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ASST. VICE CHAIR
Lynn Pace
SECRETARY
Jeff Ricketson



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

December 23, 2019

The Liberty Consolidated Planning Commission met on Tuesday, December 17, 2019, 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 November 19, 2019 meeting and the motion was seconded by Phil Odom. Motion passed unanimously. Chairman Shuman asked for a motion to accept the final agenda. Durand Standard made a motion to approve the final agenda. Marshall Kennemer 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
Lynn Pace
Marshall Kennemer
Alonzo Bryant
Phil Odom
Tim Byler
Jack Shuman
Durand Standard

ABSENT:

Sarah Baker

LCPC STAFF PRESENT:

Kelly Wiggins, Executive Assistant
Jeff Ricketson, Executive Director
Nirav Gandhi, Planner II
Gabby Hartage, Zoning Administrator
Mardee Sanchez, Engineering Director
Curles Butler, Senior Inspector

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 Ordinances and Resolutions (None)

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

WALTHOURVILLE

3.1 Rezoning Petition 2019-046-W. A petition to rezone 1.49 acres of land, more or less, from AR-1 (Agricultural Residential District) to R-2A (Single, Two-, and Mobile Home Residential District) was submitted by Earnest F. Boyd, owner, for property off Frasier road in Walthourville and further described as LCTM-Parcel 049C-117.

Gabby presented this rezoning petition to the Planning Commission. The property owner would like to subdivide the parcel and place duplex on each parcel of the property. City water and sewer utilities are available to the site. There was discussion about the access to the property due to the existing cul de sac located directly in front of the area he wishes to be the second parcel. Jeff explained that in order for the property owner to gain R.O.W access to the second parcel he will have to work with an engineer.

RECOMMENDATION: Approval with standard and one special condition: A new survey plat delineating the subdivision of the parcel in conformance with Walthourville Code of Ordinances shall be recorded.

Charles Wesley Stephens came forward to speak in opposition. He lives and owns property in the adjacent Fairington Subdivision. Mr. Stephens feels that the development of this property will cause extra drainage onto his property. He and two other neighbors are concerned that they will have to obtain flood insurance because the water will drain into their back yard. Commissioner Pace was concerned with rezoning this parcel and nothing being developed and then having to rezone again. Gabby stated that should not happen, because with this zoning the owner can build most any residential dwelling. Commissioner Standard stated that for clarification he wanted to point out that the property owner would have to manage the drainage at zero net.

MOTION: Phil Odom with standard and special condition.

SECOND: Tim Byler

VOTE: Unanimous in favor.

This rezoning petition will go before the Walthourville City Council on January 14, 2020 at 6:00 PM.

LIBERTY COUNTY

3.2 Rezoning Petition 2019-047-LC. A petition to rezone 48.91 acres of land, more or less, from PUD (Planned Unit Development) to AR-1 (Agricultural Residential District) was submitted by HCLM LLC., owner, for a portion of the planned Habersham Plantation subdivision. Properties are further described as LCTM-Parcels 157-019 and 157-021.

Nirav presented this rezoning petition to the Planning Commission. Harry Rogers a partner in this company and wishes to change the zoning to sell the lots for individuals to build their homes. Nirav mentioned that the divided parcels will have access to Luke Road regardless of how they are divided.

RECOMMENDATION: Approval with standard and the following special conditions:

Harry Rogers came forward and stated to the Planning Commission that he would appreciate their consideration for approval.

MOTION: Tim Byler

SECOND: Marshall Kennemer

VOTE: Unanimous in favor

This rezoning petition will be heard by the LCBOC on January 7, 2020 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. The PUD revision for Tranquil South was approved by the City of Flemington with the same conditions recommended by the Planning Commission. The rezoning for the Dunes and Marshes parcel in the Isle of Wight was approved by the LCBOC. The rezoning request by Dr. Beattie was approved by the Hinesville City Council. The convenience store variance on Hwy 84 and Fraser was approved by the City of Hinesville. The Hamlet PUD revision was approved by the Walthourville City Council. The daycare center in the old Hurricanes Club across from Ace hardware was approved by City of Hinesville along with the PUD amendment for the Columns. The rezoning in Habersham Plantation was approved by the LCBOC. The traffic circle at Liberty Club Apartments final plat was approved along with the Cherokee Station final plat by the Hinesville City Council. The preliminary plat for the Columns at Independence will go to Hinesville City Council this week. The final plat for Hamlet was approved by the City of Walthourville. The final plat for Tranquil South was approved by the Flemington City Council with instructions not to record the plat until the pump station was built. The Flemington Village final plat was approved by the Flemington City Council with instructions for stabilization before it can be recorded. The RV park ordinance for Liberty County will go before the LCBOC January meeting.

Jeff congratulated Alonzo Bryant and Marshall Kennemer for being reappointed to the Planning Commission for another three-year term by the Governing Board. Jeff announced that the Planning Commission Chairman, Jack Shuman, is stepping down. Jeff told Chairman Shuman how much he was appreciated and presented him with a plaque for his service to the Planning

Commission. Chairman Shuman made a short speech about his service and appreciation to the LCPC staff. Afterwards we all gathered at Zum Rosenhof for our annual Christmas dinner.

8.0 ADJOURN

MOTION: Tim Byler

SECOND: Phil Odom

VOTE: Unanimous



Jack Shuman, Chairman

TIMOTHY BYLER, VICE CHAIRMAN



Jeff Ricketson, Secretary to the Board



Date