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Lynn Pace
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Jeff Ricketson



COMMISSIONERS
Sarah Baker
Alonzo Bryant
John Hodges
Marshall Kennemer
Phil Odom
Durand Standard

April 17, 2019

The Liberty Consolidated Planning Commission met on Tuesday, April 16, 2019, in the Historic Courthouse, 100 Main St., Hinesville, GA. Jack Shuman, Chairman, called the meeting to order. A motion was made by Durand Standard and motion was seconded by Alonzo Bryant to accept the minutes from the March 19, 2019 meeting. Motion passed unanimously. Chairman Shuman asked for a motion to accept the final agenda. Tim Byler made a motion to approve the final agenda. Durand Standard seconded the motion. The motion passed unanimously. The public was notified of the meeting and the agenda was posted in accordance with Georgia Law.

COMMISSIONERS PRESENT:

John Hodges
Durand Standard
Lynn Pace
Phil Odom
Jack Shuman
Sarah Baker
Alonzo Bryant
Tim Byler

ABSENT:

Marshall Kennemer

LCPC STAFF PRESENT:

Kelly Wiggins, Executive Assistant
Jeff Ricketson, Executive Director
Gabby Hartage, Zoning Administrator
Nirav Gandhi, Planner II

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**
- 2.0 NEW BUSINESS**
 - 2.1 Consent Agenda Items (None)**
 - 2.2 Ordinances and Resolutions**

2.2.1 Solar Energy Systems (SES) Ordinance for Liberty County

Nirav presented the Planning Commission with the Solar Energy Ordinance. Nirav stated that Commissioner Odom had a few changes to the ordinance. The first change was to make the County responsible for cleaning up of the site if all parties involved were to enter bankruptcy. The second change has to do with maintenance. Jeff asked Nirav if the ordinance is still written as the attorney wrote it, these are just clarifications. Nirav stated yes sir. Commissioner Odom stated that he spoke with the attorney, Kelly Davis, and they went over these changes together.

RECOMMENDATION: Approval

MOTION: Tim Byler
SECOND: Lynn Pace
VOTE: Unanimous in favor

This Solar Ordinance will go before the LCBOC on May 7, 2019 at 6 PM.

2.2.2 Flemington Zoning Ordinance (Amendments)

Gabby presented to the Planning Commission. The amendments relate to barrow pits, parking, accessory dwellings and PUD and the definitions. The ordinance as presented is attached.

Jeff Ricketson stated that these amendments are a product of 3 or 4 workshops that LCPC has had with the City of Flemington Council over a two-year period.

Commissioner Odom asked if this applies to Industrial and Commercial operations only that concern EPD? Gabby stated that is correct.

RECOMMENDATION: Approval

MOTION: Phil Odom
SECOND: Alonzo Bryant
VOTE: Unanimous in favor

This ordinance will go before the City of Flemington on May 14, 2019 at 4:30 PM.

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

HINESVILLE

3.1 Rezoning Petition 2019-014-H. An application has been filed by Annie B. Andrews, Deangelo A. Dawson, and Deborah A. Dawson, owners, to rezone 1.18 acres of land, more or less, from MH-2 (Single-Family Manufactured Home Dwelling District) to R-4 (Single-, Two-Family Dwelling District) on Shaw Road, further described as LCTM-Parcel 049B-072.

This rezoning was presented to the Planning Commission by Gabby Hartage. Ms. Andrews would like to rezone the property to build her home.

RECOMMENDATION: Approval

Mrs. Deborah Dawson came forward and stated on behalf of her sister, Annie Andrews, they were able to obtain the property and her sister would like to move back home and live on this parcel to be close to family.

MOTION: Tim Byler

SECOND: John Hodges

VOTE: Unanimous in favor

This rezoning will go before the City of Hinesville on May 2, 2019 at 3 PM.

RICEBORO

3.2 Variance 2019-015-R. An application has been filed by Lisa D. Davis and Ulysses M. Brown, applicants, to be allowed to place a double-wide manufactured home on a legally nonconforming parcel further described as LCTM-Parcel 192D-005. Due to the size of the parcel and the presence of wetlands, the manufactured home would be located within the required front and side yard setbacks. Property owner is William T. Austin. Property consists of ¼ acre of land, more or less, and is zoned A-1 (Agricultural District).

This variance request was presented to the Planning Commission by Nirav Gandhi.

RECOMMENDATION: Approval with standard conditions.

Ms. Lisa Davis, owner of the property came forward to speak. She stated that she is wishing to move onto this property in order to take care of her mom.

MOTION: Phil Odom

SECOND: Durand Standard

VOTE: Unanimous in favor

This will go before the Riceboro City Council on May 7, 2019 at 6PM.

WALTHOURVILLE

3.3 Home Occupation Type "B" 2019-016-W. An application has been filed by Wanda Robinson, applicant, to be allowed to have a family daycare business at 382 Nashview Trail, further described as LCTM-Parcel 064A-055. Property owners are Shawna and Byron Floyd.

Gabby Hartage presented this Home Occupation to the Planning Commission. Gabby explained that the entire property will have a privacy fence surrounding the back. The applicant will have a small playground for the children to play. Gabby stated that the letters to adjacent property

owners were mailed and the LCPC has not received any calls against this request. The children will be loaded and unloaded in the driveway.

RECOMMENDATION: Approval with standard conditions and the following special condition: Erection of the privacy fence and playground shall be complete prior to issuance of a business license. Home Occupation shall be conducted in the principal building (residence) only

MOTION: Alonzo Bryant made motion with standard and special condition.

SECOND: Durand Standard

VOTE: Unanimous in favor

This rezoning will go before the Walthourville City Council on April 23, 2019 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

Jeff Ricketson, Executive Director, presented the Planning Commission with an update of last month's actions. Jeff stated that the variance for the liquor store and feed and seed was disapproved by the City of Walthourville. The rezoning petition for Islands Hwy was approved by the LCBOC. The rezoning for Jimmy Shanken from Townhomes to RA1 was approved by the City of Hinesville. The variance in Flemington was approved by the City of Flemington. The two site plans, Pineridge and Independence Settlement were approved by the Hinesville City Council.

8.0 ADJOURN

MOTION: Tim Byler

SECOND: Durand Standard

VOTE: Unanimous



Jack Shuman, Chairman

TIMOTHY BYLER, VICE CHAIRMAN

5-21-19

Date



Jeff Ricketson, Secretary to the Board