

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

March 24, 2016

The Liberty Consolidated Planning Commission met on Tuesday, March 15, 2016, in the Historic Courthouse, 100 Main St., Hinesville, GA. Jack Shuman, Chair, called the meeting to order. A Motion was made by Durand Standard to accept the minutes from the February 16, 2016 meeting. Lynn Pace seconded the motion. The motion passed unanimously. Chairman Shuman asked for a motion to accept the final agenda with the addition of electing officers of the Planning Commission. Motion was made by Durand Standard and seconded by Alonzo Bryant. Motion passed unanimously. The public was notified of the meeting; the agenda was posted in accordance with Georgia Law.

COMMISSIONERS PRESENT:

Jack Shuman  
Phil Odom  
Andrew Williams  
Durand Standard  
Lynn Pace  
Sarah Baker  
Alonzo Bryant

ABSENT:

Tim Byler  
Marshall Kennemer

OTHERS PRESENT:

Jeff Ricketson, Executive Director, Secretary  
Kelly Wiggins, Executive Assistant  
Melissa Jones, Planner II  
Curles Butler, 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 (OPEN PUBLIC HEARING)**

**2.0 NEW BUSINESS**

**2.1 Consent Agenda Items (None)**

**2.2 Ordinances and Resolutions**

**2.2.1 Riceboro Subarea Future Land Use Map Amendment**

The Liberty Consolidated Planning Commission will consider a resolution amending the Riceboro Subarea Future Land Use Map, as adopted by the local governments of

Liberty County, Georgia, in 2015, that will amend the future land use map to include the updated land uses specifically delineated in the Riceboro subarea future land use map.

Melissa Jones presented this Land Use Map to the Planning Commission. This Future Land use Map was first presented in 2015. The City of Riceboro requested a workshop to change their mixed-use corridor. Melissa met with the Riceboro City Council and there were no citizens present that were against the changes. Commissioner Williams asked if any of this area was located in wetlands. Melissa stated that it is not and explained the conservation areas are considered wetlands.

**RECOMMENDATION: Approval**

MOTION: Phil Odom  
SECOND: Andrew Williams  
VOTE: Unanimous

**The Riceboro City Council will hear this at 6:00 PM on April 5, 2016 at Riceboro City Hall.**

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

**FLEMINGTON**

**3.1 Rezoning Petition 2016-004-FL.** A petition has been filed by Aaron Duncan, applicant, on behalf of the Heritage Bank, owner, to rezone 2.65 acres of land, more or less, from PUD (Planned Unit Development) to A-1 (Agricultural District) at 318 Old Savannah Road, further described as LCTM-Parcel 067-001 (portion thereof).

Jeff Ricketson presented this petition to the Commission.

**RECOMMENDATION: Approval with standard and special conditions: No borrow pit (surface mining) shall be allowed on this parcel.**

MOTION: Durand Standard with standard and special conditions  
SECOND: Lynn Pace  
VOTE: Unanimous

**This petition will be heard by Flemington City Council at 4:30 PM on April 12, 2016 at Flemington City Hall.**

**HINESVILLE**

**3.2 Rezoning Petition 2016-005-H (PUD Amendment).** A petition has been filed by Oglethorpe Square, LLC, to include two additional parcels (or portions thereof) to the original PUD District that was approved by Hinesville Mayor & Council Nov 5, 2015. The following are the added parcels: LCTM-Parcel 058C-108 owned by Leroy Izzard, Terell Izzard, and Sarah

Izzard. The other parcel (0.05 acres thereof) is 058C-109 owned by the Mt. Zion Missionary Baptist Church.

Commissioner Phil Odom recused himself from this rezoning petition. Jeff Ricketson presented the petition to the Commission. Oglethorpe Square development is adding the above listed properties to the existing property for the shopping center.

**RECOMMENDATION: Approval with standard conditions**

Chairman Shuman asked about the location of the traffic light. Jeff explained to the Commission where GDOT has designated the traffic light to be installed.

Lynn Bennett, owner of Allstate Insurance, located across the highway from the shopping center spoke in opposition of the shopping center traffic light alignment. He stated that the current plan will hinder his business and would like reconsideration of the traffic light plan. Commissioner Williams agreed with Mr. Bennett but reminded him that Ralph Quarterman Road has to be changed as well. Commissioner Williams stated that GDOT includes the safety of the citizens when making their plans and that GDOT is not going to change the plans for one person. Ryan Slattery with Thomas and Hutton came forward and informed the Commission that he had a meeting with Mr. Bennett earlier on this same date and discussed his concerns with him. Although the decision of the installation of the traffic light has been decided, his company will work with Mr. Bennett to see if they can come to some sort of agreement to assist Mr. Bennett with his business concerns. Mr. Slattery asked if the condition of installing a fence at the back of the property could be omitted in favor of the evergreen hedge since there is no development behind the property. It is a completely wooded area and if there were development, the shopping center development would install a fence at that time. Commissioner Standard reminded the Commission that GDOT is installing a center median on Highway 84 in the near future.

MOTION: Durand Standard motioned to approve with standard conditions and allowing the omission of the fence on the contingency that they will install a fence if there is development on the property located in the rear.

SECOND: Lynn Pace

VOTE: Unanimous.

**Hinesville City Council will hear this on March 17, 2016 at 3:00 PM at Hinesville City Hall.**

**CLOSE PUBLIC HEARING**

Chairman Shuman asked for nominations for the Chairman of the Planning Commission. Durand Standard made a motion to nominate Jack Shuman. Andrew Williams seconded the motion. The vote was unanimous.

Chairman Shuman asked for nominations for the Vice-Chairman of the Planning Commission. Durand Standard made a motion to nominate Tim Byler. Lynn Pace seconded the motion. The vote was unanimous.

Chairman Shuman asked for nominations for the Assistant Vice-Chairman. Durand Standard made a motion to nominate Lynn Pace. Alonzo Bryant seconded the motion. The vote was unanimous.

Chairman Shuman asked for nominations for Secretary. Durand Standard made the motion to nominate Jeff Ricketson. Phil Odom seconded the motion. The vote was unanimous.

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

##### **4.1 Preliminary Plat for Oglethorpe Square.**

Jeff Ricketson presented this preliminary plat to the Planning commission.

**RECOMMENDATION: Approval with standard conditions.**

Commissioner Odom abstained from voting on this matter.

MOTION: Andrew Williams with standard conditions.

SECOND: Alonzo Bryant

VOTE: Unanimous

**RECOMMENDATION: Approval**

**Hinesville City Council will hear this on March 17, 2016 at 3:00 PM at Hinesville City Hall.**

#### **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. The rezoning petition on Luke Road was approved by the LCBOC on March 4. The Hinesville Future Land Use Map workshop was held March 14, 2016. The Map will be presented to the Hinesville City Council on April 7 and April 21. The map will be presented to the LCBOC on April 4 and April 21. The Walthourville City Council approved the Tax Service Business in Walthourville on February 23. David Fallin's property rezoning was approved by the LCBOC on March 1. The final plat for Wal-Mart

#### **8.0 ADJOURN**

MOTION: Phil Odom

SECOND: Jack Shuman

VOTE: Unanimous

  
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**Jack Shuman, Chair**

  
\_\_\_\_\_  
**DATE**

  
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**Jeff Ricketson, Secretary to the Board**