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Lynn Pace

SECRETARY

Jeff Ricketson



COMMISSIONERS

Sarah Baker

Alonzo Bryant

Andrew Williams

Marshall Kennemer

Phil Odom

Durand Standard

October 16, 2018

The Liberty Consolidated Planning Commission met on Tuesday, October 16, 2018, in the Historic Courthouse, 100 Main St., Hinesville, GA. Jack Shuman, Chairman, called the meeting to order. A motion was made by Tim Byler to accept the minutes from the September 18, 2018 meeting. Phil Odom seconded the motion. Motion passed unanimously. Chairman Shuman asked for a motion to accept the final agenda. Alonzo Bryant made a motion to approve the agenda and Sarah Baker 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:

Sarah Baker

Tim Byler

Lynn Pace

Durand Standard

Alonzo Bryant

Phil Odom

Jack Shuman

ABSENT:

Marshall Kennemer

LCPC STAFF PRESENT:

Kelly Wiggins, Executive Assistant

Jeff Ricketson, Executive Director

Alan Seifert, Planner II

Curles Butler, Inspector

Nils Gustavson, Planner III

Jennifer Stidhum, Intern

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 (NONE)

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 Home Occupation – Type (B) 2018-049-LC. An application for a Type (B) Home Occupation Has been filed by James Short on behalf of Rosemary Harden, owner, to locate a food preparation site on the property located at 6705 East Oglethorpe Hwy., further described as LCTM-Parcel 121-043. This property is zoned AR-1 (Agricultural Residential District).

Alan presented this rezoning petition. Mr. Short will be operating a food preparation site at this address. He will take his mobile food trailer off premises to sell the merchandise.

RECOMMENDATION: Approval with standard and the following special condition: all applicable permits from the Department of Environmental Health shall be obtained.

Commissioner Byler asked if the building that is shown on the drawing is located on the property or over the property line. Alan stated that the drawing is not to scale and there will not be any cooking inside the building. Jeff stated that the building is for preparation only. Commissioner Odom stated that he went to the site and the building looks to be about 15 feet from the property line.

The applicant, James Short, came forward and stated that he is just prepping food at the prep station. He will be prepping seafood. This building will also be used to sanitize all equipment that is used in the food trailer.

MOTION: Tim Byler
SECOND: Alonzo Bryant
VOTE: Unanimous in favor

This rezoning petition goes before the LCBOC on November 6, 2018 at 6:00 PM.

HINESVILLE

3.2. Variance 2018-051-H. An application for a building setback variance has been filed by Shlok, LLC, at 760 E. Oglethorpe Hwy, further described as LCTM-Parcel 069C-045. Proposed new building would encroach by 11' 6" into the 35 ft. Required building setback on the E. General Stewart Way side. Property consists of 1.05 acres of land, more or less, and is zoned C-2 (General Commercial District). **WITHDRAWN**

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

5.0 INFORMATIONAL ITEMS

5.1 Long Range Transportation Plan Update

Nils gave the Planning Commission an update of the Long-Range Transportation Plan. The LCPC started the bid process and has since awarded the project to RS&H of Savannah. The Governing Board has approved the LCPC to enter into contract with RS&H. Nils stated that we average about 10 million dollars a year in state and federal funding for transportation. Nils gave an update of the percentage of accidents in the area.

5.1 Development Ordinance Update

Alan gave an update to the Planning Commission on the status of the Development Ordinance Update. Alan stated that the LCPC formed a Technical Advisory Committee. That committee met on a monthly basis between December 2017 and May 2018. The LCPC consolidated their feedback and took their thoughts into account. We have molded all of the ordinances into one. We meet once a week to discuss and revise. Commissioner Odom asked if the PUD's will still exist. Jeff stated the existing PUD's will be left alone. Jeff stated anything existing will be grandfathered in.

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 introduced Jennifer Stidhum, the LCPC intern, to the Planning Commission. Jeff announced that the Governing Board met and re-appointed Phil Odom and Durand Standard to the Planning Commission for another three-year term beginning in January 2019. Jeff thanked Durand and Phil for their service. The seat left vacant will be advertised and the Governing Board will meet to review applications and appoint a new Commissioner. The home occupation ordinance you recommended was approved by the Hinesville City Council. The rezoning of the pawn shop on General Screven was approved by Hinesville City Council. The PUD amendment for Governors Quarters was approved by the Hinesville City Council with the special condition to include sidewalks. The Burger King in Midway was approved by Midway City Council. The dog grooming business in Hinesville was approved. Gabby did convey the Planning Commission wishes to have the distances for dog boarding/grooming revised by the Hinesville City Council. The property on Shaw Road for the apartments was approved by the City of Walthourville. Both preliminary plats were approved by the Hinesville City Council.

8.0 ADJOURN


MOTION: Tim Byler

SECOND: Durand Standard

VOTE: Unanimous



Jack Shuman, Chairman



Date



Jeff Ricketson, Secretary to the Board