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



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

March 26, 2019

The Liberty Consolidated Planning Commission met on Tuesday, March 19, 2019, in the Historic Courthouse, 100 Main St., Hinesville, GA. Jack Shuman, Chairman, called the meeting to order. A motion was made by Alonzo Bryant and motion was seconded by Phil Odom to accept the minutes from the February 19, 2019 meeting. Motion passed unanimously. Chairman Shuman asked for a motion to accept the final agenda. Durand Standard made a motion to approve the final agenda. John Hodges 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  
Marshall Kennemer  
Alonzo Bryant

ABSENT:

Sarah Baker  
Tim Byler

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**

**WALTHOURVILLE**

**1.1 Variance 2019-005-W.** A variance to Walthourville subdivision ordinance has been applied for by HAR'S LLC, (Julie Dawson), for a variance to postpone right-of-way dedication and installation of sidewalk adjacent to the proposed development on the east side

of Busbee Road. The project encompasses the following LCTM-Parcels: 041B-011, 041B-012, and 041B-013.

**RECOMMENDATION: Disapproval**

Gabby presented this variance to the Planning Commission. This variance was tabled at the February Planning Commission meeting. Chairman Shuman asked if this was against the city ordinance. Gabby stated yes. Trent Long with T.R. Long Engineering came forward to speak on behalf of the Dawsons. Trent stated that the Dawsons would like the same opportunity granted to them that the City of Walthourville granted to Parker's Convenience Store. Chairman Shuman stated that Parkers did not ask for a variance from the Planning Commission, they have an agreement with the City of Walthourville, so we would be hard pressed to grant something that is against the ordinance. The City of Walthourville should have worked this out prior to coming to the meeting. Trent stated that he did attempt to work with the City of Walthourville and he was told to take the variance through the Planning Commission. Trent stated that they are just trying to delay the installation of the sidewalks for this development. Commissioner Odom stated that in his opinion the City set a legal precedent when they gave a variance to Parker's without coming through us. Commissioner Odom stated that it is our call to do what is legal. The City circumvented their own ordinance by granting this, whether that's legal or not, I don't know. Chairman Shuman stated that doesn't make it what we are charged to do. Chairman Shuman stated he can justify his decision to disapprove because he is following the ordinance and the City of Walthourville can overturn the Planning Commission decision if they see fit. Gabby read the top paragraph of the variance to the Planning Commission for clarification.

MOTION: Jack Shuman made motion to follow staff recommendation of disapproval.

SECOND: Lynn Pace

Discussion: Jeff read the agreement between the City of Walthourville and Parkers to the Planning commission. Phil Odom stated that he would like a special condition added that states the City of Walthourville consider affording the same agreement to the Dawson's that they granted to Parkers.

VOTE: Lynn Pace voted against. The others were in favor. Motion passed.

**This variance will go before the City of Walthourville on March 26, 2019 at 6PM.**

**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**

Jeff presented this ordinance to the planning Commission. He gave them a red-lined copy that was reviewed by the county attorney, Kelly Davis. Commissioner Odom stated that he would like a month to review this ordinance.

**RECOMMENDATION: Approval**

MOTION: Phil Odom to table until next month's meeting.

SECOND: Marshall Kennemer

AGAINST: Lynn Pace

VOTE: Passed with majority

**3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS**

**LIBERTY**

**3.1 Rezoning Petition 2019-011-LC.** An application has been filed by Dana Long, owner, to rezone 1.20 acres of land, more or less, from R-1 (Single-Family Residential District) to A-1 (Agricultural District), on Islands Hwy, further described as a portion of LCTM-Parcel 306-082. This rezoning is for the ability to place a mobile home on the property.

Nirav presented this rezoning petition to the Planning Commission.

**RECOMMENDATION: Approval with standard conditions.**

Commissioner Odom asked if there were structures on the property. Nirav stated that there is some sort of covered garage. Nirav stated that the portion of the property that he is requesting to be rezoned is not the portion that the garage building is on.

MOTION: Durand Standard

SECOND: John Hodges

VOTE: Unanimous in favor

**This will go before the LCBOC on April 2, 2019 at 6PM.**

**HINESVILLE**

**3.2 REZONING PETITION 2019-012-H.** An application has been filed by Taro Leaf Holdings, LLC, (Jimmy Shanken) owner, to rezone 0.59 acres of land, more or less, from R-TH (Townhouse Dwelling District) to R-A-1 (Multi-Family Dwelling District) off Olmstead Drive, further described as LCTM-Parcels 054D-001 and 054C-003.

Gabby presented this rezoning petition to the Planning Commission. This will be one apartment building with ten units. It was originally going to be townhouses, but the owner has changed it to apartments. Chairman Shuman asked if this is how we normally word the response from Fort Stewart. Gabby stated yes that is usually what they say.

Marcus Sack with P.C. Simonton came forward to speak if the Planning Commission has questions.

**RECOMMENDATION: Approval with standard conditions and the following special condition:** The two separate parcels shall be combined as one parcel.

MOTION: Phil Odom made motion with standard and special condition.  
SECOND: Durand Standard  
VOTE: Unanimous in favor

**This rezoning will go before the Hinesville City Council on April 4, 2019 at 3 PM.**

## FLEMINGTON

**3.3 VARIANCE 2019-013-FL.** A variance application has been filed by Samuel Carter, Sr., and Nora L. Carter, owners, for a small existing encroachment into the 45 ft. front yard building setback line in Baconfield Subdivision in Flemington at 247 W. Daryl Drive. Property is zoned R-1 (Single-Family Residential District) and further described as LCTM-Parcel 083D-004.

Gabby presented this variance to the Planning Commission. This house has been here for many years and the owner is attempting to sell the home. It was discovered that the house garage is encroaching on the front setback. Gabby stated the plat has a note that references this setback.

**RECOMMENDATION: Approval with standard conditions.**

MOTION: Durand Standard  
SECOND: Marshall Kennemer  
VOTE: Unanimous in favor.

**This will go before the Flemington City Council on April 9, 2019 at 4:30 PM.**

### **4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS**

**4.1 Request for Final Plat approval for Pineridge Subdivision Phase 3A.** A request was submitted by RTS Homes for 21 lots for single-family detached homes located off Airport Road in Hinesville.

Nils presented this final plat to the Planning Commission.

**RECOMMENDATION: Approval with standard conditions.**

MOTION: Marshall Kennemer  
SECOND: Durand Standard  
VOTE: John Hodges abstained. The rest in favor. Motion passed.

**This final plat will possibly go before the Hinesville City Council on April 4, 2019 at 3 PM.**

**4.2 Request for Final Plat for Independence Settlement Phase 2A.** A request was submitted by Dryden Enterprises for 27 lots for single-family detached homes located in the Independence Unit Development off 15<sup>th</sup> Street in Hinesville.

Nils presented this final plat to the Planning Commission.

**RECOMMENDATION: Approval with standard conditions.**

MOTION: John Hodges  
SECOND: Marshall Kennemer  
VOTE: Unanimous in favor

**This final plat will possibly go before the Hinesville City Council on April 4, 2019 at 3 PM.**

- 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 rezoning petition on Hollywood Drive was approved by Hinesville City Council. The Riceboro request for the conditional use for the truck terminal for Chemtal was tabled by Riceboro City Council. The rezoning for Ted Eby on Leroy Coffey Hwy was approved by the LCBOC. The rezoning for Liberty Creek Partners was approved by the LCBOC. The variance for Mr. Marlow to replace accessory buildings was approved by the LCBOC with a 90-day limit to remove the old buildings. The rezoning petition for RTS Homes at Pineridge was approved. The Walthourville Lakes subdivision was approved by the City of Walthourville.

**8.0 ADJOURN**

MOTION: Phil Odom  
SECOND: Durand Standard  
VOTE: Unanimous

  
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**Jack Shuman, Chairman**

4-16-19  
\_\_\_\_\_  
**Date**

  
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**Jeff Ricketson, Secretary to the Board**