

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

April 27, 2021

The Liberty Consolidated Planning Commission met on Tuesday, May 18, 2021, in the Historic Courthouse, 100 Main St., Hinesville, GA and virtually via ZOOM. Tim Byler, Chairman, called the meeting to order. **Durand Standard made a motion to accept the April 20, 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:

Alonzo Bryant (in person)  
Tim Byler (in person)  
Lynn Pace (in person)  
Phil Odom (in person)  
Durand Standard (in person)  
Sarah Baker (in person)  
Duncan Regan (in person)  
John Hodges (in person)  
Marshall Kennemer (in person)

ABSENT:

LCPC STAFF PRESENT:

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

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 Rezoning Petition 2021-027-H.** A rezoning petition was submitted by Timothy Strickland, owner, to rezone 0.18 acres of land, more or less, from MH-2 (Single-Family Manufactured Home Dwelling District) to R-4 (Single-, and Two-Family Dwelling District) in order to be part of an existing subdivision off Pipkin Road, named Mill Creek Estate. The remainder of the lots of this subdivision is already zoned R-4. Property to be rezoned is located at 714 Mill Creek Circle and further described as LCTM-Parcel 045C-112. Josh Wheeler is the agent for this rezoning petition.

Gabby presented this rezoning to the Planning Commission.

**RECOMMENDATION:** Approval with standard conditions.

**MOTION:** John Hodges

**SECOND:** Marshall Kennemer

**VOTE:** All in favor of approval

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

**3.2 Variance 2021-028-H.** A variance was submitted by Al Hardy, owner, to build a hip style roof over an existing patio which would encroach by approx. 10.5 ft. into the required 15 ft. rear yard setback at 912 Churchfield Drive and further described as LCTM-Parcel 036D-036. Property is zoned R-4 (Single-, and Two-Family Dwelling District).

Gabby presented this variance to the Planning Commission. Gabby explained the peculiarities of a corner lot parcel. A corner lot has two side yards and two back yards. Mr. Hardy has removed his smaller older porch and would like to build a newer longer porch for his enjoyment.

**RECOMMENDATION:** Disapproval

Commissioner Odom asked if we received any complaints from neighbors about the variance. Gabby stated no. Commissioner Hodges asked if the existing porch covers the concrete. Gabby stated yes, it is 4.5 feet from the concrete to the property line.

Mr. Al Hardy, applicant, came forward and stated that he has already had the old porch removed and is only looking to add a longer porch with ceiling fans to grill and enjoy the outdoors. Mr. Hardy stated that his contractor will be adding to the concrete to raise it up so its not such a large drop.

Commissioner Pace expressed her concerns that the porch could be closed in in the future. Commissioner Standard stated that Mr. Hardy already has a structure there and is just replacing it and enhancing it.

**MOTION:** Durand Standard made the motion to approve this variance.

**SECOND:** John Hodges

**VOTE:** All in favor except Commissioner Pace.

**This variance will be heard by the Hinesville City Council on June 3, 2021, at 3 PM.**

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

**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 the Hinesville flea market ordinance was approved. The rezoning petition for Horsecreek Partners for an apartment complex was approved by Hinesville City Council on May 6. The conditional use for the solar panel in the yard was approved by the LCBOC on May 4. The conditional use for Randy Buck for the storage facility was approved by Midway City Council on May 10. The conditional use for Brenda Martin Crawford for the produce stand at the old Huddle House was approved by Midway City Council on May 10. The zoning petition and annexation for Allen Davis was heard by Hinesville City Council on May 6 and May 20. The rezoning petition for Porscha Bullock on Strickland Road was approved by Walthrouville City Council on May 11. The conditional use for the commercial truck parking lot was approved by Allenhurst Town council on May 3 and approved by Walthourville City Council on May 11. The final plat for the Columns and the variance for 15th Street West was approved by the Hinesville City Council on May 6.

Jeff Ricketson presented Commissioner Marshall Kennemer with a plaque and thanked him for his service to the Liberty Consolidated Planning Commission. Marshall has served on the Planning Commission since 2008. Marshall retired from the Planning Commission because he and his wife are now going to spend most of their time in Kennesaw Georgia.

**8.0 ADJOURN**

**MOTION: Phil Odom**

**SECOND: John Hodges**

**VOTE: Unanimous in favor**

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

  
\_\_\_\_\_  
Date

  
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Jeff Ricketson, Secretary to the Board