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Alonzo Bryant
John Hodges
Duncan Regan
Durand Standard
Bonny Woods-Gunn

October 25, 2021

The Liberty Consolidated Planning Commission met on Tuesday, October 19, 2021, in the Historic Courthouse, 100 Main St., Hinesville, GA. Vice-Chairman Odom, called the meeting to order. John Hodges **made a motion to accept the September 21, 2021, minutes. The motion was seconded by Duncan Regan. The motion passed unanimously.** Vice-Chairman Odom asked for a motion to accept the final agenda. **A motion was made by John Hodges to accept the agenda and the motion was seconded by Duncan Regan and passed unanimously.** The public was notified of the meeting and the agenda was posted in accordance with Georgia Law.

COMMISSIONERS PRESENT:

John Hodges
Bonny Woods-Gunn
Lynn Pace
Phil Odom
Duncan Regan

ABSENT:

Durand Standard
Alonzo Bryant
Tim Byler
Sarah Baker

LCPC STAFF PRESENT:

Jeff Ricketson, Executive Director
Kelly Wiggins, Executive Assistant
Nirav Gandhi, Planner II
Mardee Sanchez, Engineer 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 (None)

2.0 NEW BUSINESS

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

FLEMINGTON

FLEMINGTON

3.1 Rezoning Petition 2021-050-FL. A rezoning petition was submitted by Southern Star Group, Inc., owner, to rezone 96.50 acres of land, more or less, from A-1 (Agricultural District) and R-1 (Single-Family Residential District) to PUD (Planned Unit Development) for approximately 315 Single-Family Residential lots. Property consists of 96.50 acres of land, more or less, and is further described as LCTM-Parcel 083D-001.

Gabby presented this rezoning petition to the Planning Commission. Gabby stated that this development in combination with previous Tranquil South development exceeded the threshold for a development of regional impact, which is called a DRI. Gabby stated that anytime there is a really large development we have to submit it to the State of Georgia Regional Commission and the access it and send any comments back to the LCPC. The final DRI report has been received.

Vice-Chairman Odom asked if the developer decides to use the property for garden lots would the change have to be brought before the Planning Commission. Jeff stated that if they do change it would have to be presented as part of the preliminary plat. Jeff stated that what they have submitted is a concept with a narrative but will have to come back and provide the changes in the preliminary plat. Gabby stated that they will have a walking trail and fishing pond. Water and sewer capacity will have to be approved by the City of Hinesville. Gabby stated that the access points are from the existing roadways withing the subdivision.

RECOMMENDATION: Approval with standard and the following special conditions: **Ft. Stewart recommends noise attenuation construction and appropriate deed disclosure to future residents indicating that a military installation is within 3,000 ft.**

Adam Wilkinson with T.R. Long Engineering came forward as representative for RTS Homes. Adam stated that they have had some wetlands delineated and that's how they were able to redesign the plan.

MOTION: John Hodges with standard and special conditions
SECOND: Lynn Pace

Commissioner Regan stated his concerns about the amount of traffic at those two intersections and was wondering what can be done about the congestion. Jeff stated that GDOT does have a traffic signal plan under contract and ready for construction.

VOTE: 4 in favor, Commissioner Regan opposed.

This rezoning petition will go before the Flemington City Council on November 9 at 4:30 PM.

HINESVILLE

3.2 Rezoning Petition 2021-053-H. A rezoning petition was submitted by Dryden Enterprises, Inc., applicant, to rezone 4.93 acres of land, more or less, from C-2 (General Commercial District) to R-A-1 (Multi-Family Dwelling District) at the intersection of Grove Point Drive and Veterans Parkway and further described as LCTM-Parcel 044C-093 (portion thereof). Property owner is the Michael E. Bryant Life Trust.

Gabby presented this rezoning petition to the Planning Commission.

RECOMMENDATION: Approval with standard and the following special conditions: **Ft. Stewart recommends noise attenuation construction and appropriate deed disclosure to future residents indicating that a military installation is within 3,000 ft.**

Marcus Sack with M.E. Sack Engineering came forward as representative for Dryden Enterprises and the Bryant Trust. Marcus stated that this is a great place to build apartments. The egress is extremely easy.

Mckesson Stafford came forward and stated that he lives at 968 Black Willow Drive and is here to speak against this rezoning. The existing apartments cause a lot of traffic already. He states there is a dip in the road going into his subdivision as you go out and as you come in. He states that you have to sit there and wait for a long period of time to get in and get out due to the Ft. Stewart traffic. This makes them late when they try to go somewhere. He thinks the existing apartments have an effect on his \$100,000 house. He would like for them not to be jammed into one area.

Alfonzo Edwards lives at Grove point next to the entrance to the apartments. He has lived in his house for 25 years. He said he is speaking on behalf of a few more neighbors that could not attend today. Those existing apartments were placed there, and they were not able to oppose them before they were approved. They fill like they sprung up and were not allowed to speak up and give their opinion. He stated that at the entrance to the apartments he knows for a fact in the last year there has been at least ten accidents. He states the traffic and noise are disturbing and this is the only neighborhood in the City of Hinesville that has apartments within the subdivision.

Cornelius Williams came forward to speak against the rezoning and stated that he lives next door to Mr. Edwards. He concurs with everything that Mr. Edwards stated. He says that the Apartments change his neighborhood from low density to high density and will lead to more accidents. He feels it will impact his property value. He is also concerned about the water system and the pressure dropping. The traffic to the Fort Stewart gate will cause problems for emergencies.

Commissioner Pace asked if a traffic study had been conducted. Jeff stated no. Marcus Sack stated that this is a downzoning from commercial. He states this will reduce the traffic and noise. The potential for a high commercial retail area would make traffic and noise worse. If they move the apartments down the road, it will not help with traffic. There are only a few ways to get into Fort Stewart and most people that move to Hinesville are trying to get on base. That is the reason Veterans' Parkway was expanded. Marcus stated that he still feels this is an ideal development and asked the Planning Commission to think about that when they are considering their vote. Commissioner Regan asked what the number of units proposed was. Marcus stated 140. Commissioner Pace asked about the dip into the road. Marcus stated we could ask the city to look into that problem.

Mckesson Stafford came back up to the podium to state the part of the road that dips was level until it was made 4 lanes. Water just sits there. Jeff stated he will report that to the City of Hinesville. He states that they don't want to add traffic to the delay. He wants the developer to place the apartments on their land.

MOTION: John Hodges with standard and special conditions.

SECOND: Lynn Pace

VOTE: Unanimous in favor

This rezoning will go before the Hinesville City Council on November 4th at 3:00 PM.

WALTHOURVILLE

3.3 Rezoning Petition 2021-054-W. A rezoning petition was submitted by Tamara Grandia on behalf of Lisa Dodd Trust, owner, to rezone a 1.5-acre property, more or less, on W. Oglethorpe Hwy next to the Walthourville Meat Market. Petition is to rezone from B-1 to B-2 for a warehouse and small retail shop. Properties are further described as LCTM-Parcels 050C-060 and 050C-010.

Nirav presented this rezoning petition to the Planning Commission.

RECOMMENATION: Approval

Vice-Chairman Odom asked if the retention pond will be shared. Jeff stated that will be determined during site plan review.

Tamara Grandia came forward and stated that she has outgrown her current location. She states that ninety percent of her business is online website based. She needs the space to store her inventory.

MOTION: John Hodges

SECOND: Duncan Regan

VOTE: Unanimous in favor

This rezoning petition will go before the Walthourville City Council on November 9th at 6 PM.

3.4 Variance 2021-055-W. A variance petition was submitted by Edna Walthour on behalf of owner, Frank Callen Boys & Girls Club, Inc, to request the rear setback on the building be reduced from 30 feet to 15 feet. Property is located at 5540 W. Oglethorpe Hwy and is further described as LCTM parcel 050C-035. **(WITHDRAWN)**

LIBERTY COUNTY

3.5 Conditional Use 2021-056-LC. A conditional use petition was submitted by Melissa Blount on behalf of John A. Stoddard III, owner, for a conditional use to operate a private school. Property is located at 684 Freedman Grove Rd. and is further described as LCTM Parcel 208-053.

Nirav presented this rezoning petition to the Planning Commission. Nirav stated that there will need to add paving. Nirav showed the design of the building to the Commissioners to be used as a school. There will be no cooking on campus. Lunches will be brought in. They intend to start with 50 students, pre-school to 5th grade and hope to enlarge as funding is available.

Melissa Blount came forward to speak about her project and stated that she will be teaching students the basic fundamentals of life along math, science, and English. Commissioner Regan asked what type of training she will be using. Mrs. Blount stated it is the Abeka curriculum that is two years ahead of what is being taught in the public schools currently. They will have computers also. She stated that she will teach writing letters, writing checks and basic math.

RECOMMENDATION: Approval

MOTION: John Hodges
SECOND: Bonny Woods-Gunn
VOTE: Unanimous in favor

This rezoning petition will go before the LCBOC on November 2nd at 6 PM.

RICEBORO

3.6 Rezoning 2021-057-R. A rezoning petition was submitted by Emmanuel Joyner, owner, to rezone 1.0 acre of land, more or less, from AR-1 (Agricultural Residential District) to R-2A (Single-, Two-Family and Mobile Home Residential District) at 1552 Sandy Run Road and further described as LCTM-Parcel 195-023.

Gabby presented this rezoning to the Planning Commission. She stated that the property is served with public water and sewer. The reason for the rezoning is for the owner to add another residence to his property.

RECOMMENDATION: Approval

Emmanuel Joyner came forward and stated that he is here to answer any questions.

MOTION: John Hodges
SECOND: Lynn Pace
VOTE: Unanimous in favor

This rezoning petition will go before the Riceboro City Council on November 2nd at 6 PM.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Preliminary Plat for The Pointe at Villages on Marne. A request by RTS Homes, LLC., for approval of a preliminary plat for 76 single-family house lots in Hinesville off Marne Blvd.

Mardee presented this revised preliminary plat to the Planning Commission.

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

MOTION: John Hodges with standard and special conditions
SECOND: Lynn Pace
VOTE: Unanimous in favor

If special conditions are met this will go before the Hinesville City Council on November 4th at 3 PM.

4.2 Preliminary Plat for Heritage Point. A request by Liberty Properties and Holdings Co, LLC., for approval of a preliminary plat for 151 single-family house lots in Hinesville on Flemington Village Blvd.

Mardee presented this revised preliminary plat to the Planning Commission.

RECOMMENDATION: Approval with standard and the following special conditions:

Prior to consideration by the Hinesville City Council:

- 1. Prior to consideration by the Hinesville City Council, the project shall have received all necessary approvals and the construction plans shall have concurrence.**
- 2. Prior to approval of the final plat, a deed suitable for recording shall be provided for the land being dedicated to the City.**

Vice-Chairman Odom asked if the right-of-way extension down to the canal is part of the Army Corp of Engineers canal system that is restricted from building anything over it. Marcus stated it is part of the system but is not restricted. Commissioner Regan asked how this will affect traffic in the area. Marcus stated that a traffic study has been conducted for the purposes of getting a signal at highway 84 and Flemington Village Boulevard. They have had a letter of intent since the beginning of the project in 2016.

MOTION: John Hodges with standard and special conditions.

SECOND: Bonny Woods-Gunn

VOTE: Unanimous in favor

If special conditions are met this will go before the Hinesville City Council on November 4th at 3 PM.

- 4.3 Preliminary Plat for Patriots Trail Subdivision.** A request by D. R Horton for approval of a preliminary plat for 45 single-family house lots in Flemington on Patriots Trail.

Mardee presented this revised preliminary plat to the Planning Commission.

RECOMMENDATION: Approval with standard and the following special conditions:

Prior to consideration by the Flemington City Council, the project shall have received all necessary approvals and the construction plans shall have concurrence.

MOTION: John Hodges

SECOND: Duncan Regan

VOTE: Unanimous in favor

If special conditions are met this will go before the Flemington City Council on November 9th at 4:30 PM.

5.0 INFORMATIONAL ITEMS

6.0 GENERAL PUBLIC COMMENTS

7.0 OTHER COMMISSION BUSINESS

7.2 Director's Report

Jeff Ricketson, Executive Director expressed his appreciation to Commissioner Hodges for changing his plans and staying for the remainder of the meeting so we could keep a quorum. Jeff recapped last months actions. The rezoning next to Crystal Lake Subdivision has been postponed in order to be revised. They may bring back at a later date. The rezoning for N. Main was tabled at the request of the owner. The conditional use for the solar array was approved by the LCBOC on October 5. The apartment rezoning on Deal Street was approved by Hinesville City Council on October 7. The old Hinesville Bank building rezoning in Midway was approved by the Midway City Council on October 11. The request by Latanya Baker to rezone a residence for a massage parlor on Baker Beals Lane in Flemington was disapproved by Flemington City Council. The rezoning for the Southern Star Group in Flemington for a PUD will be considered by the Flemington City Council on November 9. The rezoning for the liquor store on Live Oak Drive was approved on October 7 by the Hinesville City Council and the annexation will be heard on October 21. The rezoning for Brantley Drive was approved by Hinesville City Council on October 7. The preliminary plat for The Colonies at Habersham was approved by the LCBOC on October 5. The final plat for Independence Settlement Phase 4 was approved by the Hinesville City Council on October 7. The final plat for Tranquil South Phase 4 was approved by the Flemington City Council on October 12.

Jeff stated that he has identified a course for a training opportunity that is offered by the Carl Vinson Institute. The Planning Commission training will be from 9 AM to 4 PM. Commissioners Pace, Odom, Hodges, Regan, and Woods-Gunn stated they are interested. Kelly will poll the Commissioners to see what day the majority can meet. Jeff also told the Commissioners that the UDO the staff has been working on for the last three years on is ready for them to start reviewing. Jeff stated we will start going over this in segments starting at the November meeting. He also stated that we would also need to have some workshops to go over the UDO. This is a lengthy document. Once reviewed by Planning Commissioners, we will take it before the governments for approval. Jeff also reminded the Commissioners that we will be having our Christmas dinner after the December meeting.

8.0 ADJOURN

MOTION: John Hodges

SECOND: Lynn Pace

VOTE: Unanimous in favor



Tim Byler-Chairman

16 Nov 2021

Date



Jeff Ricketson, Secretary to the Board