

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

January 21, 2014

The Liberty Consolidated Planning Commission met on Tuesday, January 21, 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 to approve the minutes from the previous meeting, seconded by Alonzo Bryant; all voted in favor. The public was notified of the meeting; the agenda was posted in accordance with Georgia Law. A Motion was made to approve the final agenda as published by Don Emmons, seconded by Marshall Kennemer; all voted in favor.

COMMISSIONERS PRESENT:

Jack Shuman  
Don Emmons  
Sarah Baker  
Phil Odom  
Alonzo Bryant  
Marshall Kennemer

ABSENT:

Timothy Byler  
Durand Standard  
Lynn Pace

OTHERS PRESENT:

Jeff Ricketson, Executive Director  
Gabriele Hartage, Zoning Administrator  
Abe Nadji, Engineering Director  
Curles Butler, Senior Construction Inspector  
Donna Shives, Recording Secretary

**OLD BUSINESS (PUBLIC HEARING OPEN)**

**Old Business Items.** None.

**NEW BUSINESS**

**Consent Agenda Items.** None

**Ordinances.** None

VOTE: Marshall Kennemer, Sarah Baker, Jack Shuman, Don Emmons, Alonzo Bryant, and Phil Odom voted in favor; vote was unanimous.

**Hampton Ridge Subdivision.** A request from Claude Dryden to consider substituting trees in wetlands for planting street trees.

Trent Long, TRLong Engineering, representing Claude Dryden, stated the street tree requirement is the reason the City of Walthourville asked the Planning Commission to hear this action item again. There is a large area of wetlands in the rear by the cemetery. This request is to use the calculated tree quality points left in the wooded area in lieu of street trees. If the tree quality points run out, street trees will be planted. Houses built near the street, sandy soil, and the lack of care for trees from property owners are some of the concerns for planting street trees. Claude Dryden, developer, stated this subdivision, which is similar to Limerick Subdivision, would not have a homeowners association, which would maintain the trees and landscaping. The trees will be scattered out in Phase I, with the wetland area in back it will have a forest feel. Consideration for the appearance of the subdivision with street trees in one phase and not in the other phase will be taken.

MOTION: Phil Odom made the motion to Approve the use of the wetland tree quality points to mitigate planting street trees until those points run out.

SECOND: Marshall Kennemer

VOTE: Phil Odom, Marshall Kennemer, Sarah Baker, Jack Shuman, Don Emmons, and Alonzo voted in favor; vote was unanimous.

**Director's Report:** Update of last month's actions.

- Rezoning by LCPC of Fishing Camp/Magnolia Place subdivision will be heard at the next LC BOC meeting.
- Temporary Use for Circus was approved by Hinesville Council
- Rezoning on EG Miles to B-3 with Special Permit for church was approved by Hinesville Council

The LCPC Governing Board reappointed Jack Shuman, Marshall Kennemer, and Alonzo Bryant to a three-year term. Election of officers will be on next month's agenda.

There being no other business to discuss, a motion to adjourn was made by Don Emmons, seconded by Marshall Kennemer. Phil Odom, Marshall Kennemer, Sarah Baker, Jack Shuman, Don Emmons, and Alonzo voted in favor; vote was unanimous.

  
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Jack Shuman, Chair

5/5/14  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
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