

**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

November 27, 2018

The Liberty Consolidated Planning Commission met on Tuesday, November 20, 2018, in the Historic Courthouse, 100 Main St., Hinesville, GA. Jack Shuman, Chairman, called the meeting to order. A motion was made by Phil Odom to accept the minutes from the October 16, 2018 meeting with a change to the first paragraph that had Vice-Chairman Byler listed instead of Chairman Shuman. Tim Byler seconded the motion. Motion passed unanimously. Chairman Shuman asked for a motion to accept the final agenda. Jeff Ricketson asked the Planning Commission to add a final plat for Dryden Enterprises for Griffin Park Phase 10. Tim Byler made a motion to approve the agenda with the addition of the final plat and Sarah Baker seconded the motion. Motion passed unanimously. The public was notified of the meeting and the agenda was posted in accordance with Georgia Law.

**COMMISSIONERS PRESENT:**

Sarah Baker  
Tim Byler  
Lynn Pace  
Alonzo Bryant  
Phil Odom  
Jack Shuman

**ABSENT:**

Marshall Kennemer  
Durand Standard

**LCPC STAFF PRESENT:**

Kelly Wiggins, Executive Assistant  
Jeff Ricketson, Executive Director  
Alan Seifert, Planner II  
Curles Butler, Inspector  
Nils Gustavson, Planner III

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 Consent Agenda Items (None)**

**2.2 Ordinances and Resolutions (None)**

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

**LIBERTY COUNTY**

**3.1 Conditional Use 2018-052-LC.** An application for conditional use has been filed by Edna Scott Walthour, owner, to be able to construct and operate a boys and girls club at property located approximately 0.3 miles west of the intersection of Westfield Road and Holmestown Road in Liberty County, further described as LCTM-Parcel 103-094. This property is zoned AR-1 (Agricultural-Residential District).

Alan presented this conditional use to the Planning Commission. Ms. Walthour is also proposing for the Sheriff's office to have a substation at this same location.

**RECOMMENDATION: Approval**

MOTION: Phil Odom

SECOND: Alonzo Bryant

VOTE: Unanimous in favor

**This conditional use will go before the LCBOC on December 4, 2018 at 6:00 PM.**

**3.2. Variance 2018-053-LC.** An application for a variance to the accessory building requirement for all accessory buildings to be placed in the rear yard. This request is to allow placement of a prefabricated building in the front yard setback to replace an existing carport structure in the same location. This application has been filed by William Agnew, owner, for property located at 941 Lake Drive in unincorporated Liberty County, further described as LCTM-Parcel 260B-047.

Alan presented this variance request to the Planning Commission. Alan stated that the applicant has a wide-open view of the lake and will be removing a smaller 8X8 shed which will allow more of a view of the lake. The back-yard slopes down and would make it an issue for placement of the new manufactured building. Alan went over the variance standards with the Planning Commission.

**RECOMMENDATION: Approval**

Commissioner Odom asked if there had been any response from the surrounding neighbors. Alan stated that there has been none.

Mr. Bill Agnew came forward to answer questions. Commissioner Byler asked if the shed would match the house. Mr. Agnew stated yes. Commissioner Pace asked if other neighbors had the same as structures in the front of their house. Mr. Agnew stated yes.

MOTION: Tim Byler with standard conditions

SECOND: Sarah Baker

VOTE: Unanimous in favor

**This variance will go before the LCBOC on December 4, 2018 at 6:00 PM.**

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

##### **4.1 Final Plat approval for Griffin Park Phase 10.**

Nils presented this final plat to the Commission. This final plat request is from Dryden Enterprises. The preliminary plat was approved in June 2018. This plat consists of 60 single-family detached homes. The property is zoned PUD and consists of 21.35 acres.

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

- \$115,759.93 Maintenance Bond
  - 2-year warranty for installed improvements
  - 15% of the cost of installed public improvements
- \$75,799.20 Primary Performance Bond
  - 6-month guarantee of installation for paving
  - 120% of the estimated cost
- \$156,372.00 Secondary Performance Bond
  - 2-year guarantee of installation for lot sidewalks and lot street trees

Marcus Sack came forward to speak on behalf of Dryden Enterprises for questions. Marcus stated that this is the final phase.

MOTION: Alonzo Bryant with standard and special conditions.

SECOND: Phil Odom

Vote: Unanimous in favor.

**This will go before the Hinesville City Council on December 6, 2018 at 3 PM.**

#### **5.0 INFORMATIONAL ITEMS**

#### **6.0 GENERAL PUBLIC COMMENTS**

#### **7.0 OTHER COMMISSION BUSINESS**

##### **7.1 Director's Report**

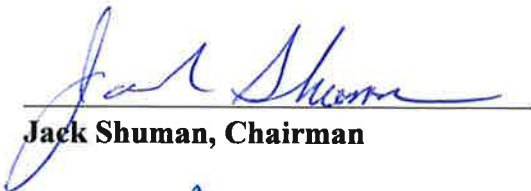
Jeff Ricketson, Executive Director, presented the Planning Commission with an update of last month's actions. Jeff stated that the food trailer for food prep for Mr. Short was approved by the LCBOC. Jeff wished everyone a happy thanksgiving and announced that the Planning Commission Christmas dinner will be held after the December meeting.

#### **8.0 ADJOURN**

MOTION: Phil Odom

SECOND: Alonzo Bryant

VOTE: Unanimous

  
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**Jack Shuman, Chairman**

12-18-18  
\_\_\_\_\_  
**Date**

  
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**Jeff Ricketson, Secretary to the Board**