

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



COMMISSIONERS  
Sarah Baker  
Alonzo Bryant  
John Hodges  
Marshall Kennemer  
Durand Standard  
Samone Norsworthy

December 26, 2020

The Liberty Consolidated Planning Commission met on Tuesday, December 15, 2020, in the Historic Courthouse, 100 Main St., Hinesville, GA and virtually via ZOOM. Tim Byler, Chairman, called the meeting to order. Chairman Byler asked for a motion to approve the minutes of the November 17, 2020 meeting. John Hodges made a motion to accept the minutes. The motion was seconded by Phil Odom. The motion passed unanimously. Chairman Byler asked for a motion to accept the final agenda. John Hodges made a motion to approve the final agenda. 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:

John Hodges  
Lynn Pace  
Phil Odom  
Tim Byler  
Durand Standard  
Sarah Baker  
Marshall Kennemer

ABSENT:

Alonzo Bryant  
Samone Norsworthy

LCPC STAFF PRESENT:

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

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 (None)**

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

#### LIBERTY COUNTY

**3.1 Variance Petition 2020-044-LC.** A petition was submitted by Henry and Sharyl Strickland, owners, for a setback variance to reduce the setback for an existing accessory structure from 10 feet to 1 foot at 344 Big Oak Rd. Property is zoned AR-1 (Agricultural Residential District) and is further described as LCTM-Parcel 216-024.

Nirav presented this zoning action to the Planning Commission. This shed has been sitting in its place for more than ten years. There are no factors that would cause detrimental hardship to others.

**RECOMMENDATION:** Disapproval

Chairman Byler stated that he was a bit confused about our recommendation. Jeff stated that the shed does not meet the criteria of a variance. Jeff also informed the Commission that the reason this variance is in front of them is because the neighbor decided to file a complaint after ten years.

Sharyl Strickland, applicant, and owner came forward and stated that there was a land survey completed in 2013 that made the neighbor aware that the Strickland's were not in compliance with the ten-foot setback. The neighbor, Mr. Heath, stated that if she would pay for it to be resurveyed, he would give her a ten-foot strip of land for the shed to be in compliance. Mrs. Strickland wrote Mr. Heath a check immediately and Mr. Heath never had it resurveyed. Mrs. Strickland presented the Planning Commission with a signed petition in support of Mrs. Strickland's request for a variance. Vice-Chairman Odom asked if the shed was portable or permanent structure. Mrs. Strickland stated that it is portable but would not be easy to move. Commissioner Pace stated that the Planning Commission must vote against the variance due to the ordinance, but the decision would be up to the Board of Commissioners.

MOTION: Phil Odom with standard conditions.

SECOND: Lynn Pace

VOTE: Unanimous in favor

**This rezoning will go before the LCBOC on January 5, 2021 at 6:00 PM.**

#### WALTHOURVILLE

**3.2 Rezoning Petition 2020-045-W.** A rezoning petition has been filed by Lawrence Duncan, owner, to rezone property at 4981 W Oglethorpe Hwy from O-I (Office Institutional District) to B-2 (General Commercial District). The owner intends to have a development with an indoor mall, café, small day care and food trucks. This property is further described as LCTM-Parcel 050A-163.

Nirav presented this zoning petition to the Planning Commission. Nirav did mention that the parcel is surrounded on three sides by vegetative buffers.

Mr. Charlie Anderson lives next door to this business and stated that he is against this rezoning and noted that there is a daycare there now and wanted to be clear on what is about to be added to the rezoning. Mrs. Duncan came forward and stated that she is turning the daycare center into a barber

shop, beauty salon and small coffee shop with occasional food trucks. Ms. Duncan stated that the property is already zoned commercial.

**RECOMMENDATION:** Approval with standard conditions

MOTION: John Hodges

SECOND: Lynn Pace

VOTE: Unanimous in favor

**This rezoning will go before the Walthourville City Council on January 12, 2021 at 6 PM.**

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

**5.0 INFORMATIONAL ITEMS**

**6.0 GENERAL PUBLIC COMMENTS**

**7.0 OTHER COMMISSION BUSINESS**

**7.1 Director's Report**

Jeff Ricketson, Executive Director, presented the Planning Commission with an update of last month's actions. The rezoning request for Tamaras Tidbits on Hwy 84 was approved by Hinesville City Council. The rezoning request for the Mr. Russell Guyett's property on E.G. Miles for ten acres was approved along with the conditional use by the LCBOC. The final plat for Griffin Park extension was approved by the Hinesville City Council. The final plat for Tranquil South Phase 3 was approved by City of Flemington. Jeff wished the Planning Commissioners a Merry Christmas.

**8.0 ADJOURN**

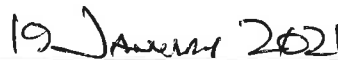
MOTION: John Hodges

SECOND: Phil Odom

VOTE: Unanimous



\_\_\_\_\_  
**Tim Byler, Chairman**



\_\_\_\_\_  
**Date**



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**Jeff Ricketson, Secretary to the Board**