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

May 31 2024,

The Liberty Consolidated Planning Commission met on Tuesday, May 21, 2024, in the Liberty County Courthouse Annex, 112 Main St., Hinesville, GA. Vice-Chairman Odom called the meeting to order. **Durand Standard made a motion to accept the April 16, 2024, minutes. The motion was seconded by Duncan Regan. The motion passed unanimously.** Vice-Chairman Odom asked for a motion to approve the agenda. **A motion was made by Durand Standard to accept the agenda. The motion was seconded by Bonny Woods-Gunn. 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
Durand Standard
Tim Byler
Alonzo Bryant
Bonny Woods-Gunn

ABSENT:

LCPC STAFF PRESENT:

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

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: McIntosh/Holmestown Subarea Maps (Information)

Jeff presented the proposed McIntosh/Holmestown Land Use and Character Area Maps.

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

HINESVILLE

3.1 Rezoning Petition 2024-030-H. A rezoning petition has been submitted by Interstate Commercial Real Estate Services on behalf of the owner, Delilah Waye, to rezone 17.48 acres +/- from R-8 (Single-Family Residential-8) to C-3 (Highway Commercial) for a shopping center and 10.20 acres +/- from C-3 (Highway Commercial) and R-8 (Single-Family Residential-8) to MFR (Multi-Family Residential) for townhomes. Property is located on West Oglethorpe Highway in Hinesville and is further described as LCTM Parcel 059A107.

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

RECOMMENDATION: Approval with the following special condition: Traffic study shall be submitted at the time of site plan review to evaluate the impacts on Highway 84 and Charles C. Frasier Boulevard.

Danielle Dixon came forward in opposition. She stated that she and her neighbors request disapproval from the Planning Commissioners to protect the residential sanctity of the affected area from the hazardous affects of noise pollution, traffic congestion, rise in temperatures, and air pollution that will be caused by this development. They would like the property to remain undeveloped. Ms. Dixon stated that she has a copy of a petition with over 100 signatures and will provide a copy of the petition if requested.

Chairman Tim Byler entered the meeting.

Andrew Smith came forward in opposition. His home is located within the 200 ft distance of this property and received the letter from LCPC. He stated that the traffic study should be done before this voted on. He stated that he has additional signatures for the petition. He also stated that this creates life safety issues due to traffic, especially on South Main Street and requests that more community input should be involved in the zoning analysis. He stated that this will have a negative affect on their property value and the appeal of the area.

Charles Way came forward and stated that he represents the builder that is purchasing the residential portion of the property. He stated that he is not aware of all the inner workings of the commercial site but does know that the traffic study is complete, and they are already in coordination with GDOT and have a plan set.

Jim Sallow with Interstate Development came forward and stated what Mr. Way stated is correct. He stated the first phase of the project will be a grocery store and restaurant and the second phase will be located in between the front 2 parcels and the residential area. He stated we are here today to discuss land zoning.

Andrew Smith came forward again and said that if the traffic study is completed, it should be used during this zoning process. Jeff stated that zoning is independent of the

traffic study. If the traffic study states that there needs to be provisions for better traffic flow, then those provisions will be included with the site plan and site plan review.

MOTION: Durand Standard with standard and special conditions.

SECOND: Donna Groover

VOTE: All in favor of approval with Chairman Byler abstaining.

The rezoning request will go before the Hinesville City Council on June 6, 2024 at 3 PM.

3.2 Rezoning Petition 2024-031-H. A rezoning petition has been submitted by KC Brothers Construction to rezone 15.3 acres +/- from R-8 (Single-Family Residential-8) to MFR (Multi-Family Residential) for apartments. Property is located on Ellie Lane in Hinesville and is further described as LCTM Parcel 047A202.

Maggie presented this rezoning request to the Planning Commission.

RECOMMENDATION: Approval with standard conditions and the following special condition: wetland delineation shall be required and approved by the Army Corps of Engineers prior to site plan review.

Commissioner Standard asked if a cul-de-sac would be required at the end of the street of this development. Jeff stated it is not a street, it is just a driveway. The street becomes a private driveway. Commissioner Pace stated that she is worried about the traffic flow. She states it is medium density and is concerned that there should be another access.

Adam Wilkinson with Goose Creek, representing Mr. Rim, came forward and stated that this land is wet, and they have already had it delineated. He also stated he is attempting to leave a buffer between property owners.

Kerry Frasier came forward and stated that his land joins this property also and wanted to know how many acres are wetlands. He stated that his land is flooding now. He also stated there is a lot of traffic on that road now and wants to know how the people living in the new development will get out.

Shelly Walker came forward and stated that he lives at the end of Ellie Lane and Ellie Lane is a private road. He also stated that there are a lot of accidents on Pineland Avenue and 196 and this will add more traffic. He is also very concerned about drainage.

Commissioner Odom stated that you own the parcel with this lane on it. Mr. Walker stated yes. Commissioner Odom asked if he has easement that allows this development to use that lane. He stated he does not have a problem with them using the lane.

Jeff Ricketson explained that the portion of Ellie Lane for this development is public. Mr. Walker disagreed.

Pat Garrow came forward and stated she lives within the 200 ft. of this development. She asked if this will be rental property. She stated there is a major flood area. There are ponds in the back of the existing homes and asked to know if this will affect their fish. She also stated she is concerned about the pump station in that area that is not well maintained. They are putting in speed bumps in

now to try and slow down traffic. The traffic backs up from Pineland and 196 all the way to Honeyridge. She also stated concerns about the drainage that is already poor once this development is established.

Peggy Wells came forward and stated that she is also within 200 ft. of the development. This development will be 200 feet sitting on the back of her pond which is stocked with fish. Ms. Wells stated she is concerned about the same things that Ms. Garrow stated. She stated that there are problems with that lift station quite often. She stated a lot of times she cannot get out of her driveway. She is worried that children from the development will venture over to her pond and possibly get hurt and older children fishing in her pond. She is also concerned about the animals in the area.

James Heim lives at 810 Meadow Lake drive. He stated his back yard has flooded since he moved there 30 years ago. He stated this development will cause more runoff. He has offered the city his property to place a culvert. The wetlands begin one house beyond me. He stated we flood constantly in this area. He asked for the commission to take the drainage issues into consideration.

Adam Wilkinson came back and stated that the drainage concerns will be addressed. He explained that he has to draw the plans and engineering according to the City of Hinesville ordinance. He will research the ownership of Ellie Lane. He stated that connecting to Whippoorwill will not work due to the wetlands.

Commissioner Odom asked who owns the 100 ft strip of road from Pineland to the gate. Adam stated that there is not a very clear answer. He will look into it again. Commissioner Odom stated that there is a very grey area on who owns this lane.

Commissioner Regan asked what the size of the pond is. Adam stated it will be 1.5 acres.

Mr. Walker came forward and stated that the City of Hinesville has not maintained Ellie Lane in the last 20 years, so it cannot be City property. He has been maintaining it for 29 years.

MOTION: Phil Odom with standard and special condition with the added special condition that the ownership of Ellie Lane be determined before preliminary plat can be approved.

SECOND: Alonzo Bryant

VOTE: Unanimous in favor

This rezoning request will go before the Hinesville City Council on June 6, 2024 at 3 PM.

3.3 Rezoning Petition 2024-032-LC. A rezoning petition has been submitted by Dryden Enterprises to rezone 12.26 acres +/- from AR-1 (Agricultural Residential) to PUD (Planned Unit Development) to add to the Alder Grove Subdivision General Development Plan, increasing the total units from 232 to 255. Property is located on Isle of Wight Road in unincorporated Liberty County and is further described as LCTM Parcel 263C033.

Lori presented the rezoning request to the Planning Commission.

RECOMMENDATION: Approval with standard conditions and the following special condition: prior to consideration of the preliminary plat, the City of Midway shall have committed to provide water and sewer services.

Elliott Wilson with M.E. Sack Engineering came forward and stated that they will be able to achieve a second entrance into the subdivision near Jane Street. They are conducting a flood study. The wetlands have been delineated. Pump station is being installed to handle the capacity of these additional units.

Catherine Simpson came forward and stated that she lives on Isle of Wight and is concerned that this will encourage sprawl. It will impact traffic and their utilities. They have already cut their Comcast line several times.

Commissioner Regan stated he is conflicted because he lives close to this area.

MOTION: Phil Odom

SECOND: Donna Groover

VOTE: All in favor with Commissioner Regan abstaining.

This rezoning will go before the Hinesville City Council on June 6, 2024 at 3 PM.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Waterfield Subdivision Expansion. A request for preliminary plat approval for 28 single-family lots on Poppleton Drive in Hinesville was submitted by Newbridge Residential Parks, LLC.

Mardee presented this preliminary plat to the Planning Commission.

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: Durand Standard

SECOND: Alonzo Bryant

VOTE: Unanimous in favor

4.2 Boundary Hall Subdivision. A request for preliminary plat approval for 111 single-family lots off Hardman Road in Walthourville was submitted by Liberty Properties and Holdings Co., LLC.

Mardee presented this preliminary plat to the Planning Commission.

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

Commissioner Odom asked Trent Long about the connection to Highway 84 from this subdivision.

Trent stated there will be full access onto Highway 84. The county wants a traffic signal there and they are advocating for this to be right in and right out. He stated that the pump station allows enough capacity for phase one but will need additional pump station for any new phases.

Commissioner Standard asked if the roads are going to line up. Trent said yes, they will.

MOTION: Phil Odom

SECOND: Durand Standard
VOTE: Unanimous in favor

This will go before the City of Walthrouville on June 11, 2024 at 6 PM.

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 rezoning petition for the Mingledorff property off of Fraser Drive was approved by Hinesville City Council on May 2, 2024. The rezoning petition for the coffee shop to be developed across the highway from Checkers was approved with the special condition that an 8-foot privacy fence be installed by the Hinesville City Council on May 2, 2024. The rezoning petition for the convenience store/gas station on Veterans Parkway was tabled by Hinesville City Council on May 2, 2024. The conditional use request submitted by John Urruita for outdoor sales on Highway 84 in Midway as tabled by City of Midway. The rezoning petition for the convenience store on West 15th Street was approved by Hinesville City Council on May 2, 2024. The rezoning petition for 912 Living on Willowbrook Drive was withdrawn. The variance request submitted by SNF was approved with special conditions by City of Riceboro on May 7, 2024. The rezoning for Ray Stanley Gordon on E. B. Cooper was tabled on May 7th but approved at their next meeting. The rezoning and conditional use request submitted by John Roberts for truck parking on E.B. Cooper was approved with a special condition that it can only be used for truck parking by the LCBOC on May 7, 2024. The rezoning petition for Dryden for apartments on Courtland Drive was postponed to June 6, 2024 at the request of property owner. The rezoning and annexation petition for Leroy Williams on E.B. Cooper was Tabled by Riceboro City Council and then approved at their meeting last week.


Jeff announced to the Planning Commission that Maggie had taken another job and this will be her last meeting.

8.0 ADJOURN

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



Tim Byler-Chairman



Date



Jeff Ricketson, Secretary to the Board



Date