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
Larry Baker

February 3, 2025

The Liberty Consolidated Planning Commission met on Tuesday, January 28, 2025, in the Liberty County Courthouse Annex, 112 Main St., Hinesville, GA. Chairman Byler called the meeting to order. **Phil Odom made a motion to accept the December 17, 2024, minutes. The motion was seconded by Larry Baker. The motion passed unanimously**. Chairman Byler asked for a motion to approve the agenda. Jeff stated that the agenda needed to be amended to add for election of the officers. **A motion was made by Phil Odom to accept the amended agenda. The motion was seconded by Donna Groover. The motion 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
Duncan Regan
Tim Byler
Alonzo Bryant
Larry Baker

ABSENT:
Durand Standard
Alonzo Bryant
Sarah Baker

LCPC STAFF PRESENT:
Jeff Ricketson, Executive Director
Kelly Wiggins, Executive Director
Todd Kennedy, Planner 3

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

2.1 Election of Officers: Chairman Byler asked for a motion to elect officers.

MOTION: Larry Baker made a motion to keep the same slate of officers for 2025.
SECOND: Donna Groover

VOTE: Unanimous in favor.

Tim Byler was reelected as the Chairman; Phil Odom was reelected as the Vice-Chariman and Lynn Pace was reelected as the Assistant Vice Chairman.

2.2 Comprehensive Plan Update: East Hinesville Subarea Maps (Information)

Jeff presented the proposed East Hinesville Land Use and Character Area Maps.

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

HINESVILLE

3.1 Rezoning Petition 2024-068-H. **WITHDRAWN** A rezoning petition has been submitted by Cannon Maki on behalf of owners Susan R. Copner and Pacita V. Brinkerhoff to rezone 0.9 acres +/- from R-12 (Single-family Residential-12) to C-2 (General Commercial) for Murphy Express Gas Station and Convenience Store. Property is located at 405 Timberlane Circle and 413 Timberlane Circle in Hinesville and is further described as LCTM Parcels 057B061 and 057B052.

HINESVILLE

3.2 Variance Request 2024-069-H. A variance request has been submitted by AIO South LLC. to reduce the required lot area, front, rear and side yard setback required in MFR (Multi-family Residential): Tract 2, lot area 6,500 square feet to 2,962 square feet; front yard setback from 15 feet to 2.5 feet; and rear yard setback from 10 feet to 5 feet; side yard setback from 10 feet to 5 feet on the right side and from 10 feet to 3 feet on the left side. Tract 3, lot area 6,500 square feet to 4,356; front yard setback from 15 feet to 2.5 feet; and rear yard setback from 10 feet to 5 feet; side yard setback from 10 feet to 5 feet on the right side and from 10 feet to 5 feet on the left side, Tract 4, lot area 6,500 square feet to 4,312 square feet; front yard setback from 15 feet to 2.5 feet; and rear yard setback from 10 feet to 5 feet; side yard setback from 10 feet to 3 feet on the right side and from 10 feet to 5 feet on the left side. Property is located on Wilson Avenue and is further described as LCTM Parcel 055D161.

Todd presented this variance request to the Planning Commission.

Jeff stated to the Planning Commissioners that by this parcel being located in the Downtown Overlay it is already receiving relief in normal setback requirements.

RECOMMENDATION: Disapproval.

Josh Wheeler, owner, came forward and stated that he thinks this design on three one story houses fits well with the neighborhood. If he wanted to, he could build 12 two-story town houses. He also has the option under this zoning to build 3 duplexes. He stated he is trying to match what is in the neighborhood.

MOTION: Phil Odom made a motion for disapproval
SECOND: Lynn Pace
VOTE: Unanimous in favor of disapproval

This variance request will go before Hinesville City Council on February 6, 2025 at 3 PM.

FLEMINGTON

3.3 Rezoning Petition 2024-070-F. A Rezoning Petition has been submitted by Yash Desai on behalf of owners Herbert Stacy and Pamela Stacy to rezone 19.42 acres +/- from R-20 (Single-family Residential-20) and A-1 (Agricultural) to C-2 (General Commercial) and MFR (Multi-Family Residential) for the development of a multi-family residential complex and a shopping complex. Property is located at 2173 E. Oglethorpe Hwy in Flemington and is further described as LCTM Parcels 083C004 and 083C005.

RECOMMENDATION: Approval.

John Farmer, civil engineer for this project, came forward and stated that he has traffic engineers working on the traffic study and he has the information as to where the water and sewer lines will need to be extended. Commissioner Odom stated that the concept shows one ingress and egress entrance and wanted to know what would happen if GDOT does not approve that. Mr. Farmer stated that he is familiar with the GDOT process but if they do not approve the layout as designed it would obviously kill the project.

MOTION: Phil Odom
SECOND: Larry Baker
VOTE: Unanimous in favor.

The rezoning request will go before Flemington City Council on February 11, 2025 at 4:30 PM.

HINESVILLE

3.4 Rezoning Petition 2024-071-H. A rezoning petition has been submitted by Smiley Investments to rezone 2 acres +/- from R-8 (Single-Family Residential-8) and R-12 (Single-Family-12) to MFR (Multi-Family Residential) for an Apartment Complex. Property is located at 829 Olmstead Drive and 825 Overton Street in Hinesville and is further described as LCTM Parcels 055B001 and 055B002.

RECOMMENDATION: Approval.

MOTION: Larry Baker
SECOND: Donna Groover
VOTE: Unanimous in favor.

The rezoning request will go before Hinesville City Council on February 6, 2025 at 3 PM.

RICEBORO

3.5 Rezoning Petition 2024-072-R. **WITHDRAWN** A rezoning petition has been submitted by Leslie Heath on behalf of owner Pamela Whitman to rezone 10.76 acres +/- from AR-1 (Agricultural Residential) to C-3 (Highway Commercial) for a warehouse, equipment yard, and office. Property is located at 5918 S Coastal Hwy in Riceboro and is further described as LCTM Parcel 220B011.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

5.0 INFORMATIONAL ITEMS

6.0 GENERAL PUBLIC COMMENTS (None)

7.0 OTHER COMMISSION BUSINESS

7.1 Directors Report.

Jeff announced that the Governing Board has reappointed Durand Standard, Donna Groover and Phil Odom for another term on the Planning Commission. Jeff presented the Commissioners with the outcome from last month's actions. Jeff stated the rezoning petition submitted by Mr. Bauman for a mechanic shop with storage on Leroy Coffer was tabled by the LCBOC and rescheduled to a later date once Mr. Bauman meets with an engineer. The variance request for Mr. Martinez at 803 Westminster Ct was approved by Hinesville City Council on January 16, 2025. The rezoning and annexation for Jimmy Shaken on 15th Street for townhomes was presented to the Hinesville City Council on January 16 for information only as the first of their required three meetings for annexation. The last meeting will be February 20th. The variance request for Gary Gaddy to reduce the front yard setback from 20 feet to 12 feet at 118 Circle Drive was approved by LCBOC on January 7th.

8.0 ADJOURN

MOTION: Phil Odom
SECOND: Duncan Regan
VOTE: All in favor

Tim Byler-Chairman — **Date** 18 FEB 2025

Jeff Ricketson, Secretary to the Board — **Date** 2/20/2025