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

August 19, 2022

The Liberty Consolidated Planning Commission met on Tuesday, **August 16, 2022**, 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 June 21, 2022, minutes. The motion was seconded by Sarah Baker. The motion passed unanimously.** Chairman Byler asked for a motion to approve agenda. **A motion was made by Durand Standard to accept the agenda and seconded by Lynn Pace. 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
Durand Standard
Duncan Regan
Andrew Williams
Tim Byler
Sarah Baker
Alonzo Bryant

ABSENT:

Bonny Woods-Gunn

LCPC STAFF PRESENT:

Jeff Ricketson, Executive Director
Kelly Wiggins, Executive Assistant
Gabby Hartage, Zoning Administrator
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 (None)

2.0 NEW BUSINESS

2.1 Public Hearing-Countywide Zoning. To receive public comment on the proposed unified development ordinance (UDO) for all of Liberty County, including the municipalities of Allenhurst, Flemington, Gum Branch, Hinesville, Midway, Riceboro, and Walthourville. The proposed UDO is intended to update and replace the existing zoning and subdivision ordinances for each of the aforementioned jurisdictions with a common unified development ordinance.

Jeff presented an overview of the new Unified Development Ordinance. The meeting was advertised as a public hearing. We have been working on this for three years. Jeff stated this is the first major update we have had in the Liberty County ordinances since they were first written in the mid-seventies. One of the unique things about this ordinance is that currently we have 8 different entities with 8 different regulations. This is our attempt to unify all 8 into 1 ordinance.

John McIver came forward and stated that he has some concerns about small landowners in rural areas. He would like to know how the A-1 and AR-1 zoning restrictions will be once this new ordinance is implemented. How will the adjoining property owners be affected. He mentioned utilities. He stated one size does not always fit all. He asked the Commissioners to take these issues into consideration.

Damon Mullis, Executive Director of Ogeechee Riverkeeper came forward to offer some suggestions and concerns. He stated that growth is coming to Liberty County and has witnessed this in surrounding communities due to the ports. He is concerned about high density and the fact that high density requires high density septic systems. He has been a witness to moratoriums on warehouses in these areas due to traffic concerns and environmental concerns. He states now is the time to plan for growth and sustainability and to protect wetlands and flood areas.

Ronda Durney came forward and stated that she would reiterate everything that Mr. Mullis just stated. She states that she has done significant research and that 40 different dangerous chemicals come from these vehicles and cause many diseases. There will be thousands of vehicles coming to our neighborhood on the East end. She has spent countless hours reading research about the emissions of the trucks. She asked that we consider ingress and egress coming to the coast. There are only two lanes on the East end and the bridge is not large enough to support these many trucks. She also states that the people that live out there moved out there to be in a rural area: to enjoy clean air and water and quiet. Please consider a little bit more about why we live in that area. She has spoken to the Army Corp of Engineers, and they agree with her. This much growth will cause flooding. She, herself is being flooded out. She feels we can be a little more careful with this than what is going on at this time.

Jeff stated that there would not be any net loss of rights to A-1 and AR-1 districts. They have the least change of any of the zonings in the County.

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

HINESVILLE

3.1 Variance 2022-053-H. A request was submitted by Robert and Marilyn Bellamy, owners of 101 Westchester Lane, to be allowed to exceed the maximum allowable 25% lot coverage that is required per ordinance. Property is further described as LCTM-Parcel 038C-141. Property owners would like to place an additional 12 ft. X 12 ft. accessory structure in the rear yard. Property is zoned R-4 (Single Family Dwelling District).

Gabby presented this variance request to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

MOTION: Phil Odom made a motion to approve with standard conditions.

SECOND: Andrew Williams

VOTE: Unanimous in favor

This variance request will go before the Hinesville City Council on September 1, 2022 at 3 PM.

3.2 Variance 2022-054-H. A request was submitted by Arvindkumar R. Patel and Sushilaben k. Patel, owners, to be allowed to reduce the required 20 ft. wide vegetative buffer with 6 ft. high opaque fence between residential and convenience/retail commercial zoned parcels. Both properties are zoned C-2 (General Commercial District) and are proposed to be developed as a liquor store. Properties are further described as LCTM-Parcels 046C-083 and 046C-082.

Gabby presented this variance request to the Planning Commission.

RECOMMENDATION: Approval with standard conditions and the following special condition: A buffer consisting of an 8 ft. solid wall in conjunction with fast-growing dense evergreen hedges shall be placed in rear of property.

Blake Gomez and Gerardo Aguilera came forward. They own the quadraplex located at 929 Live Oak Drive. They would like the pine trees removed that abut their property because the debris falls on his property. They would like a condition added that the pine trees be removed.

Brandon Purcell with T.R. Long Engineering came forward and stated that the plan is to have the pine trees removed.

MOTION: Andrew Williams made a motion to approve with standard and special conditions.

SECOND: Lynn Pace

VOTE: Unanimous in favor.

This variance request will go before the Hinesville City Council on September 1, 2022 at 3 PM.

3.3 Variance 2022-055-H. A request was submitted by Brennan Capital Investments, LLC, (J. Read Brannen), owner of lots 22 and 28 in Mill Creek Subdivision, to be allowed to encroach into the 25 ft. required side yard building setbacks for corner lots. Properties are further described as LCTM-Parcels 046A-011 and 045C-129 respectively.

Gabby presented this variance request to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

MOTION: Phil Odom with standard conditions.

SECOND: Duncan Regan

VOTE: Unanimous in favor

This variance request will go before the Hinesville City Council on September 1, 2022 at 3 PM.

FLEMINGTON

3.4 Conditional Use 2022-056-FL. A request by Joshua and Glenzel Thompson, owners, to be allowed to operate a family daycare at 154 Turpentine Trail in Flemington and further described as LCTM-Parcel 083B-030.

Gabby presented this conditional use request to the Planning Commission. Gabby stated that currently the back yard is unfenced. However, owner states he will install one if his license is approved.

RECOMMENDATION: Approval with standard and a special condition: Flemington Business License shall not be issued until State inspections have been completed and State approval has been received.

Commissioner Pace asked if the driveway was suited for this use? Jeff stated it is a double width driveway. Chairman Byler stated there is a possibility of 6 cars arriving at one time and the Flemington City Council will ask about that.

Joshua Thompson, owner, came forward and stated that the State requires he has a local license before he can obtain the State license. Gabby suggested sending a zoning letter to the State that reflects the zoning meets the requirements for a daycare. It was decided that the LCPC will call Bright From The Start and ask if the zoning letter will suffice and then advise the City of Flemington of our findings.

MOTION: Andrew Williams made a motion to approve with standard and special conditions.

SECOND: Sarah Baker

VOTE: Unanimous in favor

This conditional use request will go before the Flemington City Council on September 13, 2022 at 4:30 PM.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Liberty Crossing Phase 1. A request by Josh Wheeler for approval of a preliminary plat for 67 single-family residential lots on Leroy Coffey Hwy., in Liberty County. Additionally, 2 variances are requested: from the maximum length of a temporary dead-end street and from the requirement for two accesses.

RECOMMENDATION: Approval of Preliminary Plat with standard and special conditions with **APPROVAL** of the variance for two accesses.
DISAPPROVAL of the variance for the maximum temporary dead-end street.

APPROVAL of Preliminary Plat with the following special conditions:

1. The Board of Commissioners shall approve both variance requests.
2. Prior to consideration of the prelim. plat by Board of Commissioner, the County shall have approved the construction plans and the Department of Public Health shall have approved the subdivision.

Commissioner Pace asked why we are allowing septic tanks next to wetlands. Jeff stated that requires approval from the Health Department not the LCPC.

Elliott Wilson, Engineer with M.E. Sack, stated that the soil has been tested and the Liberty County Health Department is recommending a mound septic system. It was decided by GDOT that having two access points on Leroy Coffey would be deemed unsafe due to close proximity of intersection and speed limit.

Damon Mullis came forward again and stated that this is a prime example of a high-density septic system and suggested that the Commissioners do not rely on State or Federal agencies to protect the citizens. Commissioner Williams asked Mr. Mullis who he recommends for the septic system. Mr. Mullis stated there are professionals that inspect them, but the homeowner has to pay for it.

MOTION: Commissioner Standard made a motion to approve the variance with one access and to approve the variance for the temporary dead-end street with temporary 80-foot radius, but it must be bonded, and the subdivision must be extended and built out within two years, or we call the bond.

SECOND: Phil Odom

VOTE: Unanimous in favor

This preliminary plat will go before the LCBOC on September 6, 2022 at 6 PM if conditions are met by the date of the meeting.

5.0 INFORMATIONAL ITEMS (None)

6.0 GENERAL PUBLIC COMMENTS

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 that the request for the Type B Home Occupation for a commissary in Walthourville was approved by Walthourville City Council on August 9th. The rezoning for the apartment building at the intersection of Pacific Place and veterans Parkway was approved by Hinesville City Council on August 4th with a special condition of a full access drive shall be placed on Pacific Plans and existing trees and vegetation shall remain abutting the single-family subdivision.

The lot coverage variance for 631 Trevor Street was approved by Hinesville City Council on August 4th. The conditional use for Mrykwood farms on Highway 17 was withdrawn by the applicant. The setback variance for the grocery store to be located on Flemington Village Blvd. was approved by Flemington City Council on August 9th. The setback and lot coverage variance for 103 Stewart Terrace was approved by Hinesville City Council on August 4th. The final plat for Cherokee Station and the preliminary plat for 15 West has not been heard yet.

Commissioner Pace asked to have a workshop to go over the recommendations that we have received for the UDO. Jeff stated that we can have a workshop and asked what date would work for the Commissioners. It was decided to have a workshop in the LCPC Conference Room on August 25th from 3:30 PM to 5:00 PM.

8.0 ADJOURN

MOTION: Durand Standard

SECOND: Sarah Baker

VOTE: Unanimous in favor



Tim Byler-Chairman



Date



Jeff Ricketson, Secretary to the Board