

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



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

February 23, 2022

The Liberty Consolidated Planning Commission met on Tuesday, February 15, 2022, in the Historic Courthouse, 100 Main St., Hinesville, GA. Vice-Chairman Odom, called the meeting to order. Durand Standard **made a motion to accept the January 18, 2022, minutes. The motion was seconded by Sarah Baker. The motion passed unanimously.** Vice-Chairman Odom asked for a motion to accept the final agenda. **A motion was made by Durand Standard to accept the agenda and the motion was seconded by Bonny Woods-Gunn and 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  
Bonny Woods-Gunn  
Durand Standard  
Sarah Baker

ABSENT:

Duncan Regan  
Alonzo Bryant  
Tim Byler

LCPC STAFF PRESENT:

Jeff Ricketson, Executive Director  
Kelly Wiggins, Executive Assistant  
Gabby Hartage, Zoning Administrator  
Lori Parks, Zoning Administrator  
Mardee Sanchez, Engineering 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**

**2.1 Ordinances and Resolutions (None)**

**2.2 Election of officers (Chair, Vice-Chair, Assistant Vice-Chair and Secretary)**

Vice-Chairman Odom asked for a nomination or motion for officers. **Commissioner Standard made a motion to nominate the current officers to remain the same for 2022. The motion was seconded by Lynn Pace. The vote was unanimous in favor. Tim Byler remains Chairman, Phil Odom remains Vice-Chairman and Lynn Pace remains Assistant Vice Chair and Jeff Ricketson will continue as Secretary.**

### 3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

#### LIBERTY COUNTY

**3.1 Rezoning Petition 2022-007-LC.** A petition was submitted by Laurel View Properties, LLC, and CMJ Investments, LLC, owners, to rezone a combined 230 acres of land, more or less, from A-1 (Agricultural District) and B-2 (General Commercial District) to I-1 (Industrial Districts) and B-2 (General Commercial District) for proposed warehouse distribution and businesses along Islands Hwy.

Gabby presented this rezoning request to the Planning Commission. Vice-Chairman Odom stated that this parcel was located in the Interstate Corridor area and asked does it have access to Islands Highway. Jeff stated the road is proposed to will actually be move but access will remain from Islands Highway. Jeff pointed out the IC portion of the parcel that is located within the City of Midway.

**RECOMMENDATION:** APPROVAL with standard conditions.

Chad Zittrouer representing Travis Stringer with the Foram Group came forward and stated that most items that were mentioned were addressed accurately. Chad stated that he is attempting to keep this parcel within the current surrounding zoning. They are moving the road over to have more room on the section of the property that abuts I-95 with the possibility of adding a signal if needed later at the intersection. The intent of the development for warehousing is in line with the current market and there is a demand for it at this time. He stated he will answer any questions about the project.

Ricky Floyd came forward and stated that he is a current resident of Dorchester Village Road. He states that he would like to see the road closed to through traffic. He states that Brigdon Road could be used. He is concerned that the traffic will be an issue and asked what the plans are for the road.

Michael Mossier came forward and stated that he lives on Dorchester Village Road also and has the same concerns. He wanted to know if the road will be paved all the way through there with Industrial traffic coming through, or will it be blocked off. Jeff Ricketson stated the proposal is to pave the road down to the end of this property and then it would transition back to the existing dirt road. Mr. Mossier asked if it would be possible to close the road at that end. Jeff stated that would have to be a decision of the Board of Commissioners.

Meredith Belford came forward and stated that she owns property on Dorchester Village Road. There are 2200 acres of dedicated green space. In 2007/2008 stakeholders spent almost two years working on a Gateway Overlay and they met so that they could work together to agree to limited access points and certain buffers. She is also concerned with traffic issues. Meredith stated she wanted to bring this to the Planning Commissions attention, although the plan is no longer active it is something we should reconsider.

Chad Zittrouer came forward and stated that they would commit to installing a truck turn around area so at the dead end of the pavement that they have proposed to improve there would be an actual turnaround for the trucks to use.

Ricky Floyd came forward and stated that there is a noise level issue also and wanted to know what they had planned for noise level issues. Jeff stated the County does have industrial noise ordinances and if there are instances that exceed in Tradeport then that would need to be addressed. Chad Zittrouer stated they have oriented the buildings to help protect the residents from noise.

**RECOMMENDATION: APPROVAL** with standard conditions.

**MOTION: Durand Standard with standard conditions**

**SECOND: Lynn Pace**

**VOTE: 4 in favor, Bonny Woods-Gunn against.**

**This rezoning will be heard by the LCBOC on March 1, 2022 at 6 PM.**

### MIDWAY

**3.2 Conditional Use 2022-010-M.** A request was submitted by Coastal Solar Power, LLC, on behalf of Liberty County Board of Education, owner, to place a small ground-mounted solar energy system at the Liberty Elementary School at 600 Edgewater Drive in Midway.

Gabby presented this conditional use to the Planning Commission. Gabby stated there will be a fence with a locked gate around the system. Once system is out of use it must be decommissioned.

**RECOMMENDATION: Approval** with standard conditions.

**MOTION: Lynn Pace with standard conditions**

**SECOND: Sarah Baker**

**VOTE: Unanimous in favor.**

**This rezoning was fast tracked and heard and approved by the City of Midway on February 14, 2022 due to the approaching expiration of a grant.**

**3.3 Conditional Use 2022-011-M.** A request was submitted by Dal-Bloc, LLC, applicant, for a convenience store with restaurant and gas station and a truck terminal with separate fuel pumps on a combined 9.684 acres of land, more or less, on E. Oglethorpe Hwy in Midway close to I-95 interchange at exit 76.

Gabby presented this conditional use to the Planning Commission. Gabby stated that there is not adequate water service at this time, but the City of Midway is developing a new water tower that will provide service.

**RECOMMENDATION: Approval** with standard conditions.

Vice-Chairman Odom asked if GDOT had any upcoming plans for this interchange. Jeff stated there is nothing funded at this time. Commissioner Pace asked what happened to Cay Creek Road and would access still remain to it. Gabby stated that there is a dirt road at the edge of this property that meets up with Cay Creek Road.

Jeff Lanier, applicant, from Albany, Georgia came forward to answer any questions and submitted photos of a site that he recently completed that will be identical to what he is proposing here. Vice-Chairman Odom asked if Mr. Lanier would consider speaking with GDOT and sharing the driveway with the property next door. Mr. Lanier stated that he would consider that. The contract that he has on the property already includes this stipulation. Commissioner Pace asked if it was too close to the intersection of the Interstate. Mr. Lanier stated that has already been addressed by his engineers. Commissioner Pace asked if this would be a place to spend the night. Mr. Lanier stated that his other locations do allow that and yes, they would be able to stay.

Mr. Patel came forward and stated that he owns property and a business next to this project. It is a gas station and convenience store. He states that if this business is allowed it will cause harm to his business. He states there is already a truck stop across the highway. Mr. Patel stated that he has a letter from the truck stop property owner to submit stating that he is against this also. He is unable to attend because he is the hospital.

Mr. Ratcliffe came forward and stated that he represents the Michael E. Bryant trust, and they own 25 acres next to this parcel and is concerned about the orientation of the lighting. He asked the light to be turned down away from his property and wanted to ask for a buffer to be installed. Mr. Ratcliffe stated that he cannot stand there and state what their plans are for the property. There are variable things that we might think about that aren't technically conditions but could be considered conditions.

Meredith Belford came forward and stated that her greatest concern here is that their property is located close to this property and there were plans for Highway 84 and the concern 15 years ago and there would be too many curb cuts. We are now seeing more curb cuts and having accidents at this area. She challenges the Commission to look at this gateway for safety and aesthetics. This is a major change for this Interchange. Also, she has heard there may be some traffic circles installed as part of the widening of Highway 84 and asked how that would play into this. She also stated that part of Cay Creek Road has been abandoned according to GIS and this is the only access to the Davis property, her property, and the easement to the billboard. Vice-chairman Odom stated that he would like to suggest that at the time of site plan review we consider the lighting and noise pollution and to consider the abandoned Gateway issues. Jeff stated the site plan does have to be approved by the City of Midway Mayor and Council. Commissioner Baker stated that she has concerns about the trucks and traffic. She stated that getting out of McDonalds is extremely dangerous.

**MOTION: Durand Standard motioned for approval with standard and the following conditions: at the time of Gateway site plan review we consider the lighting and noise pollution, and landscape buffering and ingress/egress.**

**SECOND: Lynn Pace**

**VOTE: In favor: Odom, Pace, Standard. Against: Woods-Gunn and Baker  
Motion passed.**

**This conditional use will go before the Midway City Council on March 14, 2022 at 6 PM.**

**3.4 Rezoning Petition 2022-012-LC and Conditional Use 2022-013-LC.** A petition was submitted by Dal-Bloc, LLC, applicant, to rezone 6.698 acres of land, more or less, from AR-1 (Agricultural Residential District) to B-2 (General Commercial District) for a truck terminal with fuel pumps and a convenience store with gas station. Additionally, a conditional use request was submitted for a truck terminal in B-2 on this property.

Gabby presented the rezoning and conditional use to the Planning Commission.

**RECOMMENDATION:** Approval with standard conditions for rezoning 2022-012-LC and conditional use 2022-013-LC.

**MOTION:** Durand Standard motioned to approve but requested that the entire project be approved by the Gateway Review Board.

**SECOND:** Lynn Pace

**VOTE:** In favor: Standard, Pace, Odom

**Abstain:** Baker

**Against:** Woods-Gunn

**This rezoning will go before the LCBOC on March 1, 2022 at 6 PM.**

**3.5 Variance 2022-014-LC.** A request for variances was submitted by James Greene, applicant, for the following: allowing a detached garage/workshop in the front yard (which is prohibited) and a front yard building setback reduction from the required 35 ft. to approximately 27 ft. The property is located at 445 Rye Patch Road is zoned AR-1 (Agricultural Residential District) and is owned by Wanda B. Greene. It consists of 0.72 acres of land, more or less and is further described as LCTM-Parcel 024-013.

Gabby presented this rezoning to the Planning Commission.

**RECOMMENDATION:** Approval with standard conditions.

**MOTION:** Lynn Pace

**SECOND:** Bonny Woods-Gunn

**VOTE:** Unanimous in favor

**This rezoning will go before the LCBOC on March 1, 2022 at 6 PM.**

## **GUM BRANCH**

**3.6 Rezoning Petition 2022-015-G.** A petition was submitted by Evelyn Strickland, applicant, on behalf of the estate of Alsennia H. Manous, to rezone 0.5 acres of land, more or less, from AR-1 (Agricultural Residential District) to R-2A (Single-, Two Family, and Mobile Home Residential District). Property is located on GA Hwy 196 W. and further described as LCTM-Parcel 022-026 (0.5-acre portion thereof).

**RECOMMENDATION:** Approval with standard conditions.

Trent Long of T.R. Long Engineering came forward and stated that there is no development taking place on this property. They are just dividing it properly to deed to family.



**MOTION: Durand Standard with standard conditions**  
**SECOND: Bonny Woods-Gunn**  
**VOTE: Unanimous in favor**

**This rezoning will go before the Gum Branch City Council on March 21, 2022 at 7:30 PM.**

### **WALTHOURVILLE**

**3.7 Rezoning Petition 2022-016-W.** A petition was submitted by Tibet Creek Investors, applicant, on behalf of the estate of Frances M. Pagliarullo represented by Donna R. Pagliarullo, to rezone 0.4 acres of land, more or less, from AR-1 (Agricultural Residential District) to R-2 (Single-, and Two-Family Dwelling District). Property is located at 146 Arnall Drive and further described as LCTM-Parcel 041D-011.

Gabby presented this rezoning to the Planning Commission.

**RECOMMENDATION:** Approval with standard conditions.

**MOTION: Lynn Pace**  
**SECOND: Bonny Woods-Gunn**  
**VOTE: Unanimous in favor.**

**This rezoning will go before the Walthourville City Council on March 8, 2022 at 6 PM.**

#### **4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS**

**4.1 Final Plat for The Gardens at Fifteen West Ph. 1.** A request by RTS Homes for approval of a final plat for 60 single-family residential lots on W. 15<sup>th</sup> Street in Hinesville.

Mardee presented this final plat to the Planning Commission.

**RECOMMENDATION:** Approval of Final Plat and Acceptance of Dedications with standard and the following special conditions.

1. Prior to going to Hinesville, all letters of credits shall be submitted, and the project shall be satisfactorily been closed out.
2. Prior to recording of plat, all improvements shall have been accepted
3. Prior to issuance of C/Os, a deed transferring ownership of the pump station tract to the City shall be recorded.

**MOTION: Durand Standard**  
**SECOND: Lynn Pace**  
**VOTE: Unanimous in favor**

**This will go before the Hinesville City Council on March 3, 2022 at 3 PM if the conditions have been met.**

**4.2 Preliminary Plat for Griffin Park Extension Ph. III.** A request by Dryden Enterprises for approval of a preliminary plat for 97 single-family residential lots on Grayson Avenue in Hinesville.

Mardee presented this preliminary plat to the Planning Commission.

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

Might be heard by Hinesville Mayor and Council **March 3, 2022, 3:00 pm**, Hinesville City Hall, 115 E ML King, Jr, Drive.

Marcus Sack came forward to answer any questions. There were no questions.

**MOTION: Bonny Woods-Gunn**

**SECOND: Lynn Pace**

**VOTE: Unanimous in favor**

## **5.0 INFORMATIONAL ITEMS**

### **5.1 Update for The Pointe at Villages on Marne Subdivision.**

Mardee updated the Planning Commission. She stated that they number of lots has been changed from 76 lots to 66 lots.

## **6.0 GENERAL PUBLIC COMMENTS (None)**

## **7.0 OTHER COMMISSION BUSINESS**

### **7.2 Director's Report**

Jeff Ricketson, Executive Director presented the Commissioners with the outcome from last months actions. The rezoning petitions filed by Bert Webb were withdrawn by her. The rezoning for the Allstate building was approved by the City of Hinesville on February 3, 2022. The rezoning submitted by Horse Creek Partners on airport Road was approved by the Hinesville City Council on February 3, 2022. The rezoning submitted by Josh Wheeler for the subdivision on Leroy Coffey was approved by the LCBOC on February 1, 2022. The rezoning for David McDonald on Groover Road was approved by the LCBOC on February 1, 2022. The rezoning for Happy Acres was approved by the Hinesville City Council on February 3, 2022. The rezoning for The Commercial property on Magnolia Lane was approved by the Hinesville City Council on February 3, 2022. The rezoning in Walthourville by Dryden Enterprises was postponed. Jeff introduced Lori Parks as our new zoning administrator. She will be training and taking over Gabby Hartage's position when Gabby retires. Jeff announced that he was sad to inform the Commission that John Hodges has resigned and has taken a position on the Tax Assessors board. Jeff also reminded the Commissioners of the UDO workshop on February 24, 2022 from 3 to 5 PM.

## **8.0 ADJOURN**

**MOTION: Sarah Baker**

**SECOND: Bonny Woods-Gunn**  
**VOTE: Unanimous in favor**



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**Tim Byler-Chairman**



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**Date**



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**Jeff Ricketson, Secretary to the Board**