennemer

VOTE: Unanimous.

**3.5. Annexation Ordinance 2018-01.** An application has been filed to annex the remaining portion of LCTM Parcel # 062C-038 within unincorporated Liberty County, approximately 3.03 acres more or less, into the Town of Allenhurst.

Alan stated that this ordinance would need to be tabled until the rezoning is heard.

MOTION: Durand Standard made a motion to table until next month  
SECOND: Marshall Kennemer  
VOTE: Unanimous

**4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS**

**5.0 INFORMATIONAL ITEMS**

**6.0 GENERAL PUBLIC COMMENTS**

**7.0 OTHER COMMISSION BUSINESS**

**7.1 Director's Report**

Jeff Ricketson, Executive Director, presented the Planning Commission with an update of last month's actions. Jeff stated that the variance for the Manna House was approved by the Hinesville City Council. The special permit use for the church to be located in the shopping center was approved by the Hinesville City Council. The Sparkers located in Riceboro was approved for the rezoning for the liquor store. The request by Mr. James Hendry to rezone his property was approved by the Walthourville City Council.

**8.0 ADJOURN**

MOTION: Andrew Williams  
SECOND: Sarah Baker  
VOTE: Unanimous

  
\_\_\_\_\_  
Jack Shuman, Chairman

3-15-18  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Jeff Ricketson, Secretary to the Board