

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

January 18, 2018

The Liberty Consolidated Planning Commission met on Tuesday, January 16, 2018, in the Historic Courthouse, 100 Main St., Hinesville, GA. Tim Byler, Vice-Chairman, called the meeting to order. A motion was made by Durand Standard to accept the minutes from the December 19, 2017 meeting. Sarah Baker seconded the motion. Motion passed unanimously. Vice-Chairman Byler asked for a motion to accept the final agenda. Durand Standard made a motion to approve the agenda and Alonzo Bryant 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:

Andrew Williams  
Lynn Pace  
Sarah Baker  
Durand Standard  
Tim Byler  
Alonzo Bryant

ABSENT:

Jack Shuman  
Marshall Kennemer  
Phil Odom

LCPC STAFF PRESENT:

Kelly Wiggins, Executive Assistant  
Curles Butler, Senior Inspector  
Abe, Nadji, Engineering Director

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

#### LIBERTY COUNTY

**3.1 Rezoning Petition 2018-001-LC and Variance 2018-002-LC.** An application has been filed by Charles E. Hall, applicant on behalf of Y B Life, LLC, owner, to rezone 1.38 acres of land, more or less, from R-2 (Single-, Two- Residential District) to R-3 (Multi-Family Residential District) on the north side of Yellow Bluff Subdivision and further described as LCTM-Parcel 361D-093. **WITHDRAWN BY LCPC.**

#### WALTHOURVILLE

**3.2 Rezoning Petition 2018-003-W.** An application has been filed by William H. and Lyndol Anderson Estate, to rezone 3.55 acres of land, more or less, from B-1 (Neighborhood Commercial District) and R-2 (Single-, Two-Family Residential District) to B-2 (General Commercial District) at 5824 W. Oglethorpe Hwy, further described as LCTM-Parcels 041B-012 and 041B-013.

Alan presented this petition to the Planning Commission. Jeff and Julie Dawson are purchasing the property from the applicant. The intended use for the development is a liquor store, feed and seed store and sandwich restaurant. Andrew Williams and Tim Byler asked for clarification of the location of the fence. Trent Long, engineer, came forward and explained the location to the Planning Commission.

**RECOMMENDATION: Approval with standard conditions and the following special condition: A 6 ft. high privacy fence must be installed against residential property on Busbee Road.**

MOTION: Andrew Williams with standard and special conditions.

SECOND: Alonzo Bryant

VOTE: Unanimous

**This rezoning will go before the Walthourville City Council on January 23, 2018 at 6 PM.**

### 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**

Kelly Wiggins, Executive Assistant, presented the Planning Commission with an update of last month's actions. The rezoning petition for a proposed convenience store to be located on Limerick Road was disapproved by the LCBOC. Walthourville City Council did not approve the

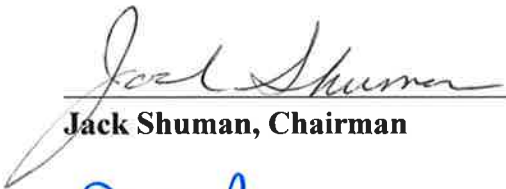
rezoning petition for Ms. Harris in Walthourville. The Council asked her to come back when there is a concrete plan. The variance request on Jay Street and the rezoning request on Jay Street will go before the Hinesville City Council on January 18, 2018 due to weather delay. The preliminary plat for Pine Ridge Phase 2A will also be heard by City of Hinesville on January 18, 2018.

**8.0 ADJOURN**

MOTION: Durand Standard

SECOND: Sarah Baker

VOTE: All in favor

  
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**Jack Shuman, Chairman**

2-20-18  
\_\_\_\_\_  
**Date**

  
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**Jeff Ricketson, Secretary to the Board**