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

January 24, 2022

The Liberty Consolidated Planning Commission met on Tuesday, January 17, 2023, 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 December 20, 2022, minutes. The motion was seconded by Durand Standard. 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 Durand Standard. 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
Sarah Baker
Donna Groover

ABSENT:

Bonny Woods-Gunn

LCPC STAFF PRESENT:

Jeff Ricketson, Executive Director
Kelly Wiggins, Executive Assistant
Maggie Wright, Planner
Lori Parks, Zoning Administrator

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

HINESVILLE

3.1 Rezoning Petition 2023-001-H. A rezoning request has been submitted by Taylor Stein, owner's agent, on behalf of L.C. Hearn, owner, to rezone 1.3 acres from R-2 (Single-Family Dwelling District) and R-3 (Single-Family Dwelling District) to C-2 (General Commercial District) for a service station. An undeveloped outparcel will be developed and leased to a future developer to develop within the confines of the C-2 zoning regulations. Property is located at the corner of Mahoney Road and Bacon Road and is further described as LCTM Parcels: 04D-035, 045D-036, and 045D-037.

Maggie presented this rezoning petition request to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Robert Barss came forward and stated that he lives on Bacon Road, and he is in favor and does not believe that it will affect the neighborhood, but he would like to see the fence extended to the sound wall and for it to be a permanent privacy fence that he cannot see through.

Ebony Brooks came forward and stated that she lives across the street and would also like a privacy fence like Mr. Barss suggested and at least 6 feet high. She stated she is glad there will not be access onto Bacon Road.

David Smith with Kimley Horn came forward and stated they will build a fence with space and vegetation and that you will not be able to see through the privacy fence. Jeff asked David if he will abut the fence to the soundwall. David stated he will coordinate with GDOT and plan for that.

MOTION: Durand Standard made a motion to approve with standard conditions and add special condition that the fence be extended to the sound wall

SECOND: Sarah Baker

VOTE: Unanimous in favor

This rezoning petition request will go before the Hinesville City Council on February 2, 2023 at 3 PM.

LIBERTY COUNTY

3.2 Rezoning Petition 2023-002-LC. A rezoning petition has been submitted by Charlie Frasier, owner, to rezone 1.6 acres from AR-1 (Agricultural Residential District) to R-3 (Multi-Family Residential District) for apartments. Property is located on Hwy 196 W. and is further described as LCTM-Parcel 030-040.

Lori presented the rezoning petition to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Trent Long with T.R. Long Engineering came forward to answer any questions. Trent stated that access for parking will stay the same for the adjacent mobile homes.

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

SECOND: Alonzo Bryant

VOTE: Unanimous in favor

This rezoning will go before the LCBOC on February 7, 2023 at 6 PM.

LIBERTY

3.3 Rezoning Petition 2023-003-LC. A rezoning petition was submitted by Samuel Turner, owner, to rezone 1.62 acres from R-2 (Two-Family Residential District) to R-2A (Single-Family, Two-Family, and Mobile Home Residential District) to replace a mobile home currently on the property. Property is located at 150 South Bypass Road and is further described as LCTM Parcel 102-037.

Lori presented this rezoning to the Planning Commission. Commissioner Odom asked if we received any responses from the letters we send to adjacent property owners. Lori stated no.

RECOMMENDATION: Approval with standard conditions.

Commissioner Odom asked if we received any responses from the letters we send to adjacent property owners. Lori stated no.

Samuel Turner, owner of property came forward and stated that he is in the rental business and likes to provide good quality homes for his tenants. He states allowing this to be rezoned would allow him to place a newer mobile home on the property rather than remodeling one that is over 40 years old.

MOTION: Phil Odom

SECOND: Lynn Pace

VOTE: Unanimous in favor

This rezoning will go before the LCBOC on February 7, 2023 at 6 PM.

3.4 Conditional Use 2023-004-LC. A conditional use request was submitted by Biddeford Preserve, LLC. (Joseph Pittman), owner, to create a pond through a surface mine/bar pit. Property has frontage on North Coastal Highway and Limerick Road and is further described as LCTM Parcel 237-032.

Lori presented this rezoning petition to the Planning Commission. Lori stated that access to the property would be along Highway 17.

RECOMMENDATION: Approval with standard conditions.

Trent Long with T. R. Long Engineering came forward and stated that it will take several years to finish the barrow pit. Dirt will be sold first and then it will be a nice lagoon. Trent stated that a large portion of this parcel will be placed in a conservancy. Commissioner Pace asked about the future of the pond. Trent explained the process of building a pond. He stated that this pond will be 20 to 30 feet deep. Trent stated that the conservancy will look after it once it is finished.

Earl Hubbard came forward and stated that he owns the property next to this parcel and has concerns about the rain. He stated that Midway is flood prone. He asked about erosion and water issues, when this will take place, and will there be flooding. He stated he is also concerned about the property values.

Ms. Adelphenia Jackson-Brown came forward and stated that she was born in this area and still lives there. She loves the Freedman-Grove area and there is a lot of history there. She doesn't want it disturbed. Her family is very much a part of that history. She is concerned about how the pond will be developed. She stated that when developing a surface pond there are many issues that you can run into and could possibly cause environmental issues. How is the sand going to be collected. She asked how they will protect the neighbors and their water. She stated the Liberty County people are going to take care of this because that's what they are elected to do. She asked that this be done right and fairly and that the survey is correct.

Trent came forward and stated that there will be a complete set of plans and the plans go to the State for approval and review. He explained the process for sediment basins. He also stated that the permit will be issued by the State of Georgia, and they will also test the water. There will be a 50-foot buffer. Trent stated that he will meet with Ms. Jackson-Brown to discuss the fence.

Commissioner Pace asked if there will be water level control. Trent stated yes. Mr. Hubbard asked if they could get something in writing stating that states if there is flooding, they will fix their homes. Jeff stated that they cannot provide something in writing. The ordinance states that they cannot discharge on his land. Mr. Hubbard stated that the laws are not always followed. Ms. Jackson Brown came forward again and asked what the purpose of the pond is and is there an economic value. Chairman Odom stated we don't have that information. The petitioner has the right to develop his property. Jeff stated that Trent Long is a professional engineer in the State of Georgia. There will be multiple levels of review and once it is built if there are any problems then a call to the County would be the next step. Commissioner Standard stated that there a lot of other things the applicant could do with this property that would probably be more intrusive.

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

SECOND: Durand Standard

VOTE: Unanimous in favor

This rezoning will go before the LCBOC on February 7, 2023 at 6 PM.

HINESVILLE

3.5 Variance Request 2023-005-H. A variance request was submitted by Kevin and Arianna Goodrow for placement of a carport to be located on the side of the home as opposed to the back of the home as required by the R-1 (Single-Family Dwelling District) zoning regulations. Property is located at 916 Kings Road, Hinesville, and is further described as LCTM Parcel 068C-007.

Maggie presented this variance request to the Planning Commission.

RECOMMENDATION: Approval

Mr. Goodrow came forward and stated that they are requesting to build and place this carport to protect their cars from the elements.

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

SECOND: Sarah Baker
VOTE: Unanimous in favor

This rezoning will go before the Hinesville City Council on February 2, 2023 at 3 PM.

- 4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS**
- 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 we have completed our public hearings for the Comprehensive plan amendment. The plan has been sent to CRC for review. The variance request for the side yard setbacks on Main Street in the Midway area for Josh Wheeler was approved by LCBOC on January 3, 2023. The request for the ground-mounted solar panel in the City of Flemington was approved by Council on January 10, 2023. The special exception for the vineyard and event center on Cay Creek Road was approved by the LCBOC on January 3, 2023. The rezoning for Weyerhauser on Hwy 17 was approved by the LCBOC on January 3, 2023. The PUD amendment for Trevor Sikes at The Pointe was approved by Hinesville City Council on January 5, 2023. The rezoning petition for Dana Ingram for townhomes was approved by the Walthrouville City Council on January 10, 2023. The variance for Hinesville Home Center in Riceboro on Peter King Road was disapproved by Riceboro City Council on January 3, 2023. The final plat for The Pointe is still pending. Jeff also announced that the request by Salt Creek Ventures for townhomes on Airport Road was finally approved by Hinesville City Council on January 5, 2023 with a condition to provide a 55-foot vegetative buffer.

8.0 ADJOURN

MOTION: Phil Odom
SECOND: Sarah Baker
VOTE: Unanimous in favor



Tim Byler-Chairman



Date



Jeff Ricketson, Secretary to the Board