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VICE CHAIR
Phil Odom
ASST. VICE CHAIR
Lynn Pace
SECRETARY
Jeff Ricketson



COMMISSIONERS

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

January 22, 2024,

The Liberty Consolidated Planning Commission met on Tuesday, January 16, 2024, in the Liberty County Courthouse Annex, 112 Main St., Hinesville, GA. Chairman Byler called the meeting to order. **Bonny Woods-Gunn made a motion to accept the December 19, 2023, minutes. The motion was seconded by Duncan Regan. The motion passed unanimously.** Chairman Byler asked for a motion to approve the agenda. **A motion was made by Alonzo Bryant 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:

Tim Byler
Lynn Pace
Bonny Woods-Gunn
Duncan Regan
Donna Groover
Phil Odom
Alonzo Bryant

ABSENT:

Durand Standard
Sarah Baker

LCPC STAFF PRESENT:

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

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 Election of Officers. (Chair, Vice-Chair, Assistant Vice-Chair). Donna Groover made a motion to keep the same slate of officers as 2023. Tim Byler will remain Chairman, Phil Odom as Vice-Chair and Lynn Pace as Assistant Vice-Chair. Alonzo Bryant seconded the motion. The vote was unanimous.

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

WALTHOURVILLE

3.1 Rezoning Petition 2024-001-W. A rezoning petition was submitted by Melvin B. Bellmon, applicant, to rezone 0.40 acres +/- from AR-1 (Agricultural Residential) to C-3 (Highway Commercial) for a barbeque restaurant. The property is located at the intersection of Dunlevie Road and Bobbie Street in Walthourville and is further described as LCTM Parcel 063C023.

Lori presented this Home Occupation request to the Planning Commission.

RECOMMENDATION: Disapproval.

Commissioner Odom asked if any of the adjacent neighbors had called the LCPC. Lori said yes, the next-door neighbor called and stated she was against it.

Mr. Bellmon came forward and stated that he was born and raised here and feels opening a BBQ restaurant in this area would be an asset to the community. He stated that there is a void in the Walthrouville area for food options. He also stated that this would be a small restaurant. Commissioner Odom asked Mr. Bellmon if he had looked at what all is involved with building a restaurant at the site. Mr. Bellmon stated that he has already talked with a contractor and the building will be prefab and set up by a contractor. Mr. Bellmon asked why his restaurant would not be a good fit for this location and Chairman explained that C3 zoning covers such a large array of businesses and if he didn't open there someone else could come in later and develop something larger and more intrusive to the residential neighborhood. Commissioner Pace stated that it is about the zoning not his business.

Ms. Brenda Withers came forward and stated that she lives on the adjacent property and has been there for 70 years. She states this will cause more traffic and problems. She does not object to his idea, just to the location. She stated that the convenience store across the street already causes noise and issues, and she does want there to be more by the restaurant existing next door to her.

MOTION: Lynn Pace

SECOND: Phil Odom

VOTE: Unanimous in favor

This rezoning request will go before the City of Walthourville on February 13, 2024 at 6 PM.

HINESVILLE

3.2 Variance Request 2024-002-H. A variance request was submitted by Richard Byers, owner, to reduce the side street setback from the required 25 feet to 21 feet. Property is located at 802 Spanish Oak Drive in Hinesville and is further described as LCTM Parcel 055B125.

Maggie presented this variance request to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Commissioner Odom asked if we received any questions from nearby property owners. Maggie said no.

Mr. Byers came forward and stated that he spoke with several of his neighbors and none of them had any issues with his porch addition.

MOTION: Phil Odom

SECOND: Donna Groover

VOTE: Unanimous in favor

This variance request will go before the City of Hinesville on February 1, 2024 at 3 PM.

LIBERTY COUNTY

3.3 Conditional Use Request 2024-003-LC. A conditional use request was submitted by Edward Gill Sikes, owner, for a surface mine/ borrow pit. The property is located on Islands Highway in unincorporated Liberty County and is further described as LCTM Parcel 362011.

Lori presented this conditional use to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Commissioner Pace stated that she hates this, but it is necessary.

Trent Long with T.R. Long Engineering, representing Gill Sikes, came forward to point out where the 30 acres are located on the map for future expansion.

Commissioner Regan asked if anyone has taken into consideration the impact of additional dump trucks on Islands Highway. Jeff stated that the Commission could add the same assurances that you added to Clay Sikes request.

Commissioner Bryant stated that it needs to be added because he lives out there and it is getting worse day by day. Trent stated that they are studying this, and his crew has been out there and continues to make measurements of the bad areas to assess them and repair. Trent stated he would like to meet with Commissioner Bryant to discuss what he has noticed and to add to his notes since Trent does not drive down there every day. Commissioner Odom asked if there would be a convoy of trucks similar to Clay Sikes pit. Trent stated that this pit should not be near as busy. Trent stated that the permit for the additional 30 acres is still being applied but the current pit is permitted.

MOTION: Phil Odom with standard conditions.

SECOND: Lynn Pace

VOTE: Unanimous in favor

This conditional use request will go before the LCBOC on February 6, 2024 at 6 PM.

RICEBORO

3.4 Variance Request 2024-004-R. A variance request was submitted by Michael Hagar, applicant, to reduce the front and side street setbacks from the required 35 feet to 32 feet from South Coastal Highway and 33 feet from Oak Street for the placement of an ice machine. Property is located on South Costal Highway in Riceboro and is further described as LCTM Parcel 191D017.

Maggie presented this variance request to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

MOTION: Donna Groover

SECOND: Lynn Pace

VOTE: Unanimous in favor

This variance request will go before the City of Riceboro on February 6, 2024 at 6 PM.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

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 base of operations for the Food Truck at 301 Trade Hill Road was approved by LCBOC on January 2, 2024. Jeff reminded the Commission that on January 18, 2024 the LCPC will be presenting the LCBOC with our required public hearing for the ten-year Comprehensive Plan Update. On February 26 2024 we will have the first Community Planning meeting at the Performing Arts Center for the Flemington area at 6 PM.

8.0 ADJOURN

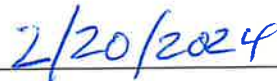
MOTION: Phil Odom

SECOND: Bonny Woods Gunn

VOTE: Unanimous in favor



Tim Byler-Chairman



Date



Jeff Ricketson, Secretary to the Board