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COMMISSIONERS

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

November 28, 2022

The Liberty Consolidated Planning Commission met on Tuesday, November 15, 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 October 18, 2022, minutes. The motion was seconded by Alonzo Bryant. 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 Phil Odom. 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
Tim Byler
Sarah Baker
Alonzo Bryant
Durand Standard

ABSENT:

Duncan Regan
Bonny Woods-Gunn

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

ALLENHURST/WALTHOURVILLE

3.1 Rezoning Petition 2022-073-A/W. A petition was submitted by Gary W. Mikel, applicant, on behalf of Ozell V. Mikel, property owner, to rezone 1 acre of land, more or less, from AR-1 (Agricultural District)/ R-2 (Two-Family Residential District) to R-2A (Single-Family, Two-Family, and Mobile Home Residential District) for placement of a single-wide mobile home.

Lori presented this rezoning petition request to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Mrs. Mikel came forward and stated that she wishes to place a mobile home on the property for her sons to live in.

MOTION: Durand Standard made a motion to approve with standard conditions.

SECOND: Sarah Baker

VOTE: Unanimous in favor

This rezoning petition request will go before the Allenhurst Town Council on December 5, 2022 at 6:30 PM and Walthourville City Council on December 13, 2022 at 6 PM.

LIBERTY COUNTY

3.2 Rezoning Petition 2022-071-LC. A request was submitted by Newbridge Residential Parks, LLC., applicant/owner, to rezone 139.6 acres of land, more or less, from A-1 (Agricultural District) and AR-1 (Agricultural Residential District) to I-1 (Industrial District) for a warehouse/distribution and logistics facility located at 2426 Islands Highway (portion of LCTM-Parcel 305-001).

Lori presented the rezoning petition to the Planning Commission. Lori noted that the access for this development will be through Tradeport East, and it will NOT have access from Islands Highway.

RECOMMENDATION: Approval with Standard and the following special conditions: The proposed development shall not have direct access to Islands Highway and there shall be a 100-foot vegetated buffer placed along all non-industrial abutting properties.

Martha Dykes came forward and stated that she is standing in for her son, Randy Dykes who cannot attend due to work. and asked for disapproval. Stated this does not meet the comprehensive plan. His residence is located across the street from this development. She also stated that this would cause irreversible devastating consequences to the quality of life to nearby properties. She stated that there should have been a master plan in place. Islands Highway has potholes and is not large enough for this amount of traffic. The newly paved areas are already in bad shape.

Ashley Mosier came forward and stated that she lives on Dorchester Village Road. She has several concerns and questions. She stated that the zoning questions were glossed over. She states that it does have economic value. She states that we have put the cart before the horse. She stated that the 100-foot buffer will not help. She can hear the noise from the Hooker warehouse and it consistent at night and on the weekends. She states that there is an impact on transportation and wants to know if we have a checklist to quantify our answer to the analysis. Jeff stated that this development will have access through Tradeport East and the County is working on improving the road and there

are plans for there to be a traffic light there. She asked if the county had a definition for undue burden. Jeff stated that it could be subjective. Jeff stated the term "undue burden" originated in the courts. Ashley asked what happens when the companies go bankrupt. She also stated that the historical areas will be impacted.

Dana Johnson came forward and stated that he is a lifelong resident of Colonels Island. He is opposed to the rezoning being proposed at today's meeting. He asked why we would rezone from agricultural to industrial when it lies within the comprehensive plan that we developed. He stated that this should be halted until we revise a new comprehensive plan. Please wait until a well-defined comprehensive plan has been developed and approved. This rezoning of parcels for warehouses is not planned for and is not managed. The infrastructure for these two parcels is not in place now. He states that even though the entrance to the development is within Tradeport East it will still dump onto Islands Highway. Jeff stated that is a fact. Mr. Johnson stated that the improvements for Islands Expressway is well over two years before started. He states this causes a safety issue. He stated that we should consider the property rights of the landowners. He stated that we should quit being a rubber stamp to the developers and stand up for the rights of the property owners and taxpayers. (Copy of his letter included in minutes.)

Carolyn Moseley came forward and stated that she drove from Atlanta to speak on behalf of a neighbor, Marcie Hamilton, which lives next to the property her family has owned and paid taxes on since 1945. Carolyn read a letter from Marcie. Marcie stated that she is opposed of the two-warehouse rezoning. Marcie has most of the same concerns as the other residents. (Copy of her letter included in minutes.)

Jennifer and William Jeffers came forward and stated that her home is located on Islands Highway adjacent to this development. She stated he is concerned about her horse stable and wanted to know if the property was being bought by foreigners. Jeff stated the applicant is from New York. She is concerned the trucks will disturb her horses. She bought property ten years ago and thought it would be peaceful. Mr. Jeffers stated that this should only be built within the Industrial Authority's Tradeport East Park.

Nancy Maier came forward and stated that her family has been a resident of Colonel's Island since 1900. She is a Youmans and Deloach descendant. She is opposed to the rezonings as well. She asked where the sewer and water were going to come from and go to. Jeff stated that the water will come from the aquifer and the LCDA will provide the water and the LCDA has a partnership with the City of Midway to provide the sewer treatment. She stated most of the residents have a well and if the water is taken from the aquifer, then they will have no water.

Martha Dykes came back and stated that she has put her heart into what she has to say, and she is offended that she only has three minutes to say what she wants to say. She has lived there for 36 years. Chairman Byler asked her to have a seat and he will call her back at the end.

Mark Bush came forward and stated that he is a resident of the east end, and he is opposed to this as well. He doesn't care about the warehouse being constructed. He knows it is going to happen and they are not stopping it. He isn't naive enough to not know the secret handshakes and the above-board stuff has already been passed and approved. He stated that we have a comprehensive plan and wanted to know why we are not building in a reasonable manner. He asked why we are allowing an industrial rezoning at the far east. He said we must relegate a proper footprint.

Rhonda Durney came forward and stated that she is opposed to this rezoning. Several of us have repeatedly told you that our land is flooding from the impact, and it will be worse with more

development. The trucks have carcinogens and its real. The noise affects the brain and especially in children and this isn't be addressed at all. You need to read the research. Acid rain is also an issue. She reiterates all the other comments from the citizens that have already commented.

Michael Croft came forward and stated that he is a lifelong resident of Liberty County. He asked that the Commissioners reconsider changing the land from agricultural. One thing is for certain, God is not creating any more land. He stated that a company that is from New York wants to rezone agricultural land to industrial should be concerning to the Commissioners. He stated he would have a hard time sleeping at night if that was him.

Susan Inman, coastal advocate for 100 miles came forward and stated they work to protect the coast. Susan listed several of the same concerns as the residents. She used the Hinesville Bypass as an example and stated that the lessons learned from that do not need to be repeated. She states that Liberty County is not missing out on economic development and revenue. She states the surrounding counties that have already done this are in a moratorium for rezoning and developing due to too many fast and industrial developments outside the use of their future land use map. Do not view the surrounding counties has competition. View these counties as what no to do. Let the already-defined industrial area be built out before allowing more in adjacent areas.

Jim Cooler stated that he lives on Islands Highway. He moved here 20 years ago and bought a house that was 125 years old and restored the home. He put a lot of money in the place and was able to purchase some land across the road for his family. He stated that everything these people have said is true and you can't deny it. This is his home. He challenged the Commissioners to go home and look at their home and think about this. He does not want to sell his place. He states if this is allowed, he will be completely surrounded by warehouses and in the future, no one will want to buy his property. He stated that coming up here to voice his opinion is never successful. It seems like greed and money. He mentioned the historical properties in the area.

Martha Dykes came forward again and stated that she is serious and asked to use the unused time from other people. Chairman Byler stated that the three-minute rule is a policy. She asked if the Commissioners new what a monstrosity is. She asked for them to think about this large building and picture a very large ugly building that is a million square feet being built across from their home. If it was happening to you, wouldn't you be nauseated and upset. This large building is not welcome where we live. This is a residential area. Have you forgotten what this area represents. The area dates back to the 1700's. She stated on November 3 on the WTOC news, Jeff Ricketson was quoted as saying, there has been historical expansion of the Savannah port. There has been a lot of interest in industrial warehousing that is probably related to the Hyundai going on in Bryan County. There is anticipated need for addition warehousing. Ms. Dykes stated where this is located and gave the background of the development. She stated that this development and warehousing should be developed in other counties not Liberty County.

Richard Ortiz came forward to speak in favor of this development as the owner. Mr. Ortiz introduced Newbridge stated that he is from New York. They are partnership owned for 35 years. They started investing in Liberty County 5 years ago and have a number of investments in Liberty County. He stated they are not foreign owned they are just two real estate investors. They also own three mobile home communities in Hinesville along with an apartment building. He stated that when we come into a community, we are good corporate partners. They have invested well over a million dollars into improving the mobile home parks they own. He stated that when he came into the community and started meeting with community leaders it became apparent that Liberty County

needed a Boys and Girls Club, so they donated the land to the club for them to build on. They are placing this project 600 hundred feet back off of Islands Highway.

Jim Collins with Thomas and Hutton came forward and stated that the project is not in flood plain. The existing drainage patterns will not be disrupted. The pond you see there will attenuate storm water flows to the predevelopment levels of the 25-year storm. The drainage pattern through the wetlands to this site will be adhered to. The building is set back more than 600 feet. There is a special condition that we plant a buffer. I venture to say you will not be able to see this building. The water and sewer will be provided the LCDA, and they have adequate capacity through the state of Georgia. There is no direct access to Islands Highway. He stated that they are currently working with T. R. Long Engineering and the County to address the transportation issues.

Carmen Cole, with LCDA, came forward and stated that the Development Authority is in favor of this development. It was mentioned tonight that we have lots of Industrial Property and we do, but not a lot in Tradeport East. We are down to about 4 sites in Tradeport East and those could go very quickly, and they are not large sites. With the port expansion there is need for warehouses. She stated the LCDA saw this as a great extension to their park and that is why they offered water and sewer. They believe this is a good project for Liberty County.

Mary Pat-Kelley came forward and asked how the bridge on I-95 is rated because her understanding is that the bridge is rated poor. Jeff stated we do not have any knowledge of GDOT's rating of the bridge. Ms. Kelley stated isn't that something important to know before thousands more trucks come across there. Chairman Byler stated that any improvements that happen at this area will be dealt with by GDOT. She asked if there were any provisions in the zoning that only warehouses be developed on the property. Jeff stated no. She stated that other types of commercial could be built there. Jeff stated that is correct. She asked for provisions to be in place for this rezoning to be restricted to warehouses only.

Mark Bush stated that retention ponds are supposed to be drained ever so often. There hasn't been a drained pond in Tradeport East to date. How do you plan to mitigate this. Stormwater runoff will mix with fuel, oil and other things from the trucks. He said don't come East. Stay West.

Ashely Mosier came forward and stated that the LCDA website Tradeport east is advertised as 678 acres. Is that total? She listed the amount of acreage in each LCDA park.

Dana Johnson asked Mr. Ortiz why his land is better for a warehouse then the land that is already available in Tradeport East. He asked how many acres are available in the existing Tradeport that is already zoned Industrial.

Scott Belford came forward and stated that he operates agricultural land on either of side of Islands Highway and he drives his tractor across I-95 to access his property. He wants to make sure that they plan for the fruitful use of agricultural properties. Take in account that tractors are allowed to operate in this area.

William Jeffers came forward and asked if it was true that we are only talking about this property because it was foreclosed on.

Alvester Sherffield III would like to explain the benefits of this specific location.

Jennifer Jeffers asked how tall the building will be and will the lights interfere with her property.

Carmen Cole with LCDA came back and stated that there are approximately 350 acres available in Tradeport east. However, about 230 of that is not developable. Carmen went over the other sites that are available. She also went over the other LCDA property. However, she stated most of these developers do not want to be that far from the Interstate.

Jim Collins came forward and explained the storm water elevations and understands the water table is close to the surface. This is called retention/detention and is typically dug at 7 feet. It is designed to handle 8 inches of rain within a 24-hour period. Regarding the height of the building, there will be nothing higher than 50 feet.

Mr. Ortiz stated this property will be set back. The trees that are there will remain and act as a natural buffer. He pointed out the cleared area that already exists. He went over the property and explained where the buffers will be and the ones that already exist. Mr. Ortiz stated that a site of this size does not exist within Tradeport East. He stated that they have no intention to develop manufacturing at this site.

Commissioner Odom asked if he would consider placing the wetland area in conservation. Mr. Ortiz stated they have considered that and mentioned that it is a long process. Commissioner Odom stated that if you place that in conservation then there will be a wildlife area.

Commissioner Odom asked if construction entrance will also be through Tradeport East also. Mr. Ortiz stated that is correct.

Commissioner Pace asked if the entrance off Islands Highway can be removed. Mr. Ortiz stated that it can.

Commissioner Standard asked if he would be agreeable to the stipulation that it be warehouse only. Mr. Ortiz stated yes, non-heavy manufacturing. Mr. Ortiz stated that they would commit to downlighting.

Commissioner Bryant stated that he would like to abstain from this vote.

Commissioner Pace stated that she is less against this one because it doesn't allow anything to go further East from here.

MOTION: Phil Odom made a motion to approve with standard and special conditions and adding that light industry and distribution with no heavy manufacturing may be placed in there.

SECOND: Durand Standard stated that what he heard this developer say is that he is committed to being a corporate citizen. He is pushing development back with vegetative buffer. He has a retention/detention pond. He has water and sewer service approved. The noise will be mitigated to some extent and the light pollution has been addressed. The traffic issue does concern me, but the County is working on it. All the exchanges are I-95 are ripe for development whether we like it or not.

VOTE: For: Lynn Pace, Tim Byler, Durand Standard, Sarah Baker, Phil Odom

ABSTAIN: Alonzo Bryant

This rezoning will go before the LCBOC on December 6, 2022 at 6 PM.

HINESVILLE

3.4 Rezoning Petition 2022-074-H. A petition was submitted by JGCM Rental, LLC., property owner (Chris Mahaffey), to rezone 2.77 acres of land, more or less, from O-I (Office-Institutional District) to R-4 (Single- and Two-Family Dwellings) to subdivide property into four lots, each one having a single-family dwelling.

Maggie presented this rezoning to the Planning Commission.

RECOMMENDATION: Approval

Commissioner Odom asked if any surrounding property owners had weighed in. Maggie stated no.

Trent Long with T.R. Long Engineering stated that this is a better plan than what was previously submitted. It cuts down on the density.

MOTION: Durand Standard

SECOND: Lynn Pace

Charlene Sauls King came forward and stated that she owns the house at 205 Floyd Street. She has concerns with traffic and wanted to know if sidewalks will be installed. She stated there is a lot of traffic that comes to and from the army base. Jeff stated that sidewalks are required to be installed. She stated that she truly believed this is not the place to put homes. There is a dental office next door and a lot of children that walk to school there.

VOTE: Unanimous in favor

This rezoning will go before the Hinesville City Council on December 1, 2022 at 3 PM.

WALTHOURVILLE

3.6 Rezoning Petition 2022-076-W. A petition was submitted by JAW Services, LLC., applicant (Justin Webb), to rezone 1.44 acres of land, more or less, from AR-1 (Agricultural Residential District) to B-2 (General Commercial) to place an ice machine and small retail store on Talmadge Road (LCTM-Parcel 051C-042).

Lori presented this rezoning petition to the Planning Commission.

RECOMMENDATION: Disapproval

Commissioner Odom asked if any adjoining property owners had contacted the office. Lori stated no.

Adam Wilkinson with Goose Creek Engineering is representing the applicant. He stated the client is looking to create a small retail store for the residents in the area. Commissioner Odom stated he noticed right turn in and out. Adam stated that they did that to keep it safe and allow for people with boats to be able to get in and out.

Commissioner Odom stated that once the Bypass is developed this road will not have near as much traffic.

Mr. James Anderson came forward and stated that he lives next door to this property, and it opposed to this rezoning.

MOTION: Lynn Pace made a motion to disapprove.

SECOND: Alonzo Bryant

VOTE: Vote was 3 to 2 for disapproval. (Names in were inaudible)

This rezoning with go before the City of Walthourville on December 1, 2022 at 6 PM with recommendation to disapprove.

LIBERTY COUNTY

3.3 PUD Amendment Request 2022-072-LC. A request for a PUD amendment was submitted by GM Shay Architects, applicant (Patrick Shay) on behalf of property owner Meredith D. Belford, to create a form-based code community. Property consists of 457 acres, more or less and is located off Cay Creek Road and Interstate 95 (LCTM-Parcels 244-006, 266-020, and portion of 244-009).

Lori presented this rezoning petition to the Planning Commission.

RECOMMENDATION: Approval with standard conditions and the following special conditions: The applicant shall provide paved access to the existing County-maintained public road system. All internal roads shall have a 60-foot right-of-way and be paved with asphalt or concrete per County pavement specifications. All uses designated on the PUD plan as “Local Industry” must receive conditional use approval individually by the Board of Commissioners.

Commissioner Odom asked if we had heard from any adjacent property owners. Lori stated one person called in opposition.

Patrick Shay with G. M. Shay Architects came forward and stated that they tried to come up with some ideas in a lot of neighbor-to-neighbor meetings and listened to a lot of their ideas. He stated that there is a very light footprint on the land. The history of the site was silvicultural before it was put into agricultural. This is an amendment to an existing PUD that was approved in 2007. Th is proposal is much less impact than what was proposed previously. The amenities proposed would include a fishing lake with a dock and possibly a public park. There is a family cemetery that is on the site, and it will be preserved and maintained. The greatest amenity is connectivity of bicycle and pedestrian and connecting via Melon Bluff and later all the way to Colonels Island. They are committed to the idea of having community gardens and solar power. He asked that the Commissioners approve the request. He stated that he would like to have wiggle room to the second special condition that we placed on the request. He stated that he would like to have this conversation with the County and the County Engineer. He also stated that they would agree to the first and last special condition.

Commissioner Pace asked if he would be okay with the LCBOC approving the industries that will go in the development. Mr. Shay stated yes. Mr. Shay stated they are willing to do a demonstration for the County to see what they are proposing. Trent Long stated that the ordinance does say asphalt, but they do have some options to make some adjustments. However even though it was adopted the County wishes to keep asphalt due to maintenance and certain stormwater quality issues. Trent said that if you are building a subdivision, you still have to build it to county standards.

Commissioner Standard stated that he thinks Mrs. Pace was emphasizing the question of who is going to be obligated down the road if it doesn't work. He suggested that as they negotiate, they bond it for the appropriate period of time and then if it fails the county taxpayers will not have to bear the burden.

Arthur Fairnot came forward and stated that he and his wife have lived on Cay Creek Road for over 20 years. He asked once this is approved to be sure that this is exactly what is developed and not changed to anything else.

Commissioner pace mentioned the East Coast Greenway and that road was designated as part of the plan to do the East Coast Greenway. Lynn stated she took a drive down Cay Creek and looked at it. She stated that she would like this worded to save that road.

MOTION: Alonzo Bryant made a motion to the approve with standard and special conditions and consideration for other accepted material for roads as approved by the LCBOC.

SECOND: Lynn Pace

ABSTAIN: Sarah Baker

VOTE: Unanimous in favor

This rezoning will go before the LCBOC on December 6, 2022 at 6 PM.

3.5 Rezoning Petition 2022-075-LC. A petition was submitted by BlueScope Properties Group, LLC., applicant, on behalf of CMJ Investments, LLC., property owner, to rezone 154.58 acres of land, more or less, from A-1 (Agricultural District) to I-1 (Industrial District) for a warehouse/distribution complex on Islands Highway (LCTM-Parcel 285-001).

Lori presented this rezoning to the Planning Commission.

RECOMMENDATION: Approval with standard and the following special condition: The applicant shall preserve or plant a 100- foot vegetated buffer from Islands Highway and a 50-foot vegetated buffer from the following neighboring properties LCTM-Parcels: 285-002, 285-003 and 286-015

Commissioner Odom stated that there is a cemetery on this cemetery. Meredith stated that she is aware of the cemetery, but it is located outside the bounds of this rezoning.

Carmen Cole with LCDA came forward and offered support for this project. There is obviously not enough land within Tradeport East for this project and see a great need for this development.

Eric Wyancko with the Bluescope Properties Group came forward and stated they are excited to start this project. Bluescope is an established business owner with Liberty County. He stated they are here to ask for approval of their development and believes the application is consistent with the goals, objectives and policies of the LCPC.

Nancy Meier came forward and stated she has the same concerns as the other warehouse development. She is a descendant of the Youmans/Deloach family that has been a part of Colonels Island for 100 years. This will affect the people of eastern Liberty County. The traffic problem will be worse. Where is the sewage going to go. Where is the water coming from. What about the wildlife.

Susan Inman with 100 miles came forward and stated that the comments she gave for item #2 are the same as this action. And added that if you recommend this rezoning it will bring a minimum of 7,000 trucks. This is transformational development and asked is this really for warehousing. She said there is data that shows a decrease for the need of warehousing, and they are opposed.

Ashley Mosier came forward and stated that this rezoning directly affects her because the parcel is right next to her property. She stated that she can hear the noise from the warehouses all night long. She states this will affect her property. She asked that if this passes, please make concessions such as buffers, flooding, noise, vegetation. Jeff stated that if you wanted to be sure a concession take place, this would be the time to place in the recommended conditions. Jeff pointed out that is a partial rezoning of a much bigger area. This developer is his own buffer. She asked for a concession be made that only warehousing being placed there and nothing else.

Scott Belford came forward and stated that we have the opportunity to decide for buildings that will be here for 100 years. Let this be a forum that if it changes it will change into a green house or something of that nature.

Cory Loughton stated he lives on this road and stated that we need to develop this responsibly. Natural buffers larger than 50 feet and no trucks coming down Dorchester Village Road. Now is the time to place the concessions.

Gentleman that was inaudible.

Meredith Belford came forward and stated that she would like to address the stormwater issues. Every million square feet is 22 acres. This will all be impervious. This is 5 ½ million of gallons of water on a one-inch rainfall. As we see more and more severe storms coming this way this impervious surface is going to drown us. As a further concern, this drainage goes out to an already overwhelmed natural system. There is no access to the Newport River except through conservation property that is already overwhelmed. She asked for the Commissioners to consider how much more the system can take. She stated we do need to be thinking about infrastructure.

Eric Wyancko came forward once again and stated that there has been a very coordinated effort to minimize the access on Islands Highway. They have confirmed with LCDA that there is enough water and sewer to accommodate this development. They will actually extending the public infrastructure from their site to tie into the infrastructure at Tradeport East. He stated their application is 2.2 million square feet of development on 154 acres. He stated from his experience there is demand for the warehousing. He also stated that the entire City of Savannah has a 1 percent vacancy rate. His developments are designed to retain water on their development.

Commissioner Standard asked Wyancko about the buffer and the noise and light mitigation. He stated they would be open to light mitigation. They will comply with the buffer recommendations. He understands the noise issues but its not always possible to accommodate everyone. They are open to a dialog or feedback through the staff of how to be good corporate citizens. Commissioner Standard asked if they could require a larger buffer. Jeff stated that he can require more buffering and even a berm. Jeff reminded them that this property is large and has his own buffer.

Commissioner Pace stated that she tends to believe what 100 Miles stated and she agrees that we do not need 7,000 trucks. She would like this to be put off until the infrastructure is in place. She will

have to say no to this development. Try again in five years once we are caught up and the infrastructure is there. She stated she would like to see us say no right now.

There was much discussion between the developer and commissioners.

MOTION: Lynn Pace made a motion to disapprove.

SECOND: Alonzo Bryant

VOTE: Failed

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

SECOND: Durand Standard but requested the motion to be amended to include buffer increased and noise pollution handled. Commissioner Standard stated that noise and light is an issue and when the site plan is looked over there could be a stipulation for the buffer and light and noise pollution. The developers agreed to 100-foot buffer around the property and place a berm.

VOTE: For: Odom, Byler, Standard

Against: Pace, Baker, Bryant

Jeff stated this will go to the LCBOC without a recommendation.

This rezoning request will go before the LCBOC on December 6, 2022 at 6 PM.

Commissioner Baker excused herself from the meeting.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Griffin Park Extension Ph. 3A. A request was submitted by Dryden Enterprises for approval of a final plat for 42 lot single-family home lots located on Grayson Avenue.

Mardee presented this final plat to the Planning Commission.

RECOMMENDATION: Approval of final plat and acceptance of dedications with standard and special conditions.

MOTION: Phil Odom

SECOND: Durand Standard

VOTE: Unanimous in favor

This will go before the Hinesville City Council when special conditions are met.

5.0 INFORMATIONAL ITEMS (None)

6.0 GENERAL PUBLIC COMMENTS (None)

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 Parkers truck Stop was tabled by Midway City

Council. The subdivision on Bill Carter Road and Lewis Frasier Road was approved by the LCBOC on November 1, 2022 with special conditions. The PUD Amendment on airport Road for Josh Wheeler was tabled by the Hinesville City Council on November 3, 2022 with a special condition. The variance for Commerce Street Holdings food truck park was approved by the Hinesville City Council on November 3, 2022. The PUD Amendment to change amenities in Cherokee Station was approved by Hinesville City Council on November 3, 2022.

Jeff reminded the Commissioners that the staff and Commission will have their annual Christmas dinner at the German Restaurant after our next meeting on December 20, 2022.

Chairman Byler thanked the staff for the hard work on this agenda over the last month.

8.0 ADJOURN

MOTION: Phil Odom

SECOND: Durand Standard

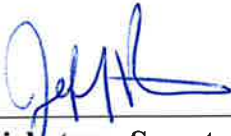
VOTE: Unanimous in favor



Tim Byler-Chairman



Date



Jeff Ricketson, Secretary to the Board