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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  
Andrew Williams  
Bonny Woods-Gunn

October 5, 2022

The Liberty Consolidated Planning Commission met on Tuesday, October 18, 2022, in the Liberty County Courthouse Annex, 112 Main St., Hinesville, GA. Chairman Byler called the meeting to order. **Alonzo Bryant made a motion to accept the September 20, 2022, minutes. The motion was seconded by Andrew Williams. The motion passed unanimously.** Chairman Byler asked for a motion to approve agenda. Jeff stated that we have a request from the first applicant, David Smith, to move his item to the end as he is delayed by traffic. **A motion was made by Durand Standard 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  
Durand Standard

ABSENT:

LCPC STAFF PRESENT:

Jeff Ricketson, Executive Director  
Kelly Wiggins, Executive Assistant  
Maggie Wright, Planner  
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 (None)**

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

**LIBERTY**

**3.3 Rezoning Petition 2022-066-LC.** A petition was submitted by Walthourville Properties, LLC, property owner, to rezone 150 acres of land, more or less, from A-1 (Agricultural District) to R-1 (Single-Family Residential District) for a proposed single family residential development located on Bill Carter Road and Lewis Frasier Road. Property is further described as LCTM-Parcel 141-004.

Lori presented this rezoning petition request to the Planning Commission.

**RECOMMENDATION:** Approval with standard conditions.

Commissioner Odom asked if the LCPC had received any response from nearby property owners. Lori stated no. Dyann Robertson and Rose Fleming came forward and stated that she lives on Bill Carter Road and is concerned about the noise and traffic and loss of community. Possibility of graveyard being disturbed and concern for wildlife. She asked there to be a buffer to maintain the privacy of the people that already live there.

Marcus Sack with M.E. Sack Engineering came forward and stated that there will be screening along the road for this subdivision. This has been taken to the county and they have allocated the water for this. The next step is collecting the soil sample before bringing to you. Commissioner Odom asked what size lots this will be. Marcus stated half acre lots. He also asked about the graveyard and if Marcus was aware of it. Marcus stated there is one adjacent from it. Commissioner Regan asked how many lots. Marcus stated roughly 140 lots. Commissioner Regan asked how many acres. Marcus stated 150 acres. Commissioner Pace stated that they will all be septic tanks. Marcus stated yes. Ms. Fleming came forward and stated that they were told many years ago there is a cemetery on that property. She is not referring to the one across the road. Marcus stated he would look into that.

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

**SECOND:** Durand Standard

**VOTE:** Unanimous in favor

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

**HINESVILLE**

**3.4 Rezoning Petition/PUD Amendment 2022-067-H.** A petition was submitted by Salt Creek Ventures, LLC, property owner (Terry J. Wheeler), to rezone 6.61 acres of land, more or less, on the corner of Airport Road and Crystal Lake Street from C-3 (Highway Commercial District) to PUD (Planned Unit Development District) for a proposed residential neighborhood comprised of townhomes, duplexes or single-family dwellings. This PUD amendment will be made part of the

already established PUD on LCTM-Parcel 039D-006. Property for the PUD amendment is described as LCTM-Parcel 040B-020.

Lori presented this rezoning petition to the Planning Commission.

**RECOMMENDATION:** Approval with standard conditions.

Sheila and Kenneth Thompson came forward and stated that they have lived in Crystal Lake for over 26 years and their property backs up to this development. She states it is a quiet neighborhood and is concerned about looking at buildings from their back porch. They are concerned that the traffic will back up and Airport Road is already a very busy road. They were told when they bought their home that there would be something elaborate at the front of the subdivision. They would really like to see a buffer between the two developments.

Jimmy and Dana Ingram came forward and stated that they feel the same as the Thompsons and would like to add that there is a lot of wildlife in this area. They state the drainage ditch overflows and is not cleaned out. There is also flooding at the entrance to the subdivision. They are also concerned about the ratio of homes to the acres.

Marcus Sack with M.E. Sack Engineering came forward and stated that this parcel was zoned for heavy commercial which would cause more noise and traffic. If there were to be a development for high commercial it would come forward without any presentation to the citizens. They intend to provide a 40-foot buffer and that far exceeds what is required in the ordinance. Airport Road is 4 lanes and a GDOT road. The drainage has been addressed with Councilman Jenkins and the City is looking into it.

Commissioner Pace stated the drainage also concerns her and she would love to see a solution.

Marcus stated the city engineer has been out there and is aware of it.

Commissioner Odom asked for the developer to plant tree and do his due diligence.

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

**SECOND: Bonny Woods-Gunn**

**VOTE: Unanimous in favor**

**This rezoning will go before the Hinesville City Council on November 3 2022 at 3 PM.**

**3.5 Variance 2022-068-H.** A request was submitted by Commerce Street Holdings, (Josh Wheeler), owner, to be allowed to have gravel surface instead of paving of the parking spaces as required per ordinance for a proposed food truck park. Property is located at the intersection of W. Memorial Drive and N. Main Street. Properties are further described as LCTM-Parcels 056B-015 and 056B-017.

Lori presented this rezoning to the Planning Commission.

**RECOMMENDATION:** Disapprovals.

Marcus Sack with M.E. Sack Engineering spoke on behalf of the owner. He stated that they would like to keep this property as green as possible. There are live oak trees located there and paving would damage the trees. They have a vision for this park to be something that families could come to and enjoy lunch and provide an area for downtown workers to enjoy among others.

Chairman Byler asked if the food trucks would be there all day and night. Marcus stated that would not. Commission Odom stated that the food trucks would come and go. He also stated that he is a

little mystified that the staff is recommending disapproval, as the applicant is trying to allow for the trees to be saved and stay as green as possible. Commissioner Odom also stated that the train depot was located on those two lots one hundred years ago. Marcus stated that the food truck ordinance is vague and caused the need for the variance. Commissioner Pace stated that for once she is on Marcus's side.

**MOTION:** Lynn Pace made a motion to recommend APPROVAL with standard conditions.

**SECOND:** Phil Odom

**DISCUSSION:** Commissioner Standard stated that he has a concern. We need to make sure we manage the approval, so we don't create requests like this all the time. If we define this as a park, I think the ordinance does cover us. Jeff stated that calling this a park is a bit of a stretch, and the staff deals with this weekly. This will set a precedent. Commissioner Pace shared his concern but thinks this could be worded to address that. Commissioner Standard stated that this is a great idea, but the staff gets hit with this all the time and Jeff needs to be able to defend that this is unique to the circumstance. Commissioner Odom said we are talking about something that is temporary and will not be a full time use and will protect the oak trees.

**VOTE:** 7 in favor of approval for the variance.

1 against.

Vote passes.

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

## MIDWAY

**3.1 Conditional Use 2022-063-M.** A request was submitted by Kimley-Horn and Associates, Inc., applicant, on behalf of Laurel View Properties, LLC., owner, to be allowed to operate a convenience store/gas station at the southeast quadrant of Interstate 95 and Islands Highway. This development also proposes a small truck parking area (12 spaces) and diesel pumps. Properties to be developed are further described as LCTM-Parcels 265-040, 265-041, and 265-042.

Lori presented this conditional use to the Planning Commission.

**RECOMMENDATION:** Approval

David Smith with Kimley Horn came forward. Commissioner Bryant stated that the traffic is horrible in that area in the morning and afternoon. David stated they are currently completing a traffic study right now as a condition of the DRI.

Commissioner Odom asked if the original Parkers on will stay open. Daniel Ben-Yisrael, Parker's Real Estate Development Manger came forward and stated that it would remain open.

**MOTION:** Andrew Williams

**SECOND:** Durand Standard

**VOTE:** Unanimous in favor

This Conditional Use will go before the Midway City Council on November 14, 2022 at 6 PM.

**3.6 Rezoning Petition/PUD Amendment 2022-069-H.** A PUD amendment was submitted by Dryden Enterprises, Inc, (Claude Dryden), owner, to request a revision of the original Cherokee Station PUD regarding the community amenity area. Originally, the common area consisted of lots 239, 240 and 241 and included a pool, playground and a parking area for 20 vehicles. With this proposed revision, the common area is relocated to lot 328 (Phase 3). The new amenity area consists of a pavilion, a playground and parking for 13 vehicles; additionally, adjacent common area to lot 328 consists of a 2.5-acre area with a looped walking trail. Property is located in Cherokee Station subdivision, Phase 3A, and is further described as LCTM-Parcel 061-002.

Mardee presented this Rezoning/PUD Amendment to the Planning Commission. Mardee stated that the current GDP indicates the community amenity area will consist of “a pool and associated facilities, playground and a parking area to accommodate 20 vehicles.” The proposed GDP indicates a community amenity area will consist of “a pavilion, playground and associated facilities.” Dryden Enterprises initially reserved lots 226 and 227 to be used for the amenity for a total of 22,500 sq. ft. They later requested 239-241 to be reserved instead, for a total of 22,200 sq. ft. The map submitted with this proposed revision moves the amenity to lot 328, which is 10,300 sq. ft. and is adjacent to a 7- acre drainage/common area. Lot 328 will have a 20 ft. x 30 ft. pavilion and 13 parking spaces, 1 of which is handicapped accessible. A 2½-acre area is being reserved from the 7-ac. detention area for common use. It will have a 5-ft. wide gravel walking path and playground

**RECOMMENDATION:** Approval

Commissioner Odom asked who would maintain the gravel walking path. Mardee stated the HOA. Commissioner Odom asked if there would be any textile under the gravel because something will grow under it. Marcus stated that they will look into that. Commissioner Pace stated that the path is not centrally located and is using a wetland as an excuse for an amenity. People cannot walk to it. This is located in a bad place. It was a bad idea to have a subdivision there to start with. Marcus stated that it is not centrally located but that is why there is parking for the residents to get there.

**MOTION:** Durand Standard with standard conditions.

**SECOND:** Phil Odom

**VOTE:** 1 opposed, 8 for. Motion passes.

**This rezoning/PUD Amendment will go before the Hinesville City Council on November 3, 2022 at 3 PM.**

## **LIBERTY COUNTY**

**3.7 Rezoning Petition 2022-070-LC. (WITHDRAWN BY APPLICANT)** A request was submitted by James Dasher, applicant, to rezone 42.87 acres of land, more or less, from A-1 (Agricultural Residential District) to PUD (Planned Unit Development District) for residential use at 580 Old Gress Island Road and further described as LCTM-Parcel 241B-005. Property owner is Steven Berg.

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

**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 conditional use for the dog grooming business in Flemington was withdrawn by the applicant. The sign setback variance for 509 N. Main Street was approved by the Hinesville City Council on October 6<sup>th</sup>. The rezoning for the Hospital Authority was approved by the Hinesville City Council on October 6<sup>th</sup>. The rezoning request on Ellie Lane for Townhomes was approved on October 6<sup>th</sup>. The request by Chemtal to consolidate the zoning of the property was approved by the Riceboro City Council on October 4<sup>th</sup>. The rezoning request on MacArthur Road was approved by the Hinesville City Council on October 6<sup>th</sup>. The final plat for Shadow Pointe was not heard yet. Jeff invited the Planning Commission to the Comprehensive Plan Update meeting on October 27<sup>th</sup> at the Dorchester Village School from 6 PM to 8 PM. Jeff introduced our new Planner, Maggie Wright. Jeff announced that Commissioner Williams has taken a position in Germany, and this is his last meeting and thanked him for his service to the LCPC. Kelly informed the Commissioners of the papers that they need to fill out to give to the City of Hinesville Finance Department in order to receive payment for attending meetings. Jeff also informed the Planning Commission of each of the upcoming developments of warehouses proposed for Exit 76. Commissioner Woods-Gunn stated that she has received at least 3 flyers attached to her mailbox on Colonels Island about the rezonings.

**8.0 ADJOURN**

**MOTION: Phil Odom**

**SECOND: Alonzo Bryant**

**VOTE: Unanimous in favor**



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**Tim Byler-Chairman**



\_\_\_\_\_  
**Date**



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**Jeff Ricketson, Secretary to the Board**