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Phil Odom
ASST. VICE CHAIR
Lynn Pace
SECRETARY
Jeff Ricketson



COMMISSIONERS

Sarah Baker
Alonzo Bryant
Duncan Regan
Durand Standard
Andrew Williams
Bonny Woods-Gunn

May 18, 2022

The Liberty Consolidated Planning Commission met on Tuesday, May 17, 2022, in the Historic Courthouse, 100 Main St., Hinesville, GA. Vice-Chairman Odom, called the meeting to order. **Bonny Woods-Gunn made a motion to accept the April 19, 2022, minutes. The motion was seconded by Duncan Regan. The motion passed unanimously.** Vice-Chairman Odom asked for a motion to accept the final agenda. **A motion was made by Lynn Pace to accept the agenda and the motion was seconded by Sarah Baker and passed unanimously.** The public was notified of the meeting and the agenda was posted in accordance with Georgia Law.

COMMISSIONERS PRESENT:

Phil Odom
Lynn Pace
Sarah Baker
Duncan Regan
Andrew Williams
Bonny Woods-Gunn

ABSENT:

Alonzo Bryant
Tim Byler
Durand Standard

LCPC STAFF PRESENT:

Jeff Ricketson, Executive Director
Kelly Wiggins, Executive Assistant
Gabby Hartage, Zoning Administrator
Lori Parks, Zoning Administrator

Vice-Chairman Odom 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: Presentation of Final Draft of UDO Ordinance.
Request to submit for 60-day public comment period in advance of the August
16th public hearing.**

Jeff asked the Planning Commission for consent to advertise the UDO for a 60-day public hearing.

MOTION: Lynn Pace
SECOND: Sarah Baker
VOTE: All in favor

Jeff stated that we will advertise this on all avenues available.

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

HINESVILLE

3.1 Variance 2022-033-H. A request for a variance to allow a 10.75-foot encroachment into the required 30-foot side street setback was submitted by Ronald and Annette Benneche, owners, for the following: allowing an addition to be added to the side of the existing residence located at 1095 Desert Shield Street. Property is addressed as 1095 Desert Shield Street, further described as LCTM-Parcel 047D-396.

Gabby presented this variance request to the Planning Commission.

RECOMMENDATION: Disapproval

Mr. and Mrs. Benneche came forward to state what they intended to build. Mrs. Benneche brought pictures to show the Commission. Mr. Benneche stated he would like to add on to his house and described what they are intending to do. He stated that they are going to make this addition match the house as close as possible. He intends to make it look like it was an original part of the house. Mrs. Benneche stated that the addition would only go two feet past the cement that is already poured as their parking pad. She stated that their addition will not obstruct the view. Commissioner Williams asked if they will be adding another garage to make it a double garage. Mr. Benneche stated that is correct and the door to this additional garage will match the door of the single garage that already exists. The back portion would be the addition to their master bedroom, closet and bathroom.

MOTION: Lynn Pace made a motion to disapprove.
SECOND: Andrew Williams
VOTE: Unanimous in favor

This rezoning will be heard by the Hinesville City Council on June 2, 2022 at 3 PM.

3.2 Variance 2022-034-H. A request was submitted by Robert W. Haile, owner, for a 7 ft. side yard setback and encroachment into a 20 ft. drainage easement. The proposed shed size is 12 ft. x 32 ft. Property is further described as LCTM-Parcel 047A-008 and is zoned R-4 (Single-Family Dwelling District). Property consists of approximately 33,000 sq. ft.

Gabby presented this variance to the Planning Commission.

RECOMMENDATION: Approval for the setback variance and disapproval for encroachment into the drainage easement.

Mr. Haile stated that he cannot hear well and asked if they had questions. Commissioner Pace stated that she hoped the shed could be exchanged. He stated it is already built and paid for then he learned of the drainage easement.

MOTION: Lynn Pace made a motion to approve the setback variance and disapprove the encroachment into drainage easement.

SECOND: Duncan Regan

VOTE: Unanimous in favor.

This variance will go before the Hinesville City Council on May 5, 2022 at 3 PM.

3.3 Variance 2022-035-H. Timothy and Cynthia Hocking, property owners of 1274 Baxter Street, submitted a variance for a side yard setback for a 12 ft. x 32 ft. shed. The front of the shed is located directly on the property line and the rear of the shed is approximately 8 ft. off the property line. Property is further described as LCTM-Parcel 038C-052.

Lori presented this variance to the Planning Commission.

Mr. Timothy Hocking, owner, stated that he bought the home in 2001 and understood that there were wetlands behind his home. Since the new neighborhood development was created behind his house his back yard has flooded and stays wet all the time. The driest parts of his property is the front yard and the side yard. It is impossible to place the shed in his backyard. Mr. Hocking also stated that he plans to paint the shed to match his house and dress it up with flowers.

Commissioner Williams asked if the neighbor to the left and to the right agreed with his placement of shed. Mr. Hocking stated yes and also had three letters from the neighbors stating that they had no issue with placement.

Mrs. Barbara Arnold, friends of the Hockings came forward and stated that she takes care of their dogs sometimes and when she corrals the dogs to come back in, they are wet and dirty, and she has gone out in the yard to get the dog and sunk in the dirt and lost her shoe.

Mr. Fernando Lopez came forward and stated that he lives to the right, and he can testify that their backyard is constantly wet.

RECOMMENDATION: Disapproval.

Commissioner Pace stated these people should know they need permits to place sheds.

MOTION: Sarah Baker made a motion to disapprove.

SECOND: Bonny Woods-Gunn

VOTE: Duncan Regan and Andrew Williams voted against motion. Phil Odom, Sarah Baker, Lynn Pace and Bonny Woods-Gunn voted in favor.

This variance will go before the Hinesville City Council on June 2, 2022 at 3 PM.

WALTHOURVILLE

3.4 Variance 2022-036-W. A request for a variance was submitted by Rainol Martinez and Ana A. Morel, owners, for a rear building setback variance at 5715 W. Oglethorpe Hwy, further described as LTCM-Parcel 050C-006. Property owners would like to have a 30 ft. x 37 ft. addition in the rear of the existing building (Walthourville Meat Market) to house a walk-in cooler/refrigerator.

Lori presented this variance to the Planning Commission.

RECOMMENDATION: Disapproval

Mr. Martinez, owner, came forward and stated that his business has grown and now everything is too small. He needs this fridge/freezer combination to keep his products in to keep up orders. Mrs. Maritnez came forward and stated that they are attempting to merge both properties together, but that will not help the setback issue. There was a lot of discussion on how to rearrange the additional freezer.

MOTION: Andrew Williams made a motion to disapprove.

SECOND: Lynn Pace

VOTE: Duncan Regan and Bonny Woods-Gunn voted against motion. Andrew Williams, Lynn Pace, Phil Odom and Sarah Baker voted in favor.

This rezoning petition will go before the Walthourville City Council on May 24, 2022 at 6 PM.

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

5.0 INFORMATIONAL ITEMS (None)

6.0 GENERAL PUBLIC COMMENTS

7.0 OTHER COMMISSION BUSINESS

7.1 Directors Report.

Jeff Ricketson, Executive Director presented the Commissioners with the outcome from last month's actions. Jeff welcomed Commissioner Andrew Williams back to the Planning Commission. The rezoning for Dryden Enterprises in Walthrouville was tabled by Walthourville City Council. The variance for Diversity Health Center was approved by Hinesville City Council on May 5th. The variance for the White Oak Circle was approved by Hinesville City Council on May 5th. The rezoning for Strickland Road was approved by Hinesville City Council on May 5th. The conditional use for the campground on Highway 84 was approved by the Midway City Council on May 9 with a condition that the access easement form LCDA shall be obtained. The variance on bluestone Loop was approved by Hinesville City Council on May 5th. The rezoning request by the LCPC to tidy up the zoning on Aaron Duncan property was approved by the LCBOC on May 3, 2022. The rezoning for the Dollar General Store in Riceboro was approved by the Riceboro City Council on May 3rd.

8.0 ADJOURN

MOTION: Sarah Baker

SECOND: Andrew Williams

VOTE: Unanimous in favor



Tim Byler-Chairman



Date



Jeff Ricketson, Secretary to the Board