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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

December 20, 2024

The Liberty Consolidated Planning Commission met on Tuesday, December 17, 2024, in the Liberty County Courthouse Annex, 112 Main St., Hinesville, GA. Chairman Byler called the meeting to order. **Phi Odom made a motion to accept the November 19, 2024, minutes. The motion was seconded by Larry Baker. The motion passed unanimously**. Chairman Byler asked for a motion to approve the agenda. **A motion was made by Phil Odom to accept the agenda. The motion was seconded by Larry Baker. 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
Sarah Baker
Larry Baker

ABSENT:
Durand Standard
Alonzo Bryant

LCPC STAFF PRESENT:
Jeff Ricketson, Executive Director
Lori Parks, Zoning Administrator
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 Comprehensive Plan Update: Hinesville (Mid) Subarea Maps (Information)

Jeff presented the proposed Hinesville (Mid) Land Use and Character Area Maps.

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

LIBERTY COUNTY

3.1 Rezoning Petition 2024-064-LC. A rezoning petition has been submitted by Donald E. Bauman to rezone 6.61 acres +/- from A-1 (Agricultural) and AR-1(Agricultural Residential) to C-3 (Highway Commercial) for a general automotive repair and storage lot for boats and RV's. Property is located on Leroy Coffer Highway and is further described as LCTM Parcel 157002 portion thereof.

Lori presented this rezoning request to the Planning Commission.

RECOMMENDATION: Approval with standard and the following special conditions: There shall be no outdoor storage of tires, junk vehicles, equipment, parts or supplies.

Commissioner Odom asked if there would be a separate parcel cut out for this? He expressed concerns for the driveway permit from GDOT. Jeff stated that a special condition could be added.

Mr. Donald Bauman came forward and stated that his driveway will be approximately 600 to 700 feet before the curve starts.

MOTION: Phil Odom made a motion to approve with standard and special conditions with an added special condition that the parcel be cut out and deeded.
SECOND: Larry Baker
VOTE: Unanimous in favor.

The rezoning request will go before LCBOC on January 7, 2025 at 6 PM.

HINESVILLE

3.2 Variance Request 2024-065-H. A variance request has been submitted by Jharean Martinez to reduce the required side yard setback of 5 feet for an accessory building to 3 feet. Property is located at 803 Westminster Court in Hinesville and is further described as LCTM Parcel 054D033.

Todd presented this variance request to the Planning Commission.

RECOMMENDATION: Disapproval.

Mr. Martinez came forward and stated that he was unaware that there were setbacks when placing a shed on his property. He brought a petition signed by 41 neighbors that states they are not opposed to his shed being placed there. He stated that the shed is already purchased, and the slab is poured so he has no way to move the location. He admitted that he thought it was okay to pour the slab and then went to get the permit for the shed and that's when he found out that the shed had to meet certain setbacks. He also stated that he cannot place the shed further in the back yard because he has humongous trees in the backyard.

MOTION: Phil Odom made amotion for disapproval
SECOND: Sarah Baker
VOTE: Unanimous in favor

This variance request will go before Hinesville City Council on January 2, 2025 at 3 PM.

3.3 Rezoning and Annexation Petition 2024-066-H. A rezoning and annexation petition has been submitted by Jimmy Shaken on behalf of owner, Lawrence J. Zaslavsky to rezone 8.67 acres +/- from AR-1 (Agricultural Residential) and PUD (Planned Unit Development) to ATR (Attached Residential) for townhome development. Annexation into the City of Hinesville LCTM Parcel 036C003 is also being petitioned for. Property is located off W 15th Street and is further described as LCTM Parcels 036C016 and 036C003.

Todd presented this rezoning and annexation request to the Planning Commission.

RECOMMENDATION: Approval with standard conditions and special condition: A privacy fence shall be installed along Lauran Drive and along the northern boundary of parcel number 029D025.

A letter from Robert Stocksdale of 237 Davidson Plantation Road was provided for each Commissioner to read. The letter is in opposition and is attached in the files.

Jeff pointed out that the top portion of this area is already in the City of Hinesville and was part of the original Governors Quarters PUD but was not developed at that time.

Elliott Wilson with M.E. Sack Engineering came forward and addressed the special condition of a privacy fence being installed. He stated that this fence will be buffering 4 to 6 acres of wetlands and would be a waste of capital in his opinion. They are doing all possible to keep the existing vegetation along Lauran Drive.

Jimmy Shanken pointed out that they took significant care to not disturb Davidson Plantation Road.

Jeff Ricketson clarified that the staff recommendation was for the fencing to be along Lauran Drive not where the wetlands are.

MOTION: Phil Odom with standard and special conditions.
SECOND: Donna Groover
VOTE: Unanimous in favor.

The rezoning request will go before Hinesville City Council on January 2, 2025 at 3 PM.

LIBERTY COUNTY

3.4 Variance Request 2024-067-LC. A variance request has been submitted by Gary Gaddy to reduce the required front yard setback of 20 feet to 12 feet and to reduce required rear yard setback of 15 feet to 12 feet for a new mobile home. Property is located at 118 Circle Drive in Unincorporated Liberty County and is further described as LCTM Parcel 340D015.

Lori presented this variance request to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Mr. Gaddy came forward and stated that the mobile home that is there now is a 1970 model and he needs to replace this one with a newer mobile home that is handicap accessible for his disabled grandchild.

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

The variance request will go before LCBOC on January 7, 2025 at 6 PM.

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 presented the Commissioners with the outcome from last month's actions. Jeff stated the UDO Amendments for Allenhurst and Walthrouville were adopted by each of their councils. The rezoning for Hinesville House of Refuge was approved by Hinesville City Council on December 5, 2024. The rezoning for Ms. Massa on Shuman Street for a temporary mobile home was approved by Hinesville City Council on December 5th.

Jeff reminded the Commissioners that we will gather after the meeting and for our annual Christmas celebration.

Jeff announced that the next Community Comprehensive Planning meeting will be held on January 27th, at 6 PM at Dorchester School.

8.0 ADJOURN

MOTION: Phil Odom
SECOND: Lynn Pace
VOTE: All in favor

Tim Byler-Chairman — **Date** 28 JAN 2025

Jeff Ricketson, Secretary to the Board — **Date** 1/28/2025