

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



COMMISSIONERS  
Sarah Baker  
Alonzo Bryant  
Andrew Williams  
Marshall Kennemer  
Phil Odom  
Durand Standard

May 18, 2017

The Liberty Consolidated Planning Commission met on Tuesday, May 16, 2017, in the Historic Courthouse, 100 Main St., Hinesville, GA. Tim Byler, Vice-Chairman, called the meeting to order. A Motion was made by Phil Odom to accept the minutes from the April 18, 2017, meeting. Marshall Kennemer seconded the motion. Motion passed unanimously. Vice-Chairman Byler asked for a motion to accept the final agenda. A motion was made by Marshall Kennemer and seconded by Sarah Baker to accept the agenda. Motion passed unanimously. The public was notified of the meeting and the agenda was posted in accordance with Georgia Law.

COMMISSIONERS PRESENT:

Marshall Kennemer  
Lynn Pace  
Andrew Williams  
Alonzo Bryant  
Phil Odom  
Tim Byler  
Sarah Baker

ABSENT:

Durand Standard  
Jack Shuman

OTHERS PRESENT:

Jeff Ricketson, Executive Director, Secretary  
Abe Nadji, Engineering Director  
Kelly Wiggins, Executive Assistant  
Gabby Hartage, Zoning Administrator  
Curles Butler, Inspector

Vice-Chairman Byler 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 (OPEN PUBLIC HEARING)**

**2.0 NEW BUSINESS**

**2.1 Consent Agenda Items (None)**

## 2.2 Ordinances and Resolutions (None)

### 3.0 REZONING PETITIONS AND OTHER ZONING RELATED ITEMS

#### HINESVILLE

**3.1 Special Permit Use 2017-011-H.** An application has been filed by Josh T. Guyett, applicant, for a special permit use to be allowed to have a used car sales lot at 750 E. G. Miles Pkwy, further described as LCTM-PARCEL 045D-108. Owner of the property is Davenport Development, Inc., property is currently zoned C-2 (General Commercial District) and consists of .47 acres of land more or less.

Gabby presented this special permit use to the Planning Commission. Commissioner Pace asked if the used car lot will be sharing the tattoo office and Gabby stated that is correct. Vice-Chairman Byler asked about the container on the property.

Josh Guyett came forward to answer questions. Josh explained that the office would be where the tattoo building is located. It will have one sales desk located there. There will be a sign about the door. Josh stated that the container is permanent. This container holds the big items that they are not able to store in the pawnshop building. Josh stated that any mechanical work for the vehicles would be completed off site.

**RECOMMENDATION:** Approval with standard and the following special conditions:

- Install one paved (1) handicapped van-accessible parking space with paved sidewalk connection to the front door and one (1) other paved parking space prior to issuance of business license
- Plant five (5) live oak trees prior to issuance of business license and
- Vehicles for sales shall be displayed in the rear only; max. number of vehicles for sale shall be 15.

MOTION: Phil Odom with standard and special conditions.

SECOND: Marshall Kennemer

VOTE: All in favor

**This will go before the City of Hinesville Council on June 1, 2017 at 3:00 PM.**

#### HINESVILLE

**3.2 Rezoning Petition 2017-012-H.** A request has been filed by Steven E. Grimes, applicant, to rezone 1.00 acre of lane, more or less, from R-2 (Single Family Dwelling District) to RA-1 (Multi Family Dwelling District) at 940 Hollywood Drive, further described as LCTM-PARCEL 046C-057. The owner is Keith T. Bacon.

Gabby presented this zoning petition to the Planning Commission. They are proposing to build 12 units in two buildings. Commissioner Pace asked how far it was from any major road. Jeff explained the location and that there will be two entrances and exits.

**RECOMMENDATION: Approval with standard and the following special conditions:**

- At the time of development, a 5-foot sidewalk must be installed along the entire frontage along Hollywood Drive
- and 8 feet of additional right-of-way must be conveyed to the City.

MOTION: Phil Odom with standard and special conditions

SECOND: Alonzo Bryant

VOTE: All in favor

**This will go before the City of Hinesville Council on June 1, 2017 at 3:00 P.M.**

**LIBERTY COUNTY**

**3.3 Rezoning petition 2017-013-LC.** A request has been filed by Connie D. McCurtis and Rick E. Reeves, owners, to rezone 7.20 acres of land, more or less, from B-1 (Neighborhood Commercial District) to B-2 (General Commercial District). Property is located off Leroy Coffey Hwy, and is further described as LCTM-PARCELS 138-008, 138-009, 138-010 and 138-011.

Gabby presented this rezoning petition to the Planning Commission. Gabby explained that where the privacy fence and the chain-link fence will be located.

Layton Fraser came forward to ask a few questions about the petition. Mr. Fraser stated that his family owns the property on three sides of the parcels that are proposed to be rezoned. Mr. Fraser asked for a clear definition of the difference between B-1 and B-2 zoning. Mr. Fraser also asked what would happen to the debris when finished. He asked if the debris would be burned. It was explained that the ordinance does not allow for burning.

**RECOMMENDATION: Approval with standard conditions.**

MOTION: Andrew Williams

SECOND: Marshall Kennemer

VOTE: All in favor

**This will go before the LCBOC on June 6, 2017 at 6:00 P.M.**

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

**ALLENHURST**

**4.1 Final Plat.** Request by Dryden Enterprises, Inc. for final plat approval for Dunlevie Oaks Subdivision, consisting of 37 single-family detached residential lots.

Abe presented this preliminary plat to the Planning Commission. Commissioner Pace asked about the drainage and wanted to know if it would flow into the railroad ditch. It will drain into that ditch.

1. Prior to placing this item on the Town of Allenhurst's agenda, all required primary improvements must be completed.
2. The following letters of credit shall be submitted:
  - A performance pavement guarantee in form of an irrevocable letter of credit for \$177,840.00.
  - A performance guarantee for sidewalks and trees in form of an irrevocable letter of credit for \$104,760.00.
  - A maintenance guarantee in form of an irrevocable letter of credit for \$97,540.95.
3. Pass final inspection

MOTION: Andrew Bryant with standard and special conditions

SECOND: Phil Odom

VOTE: All in favor

This will go before the Allenhurst Town Council on June 5, 2017 at 6:30 PM.

## 5.0 INFORMATIONAL ITEMS

## 6.0 GENERAL PUBLIC COMMENTS

## 7.0 OTHER COMMISSION BUSINESS

### 7.1 Director's Report

Jeff Ricketson presented the Planning Commission with an update of last month's actions.

## 8.0 ADJOURN

MOTION: Phil Odom

SECOND: Andrew Williams

VOTE: All in favor



Jack Shuman, Chairman

Tim Byker - Vice Chairman



Jeff Ricketson, Secretary to the Board

29 JUNE 2017

Date