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Lynn Pace
SECRETARY
Jeff Ricketson



COMMISSIONERS

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

September 22, 2023

The Liberty Consolidated Planning Commission met on Tuesday, September 19, 2023, in the Liberty County Courthouse Annex, 112 Main St., Hinesville, GA. Chairman Byler called the meeting to order. **Alonzo Bryant made a motion to accept the August 15, 2023, minutes. The motion was seconded by Durand Standard. The motion passed unanimously.** Chairman Byler asked for a motion to approve the agenda. Jeff Ricketson advised Chairman Byler that the petitioner request item 3.6 be withdrawn from the agenda. **A motion was made by Durand Standard to accept the agenda with the changes. The motion was seconded by Sarah Baker. 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
Alonzo Bryant
Sarah Baker
Bonny Woods-Gunn
Phil Odom

ABSENT:

Donna Groover

LCPC STAFF PRESENT:

Jeff Ricketson, Executive Director
Kelly Wiggins, Executive Assistant
Maggie Wright, Planner
Lori Parks, Zoning Administrator
Mardee Sanchez, Engineering Director

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

1.1 UDO Amendment: Amendment of Article 302 to provide limits on the parking of commercial trucks and trailers over 10,000 lbs. gross vehicle weight in residentially zoned areas. (Not applicable in Hinesville).

Jeff presented this UDO amendment to the Planning Commission that was tabled at last month's meeting. Jeff stated that the staff had a meeting with the Planning Commission Chairman, Vice-Chairman, Commissioner Standard, Joey Brown and LCBOC Chairman Lovette. We propose the Amendment be changed to reflect what is written above. Previously the limitation was at 1 ton capacity, and we have changed the amendment to trucks and trailers over 10,000 lbs. gross vehicle weight in residentially zoned areas.

MOTION: Durand Standard

SECOND: Sarah Baker

VOTE: Unanimous in favor

This amendment will be voted on over the next month by each of the government entities.

1.2 Conditional Use 2023-059-LC. A conditional use request submitted by Clay Sikes Family, LLC for a borrow pit. The property is located off Islands Highway in unincorporated Liberty County and is further described as LCTM Parcel 363005. Tabled at previous meeting.

Jeff stated that this conditional use was tabled at the last meeting due to public concerns and to allow the Engineer and applicant to address those issues. Trent Long with T.R. Long Engineering came forward and stated that the Sheriff's Office has increased its presence in the area. The agency that regulates the weights of the trucks has also increased its presence on Islands Highway. The building inspections department is watching it very closely. Trent stated that he rides out to the site once a week to check on it as well. The contractor is sweeping the road continuously. There are issues in the road, and the road department has been there to fill in some places. He is also working with FEMA to replace the box culvert under the road in the area of the leaning tree. Commissioner Bryant stated that he lives in that area and the issues have gotten better than they have been previously.

MOTION: Durand Standard and stated that he appreciates the issues being addressed.

SECOND: Bonny Woods-Gunn

VOTE: Unanimous in favor

This conditional use will go before the LCBOC on October 3, 2023 at 6 PM.

2.0 NEW BUSINESS (None)

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

HINESVILLE

3.1 Rezoning and Annexation Petition 2023-061-H. A rezoning and annexation petition was submitted by Newbridge Residential Parks LLC to rezone 13.92 acres +/- from SFMH (Single-Family Manufactured Home) and MHP (Manufactured Home Park) to PUD (Planned Unit Development) for townhomes and apartments, with a maximum of 16 units per acre. Property is located on Live Oak Church Road in unincorporated Liberty County and is further described as LCTM Parcels 036001, 036003, 036004, 036005 and 036006. **(WITHDRAWN)**

LIBERTY COUNTY

3.2 Conditional Use 2023-062-LC. A conditional use request has been submitted by Carrie G. World and Adeline G. Nelson, on behalf of the Ben Golden Estate (owner) for a family cemetery. Property is zoned A-1 (Agricultural) and contains 4.64 acres +/- . Property is located off Holmestown Road in unincorporated Liberty County and is further described as LCTM Parcel 104096.

Lori presented this conditional use to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

MOTION: Alonzo Bryant

SECOND: Bonny Woods-Gunn

VOTE: Unanimous in favor

This conditional use will go before the LCBOC on Tuesday, October 3, 2023, at 6 PM.

MIDWAY

3.3 Conditional Use 2023-063-M. A conditional use request was submitted by Somnath Mahadev, LLC (Ankit Patel, owner) to expand the existing truck stop (El Cheapo) for a restaurant. The property is zoned IC (Interstate Corridor) and contains 6.07 acres +/- . The property is located at 13670 East Oglethorpe Highway in Midway and is further described as LCTM Parcels 265046 and 265006.

Lori presented this conditional use petition to the Planning Commission.

Recommendation: Approval with standard conditions.

MOTION: Alonzo Bryant

SECOND: Duncan Regan

VOTE: Unanimous in favor

This conditional use request will go before the Midway City Council on October 9, 2023 at 6 PM.

LIBERTY COUNTY

3.4 Type B Home Occupation 2023-064-LC. A Type B Home Occupation request was submitted by Selia Tumanuvao to have a commissary/ base of operations for a food truck at the residence located at 265 Ruben Wells Road in unincorporated Liberty County. The property is further described as LCTM Parcel 035C017.

Lori presented this home occupation request to the Planning Commission.

Commissioner Odom asked if we have heard from any of the surrounding neighbors. Lori stated one neighbor called concerned that there would be cooking on site, and she assured her there would be no cooking on the premises.

RECOMMENDATION: Approval with standard conditions and the following special condition:
All food sales must occur off premises.

MOTION: Sarah Baker with standard and special condition.

SECOND: Durand Standard

VOTE: Unanimous in favor

This home occupation request will go before the LCBOC on October 3, 2023 at 6 PM.

MIDWAY

3.5 Rezoning Petition 2023-065-M. A rezoning petition was submitted by John Brennan, on behalf of Priyank Patel (owner), to rezone 32.3 acres +/- from R-8 (Single-Family Residential-8) to ATR (Attached Residential) for townhouses. The property has frontage on Martin Road and East Oglethorpe Highway in Midway and is further described as LCTM Parcel 213A014.

Lori presented this conditional use request to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Charles Way came forward and stated that he is partners with John Brennan, who was unable to attend tonight and is here for questions.

Commissioner Odom stated there is no center turn lane.

Trent Long with T.R. Long Engineering came forward and stated that a traffic study will be required in accordance with GDOT and that the need for turn lanes will be determined at that time.

Commissioner Regan asked how many units will be at this development. Trent stated 208 units.

MOTION: Alonzo Bryant

SECOND: Bonny Woods-Gunn

VOTE: Unanimous in favor

This rezoning petition will go before the Midway City Council on October 3, 2023 at 6 PM.

FLEMINGTON

3.6 Rezoning Petition 2023-066-F. A rezoning petition was submitted by Charles Way, on behalf of Retreat Land, LLC (owner), to rezone 4.05 acres +/- from R-20 (Single-Family Residential-20) and OI (Office Institutional) to ATR (Attached Residential) for townhouses. The property is located on East Oglethorpe Highway Flemington and is further described as LCTM Parcel 083C011.
(WITHDRAWN)

LIBERTY COUNTY

3.7 Conditional Use 2023-067-LC. A conditional use request was submitted by Brian Pearson, on behalf of Calvin Barrett (owner), for a borrow pit. Property is zoned A-1 (Agricultural) and AR-1 (Agricultural Residential) and contains 18.87 acres +/- . Property is located on East Oglethorpe Highway in unincorporated Liberty County and is further described as LCTM Parcel 140016.

Maggie presented this conditional use to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Brian Pearson came forward on behalf of Calvin Barrett. Commissioner Odom asked if he had filed for his mining permits from the State of Georgia. He stated that he is in the process with the State and the Corps of Engineers.

Commissioner Standard asked if he had started any work with the dirt out there. Mr. Pearson stated only on site.

A letter was received from the Lloyd family heirs and stated that they object to the borrow pit. The letter was read into record, and it stated that the sale of the land was never probated. Jeff stated that is a civil matter and we have a deed that appears to be legitimate. This issue will have to be handled in court and does not have bearing on this request.

MOTION: Durand standard

SECOND: Phil Odom

VOTE: Unanimous in favor

This conditional use request will go before the LCBOC on October 3, 2023 at 6 PM.

HINESVILLE

3.8 Rezoning Petition 2023-068-H. A rezoning petition was submitted by Josh Wheeler to rezone 0.75 acres +/- from R-12 (Single-Family Residential-12) to C-1 (Central Business) for a coffee shop. The property is located at 110 North Commerce Street in Hinesville and is further described as LCTM Parcel 056B112.

Chairman Byler recused himself from this petition and Vice-Chairman Odom presided over this petition.

Maggie presented this rezoning petition to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Commissioner Standard asked what uses are allowed in C1. Jeff mentioned any type of commercial retail or restaurant and C1 is intended for the Downtown area in Hinesville.

MOTION: Bonny Woods-Gunn

SECOND: Duncan Regan

VOTE: Unanimous in favor with Byler abstained.

This rezoning petition will go before the Hinesville City Council on October 5, 2023 at 3 PM.

Chairman Byler resumed his position as Chairman of the meeting.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 The Pointe at Villages on Marne Phase 2. A request was submitted by RTS Homes for preliminary plat approval of a 5-lot subdivision off Marne Blvd.

Mardee presented this preliminary plat to the Planning Commission.

RECOMMENDATION: Approval with standard and the following special condition: Prior to consideration by the Hinesville City Council, the project shall have received all necessary approvals and the construction plans shall have concurrence.

MOTION: Durand Standard

SECOND: Bonny Woods-Gunn

VOTE: Unanimous in favor

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

4.2 Dorchester Village Road Relocation and Dorchester Commerce Park, Phase 1. A Request was submitted for preliminary plat approval for relocation of road and a 6-lot industrial subdivision.

Mardee presented this preliminary plat to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Trent Long with T.R. Long Engineering came forward and explained the drainage.

Commissioner Standard requested adequate signage be placed at the turn around stating no trucks beyond this point to keep trucks from entering the residential area. Trent stated that he would meet with the developer and ask him to place more signage in this spot.

MOTION: Durand Standard

SECOND: Lynn Pace

VOTE: Unanimous in favor

This preliminary plat will go before the LCBOC on October 3, 2023 at 6 PM.

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 amendments that you approved at the last meeting will be heard by the Hinesville City Council this Thursday. The amendments will be heard by the other government entities during the month of October. The conditional use request for quick service automotive repair on Memorial Drive was approved by Hinesville City Council on September 7, 2023. The rezoning request for Lelon Frasier on South Coastal Highway was approved by Riceboro City Council on September 5, 2023. The rezoning petition for Billie Floyd on North Main Street was approved by Hinesville City Council on September 7, 2023. The rezoning petition for Nancy O'Neal at 910 W. Oglethorpe was approved by Hinesville City Council on September 7, 2023. The rezoning petition for Johnathan Clark for a quadruplex building was approved by the LCBOC on September 5, 2023. The rezoning petition for boat storage on Trade Hill Road was approved by the LCBOC on September 5, 2023. The conditional use request for Clay Sikes borrow pit on Islands Highway was tabled by the Planning Commission at the last meeting. The variance request for LCBOC to reduce the front setback to 25 for the EMS administrative building was approved by Hinesville City Council on September 7, 2023.

8.0 ADJOURN

MOTION: Durand Standard

SECOND: Duncan Regan

VOTE: Unanimous in favor



Tim Byler-Chairman



Date



Jeff Ricketson, Secretary to the Board