

CHAIR  
Tim Byler  
VICE CHAIR  
Phil Odom  
ASST. VICE CHAIR  
Lynn Pace  
SECRETARY  
Jeff Ricketson



COMMISSIONERS

Sarah Baker  
Alonzo Bryant  
John Hodges  
Duncan Regan  
Durand Standard  
Bonny Woods-Gunn

August 3, 2021

The Liberty Consolidated Planning Commission met on Tuesday, July 19, 2021, in the Historic Courthouse, 100 Main St., Hinesville, GA. Tim Byler Chairman, called the meeting to order. **John Hodges made a motion to accept the June 15, 2021, minutes. The motion was seconded by Phil Odom. The motion passed unanimously.** Chairman Byler asked for a motion to accept the final agenda. **A motion was made by Durand Standard to accept the agenda and the motion was seconded by John Hodges and passed unanimously.** The public was notified of the meeting and the agenda was posted in accordance with Georgia Law.

COMMISSIONERS PRESENT:

Tim Byler  
Alonzo Bryant  
Lynn Pace  
Phil Odom  
Sarah Baker  
Duncan Regan  
John Hodges  
Durand Standard

ABSENT:

Sarah Baker  
Bonny Woods-Gunn

LCPC STAFF PRESENT:

Jeff Ricketson, Executive Director  
Gabby Hartage, Zoning Administrator  
Kelly Wiggins, Executive Assistant  
Olivia Bolton, Intern

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 (None)**

**2.0 NEW BUSINESS**

**2.1 Ordinances and Resolutions**

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

#### HINESVILLE

**3.1 Variance 2021-034-H.** A variance was submitted by Carmen Gonzales, owner, to be allowed to keep a shed located in the side yard building setback at 23 Sherwood Drive and further described as LCTM-Parcel 069C-066.

Gabby presented this variance to the Planning Commission. Gabby stated that the houses in this neighborhood were built in the 1950's. The lot width is 70 feet. The applicant needs a 15-foot side yard setback. When the owners bought the house two sheds were already there and one of them was torn down and replaced with the one that is subject of this variance today. The neighbor sent a letter and stated that he did not have any issues with the shed.

**RECOMMENDATION:** Disapproval.

Commissioner Odom asked if we had heard any complaints from the neighbors. Gabby stated no.

Lynn asked if one shed had been rebuilt. Gabby stated that one shed stayed as is since the time she bought but the other shed needed to be replaced because it was rotting. Both sheds are there now. Commissioner Pace stated that if disapproved this variance then the applicant would have to tear down the shed, she just put there. Jeff stated that is correct. Jeff stated that if Mrs. Gonzales would have gotten a permit to build a shed then she would have met the setbacks because there is room in the backyard. Chairman Byler asked Ms. Gonzalez to come forward to speak. Ms. Gonzalez was crying and upset and made the recording inaudible.

**MOTION: Phil Odom**

**SECOND: Lynn Pace**

Commissioner Odom stated that this is historical property and keeping the site itself in line with what was there to begin with is his reason for approval. Commissioner Standard stated that he would like to point out that the owner is making an improvement to the property. Commissioner Regan asked if there was a concrete slab there already. The owners stated that the concrete slab was already there from the previous shed.

**VOTE: All in favor of approval**

**This variance will go before the Hinesville City Council on August 5, 2021, at 3 PM.**

**Commissioner Odom asked if it would be possible to ask the City of Hinesville to look at the ordinance for this because it keeps coming up. Also, could it be possible to place a note on the City water bill stating that if you make improvements to your property get a permit first.**

**3.2 Zoning Petition 2021-035-H and Annexation by Ordinance 2021-05.** A zoning petition has been submitted by Lifestyle Leader, LLC, (Sheela Eichhorn and Katie S. Mitchell) owner, to zone 3.18 acres of land, more or less, from B-2 (General Commercial in County) to C-2 (General Commercial in Hinesville). Properties are located at 951 E. G. Miles Parkway and further described as LCTM-parcels 046C-002 and 046C-003. Concurrent

with zoning petition, **annexation** (per ordinance 2021-05) of these parcels into the city of Hinesville is also petitioned for.

Gabby presented this rezoning to the Planning Commission.

**RECOMMENDATION:** Approval.

Sheila Eichhorn came forward and stated that she is looking to expand and would like for her building to be protected by the City of Hinesville Police and Fire Departments.

**MOTION:** Phil Odom

**SECOND:** Durand Standard

**VOTE:** All in favor of approval

**This zoning and annexation will go before the Hinesville City Council on August 5, 2021, at 3 PM.**

**3.3 Variance 2021-036-H.** A variance was submitted by Mark S. Gerst, owner, to be allowed to install a carport in the front of his residence at 387 Fox Hollow Circle and further described as LCTM-Parcel 071A-021.

Olivia presented this variance to the Planning Commission. The carport will be built on an existing concrete pad 80 feet back from the property line. Mr. Gerst will build the carport to match his home. There is also a tree buffer that will provide cover from the neighbor.

Mark Gerst came forward and stated that he has an RV and would like to place under the carport for the time being. This will be short lived. They are becoming empty nesters and their camping time will end. Once that happens, they will use it to park cars in.

**RECOMMENDATION:** Approval.

**MOTION:** John Hodges

**SECOND:** Alonzo Hodges

**VOTE:** All in favor of approval.

**This variance will go before the Hinesville City Council on August 5, 2021, at 3 PM.**

## **WALTHOURVILLE**

**3.4 Rezoning 2021-037-W.** A rezoning petition was submitted by Blake Gomez on behalf of Gerardo Aguilera, owner, to rezone a 1.82-acre property at the intersection of Arnall Dr and Griffin Rd from R-2 (Single- and Two-Family Residential District) to R-3 (Multifamily Residential District) for a quadplex (a building with four dwelling units). The property is further described as LCTM-Parcel 041D-022.

Olivia presented this rezoning petition to the Planning Commission. The entry will be located on Arnall Drive.

Blake Gomez came forward and stated they would like to develop this parcel to provide more housing. Mr. Gomez asked if he could have a copy of the Freight Bypass. Jeff stated that he would email him a copy. Commissioner Pace asked to see the site plan. She asked if additional units are

planned for this property. Mr. Gomez stated not at this time. In the future they may develop more units. Mr. Aguilera came forward and stated there is a possibility to build a road up into the trailer park. He just wanted to mention it. Jeff stated that would be reviewed when site plan is submitted.

**RECOMMENDATION:** Approval with standard conditions.

**MOTION:** Alonzo Bryant

**SECOND:** Lynn Pace

**VOTE:** All in favor

**This rezoning petition will go before the Walthourville City Council on August 10, 2021, at 6 PM.**

**3.5 Rezoning 2021-038-W.** A rezoning petition was submitted by Beth Roberts, owner, to rezone a 5.53-acre property on Talmadge Rd and Arnall Rd from R-2 (Single and Two Family Residential) to AR-1 (Agricultural Residential) to place 6-7 single family homes or double-wide manufactured homes.

Olivia presented this rezoning request to the Planning Commission.

**RECOMMENDATION:** Approval with standard conditions and the following special condition: No more than 5 additional dwellings shall be placed on the property.

Chairman Byler asked what the reason for the special condition is. Jeff stated to keep it from becoming a mobile home park.

Beth Roberts came forward and stated that she purchased the property and owns the adjoining property. She would like rezone so that she can add more homes. Commissioner Pace asked if the one house on the property a house or mobile home. Ms. Roberts stated that is the double wide that they purchased with the property and where they live. She plans to keep her home on the property. City of Walthourville will have to give permission for each mobile home she attempts to place on the property. Commissioner Regan asked how large the parcel is. Ms. Roberts stated 5.53 acres. Commissioner Standard asked when does this become a subdivision. If it was parceled out it would be a subdivision. Jeff stated that is correct. If or when she parcels it, she will have to build a road.

**MOTION:** Durand Standard with standard and special conditions.

**SECOND:** Phil Odom

**VOTE:** All in favor

**This rezoning petition will go before the Walthourville City Council on August 10, 2021, at 6 PM.**

## **HINESVILLE**

**3.6 Rezoning Petition 2021-039-H.** A rezoning petition has been submitted by Southbend Development Group, LLC, applicant, to rezone 0.97 acres of land, more or less, from MH (Manufactured Home Park District) to C-3 (Highway Commercial District) and to rezone 0.5 acres of land, more or less, from R-2 (Single Family Dwelling District) to C-3 (Highway Commercial District). Properties are located off Brantley Drive and further described as LCTM-Parcel 058C-132 and 058C-133 (portion thereof).

Gabby presented this rezoning petition to the Planning Commission. The proposed use is two restaurants and a retail space. Commissioner Pace stated that generally we do allow the parking spots located next to the highway.

**RECOMMENDATION:** Approval

Brandon Purcell of T. R. Long Engineering came forward and spoke on behalf of his client. Chairman Byler mentioned that Brantley Drive is substandard in size and stated he hopes that can be rectified. Jeff stated they will have to fix that on their side when they develop site plan.

**MOTION:** John Hodges with standard conditions

**SECOND:** Phil Odom

**VOTE:** All in favor of approval

**This rezoning will go before the Hinesville City Council on August 5, 2021, at 3 PM.**

**4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS (None)**

**5.0 INFORMATIONAL ITEMS**

**6.0 GENERAL PUBLIC COMMENTS**

**7.0 OTHER COMMISSION BUSINESS**

**7.2 Director's Report**

Jeff Ricketson, Executive Director, presented the Planning Commission with an update of last month's actions. Jeff stated that Bonny Woods-Gunn has been appointed as our new Commission in place of Marshall Kennemer. Jeff stated that the request by Gene Salter to rezone property on Hwy 84 and Leroy Coffey was approved by the LCBOC on July 6. The variance on Heathrow Drive was approved by Hinesville City Council on July 1<sup>st</sup>. The special exception by Mr. Cheney to keep his RV placed in his yard at Isle of Wight was approved for six months only on and July 15<sup>th</sup>. The Weyerhouaser rezoning in Riceboro was approved by City of Riceboro on July 6<sup>th</sup>. The preliminary Plat for Alder Grove was approved by LCBOC on July 15<sup>th</sup>.

**8.0 ADJOURN**

**MOTION:** John Hodges

**SECOND:** Phil Odom

**VOTE:** Unanimous in favor



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**Tim Byler-Chairman**

*AUGUST 17, 2021*

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**Date**



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**Jeff Ricketson, Secretary to the Board**