

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



COMMISSIONERS  
  
Sarah Baker  
Alonzo Bryant  
Duncan Regan  
Durand Standard  
Donna Groover  
Bonny Woods-Gunn

October 17, 2023

The Liberty Consolidated Planning Commission met on Tuesday, October 17, 2023, in the Liberty County Courthouse Annex, 112 Main St., Hinesville, GA. Chairman Byler called the meeting to order. Durand Standard **made a motion to accept the September 19, 2023, minutes. The motion was seconded by Duncan Regan. The motion passed unanimously.** Chairman Byler asked for a motion to approve the agenda. **A motion was made by Durand Standard to accept the agenda with the changes. The motion was seconded by Lynn Pace. The motion passed unanimously.** The public was notified of the meeting and the agenda was posted in accordance with Georgia Law.

COMMISSIONERS PRESENT:

Tim Byler  
Lynn Pace  
Durand Standard  
Duncan Regan  
Donna Groover  
Phil Odom

ABSENT:

Sarah Baker  
Alonzo Bryant  
Bonny Woods-Gunn

LCPC STAFF PRESENT:

Jeff Ricketson, Executive Director  
Kelly Wiggins, Executive Assistant  
Maggie Wright, Planner  
Lori Parks, 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**

**2.0 NEW BUSINESS (None)**

**2.1 Proposal by Commissioner Pace for LCPC to initiate rezoning of 29.3 acres within the Town of Allenhurst Historic District from R-12 to A-1.** The property is located on Dunlevie Road, and it consists of portions of LCTM Parcels 062A015, 062C057, 062C056, 062C055 and

062C054. The property contains two historical Dunlevie Lumber Company homes, a half-century working farm, and 18 acres of conservation lands owned by the DC Miller Trust. The purpose of the rezoning is to further the Town's goal of preserving natural, cultural and historic resources.

Jeff presented this proposal to the Planning Commission. Jeff stated that this property is located in the Allenhurst Historic District. Jeff asked the commission to consider downzoning and gave the Allenhurst Community Goals from the Comprehensive Plan. Jeff stated that he did receive some concerns from the D.C. Miller Trust board stating that they have not voted on this rezoning. This zoning will be for only 11.6 acres, owned by Lynn Pace.

Vice Chairman Odom asked how the parcel became split this way in the beginning. Commissioner Pace stated that she bought the farm in 1968 before zoning existed. She stated that zoning didn't concern her earlier, but she is not interested in this property being turned into a subdivision after her death. She would like it to remain a farm.

Jeff stated that we would need the Commission to approve this proposal to go forward with the normal process.

**MOTION: Phil Odom**

**SECOND: Duncan Regan**

**VOTE: All in favor with Commissioner Pace abstaining.**

**This proposal will come before the Planning Commission at the November meeting.**

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

#### **LIBERTY COUNTY**

**3.1 Conditional Use 2023-069-LC.** A conditional use request has been submitted by Edward Gill Sikes and Robert Lynn Prosser for a borrow pit. Property is zoned A1 (Agricultural) and contains 174.9 acres +/- . The property is located on Islands Highway in unincorporated Liberty County and is further described as LCTM Parcel 362011. **(WITHDRAWN)**

#### **HINESVILLE**

**3.2 Variance Request 2023-070-H.** A variance request was submitted by Lucius Wade (property owner) to reduce the side yard setback to 8 feet +/- as opposed to the required 15 feet in the R-12 (Single-Family Residential-12) zoning district to expand the existing garage. The property is located at 108 Cedar Street in Hinesville and is further described as LCTM Parcel 044B235.

Maggie presented this rezoning petition to the Planning Commission.

**RECOMMENDATION:** Approval with standard conditions.

Commissioner Odom asked if we received any responses from surrounding neighbors. Maggie said no.

**MOTION: Phil Odom**

**SECOND: Donna Groover**

**VOTE: Unanimous in favor**

**This variance petition will go before the Hinesville City Council on November 2, 2023 at 3 PM.**

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

**4.1 Shaw Road Townhomes.** A request was submitted by JC Vision and Associates for preliminary plat approval for 10 townhome lots off Shaw Road in the city of Walthourville.

Jeff presented this preliminary plat to the Planning Commission.

**RECOMMENDATION:** Approval with standard conditions.

**MOTION: Donna Groover**

**SECOND: Lynn Pace**

**VOTE: Unanimous in favor**

**The preliminary plat will go before the Hinesville City Council when ready.**

**5.0 INFORMATIONAL ITEMS (None)**

**6.0 GENERAL PUBLIC COMMENTS (None)**

**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 stated the conditional use for Clay Sikes borrow pit was approved by the LCBOC on October 3, 2023. The annexation and rezoning for Newbridge for townhouses on Live Oak Church Road was withdrawn by applicant. The conditional use for the family cemetery located off Holmestown Road was approved by LCBOC on October 3, 2023. The conditional use for El Cheapo to expand and add a restaurant at the I-95 location was approved by Midway City Council on October 9, 2023. The Type B Home Occupation for the commissary on Ruben Wells Road was approved with special conditions on October 3, 2023 by LCBOC. The rezoning petition for townhouses on Martin Road was tabled by Midway City Council Until January 2024. The rezoning petition for Charles Way for townhouses in Flemington was withdrawn. The conditional use for a borrow pit for Calvin Barrett on Oglethorpe Highway was approved by LCBOC on October 3, 2023. The rezoning petition for Josh Wheeler for a coffee shop on Commerce Street was approved by Hinesville City Council on October 5, 2023. Jeff informed the Commission that we have had some meetings with CRC and in discussions with them to help put together our Comprehensive Plan Update. We are due to update the plan by 2025. Jeff will give the Planning Commission an update in the future months.

Commissioner Odom gave a quick presentation on the natural resources of Liberty County. Kelly will email this presentation to the Commission.

**8.0 ADJOURN**

**MOTION: Phil Odom**

**SECOND: Donna Groover**

**VOTE: Unanimous in favor**



**Tim Byler-Chairman**



**Date**



**Jeff Ricketson, Secretary to the Board**