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Jeff Ricketson



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

June 21, 2024

The Liberty Consolidated Planning Commission met on Tuesday, June 18, 2024, 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 May 21, 2024, minutes. The motion was seconded by Sarah Baker. The motion passed unanimously.** Chairman Byler asked for a motion to approve the agenda. **A motion was made by Durand Standard to accept the agenda with the request to move item 2.2 to the end of the agenda. 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:

Phil Odom
Lynn Pace
Sarah Baker
Duncan Regan
Donna Groover
Durand Standard
Tim Byler
Alonzo Bryant

ABSENT:

Bonny Woods-Gunn

LCPC STAFF PRESENT:

Jeff Ricketson, Executive Director
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 Comprehensive Plan Update: Riceboro Maps (Information)

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

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

WALTHOURVILLE

3.1 Rezoning Petition 2024-033-W. A rezoning petition has been submitted by Kendra Martin on behalf of the owner, Lucia Martin, to rezone 0.30 acres +/- from AR-1 (Agricultural Residential) to SFMH (Single-Family Manufactured Home) for a mobile home. Property is located at 2126 Shaw Road in Walthourville and is further described as LCTM Parcel 050A210.

Lori presented this rezoning request to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Kendra Martin came forward and stated that she wishes to live there to be closer to home.

MOTION: Alonzo Bryant

SECOND: Donna Groover

VOTE: All in favor of approval

The rezoning request will go before the Walthourville City Council on July 9, 2024 at 6 PM.

HINESVILLE

3.2 Rezoning Petition 2024-034-H. A rezoning petition has been submitted by WMG Development LLC on behalf of the owner, Nancy O'Neal, to rezone 5.80 acres +/- from MFR (Multi-family Residential) to C-3 (Highway Commercial) for a restaurant with drive through. Property is located at 910 West Oglethorpe Highway in Hinesville and is further described as LCTM Parcel 059A193.

Lori presented this rezoning request to the Planning Commission.

RECOMMENDATION: Approval with standard conditions and the following special condition: Light intrusion onto residential properties shall be minimized. A Type D buffer with 8-foot fence and a 25-foot wide preserved or planted vegetated buffer shall be installed against abutting residential properties.

Catherine Smith with WMG came forward and stated that she was here to answer any questions.

MOTION: Phil Odom with standard and special conditions.

SECOND: Durand Standard

DISCUSSION: Commissioner Standard stated that he would like the following to be added to the special condition: Parcels 2 and 3 shall also contain language that there be light mitigation and noise mitigation. Commissioner Regan asked what type of restaurant and Ms. Smith stated that she could not answer that but believes it will be a type of BBQ restaurant but would be willing to comply with this additional special condition.

VOTE: All in favor of approval with standard and special conditions.

This rezoning request will go before the Hinesville City Council on July 18, 2024 at 3 PM.

3.3 Rezoning Petition 2024-035-H. A rezoning petition has been submitted by Maupin Engineering, Inc. on behalf of the owner Mark B. Feldman to rezone 0.80 acres +/- from C-2 (General Commercial) to MFR (Multi-family Residential) for apartments. Property is located at 130 Mattie Street in Hinesville and is further described as LCTM Parcel 061A008.

Lori presented the rezoning request to the Planning Commission. Lori stated that the existing mobile homes will be removed and replaced with these complexes.

RECOMMENDATION: Approval of standard conditions and the following special conditions: No access off West Oglethorpe Highway and Mattie Street will be the only vehicular access.

Jay Maupin and Mark Feldman came forward and explained there will be two buildings with 5 units on first floor and five units on second floor. Ten apartments total for each building. They are willing to agree to the special conditions.

MOTION: Durand Standard with standard and special conditions.

SECOND: Donna Groover

VOTE: All in favor with standard and special conditions.

This rezoning will go before the Hinesville City Council on July 18 2024 at 3 PM.

FLEMINGTON AND HINESVILLE

3.4 Rezoning Petition 2024-036-FL & H. A rezoning petition has been submitted by Maybank Holdings and Rentals, LLC to rezone 13.4 acres +/- from R-20 (Single-Family Residential-20) to ATR (Attached Residential) for townhomes. Property is located on Old Sunbury Road in Flemington and Hinesville and is further described as LCTM Parcels 068002, 068005, and 068006.

Lori presented the rezoning request to the Planning Commission.

RECOMMENDATION: Approval with standard conditions and the following special conditions: A 30-foot buffer shall be maintained along the historic cemetery property line. Improvements to Old Sunbury Road as shown on the concept plan shall be made. Construction of townhouses shall incorporate sound attenuation features and deed disclosure to future residents. The property owner shall grant an avigation and noise easement to Liberty County and City of Flemington and City of Hinesville prior to approval of final plat.

Elliott Wilson with M.E. Sack Engineering and John with Maybank Holdings came forward and stated that the decel lane is based off the speed limit posted at this time. However, they will have to conduct a traffic impact assessment and will provide a decel lane. This was first presented as 220 units and we are now presenting 52 units.

MOTION: Durand Standard

SECOND: Donna Groover

VOTE: All in favor with standard and special conditions.

This rezoning will go before the Flemington City Council on July 9, 2024 at 4:30 PM and before the Hinesville City Council on July 18, 2024 at 3 PM.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 The Outpost. A request for preliminary plat approval for 80 townhome lots on the corner of Airport Rd. and Barry McCaffrey Blvd. in Hinesville was submitted by Simcoe at Mosswood, LLC.

Mardee presented this preliminary plat to the Planning Commission.

RECOMMENDATION: Approval of Preliminary Plat with standard conditions.

MOTION: Alonzo Bryant with standard conditions.

SECOND: Sarah Baker

VOTE: Unanimous in favor

2.2 Proposed Amendments to the UDO.

Mardee presented the proposed amendments to the UDO to the Planning Commission as an information item. Mardee asked the Planning Commission to allow the LCPC staff to advertise the Amendments and present to the Planning Commission at a public hearing at the July meeting.

MOTION: Phil Odom

SECOND: Lynn Pace

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 rezoning petition for the Waye property on Highway 84 was approved by Hinesville City Council on June 6, 2024. The rezoning petition for apartments on Ellie Lane was tabled by Hinesville City Council on June 6, 2024. The rezoning petition for Dryden enterprises for Alder Grove on Isle of Wight Road was approved by LCBOC on June 6, 2024. The next Comprehensive Plan meeting will be held on Monday, June 24, 2024 at 6 PM at the Liberty County Community Complex.

8.0 ADJOURN

MOTION: Phil Odom

SECOND: Durand Standard

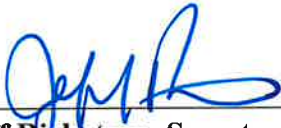
VOTE: Unanimous in favor



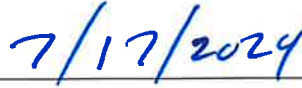
Tim Byler-Chairman



Date



Jeff Ricketson, Secretary to the Board



Date