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

October 5, 2022

The Liberty Consolidated Planning Commission met on Tuesday, **September 20, 2022**, 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 August 16, 2022, minutes. The motion was seconded by Duncan Regan. The motion passed unanimously.** Chairman Byler asked for a motion to approve agenda. **A motion was made by Phil Odom to accept the agenda and 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
Bonny Woods-Gunn
Duncan Regan
Andrew Williams
Tim Byler
Sarah Baker
Alonzo Bryant

ABSENT:

Durand Standard

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. The Planning Commission held a public hearing on August 16th 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.

In response to input received during the public hearing, the PC met in a workshop on August 25th to consider changes to the UDO. Jeff stated that he sent a memo and the redlined changes that the Planning Commission made to the UDO at the workshop from suggestions from several groups and citizens.

Changes made were to Division 1 to include changed recommended by the Southern Environmental Law Center; Division 5 to clarify responsibilities for purchasing and installing all signage and other design requirements for pump stations recommended by Paul Simonton; Division 6 amendments to actions, appeals and variances and Division 7 to require membership to include a person with historic preservation background from the Gullah Geechee Community recommended by the SELC.

MOTION: Phil Odom made a motion to approve the UDO and present it to each of the 8 government entities.

SECOND: Lynn Pace

VOTE: Unanimous in favor

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

FLEMINGTON

3.1 Conditional Use 2022-057-FL. (WITHDRAWN) A request was submitted by Latavia Jackson, owner to be allowed to operate a dog grooming business at 97 Thornbriar drive, in Flemington. The property is further described as LCTM-Parcel 068C-051.

HINESVILLE

3.2 Sign Setback Variance 2022-058-H. A request was submitted by Commerce Street Holdings, LLC (Josh Wheeler), owner, to be allowed to have a sign placed 5 ft. from the right-of-way instead of the required 10 ft. Property is located at 309 N. Main Street, and further described as LCTM-Parcel 056B-018.

Gabby presented this variance request to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

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

SECOND: Bonny Woods-Gunn

VOTE: Unanimous in favor

This variance request will go before the Hinesville City Council on October 6, 2022 at 3 PM.

Jeff asked the Chairman if we could adjust the agenda and move agenda item 3.5 up due to the applicant having to leave to go to another meeting.

3.5 Rezoning Petition 2022-061-H. A petition was submitted by K.C. Brothers Construction Co, LLC (James Rim), to rezone 2.27 acres of land, more or less, from R-4 (Single-, and Two-Family Dwelling District) to R-TH (Townhouse Dwelling District) for approximately 59 townhouse units. Property is located near the intersection of Pineland Avenue and Ellie Lane and further described as LCTM-Parcel 047A-202; adjacent parcel 047A-203 is already zoned R-TH and is part of the proposed development.

Gabby presented this rezoning to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Commissioner Odom asked if the parking would be on a city street. Gabby stated they usually have a driveway. There was discussion of whether Ellie Lane is maintained by the owner or the City of Hinesville. This is not clear at this time. The LCPC did research and we were unable to find any evidence that it is a public street. At this moment it is considered a private drive.

Adam Wilkinson with Goose Creek Engineering came forward on behalf of the applicant. The intent is for a second exit to be used for emergencies. Adam stated that the concept will most likely change and there will be closer to 39 units built.

Ben Jones came forward to speak. He lives in the house located on the corner of Ellie Lane and Pineland Avenue. He has been there for 30 years. He has concerns about traffic.

Shelly Walker came forward and stated he lives in the house at the end of Ellie Lane. He stated that he maintains the road and grass along that lane. It's a single lane road and he has to take his trash can all the way down to Pineland Avenue for trash pickup. Commissioner Odom asked Mr. Walker if his deed shows that Ellie Lane is his property and he stated yes it does.

Adam Wilkinson came forward and stated that he the intent will be to not improve Ellie Lane where it goes into Mr. Walker's property and change entrance and exit. This is a rezoning and at time of development he will present the actual plan with changes made.

MOTION: Phil Odom with standard conditions.

SECOND: Alonzo Bryant

VOTE: Unanimous in favor

This rezoning request will go before the Hinesville City Council on October 6, 2022 at 3 PM.

3.3 Rezoning Petition 2022-059-H. A petition was submitted by the Liberty County Hospital Authority, property owner, to rezone 1.89 acres of land, more or less, from R-3 (Single-Family Dwelling District) to O-C (Office Commercial District) for a proposed wound care center located on the corner of Schoolhouse Road and E. G. Miles Parkway, further described as LCTM-Parcels 057A-075 and 057A-091.

Lori presented this variance request to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Brandon Purcell with T.R. Long Engineering came forward and stated he can answer any questions. Commissioner Odom asked if it was possible to save some of the trees on that lot.

David Barnes, Facilities Director with LRMC came forward to state that they plan to work around the trees on the property.

MOTION: Alonzo Bryant made a motion to approve with standard conditions.

SECOND: Andrew Williams

VOTE: Unanimous in favor

This rezoning request will go before the Hinesville City Council on October 6, 2022 at 3 PM.

3.4 Rezoning Petition 2022-060-H. A petition was submitted by the Liberty County Hospital Authority, property owner, to rezone .73 acres of land, more or less, from R-3 (Single-Family Dwelling District) to R-4 (Single-and Two-Family Dwelling District) to build a proposed duplex at 504 Schoolhouse Road. Property is further described as LCTM-Parcel 057A-090.

Lori presented this variance request to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

MOTION: Phil Odom with standard conditions.

SECOND: Sarah Baker

VOTE: Unanimous in favor

This rezoning request will go before the Hinesville City Council on October 6, 2022 at 3 PM.

RICEBORO

3.6 Rezoning Petition 2022-062-R. A petition was submitted by Gary Ryals, applicant, on behalf of ICGSA (Chemtall) to rezone 18 acres of land, more or less, from B-2 (General Commercial District) to I-1 (Industrial District). Property is located adjacent to Jones Street and further described as LCTM-Parcel 191D-043.

Gabby presented this conditional use request to the Planning Commission. Gabby stated they are

RECOMMENDATION: Approval with standard conditions.

Marcus Sack with M.E. Sack Engineering came forward to speak on behalf of petitioner. This will be some sort of Industrial but most likely a warehouse. The large berm will stay intact.

MOTION: Alonzo Bryant made a motion to approve with standard conditions.

SECOND: Andrew Williams

VOTE: Unanimous in favor

This rezoning request will go before the Riceboro City Council on October 4, 2022 at 6 PM.

HINESVILLE

3.7 Rezoning Petition 2022-064-H. A petition was submitted by All Ways Feet, PC, (Evetta L. Borden), property owner, to rezone 0.48 acres of land, more or less, from O-I (Office Institutional District) to R-2 (Single-Family Dwelling District) to use the existing structure in a residential manner. Property is located at 127 MacArthur Drive, further described as LCTM-Parcel 057C-260.

Gabby presented this rezoning petition to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Evetta Bordon, owner, came forward and stated that she no longer needed to use it as an office and would like to use it as residential for rental income.

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

SECOND: Lynn Pace

VOTE: Unanimous in favor

This rezoning request will go before the Hinesville City Council on October 6, 2022 at 3 PM.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Final Plat for Shadow Pointe. A request was submitted by SEI Development for approval of a final plat for 41 single-family residential lots on Patriots Trail in Flemington to be developed by D.R. Horton.

Mardee presented this final plat to the Planning Commission.

RECOMMENDATION: Approval of Final Plat and acceptance of dedications noted on the plat with standard and special conditions:

1. Prior to consideration by the Flemington City Council, letters of credit shall be submitted for the following and in the amounts indicated:
 - **\$57,000** for primary improvements
 - **\$65,700** for secondary improvements
 - **\$100,800** for maintenance of required improvements

MOTION: Alonzo Bryant

SECOND: Phil Odom

VOTE: Unanimous in favor

This preliminary plat will go before the Flemington City Council October 11, 2022 at 4:30 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 lot coverage variance on Westchester Lane was approved by the Hinesville City Council on September 1st. The Variance for the Patels for the liquor store to be located at Live Oak Drive was approved by Hinesville City Council on September 1st with the conditions you put in place. The variance request submitted by Mill Creek Subdivision was approved by Hinesville City Council on September 1st. The conditional use in for the day care in Flemington was approved on September 13th with conditions that the Flemington business license not be issued until the state license is issued. The plat for Liberty Crossing has not been presented to LCBOC due to Septic tank issues with health department. Jeff announced to the Commissioners that the Planning Commissioners would start receiving pay for the meetings they attend in person in November. Chairman Byler wished Gabby Hartage a happy retirement. Jeff reminded the Commission of the drop in party for Gabby on October 5, 2022.

8.0 ADJOURN

MOTION: Phil Odom

SECOND: Alonzo Bryant

VOTE: Unanimous in favor



Tim Byler-Chairman



Date



Jeff Ricketson, Secretary to the Board