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Lynn Pace
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Jeff Ricketson



COMMISSIONERS

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

December 29, 2022

The Liberty Consolidated Planning Commission met on Tuesday, December 20, 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 November 15, 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 Bonny Woods-Gunn. 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
Duncan Regan
Alonzo Bryant
Durand Standard
Bonny Woods-Gunn

ABSENT:

Sarah Baker

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

2.1 Public Hearing. (LCBOC Resolution 2023-01) Amendment to the 2040 Liberty County Joint Comprehensive Plan.

Jeff presented the Amendment to the 2040 Liberty County Joint Comprehensive Plan along with Resolution 2023-01. The amendment was initiated by the LCBOC. Jeff presented the time frame and the changes to the Comprehensive Plan. He stated the LCPC has held two public meetings prior to this presentation and received a lot of feedback.

Martha Dykes came forward and read the LCPC mission from the website. She stated she is still in opposition of the amendment to the comprehensive plan.

Susan Inman, midcoast advocate for 100 Miles came forward and spoke in opposition. She stated that they recommend the commercial developments be the transition zone in between the industrial district and the residential district due to lack of a downtown area as described in the current development pattern. This would help minimize the noise, light and impact. This would also allow a softer transition. The scattered residential area connects to industrial district with only 100 ft. buffer to the residential. They recommend 300 ft. buffer to minimize noise, light and impact of activity. They would like to see additional trees and greenspace within the parking lot areas to help minimize stormwater runoff in addition to recommended landscaping for visual and noise buffers. She stated that Liberty County is important to the State Wildlife Action Plan.

Ashley Mosier came forward in opposition and asked what was done with the information that they brought forth at the meetings. She stated you can tell that they are highly in opposition, but it doesn't seem like there was any compromise with what they suggested. This is disturbing to her. The Development Authority has failed the residents. She heard other people say the property owners should be able to do what they want but she stated, "you don't always get your way." She asked what happens when the buildings become useless. She asked the Commissioners to do better.

Ronda Durney came forward and stated that she is 10,000 percent against this. There will be traffic issues. She stated this land was not in the Comprehensive Plan and wanted to know how much revenue has been generated by Tradeport East. She stated that all the SPLOST funds collected should be used for this area since it will be beneficial to everyone in the county.

Dana Johnson came forward in opposition and stated that he has questions for Jeff Ricketson. He stated that Jeff stated that he received a lot of feedback online and in person from citizens and asked if that feedback had been overwhelmingly in opposition or support. Jeff said opposition. Mr. Johnson asked how the Commissioners voted. Did they listen to the concerns from the feedback? Jeff stated there has been no vote on the Comprehensive Plan Amendment yet. However, each of the Planning Commissioners have all received a printout of all the comments. Mr. Johnson stated that all the rezoning that has been done in the last couple of months was opposed by a majority of the citizens and you ignore our opposition, and you don't care what we think, and I want to thank you for that. Mr. Johnson asked what percentage the developers are contributing to the cost of the improvements to Islands Highway. Jeff stated that he does not have that information. The county engineer and the LCBOC are still working through that and I will not speculate on the amount. Mr. Johnson stated that at a previous meeting he asked how many of the employees that work down there live in Liberty County and asked Jeff to give him that number. Jeff suggested that he reach out to the LCDA for that information. Mr. Johnson asked what the proposed vehicle count for this

town center development will be. Jeff stated that we do not have those numbers. They are proposing to place a traffic signal there. Mr. Johnson stated this is crazy.

Nancy Maier came forward in opposition. She disagrees with what is happening. She stated questions that have not been answered. She asked, "Why have you used the words, probably, we believe, do not plan and do not intend when describing what may or will not happen after this amendment?" Why have you done that? What studies have you done specifically to evaluate rainwater and retention pond water? What studies have been completed to investigate the effect of this industrialization to our rivers? She stated that she put on her necklace that Bonny's mommy and daddy gave her over 20 years ago. It's a shrimp necklace and she wears it often. This is our coast. Who exactly will fund the infrastructure? How many jobs will these warehouses provide? Who will be responsible for the accidents that will happen? Are residents of Isle of Wight and Midway aware of the traffic that these will cause? Have you held town hall meetings for them? And to you Mr. Odom. I mistook you for someone else last week and I apologize. You can do something for me. You can vote no.

Commissioner Odom stated that the public stated that we do not listen. That is contrary to what it is. It takes a lot to get changes made. He has had heard a lot of misinformation. He spent decades as a commercial fisherman in the waters of Liberty County. An estuary is an ocean of body water that has a free connection to the ocean that is measurably diluted with fresh water. Estuaries are the nursery to 600 aquatic animals that we consume. It is our natural resource. The problem is we are lacking fresh water now. Changes take time and he asks us to be patient.

Commissioner Pace stated this is the first she has heard of the Town Center. She thinks this center should be between Tradeport and the residents on the road. Jeff went over the Laurel View property proposal for the Commissioners to better understand. He stated we didn't just make that up. This Town Center character area has been in the Comprehensive Plan since 2016. One person owns all of that land.

Commissioner Odom stated he would like to make a motion to approve but create special character areas. Jeff stated the Comprehensive Plan already contains that. Phil stated that if its in the existing plan then he will amend his motion.

MOTION: Phil Odom made a motion to recommend approval to the LCBOC.

SECOND: Durand Standard

VOTE: In favor: Odom, Standard, Groover, Byler, Regan

Against: Woods-Gunn, Bryant, Pace

This will go to the LCBOC on January 3, 2023 at 6 PM.

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

LIBERTY

3.1 Variance Request 2022-078-LC. A variance request was submitted by J. Wheeler Properties, LLC, applicant, to reduce the 15 ft. required side yard building setback to 10 ft. Property is zoned R-2 (Single-Family Residential District) and is located at 390 Main Street, Midway and is further described as LCTM-Parcel: 281D-045 (lot 95&96)

Lori presented this rezoning petition request to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Commissioner Odom asked if anyone called and questioned this rezoning. Lori stated one person called to oppose it and one letter was returned in the mail.

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

SECOND: Bonny Woods-Gunn

VOTE: Unanimous in favor

This rezoning petition request will go before the LCBOC on January 3, 2023 at 6 PM.

FLEMINGTON

3.2 Conditional Use 2022-079-FL. A conditional use request was submitted by Jesse Adams/EMPWR Solar LLC, on behalf of Donald Malin (property owner) for ground mounted solar panels. Property is located at 174 Turpentine Trail, Flemington and is further described as LCTM-Parcel: 083B-032.

Lori presented the rezoning petition to the Planning Commission

RECOMMENDATION: Approval with standard conditions.

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

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

SECOND: Duncan Regan

VOTE: Unanimous in favor

This rezoning will go before the Flemington City Council on January 10, 2023 at 4:30 PM.

LIBERTY

3.3 Special Exception 2022-080-LC. A special exception request was submitted by April and Steven Lewis, on behalf of Faith Landmark Ministries (property owner) for a vineyard, short-term rentals, event center, and kitchen. Property is located on Cay Creek Road and is further described as LCTM- Parcel: 244-002.

Lori presented this rezoning to the Planning Commission.

RECOMMENDATION: Approval

Shy Sterling came forward and spoke on behalf of the owners. She stated that she thinks this will be an awesome addition to the county. Commissioner Standard asked if consumers would be coming to the property. She stated that they wish to use it for events and people will be staying there. Commissioner Standard asked if they are selling their wine and asked why we are treating this as a Special Exception instead of commercial. Jeff explained the reason is because people cannot live on commercial property and the owners wish to live there as they operate it. This would be the right way to treat the request for living and limited agricultural/commercial use of the property. Commissioner Standard asked if the Special Exception would go with the property or go with the activity. Jeff stated it is attached to this specific use of the property only.

MOTION: Alonzo Bryant

SECOND: Duncan Regan

VOTE: Unanimous in favor

This special exception will go before the LCBOC on January 3, 2023 at 6 PM.

3.4 Rezoning Petition 2022-081-LC. A rezoning request was submitted by Weyerhaeuser Company to rezone 28 acres of the 11,987.10 from A-1 (Agricultural District) to I-1 (Industrial District) for a woodyard. Property is located at 7417 S Coastal Hwy and is further described as LCTM-Parcel: 293- 001.

Lori presented this rezoning petition to the Planning Commission.

RECOMMENDATION: Approval

Two representatives with Thomas and Hutton Engineering came forward and stated they can answer any questions. Commissioner Odom asked if they plan to improve the entrance to the property. They made note to look into it.

MOTION: Durand Standard made a motion to disapprove.

SECOND: Bonny Woods-Gunn

VOTE: Unanimous in favor

This rezoning with go before the LCBOC on January 3, 2023 at 6 PM.

HINESVILLE

3.5 PUD Amendment 2022-083-H. A PUD Amendment was submitted by Trevor Sikes (RTS Homes) to reduce minimum side yard setbacks from 7 feet to 5 feet for standard single-family lots however, the distance between homes will remain 14 feet. Subdivision is The Pointe at Villages on Marne, located in Hinesville. Property is 54.09 acres and is further described as LCTM-Parcel: 026-002.

Maggie presented this PUD Amendment request to the Planning Commission.

RECOMMENDATION: Approval

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

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

SECOND: Phil Odom

VOTE: Unanimous in favor

This rezoning will go before the Hinesville City Council on January 5, 2023 at 3 PM.

WALTHOURVILLE

3.6 Rezoning Petition 2022-084-W. A rezoning request was submitted by Dana Ingram (property owner) to rezone 1.67 acres from R-2A (Single-Family, Two-Family, and Mobile Home Residential District) to R-3 (Multi-family Residential District) for duplexes and two-family structures. Properties are located on Shaw Road in Walthourville and is further described as LCTM-Parcels: 050A-224 and 050A-225.

Lori presented this rezoning request to the Planning Commission. Lori stated that water and sewer will be provided by the City of Walthourville.

RECOMMENDATION: Approval with standard and the following special condition: Attached or detached single-family housing only shall be allowed.

Commissioner Odom asked if we heard from any adjoining property owners. Lori stated no.

Trent Long with T. R. Long Engineering came forward and stated he was here to answer questions.

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

SECOND: Durand Standard

VOTE: Unanimous in favor

This rezoning request will go before the Walthourville City Council on January 10, 2023 at 6 PM.

RICEBORO

3.7 Variance request 2022-085-R. A variance request was submitted by Hinesville Home Center, owner, to reduce the required 25 ft. side yard setback by 20 ft. Therefore, the mobile home would only be about 5 ft. off the side property lines. Property is zoned A-1 (Agricultural District), is located on Peter King Road in Riceboro, and is further described as LCTM-Parcel: 249A-003.

Maggie presented this variance to the Planning Commission.

RECOMMENDATION: Approval

Commissioner Odom asked if we heard from any adjoining property owners. Maggie stated no.

Lauren Jennings, General Manager at Hinesville Home Center explained that the property was advertised as one acre and it was not until closing that they found out it was only .3 of an acre. This left the property too small to meet the setbacks.

Michael Hager came forward in opposition and stated that due diligence was not done on this property. He owns the property next to this variance request. He stated this is an excessive variance.

Lauren came forward and stated that there is plenty of room to co-exist and they are able to save the trees by strategically placing the mobile home in between.

Luther Smith came forward and stated that he has lived down there for 60 years and the driveway belongs to (inaudible) and you have to look at that trailer every time you drive up. He would want a fence up there if he lived there.

MOTION: Phil Odom made a motion to approve.

SECOND: Lynn Pace

Commissioner Standard stated that he has concerns about this variance. He is sympathetic to the seller but feels like it is too close and that the neighbor does not get his right of use of his property. Commissioner Odom stated that this is a lot of record that has never been recorded properly. Commissioner Odom asked if we do not approve this variance are we denying the property owner the use of his land. Commissioner Standard stated that he thinks this is in conflict with what the ordinance requires. Jeff stated as the lot is configured, it is unusable. Even a single wide would need a variance. Lauren Jennings came forward and stated that Hinesville Home Center owns the property.

VOTE: In Favor: Odom, Pace, Byler

Against: Groover, Standard, Woods-Gunn, Regan, Bryant

This variance will go before the Riceboro City Council on January 3, 2023 at 6 PM with a recommendation of disapproval.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 The Pointe at Villages on Marne. A request was submitted by RTS Homes for approval of a final plat for 66 single family lots on Marne Blvd. 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: Prior to consideration by City Council: Letters of Credit shall be submitted for the following:

- **\$89,000** for primary improvements
(*paving, striping and signage*)
- **\$114,000** for secondary improvements
(*sidewalks and street trees*)
- **\$147,000** for maintenance of required improvements

The ponds and other common areas shall be stabilized, sidewalks and street trees shall be installed along common areas, property markers shall be installed, and the project shall be satisfactorily closed out

MOTION: Bonny Woods-Gunn

SECOND: Phil Odom

VOTE: Unanimous in favor

This will go before the Hinesville City Council when the 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 welcomed Donna Groover to the Planning Commission as our newly appointed Planning Commissioner. Jeff stated the rezoning request for Mr. Mikel was approved by the Allenhurst Town Council on December 5th and the Walthourville City Council on December 13th. The rezoning request for Newbridge Residential parks for the warehouse on Islands Highway was approved by LCBOC on December 6th. The PUD Amendment request for the property located off Cay Creek Road for Meredith Belford was approved by the LCBOC on December 6th. The rezoning request for the property located on Main Street was approved by Hinesville City Council on December 1st. The rezoning request for Bluescope was tabled by LCBOC on December 6th. The rezoning request for Justin Webb for the ice machine and retail store was disapproved by the Walthourville City Council. The final plat for Griffin Park Extension Phase 3A is still pending.

8.0 ADJOURN

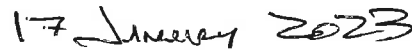
MOTION: Phil Odom

SECOND: Bonny Woods-Gunn

VOTE: Unanimous in favor



Tim Byler-Chairman



Date



Jeff Ricketson, Secretary to the Board