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Tim Byler

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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

November 27, 2023

The Liberty Consolidated Planning Commission met on Tuesday, November 21, 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 October 17, 2023, minutes. The motion was seconded by Lynn Pace. The motion passed unanimously.** Chairman Byler asked for a motion to approve the agenda. **A motion was made by Lynn Pace to accept the agenda. The motion was seconded by Durand Standard. 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

Sarah Baker

Bonny Woods-Gunn

ABSENT:

Alonzo Bryant

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

2.0 NEW BUSINESS

2.1 Public Hearing for UDO Amendment for Signage. In Flemington and Hinesville only, amendments to Sections 303-8(A), 303-9, and 803 pertaining to temporary signs and directional signs.

Jeff presented this amendment to the Planning Commission.

MOTION: Durand Standard

SECOND: Duncan Regan

VOTE: Unanimous in favor

This amendment will go before the Flemington City Council and Hinesville City Council at their next meetings.

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

RICEBORO

3.1 Type B Home Occupation 2023-071-R. A Type B Home Occupation request has been submitted by Thomas Mobley for a commissary/ base of operations for a food truck. The property is located on Frazier Drive in Riceboro and is further described as LCTM Parcel 219C018.

Maggie presented this Home Occupation request to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Mr. Mobley came forward and stated that he would only be using his food truck at events and not at the residence.

MOTION: Phil Odom

SECOND: Duncan Regan

VOTE: Unanimous in favor

This request will go before the Riceboro City Council on December 5, 2023 at 6 PM.

HINESVILLE

3.2 Rezoning Petition 2023-072-H and Conditional Use Request 2023-073-H. Rezoning and conditional use petitions have been submitted by Sheletta Beverly on behalf of the Cathedral of Praise Church to rezone 1.46 acres +/- from OI to C-2 and a conditional use for an event center/ banquet hall facility. The property is located at 406 South Main Street in Hinesville and is further described as LCTM Parcel 056D017.

Maggie presented this rezoning petition to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

MOTION: Durand Standard made a motion to approve the rezoning

SECOND: Sarah Baker

VOTE: Unanimous in favor

MOTION: Durand Standard made a motion to approve the conditional use
SECOND: Sarah Baker
VOTE: Unanimous in favor

This rezoning and conditional use request will go before the Hinesville City Council on December 7, 2023 at 3 PM.

LIBERTY COUNTY

3.3 Variance Request 2023-074-LC. A Variance request was submitted by Stanley and Sharon Kane to allow an accessory building in the front yard of an A-1 zoning district for a pole barn. Property is located at 1258 Fort Morris Road in unincorporated Liberty County and is further described as LCTM Parcel 323004.

Lori presented this variance request to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Sharon Kane came forward and stated that she would not be able to place this storage building anywhere else on the property due to placement of the septic tank and drain field.

MOTION: Phil Odom
SECOND: Bonny Woods-Gunn
VOTE: Unanimous in favor

This variance will go before the LCBOC on December 5, 2023 at 6 PM.

3.4 Rezoning Petition 2023-075-LC. A Rezoning petition was submitted by Liberty Creek Storage Partners (Kevin W. Smith) to rezone 38.65 acres +/- from R-12 to C-3 for an outdoor storage facility with covered and uncovered storage. The property is located on East Oglethorpe Highway in unincorporated Liberty County and is further described as LCTM Parcel 100007.

Lori presented this variance request to the Planning Commission.

RECOMMENDATION: Approval with standard conditions and the following special condition: owner shall provide a 30-foot vegetated buffer (planted or preserved) and an 8-foot-high opaque fence along property lines abutting parcels 100006, 100012, and 101068.

Commissioner Odom asked if we had heard from any of the adjacent property owners. Lori said no. Chairman Byler asked if the portion they are building on will be in a flood zone. Jeff Ricketson stated that it does not appear to be on concept plan but that will be assessed at time of plan review by the County. Commissioner Standard asked what other uses can be built in C3. Jeff stated pretty much any commercial type of business. Commissioner Standard stated that he has concerns about this being C3 and the possibility of the owner changing their mind and this becoming high intensity commercial use.

Mr. Travis Bazemore with EMC Engineering came forward and stated that the site has constraints due to the flood zone. There are uplands in the back. He stated that there will not be any buildings in the flood zone, but the road will be. Mr. Bazemore also stated that the owner's only plan is to use it for a storage facility. He asked if the commission would be willing to allow a 50-foot undisturbed buffer instead of the 30-foot buffer with a fence. Mr. Bazemore stated that there will

be a security fence around the facility also along with the 50-foot undisturbed buffer. He stated they would also be willing to place the fabric screening on the security fence if asked. Jeff stated that the undisturbed buffer would meet our requirements.

MOTION: Phil Odom made a motion to approve standard conditions and a special condition for a 50-foot undisturbed buffer and that the approved special condition only goes with the type of use that was submitted with this application.

SECOND: Durand Standard

VOTE: Unanimous in favor

This rezoning will go before the LCBOC on December 5, 2023 at 6 PM.

3.5 Rezoning Petition 2023-076-LC. A Rezoning petition was submitted by Kyle Christianson to rezone 18.22 acres +/- from A-1 to C-3 for an RV park as an amenity for the 17 South Rod and Gun Club. Property is located on North Coastal Highway in unincorporated Liberty County and is further described as LCTM Parcel 235012 and 235013.

Lori presented this variance request to the Planning Commission. Lori stated that both parcels will be combined. There is a brick house on the property that in the future a caretaker will occupy.

RECOMMENDATION: Approval with standard conditions.

Kyle Christiansen, the owner, came forward and stated that all parking will be within the gate. He stated that competitions have gotten really large, and this would help the families with RV's and campers stay close to site.

Commissioner Standard asked about the RV Ordinance that was passed a couple of years ago. Commissioner Standard stated this brings in the question of rezoning it C3 for an RV park and then someone changing it to a much more intensive use under C3. Jeff stated that under the new UDO, an RV park is allowed in C3 and MHP zones but will still be required to meet the RV park standards. Jeff also stated that in this case there were other areas near this one that were zoned C3. Commissioner Standard asked if the petitioner objected to them approving this zoning based on this use only. Mr. Christiansen not at all.

MOTION: Durand Standard with standard conditions and a special condition that the use will be for an RV park only.

SECOND: Lynn Pace

VOTE: Unanimous in favor

This rezoning will go before the LCBOC on December 5, 2023 at 6 PM.

HINESVILLE

3.6 Conditional Use and Variance Request 2023-077-H. Conditional use and variance petitions have been submitted by Chantel Jeffery. Conditional use request to remove special conditions from a previous rezoning and a variance request for the vegetated buffer requirement between OI and residentially-zoned properties. The property is located at 531 South Main Street in Hinesville and is further described as LCTM Parcel 057C213.

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

RECOMMENDATION: Approval with standard conditions and a special condition that the existing vegetated buffer shall remain.

MOTION: Phil Odom

SECOND: Bonny Woods-Gunn

VOTE: Unanimous in favor

This conditional use and variance request will go before the Hinesville City Council on December 7, 2023 at 3 PM.

ALLENHURST

3.7 Rezoning Petition 2023-078-A. Rezoning petition submitted by the Liberty Consolidated Planning Commission on behalf of Lynn Pace (owner) to rezone 11.5 acres +/- from R-12 to A-1 for the existing horse farm. The property is located at 504 Dunlevie Road in Allenhurst and is further described as LCTM Parcel 062C057 and 062A015(portion thereof).

Maggie presented this rezoning to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

MOTION: Phil Odom

SECOND: Duncan Regan

VOTE: Unanimous in favor with Commissioner Pace abstaining

This rezoning will go before the Town of Allenhurst Council on December 4, 2023 at 6:30 PM.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

Chairman Byler left the meeting and Vice-Chairman Odom took over.

4.1 The Hamlet Townhomes. A request was submitted by SIMCOE Investment Group, LLC for preliminary plat approval for 46 townhome lots off Shaw Road in the City of Walthourville.

Mardee Sanchez presented this preliminary plat to the Planning Commission.

RECOMMENDATION: Approval with standard conditions and the following special condition: Prior to consideration by the Walthourville City Council, the plans shall have received all required approvals.

Vice-Chairman Odom asked where there stormwater will drain to. Trent Long stated that it will flow into the wetlands.

MOTION: Durand Standard

SECOND: Donna Groover

VOTE: Unanimous in favor

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

Chairman Byler returned to the meeting.

4.2 Grand Reserve Ph. 1. A request was submitted by RTS Homes, LLC for preliminary plat approval for 125 single-family lots on Ruben Wells Road in the City of Hinesville.

Mardee Sanchez presented this preliminary plat to the Planning Commission.

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

MOTION: Bonny Woods-Gunn

SECOND: Phil Odom

VOTE: Unanimous in favor

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

4.3 Flemington Forest. A request by Smith Family Homes for preliminary plat approval for 111 single-family lots on McIntosh Lake Road.

Mardee Sanchez presented this preliminary plat to the Planning Commission.

RECOMMENDATION: Approval with standard conditions and the following special condition: Prior to consideration by the LCBOC, the plans shall have received all required approvals.

MOTION: Phil Odom

SECOND: Durand Standard

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 variance request submitted by Mr. Wade on Cedar Street was approved by Hinesville City council on November 2, 2023. The preliminary plat for Shaw Road Townhomes was approved by City of Walthourville on November 14, 2023. Jeff reminded the Commissioners that our annual Christmas dinner will be after the December 19, 2023 meeting.

8.0 ADJOURN

MOTION: Phil Odom

SECOND: Durand Standard

VOTE: Unanimous in favor



Tim Byler-Chairman



Date



Jeff Ricketson, Secretary to the Board