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ASST. VICE CHAIR
Lynn Pace
SECRETARY
Jeff Ricketson



COMMISSIONERS

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

August 20, 2021

The Liberty Consolidated Planning Commission met on Tuesday, August 17, 2021, in the Historic Courthouse, 100 Main St., Hinesville, GA. Tim Byler Chairman, called the meeting to order. Durand Standard **made a motion to accept the July 19, 2021, minutes. The motion was seconded by John Hodges. The motion passed unanimously.** Chairman Byler asked for a motion to accept the final agenda. **A motion was made by John Hodges to accept the agenda and the motion was seconded by Phil Odom and passed unanimously.** The public was notified of the meeting and the agenda was posted in accordance with Georgia Law.

COMMISSIONERS PRESENT:

Tim Byler
Bonny Woods-Gunn
Lynn Pace
Phil Odom
Sarah Baker
Duncan Regan
John Hodges
Durand Standard

ABSENT:

Alonzo Bryant

LCPC STAFF PRESENT:

Jeff Ricketson, Executive Director
Gabby Hartage, Zoning Administrator
Kelly Wiggins, Executive Assistant
Nirav Gandhi, Planner II

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

Jeff introduced our new Planning Commissioner, Bonny Woods-Gunn, to the Commission and audience

HINESVILLE

3.1 Variance 2021-040-H. A variance was submitted by Vinyl Industries of Savannah, on behalf of Betty Merced, owner, to install a carport encroaching into the required 30 ft. side yard building setback by 13.5 ft. on Adams Court and additionally exceeding the maximum allowable lot coverage of 20% by about 2%. Property is located at 702 Madison Drive and further described as LCTM-Parcel 044B-126.

Gabby presented this variance to the Planning Commission. Gabby stated that this is a corner lot with two sides facing two separate roads. The carport would be placed on the existing slab. The owner wishes to build it because water keeps running into her existing two garages.

This action was tabled until the end of the meeting waiting on the vinyl representative to arrive. Variance reopened at 4:58 PM.

The representative from Vinyl Industries came forward and apologized for arriving late. He states that it would like to see this approved.

There was discussion of the variance from 1975 ordinance not being the same as it is today. However, it would still need a variance.

RECOMMENDATION: Disapproval.

MOTION: Phil Odom made a motion for approval.

SECOND: John Hodges

Discussion: Commissioner Standard stated that the applicant could comply if he shortened the length of the carport. Commissioner Standard stated that the problem with this is not only is it out of compliance with the old setbacks, but also with the new setbacks. In the past when we were replacing a structure with a structure, we were permissive of that, but this is new construction. So, we are just raising our hands and saying we are not going to be compliant. Commissioner Standard stated that this is not extenuating circumstances. Chairman Byler stated that there are other ways to fix the water issue.

Commissioner Hodges rescinded his motion and asked to see the picture of the side of house again. Tom Collins with Vinyl Industries stated that they considered these two street frontages. Planning Commission stated we understand that. The other representative from Vinyl Industries stated that this carport will be 16 feet from the property line. Commissioner Odom stated that when he rode by it didn't realize the ditch was the property line so he would like to rescind his motion.

MOTION: Durand Standard made a motion to disapprove

SECOND: Sarah Baker

VOTE: All in favor of disapproval with John Hodges and Phil Odom abstain. Motion passes.

SECOND: Lynn Pace

VOTE: All in favor of approval

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

ALLENHURST

3.2 Rezoning 2021-041-A. A rezoning petition was submitted by Shawn Diggs on behalf of the owner, Tuyet McRae, to rezone a 0.77-acre property at 241 Dunlevie Rd from R-4 (Manufactured Home Park) to R-1 (Single Family Residential) for a single-family home. The property is further described as LCTM-Parcel 062A-006.

Nirav presented this rezoning to the Planning Commission.

Sean Diggs, contractor, came forward and spoke on behalf of the homeowner to answer questions. Commissioner Odom asked how they will get water and sewer. Mr. Diggs stated that there is an existing deep well on the property.

RECOMMENDATION: Approval.

MOTION: Phil Odom

SECOND: John Hodges

VOTE: All in favor of approval

This zoning and annexation will go before the Town of Allenhurst Council on September 13, 2021, at 6:30 PM.

HINESVILLE

3.3 Rezoning Petition 2021-042-H. A rezoning petition was submitted by Layton C. Gilroy, applicant, to rezone 1.0 acres of land, more or less, from MH (Manufactured Home Park) to R-4 (Single-, Two-Family Dwelling District) in order to be able to renovate the existing residential structure. Property owner is Kay L. Lower. Property is located at the intersection of Hollywood and Live Oak Drive and further described as LCTM-Parcel 046C-060.

Gabby presented this rezoning petition to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Chairman Byler asked if the owner would have to pave the driveway. Gabby stated that she believes they do. Mr. Gilroy came forward and stated that the second building will not be demolished, however he is rehabilitating it to match the house and will use it as a shop and garage.

MOTION: John Hodges

SECOND: Sarah Baker

VOTE: Unanimous in favor

This rezoning will go before the Hinesville City Council on September 2, 2021, at 3 PM.

LIBERTY COUNTY

3.4 Variance 2021-043-LC. A variance petition was submitted by Josh Wheeler, dba/AIO, LLC. on behalf of Michael Zabarac, owner, for a variance to decrease the side setbacks from 15 ft. to 10 ft. at LCTM-Parcel 281B-079 consisting of two lots and having frontage on both Main St. and Clark St. located within Isle of Wight.

Nirav presented this variance to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Commissioner Hodges asked if we heard from any of the neighbors. Nirav stated no. Commissioner Hodges asked if there was 120 feet of road frontage. Nirav stated there is 120 feet of frontage, but they are two legally distinct lots that are 60 ft. each. Jeff stated they are platted lots, but the line is not there to divide it for tax purposes.

MOTION: John Hodges

SECOND: Durand Standard

VOTE: Unanimous in favor

This variance will go before the LCBOC on August 19, 2021, at 5 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, welcomed Bonny Woods again to the Planning Commission. Ricketson provided the Planning Commission with an update of last month's actions. The variance on Sherwood Drive was approved by Hinesville City Council on August 5. The request by Sheila Eichhorn to annex and rezone was approved by Hinesville City Council was approved on August 5. The front yard setback on Fox Hollow was approved by Hinesville City Council on August 5. The two actions from Walthourville were not heard due to cancellation of their meeting. The rezoning on the corner of Brantley Drive was deferred until September 2 by request of the developer. Jeff informed the Commission that Mayor Thomas Hines passed away and his memorial service is Wednesday at 11 AM at the Hinesville Cemetery.

8.0 ADJOURN

MOTION: John Hodges

SECOND: Phil Odom

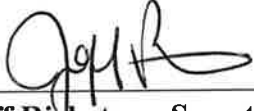
VOTE: Unanimous in favor



Tim Byler-Chairman

9/21/21

Date



Jeff Ricketson, Secretary to the Board