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Sarah Baker
Alonzo Bryant
Duncan Regan
Durand Standard
Donna Groover
Larry Baker

July 25, 2025

The Liberty Consolidated Planning Commission met on Tuesday, August 19 2025, 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 July 15, 2025, minutes. The motion was seconded by Larry Baker. The motion passed unanimously.** Chairman Byler asked for a motion to approve the agenda. **A motion was made by Durand Standard to accept the agenda. The motion was 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
Sarah Baker
Durand Standard
Larry Baker
Tim Byler
Duncan Regan
Donna Groover

ABSENT:

Alonzo Bryant

LCPC STAFF PRESENT:

Jeff Ricketson, Executive Director
Kelly Wiggins, Executive Assistant
Mardee Sanchez, Deputy Executive Director
Lori Parks, Zoning Administrator
Katelyn Esters, Planner 2

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

2.0 NEW BUSINESS

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

LIBERTY COUNTY

3.1 Rezoning Petition 2025-30-LC. A rezoning petition has been submitted by Thomas Concrete of South Carolina on behalf of owner Ricky Reeves, to rezone ± 3.61 acres of ± 43.41 acres from AR-1 (Agricultural Residential) and A-1 (Agricultural) to I-1 (Industrial) for a concrete plant. Property is located on Leroy Coffey Highway in unincorporated Liberty County and is further described as a portion of LCTM Parcel 206091.

Lori presented this rezoning petition request to the Planning Commission.

RECOMMENDATION: Approval with standard and the following special condition: Per the County Engineer, GDOT will require a deceleration lane. Additionally, the County Engineer recommends that a left turn lane with median break be installed on Leroy Coffey Highway at the entrance to the property in order to minimize the number of U-turns at the existing median breaks.

Based on this information from the County Engineer, applicant shall provide documentation from GDOT regarding its requirements for this use at this location prior to consideration by the Board of Commissioners.

Joseph Bernard with Thomas Concrete came forward and stated that they are a family-owned company that has been in business for about 70 years. They pride themselves on environmental stewardship and being a good neighbor. He stated that Thomas Concrete goes above and beyond for their industry and spare no expense for dust collection and suppression.

Andrew Johnson, attorney for John Tzen came forward. He stated that that Mr. Tzen owns three parcels next to this that are equal to over 100 acres. His 94-year-old mother lives there and he plans to build a single-family home on the land. They are concerned this will make his property unfavorable. They do not believe that this one piece of commercial property between Freedman Grove and Highway 17 is fitting in with what is in this area. He stated that most of the development along this road has been residential for the last 20 years. This property is rural in character. This will very likely cause a domino effect. He also disagrees with the Planning Commission findings and believes this is spot zoning. He stated that if this is approved today his client would like to add a special condition that includes a 100-foot buffer on the front and the side that adjoins his property.

Bernard Harvey came forward and stated that he purchased 5 acres and plans to build a church there and a house next to the church. He is concerned about the long-term depreciation of his property.

Commissioner Baker asked Mr. Johnson if his client would be satisfied with a 100-foot buffer. Mr. Johnson stated that his client would be satisfied with denial of the rezoning but would accept at the minimum a 100-foot buffer. Commissioner Baker asked the pastor if he would be satisfied with the 100-foot buffer. Mr. Harvey stated yes.

Carl Varnedoe, attorney for Thomas Concrete, came forward and stated that the site planning for this development cannot accommodate a 100-foot buffer. The flood map does not quite get into this parcel and shifting this development East will be problematic. The general concern that Mr. Johnson raised on behalf of the Tzen family I think candidly do not comport with the prevailing law. The *Guhl vs. Holcomb Bridge Road Corporation* case by the Supreme Court really sets the framework that clearly represents all the touch points that Ms. Parks presented. As for the domino effect, there is already precedent along this corridor that is already I-1 without 100 ft buffers that is within a stone's throw of

this property. This is not spot zoning. When you have a comprehensive land use plan, this is what the community wants.

Commissioner Standard asked what is the required buffer for Industrial to Ag/residential? Jeff stated there is not one. Commissioner Standard asked the applicant what a satisfactory buffer would be. Not on the highway, just the side. The property across the street is immaterial. That is probably a 200-foot ROW. Mr. Bernard came forward and demonstrated on his poster that he plans to leave a tree buffer of at least 20 feet on all sides of the property. He stated that they don't want to be seen or heard and would place a substantial buffer there.

MOTION: Phil Odom with standard and special conditions adding an additional condition of a 20 ft. buffer be maintained.

SECOND: Durand Standard

VOTE: 7 voted in favor with Commissioner Larry Baker voting against.

This Rezoning request will go before the LCBOC on September 2, 2025 at 6:00 PM.

3.2 Conditional Use 2025-32-LC. A request for conditional use approval has been submitted by Laura Steele to have a hair salon as a type B home occupation at her residence at 972 Lake Pamona Road in unincorporated Liberty County. Property is further described as LCTM Parcel 360B010.

Lori presented this conditional use petition to the Planning Commission.

RECOMMENDATION: Approval with standard conditions

Laura Steele came forward and stated that the parking area for her clients will not be seen from the road and her business will not impact on traffic.

MOTION: Phil Odom

SECOND: Larry Baker

VOTE: Unanimous in favor.

This conditional use request will go before the LCBOC on September 2, 2025 at 6 PM.

HINESVILLE

3.3 Rezoning Petition and Annexation 2025-35-H. A rezoning petition has been submitted by Adam Wilkinson with Goose Creek, LLC on behalf of owner, David McDonald, to rezone ± 4.33 acres from AR-1(Agricultural Residential) to ATR (Attached Residential) for a townhome development. Annexation into the City of Hinesville is also being petitioned for. Property is located off Curtis Road, Davidson Plantation Road and W. 15th Street in unincorporated Liberty County and is further described as LCTM Parcel 036C004.

Katleyn presented this rezoning and annexation to the Planning Commission.

RECOMMENDATION: Approval with standard and special condition: The ingress/egress points for this townhome development shall be from Curtis Road.

Ferrell Mobley came forward and stated that his property joins this property. Across Curtis Road he owns the property also which is approximately 90 to 100 acres. He would like to see this property entered from 15th Street instead of Curtis Road. The people there are a nuisance and when they walk

down Curtis Road, they take a short cut and cross his land. He stated now there will be 40 residential homes with tenants using his property to walk their dogs or themselves. He will have to build a fence to keep this from happening. This will be expensive for him. He stated he has been living there since 1966. He stated that he does not think he deserves to take the brunt of what they are doing to their property.

Adam Wilkinson with Goose Creek Engineering came forward and stated that he originally looked at the entrance location of 15th Street but decided that the increasing traffic would be a burden to 15th Street at that location.

MOTION: Phil Odom with standard and special condition.

SECOND: Durand Standard

VOTE: Unanimous in favor

This rezoning and annexation will go before the Hinesville City Council on September 4, 2025 at 3 PM.

3.4 Rezoning Petition and Annexation 2025-36-H. A rezoning petition has been submitted by Adam Wilkinson with Goose Creek, LLC on behalf of owners, David McDonald and Dewayne Wells, to rezone ± 7.32 acres of ± 27.52 acres from C-3 (Highway Commercial) to ATR (Attached Residential) for a townhome development. Annexation into the City of Hinesville is also being petitioned for. Property is located off W. 15th Street in unincorporated Liberty County and is further described as a portion of LCTM Parcel 034A014.

Katleyn presented this rezoning and annexation to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

MOTION: Durand Standard

SECOND: Larry Baker

VOTE: Unanimous in favor

This rezoning and annexation will go before the Hinesville City Council on September 4, 2025 at 3 PM.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Alder Grove Ph. 2. Request for preliminary plat approval for 117 single-family lots off Isle of Wight Road for Dryden Enterprises.

Mardee presented this preliminary plat to the Planning Commission.

MOTION: Phil Odom

SECOND: Donna Groover

VOTE: Unanimous in favor

This preliminary plat will go before the LCBOC on September 2, 2025 at 6 PM.

4.2 The Cove at Fifteen West. Request for preliminary plat approval for 56 single-family lots on W. 15th Street for RTS Homes, LLC.

Mardee presented this preliminary plat to the Planning Commission.

MOTION: Phil Odom
SECOND: Donna Groover
VOTE: Unanimous in favor

This preliminary plat will go before the Hinesville City Council on September 2, 2025 at 3 PM.

5.0 INFORMATIONAL ITEMS

6.0 GENERAL PUBLIC COMMENTS (None)


7.0 OTHER COMMISSION BUSINESS


7.2 Director's Report.

Jeff presented the Commissioners with the outcome from last month's actions. Jeff announced that tonight is Commissioner Lynn Pace's last meeting with us. She is a charter member of the LCPC, and we thank her for her service. Each Commissioner gave compliments to Lynn Pace. LCPC presented Lynn Pace with a plaque and a note of appreciation.


8.0 ADJOURN


MOTION: Phil Odom
SECOND: Larry Baker
VOTE: Unanimous in favor.



Tim Byler-Chairman
Phil Odom - Vice Chairman


Jeff Ricketson, Secretary to the Board



Date


Date