

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



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

August 26, 2014

The Liberty Consolidated Planning Commission met on Tuesday, August 19, 2014, in the Historic Courthouse, 100 Main St., Hinesville, GA. Jack Shuman, Chair, called the Meeting to order. A Motion was made by Phil Odom and seconded by Timothy Byler to accept minutes from the July 15, 2014 meeting with the correction that Durand Standard be added as being present at the July 15, 2014 LCPC meeting. The motion passed unanimously. The public was notified of the meeting; the agenda was posted in accordance with Georgia Law.

COMMISSIONERS PRESENT:

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

ABSENT:

Don Emmons  
Marshall Kennemer

OTHERS PRESENT:

Jeff Ricketson, Executive Director, Secretary  
Kelly Wiggins, Executive Assistant  
Melissa A. Jones, Planner II  
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. OLD BUSINESS (PUBLIC HEARING OPEN)**

**2. NEW BUSINESS**

**2.1 Consent Agenda Items (None)**

**2.2 Ordinances**

**2.2.1 Fleming Subarea Land Use Map.** Melissa Jones made presentation to the Board for an ordinance to revise the Liberty County Consolidated Comprehensive Plan 2030 by amending the future land use map for the Fleming Subarea within Liberty County.

RECOMMENDATION: APPROVAL

It was recommended that the LCPC present it to the Liberty County Board of Commissioners.

With there being no more discussion the issue went for motion.

MOTION: Tim Byler motioned to accept the ordinance.

SECONDED: Durand Standard

VOTE: Passed Unanimously

Motion will go before the LCBOC after advertisement at their September mid-month meeting.

There was discussion in reference to having the property located at the old Choo Choo building site planned for commercial development versus industrial. Lynn Pace asked where the sand pit is located and Phil Odom indicated it is shown as agricultural forestry. Chairman Shuman asked for public comment. David McDonald asked why the Board would change it from industrial to commercial. Ricketson indicated residents requested the designation at the meeting. He further indicated that the zoning would remain industrial unless owner requested change. The Board decided that the property would remain commercial.

### **Walthourville**

**2.3.1 Rezoning Petition 2014-024-W.** A rezoning petition has been submitted by Cato and Edna Walthour, owners, to rezone 1.00 acre of land, more or less, from AR-1 (Agricultural Residential District) to R-3 (Multi Family Residential District) at 769 Wilder Road, further described as LCTM-Parcel 051C-113 for one or more additional duplexes.

RECOMMENDATION: Disapproval:

Rezoning 2014-024-W to rezone the property at 769 Wilder Road to R-3 (Multifamily Residential District) or R-2 (Two-Family Residential District) for one (or two) additional duplexes.

- Access is off a 30 ft. unpaved easement only
- Property cannot be subdivided off 30 ft. easement
- Other surrounding "landlocked" parcels in the vicinity could request similar rezonings

Gabby Hartage presented the rezoning petition to the Board. Chairman Shuman asked for public comment. Mr. Cato Walthour spoke to the board about his intentions. Since he does not have a full acre, Mr. Walthour is going to speak with the church in reference to acquiring a small section of land from them in order to have his full acre. Mr. Phil Odom asked Mr. Walthour if he had a right of way easement with his deed. Mr. Timothy Byler suggested that Mr. Walthour meet with LCPC to see exactly what he needed before he presented anything to the church.

MOTION: Durand Standard motion to table this item.

SECONDED: Phil Odom.

VOTE: Passed Unanimously

## Liberty County

**2.3.2** Rezoning Petition 2014-025-LC. A rezoning petition has been submitted by David McDonald, owner, to rezone 0.98 acres of land, more or less, from R-2A (Single-Family, Two-Family, and Mobile Home Residential District) to R-3 (Multi-Family Residential District) at 953 Hollywood Drive, further described as LCTM-Parcel 046C-048.

RECOMMENDED: Approval:

Rezoning 2014-025-LC to rezone 0.98 acres of land from R-2A to R-3 for multifamily use

Conditions: Standard

Joey Patenaude presented the petition to the Board.

MOTION: Timothy Byler motioned to approve with Standard conditions.

SECONDED: Alonzo Bryant

VOTE: Passed Unanimously

Motion will go before the LCBOC at the September 2, 2014 meeting.

### CLOSE PUBLIC HEARING

**2.4** Site Plans, Preliminary Plats & Final Plats

**2.4.1 Final Plat.** Request by T.R. Long Engineering for final plat approval for Valor Pointe Subdivision off of Olmstead Drive.

The following conditions have to be met prior to the final plat going before Hinesville Mayor & Council:

- Letter of credit for \$ 14,800.50 for road paving shall be in place (primary improvements)
- Letter of credit for \$ 21,706.25 for street trees & sidewalks
- Letter of credit for maintenance in the amount of \$ 23,991.90
- Letter from Georgia Power for installation of streetlights.
- Note regarding deed disclosures to be placed on final plat and all individual lots are sold.
- Pass final inspection.

MOTION: Phil Odom motioned to approve.

SECONDED: Timothy Byler.

VOTE: Passed Unanimously

### **3.0 GENERAL PUBLIC COMMENTS**

### **4.0 OTHER COMMISSION BUSINESS**

#### **4.1 Director's Report.**

**4.1.1** Jeff Ricketson, Executive Director, gave the Director's report. He updated the Board on last month's actions. The Hinesville City Council approved the zoning at W. Oglethorpe Hwy and Topi Trail with the condition that if the property sale does not go through within a year then the property would revert to R1 zoning. Making Brittney Lane a one way street is a separate issue that they will address later.

The church located on N. Bypass Road off of Hwy 84 was approved by the LCBOC. The property on Hwy 84, across from the Cherokee Rose Country Club was approved by Hinesville City Council for a car sales lot. The applicant from Villages of Sunbury subdivision that wanted to teach piano lessons was approved by the LCBOC. The subarea plan for Flemington was approved (the first of twelve) by the City of Flemington and the LCBOC.

MOTION: Timothy Byler made a motion that meeting be adjourned.

SECONDED: Phil Odom

VOTE: Passed Unanimously

Meeting Adjourned 5:15 P.M.

  
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**Jack Shuman, Chair**

9-16-14

  
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**Jeff Ricketson, 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