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Phil Odom
ASST. VICE CHAIR
Lynn Pace
SECRETARY
Jeff Ricketson



COMMISSIONERS

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

March 25, 2024,

The Liberty Consolidated Planning Commission met on Tuesday, March 19, 2024, in the Liberty County Courthouse Annex, 112 Main St., Hinesville, GA. Vice-Chairman Odom called the meeting to order. **Alonzo Bryant made a motion to accept the February 20, 2024, minutes. The motion was seconded by Sarah Baker. The motion passed unanimously.** Vice-Chairman Odom asked for a motion to approve the agenda. **A motion was made by Alonzo Bryant to accept the agenda. The motion was seconded by Duncan Regan. 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
Sarah Baker
Duncan Regan
Donna Groover
Alonzo Bryant

ABSENT:

Durand Standard
Tim Byler

LCPC STAFF PRESENT:

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

Vice-Chairman Odom 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: Flemington Subarea Maps (Information)

Jeff presented the proposed Flemington Land Use and Character Area Maps.

2.2 LCCHRC: Appointment of Planning Commissioner to LCCHRC.

Motion made by Donna Groover to re-appoint Phil Odom to the LCCHRC as the Planning Commission appointee. The motion was seconded by Lynn Pace. The vote was unanimous in favor.

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

WALTHOURVILLE

3.1 Rezoning Petition and Conditional Use 2024-007-W. A petition has been submitted by Rictor Taxes Etc. Inc. (Matthew D. Terry) to rezone 1.756 acres +/- from AR-1 (Agricultural Residential) to OI (Office Institutional) for offices and accessory dwelling units for the Gift of Love is Here Corporation. Property is located at 2267 Shaw Road in Walthourville and is further described as LCTM Parcel 050A003.

Maggie presented this rezoning petition and conditional use request to the Planning Commission.

RECOMMENDATION: Approval with the following special condition: a 20-foot wide planted or preserved buffer and 6-foot tall opaque fence shall be required along abutting residentially zoned properties and only 2 dwelling units shall be allowed.

MOTION: Bonny Woods-Gunn made a motion for approval with standard condition and special conditions.

SECOND: Sarah Baker

VOTE: Unanimous in favor

These requests will go before the Walthourville City Council on April 9, 2024 at 6 PM.

HINESVILLE

3.2 Variance Request 2024-008-H. A variance request has been submitted by Horizon Business System, LLC to reduce the side street setback to 8 feet from the required 35 feet, the rear yard setback to 21 feet from the required 25 feet and the side yard setback to 12 feet from the required 25 feet setback. Property is located at 820 Elma G. Miles Parkway in Hinesville and is further described as LCTM Parcel 046B165.

Maggie presented this variance to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

MOTION: Duncan Regan

SECOND: Bonny Woods-Gunn

VOTE: Unanimous in favor

This variance request will go before the Hinesville City Council on April 4, 2024 at 3 PM.

MIDWAY

3.3 Conditional Use 2024-009-M. A conditional use request has been submitted by Love's Travel Stops and Country Stores for a travel stop including a convenience store and two restaurants. Property is located on Islands Highway in Midway and is further described as LCTM Parcels 265040, 265041 and 265042 (portion thereof).

Maggie presented the conditional use to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Brad Peck and Jeremy Reese came forward to answer any questions. Commissioner Bryant asked if access would be from the new Dorchester Village Road. Brad explained that passenger vehicle traffic will enter from Highway 84 and the freight traffic will enter from Dorchester Village Road.

MOTION: Alonzo Bryant
SECOND: Donna Groover
VOTE: Unanimous in favor

This conditional use will go before the Midway City Council on April 8, 2024 at 6 PM.

HINESVILLE

3.4 Rezoning and Annexation Petition 2024-011-H. A petition has been submitted by Newbridge Residential Parks, LLC to rezone 13.74 acres from SFMH (Single-Family Manufactured Home) and MHP (Manufactured Home Park) to PUD (Planned Unit Development) and annexation into the City of Hinesville for townhomes and apartments. 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.

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

RECOMMENDATION: Approval with standard and the following special conditions: City of Hinesville and Newbridge will execute the development agreement, and Newbridge shall perform the requirements therein prior to the enactment of annexation and rezoning. A traffic study shall be submitted with the site plan review materials.

Jeff Ricketson explained the development agreement to the citizens and Planning Commissioners. Commissioner Regan asked how many units will be developed. Maggie stated 34 townhouse units and 184 apartments.

Maryann Rossingol, owner and Trent Long with T.R. Long Engineering came forward and stated that this will clean up the area, Newbridge will provide a traffic study. Maryann stated that her company will relocate any of the tenants to another mobile home park she owns at Newbridge's expense.

Benjamin Roque came forward and asked if it was going to cost him anything to be relocated. Jeff stated that the owner has agreed to relocate them to the other mobile home park they own.

Byron Dillworth asked what about the wear and tear on the mobile homes that will be moved. Vice-Chairman Odom stated that we are unable to answer that. Jeff stated that if they wish to live anywhere other than one of her properties, the tenant will be responsible for relocating.

MOTION: Donna Groover
SECOND: Lynn Pace
VOTE: Unanimous in favor

This rezoning and annexation will go before the Hinesville City Council on April 4, 2024 at 3 PM.

3.5 Rezoning Petition 2024-012-H. A rezoning petition has been submitted by Victory Deliverance Center to rezone 1.58 acres +/- from C-3 (Highway Commercial) to OI (Office Institutional) for the Victory Center mixed use development (ministry, evangelistic outreach, youth dance classes, character building skills, etc.) Property is located at 715 Courtland Drive in Hinesville and is further described as LCTM Parcel 058B010.

Maggie presented this rezoning to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

MOTION: Duncan Regan
SECOND: Sarah Naker
VOTE: Unanimous in favor

This rezoning will go before the Hinesville City Council on April 4, 2024 at 3 PM.

3.6 Rezoning Petition 2024-013-H. A rezoning petition has been submitted by the City of Hinesville to rezone 5 acres +/- from R-20 (Single-Family Residential-20) to MFR (Multi-Family Residential) for the Evergreen Apartments. Property is located off Cedar Street in Hinesville and is further described as LCTM Parcel 044D096. **WITHDRAWN**

3.7 Rezoning Petition 2024-014-H. A rezoning petition has been submitted by Grove Creek Ventures, LLC to rezone 5.63 acres +/- from C-2 (General Commercial) to MFR (Multi-Family Residential) for apartments. Property is located at the intersection of Charles C. Frasier Boulevard and Kacey Drive in Hinesville and is further described as LCTM Parcel 059C013.

Maggie presented this rezoning to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Devin Blankenship, developer, came forward and stated that he is excited to bring another development to our city and plans for this one to mirror his development at Hunters Haven.

MOTION: Duncan Regan
SECOND: Sarah Baker
VOTE: Unanimous in favor

This rezoning will go before the Hinesville City Council on April 4, 2024 at 3 PM.

MIDWAY

3.8 Variance Request 2024-017-M. A variance request has been submitted by Delroy Leslie to establish gravel parking on half of the parking lot in place of the required paved parking. Property is located at 332 North Coastal Highway in Midway and is further described as LCTM Parcel 213A007.

Maggie presented this rezoning to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Delroy Leslie and his engineer Bart Smith came forward to answer questions. There were no questions.

MOTION: Alonzo Bryant

SECOND: Duncan Regan

VOTE: Unanimous in favor

This variance will go before the Midway City Council on April 8, 2024 at 6 PM.

HINESVILLE

3.9 Variance Request 2024-018-H. A variance request has been submitted by William Tant on behalf of the owner, Joann M. Curry, to reduce the side setback to 4 feet and rear setback to 3 feet from the required 5 feet for a three-car carport. Property is located at 112 Kentucky Derby in Hinesville and is further described as LCTM Parcel 039A092.

Maggie presented this variance to the Planning Commission.

RECOMMENDATION: Approval with standard and the following special condition: approval of side setback only due to the 10' non-access easement in the rear.

Maggie stated one neighbor called and was against this variance. Commissioner Regan asked Maggie what the neighbor issue with it is. Maggie stated that there are already a lot of buildings on his property and there is a shed that has been placed on the property that encroaches on his property now.

Steven Curry, owner, came forward and stated that he would like this building to place his cars in to keep out of the weather. He also stated that the materials are already on site.

Mr. Green, neighbor, stated that Mr. Curry has already taken part of his property and wants to be sure that this will not happen again. Jeff stated that this addition will not take his property and this building is located on the opposite side of Mr. Green.

MOTION: Duncan Regan with standard and special conditions

SECOND: Sarah Baker

VOTE: Unanimous in favor

This variance will go before the Hinesville City Council on April 4, 2024 at 3 PM.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Heritage Pointe Townhomes. A request for Preliminary plat approval for 105 townhome lots off Flemington Village Blvd., in Hinesville was submitted by Liberty Properties and Holdings Co., LLC (Dryden).

RECOMMENDATION: Approval of Preliminary Plat with standard and the following special conditions: Prior to consideration by the Hinesville City Council, the project shall have received all required approvals.

MOTION: Bonny Woods-Gunn

SECOND: Donna Groover

VOTE: Unanimous in favor

4.2 Cottages on Carter. A request for Preliminary plat approval for 69 single-family lots off Bill Carter Road in Liberty County was submitted by Walthourville Properties, LLC (Dryden)

RECOMMENDATION: Approval of Preliminary Plat with standard conditions.

MOTION: Alonzo Bryant

SECOND: Bonny Woods-Gunn

VOTE: Unanimous in favor

5.0 INFORMATIONAL ITEMS

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 variance request by Coastal Electric for a sign was approved by the LCBOC on March 4, 2024. The conditional use request for the landscaping business on East Highway 84 was approved by the City of Midway on March 11, 2024.

The Fleming Community Planning Meeting will be next Monday, March 25, 2024 at 6 PM at the Fleming Baptist Church.

8.0 ADJOURN

MOTION: Bonny Woods-Gunn

SECOND: Sarah Baker

VOTE: Unanimous in favor



Tim Byler-Chairman

16 Apr 2024

Date



Jeff Ricketson, Secretary to the Board