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Tim Byler  
VICE CHAIR  
Phil Odom  
ASST. VICE CHAIR  
Lynn Pace  
SECRETARY  
Jeff Ricketson



COMMISSIONERS

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

January 24, 2022

The Liberty Consolidated Planning Commission met on Tuesday, February 21, 2023, 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 January 17, 2023, minutes. The motion was seconded by Sarah Baker. The motion passed unanimously.** Chairman Byler asked for a motion to approve agenda. **A motion was made by Alonzo Bryant to accept the agenda with the change that agenda item 3.9 has been postponed. The motion was 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  
Bonny Woods-Gunn

ABSENT:

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**

## **2.1 Election of officers (Chair, Vice-Chair, Assistant Vice-Chair and Secretary)**

**Commissioner Standard made a motion to re-elect the current officers. The motion was seconded by Sarah Baker. The vote was unanimous. Tim Byler will remain Chairman. Phil Odom will remain Vice-Chairman. Lynn Pace will remain Assistant Vice-Chairman and Jeff Ricketson will remain secretary.**

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

### **MIDWAY**

**3.1 Conditional Use 2023-006-M.** A conditional use request was submitted by JPC Design and Construction, LLC, applicant, on behalf of Michael E. Bryant Life Trust, owner, for a travel center. Property is located on Highway 84, west of Interstate 95 and is further described as LCTM Parcel 265-023.

Lori presented this conditional use request to the Planning Commission. Jeff stated that he had a letter in hand from the County Engineer that this plan is not the final plan. Jeff stated that the county is working on Hwy 84 access plan so there may be some small tweaks to the plan for access. You are only considering the conditional use tonight. The site plan when completed will have to be submitted and reviewed by the LCPC and the County Engineer. Lori continued with the presentation. Lori also stated that Gateway Design Review is required.

**RECOMMENDATION:** Approval with standard and the following special condition: the proposed entrance site shall accommodate the adjacent properties with the roadway access and a traffic study will be conducted in conjunction with site plan review.

Jeremy Crosby with JPC Design and Construction and Jones Petroleum came forward and stated that he has a facility similar to this in Jackson Georgia. He described the facility. They have over 4500 sq. ft. of restroom space. They have great lighting for safety. They have two quick service restaurants with drive thru lanes and one located in the interior area of the building. Mr. Crosby stated that he is happy to work with the staff on the buffers and conditions mentioned.

Tom Ratcliffe, co-trustee for the Michael E. Bryant Life Trust came forward to stated that they are in support of this project.

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

**SECOND: Duncan Regan**

**VOTE: Unanimous in favor**

**This rezoning petition request will go before the Midway City Council on March 13, 2023 at 6 PM.**

### **LIBERTY COUNTY**

**3.2 Rezoning petition 2023-007-LC.** A rezoning petition was submitted by JPC Design and Construction, LLC, applicant, on behalf of Michael E. Bryant Life Trust, owner, to rezone 5.79 acres, more or less, from AR-1 (Agricultural Residential District) to B-2 (General Commercial

District) for a travel center. Property is located on Highway 84, west of Interstate 95 and is further described as LCTM Parcel 265-023.

Lori presented the rezoning petition to the Planning Commission. Jeff stated that the petitioner called today and stated that they realized they left 4 acres off of this rezoning. This parcel is located directly behind the one we are discussing, and they will be back next month to petition to have that parcel rezoned.

**RECOMMENDATION:** Approval with standard and the following special condition: the entrance other proposed sites shall accommodate the adjacent properties with the roadway access and a traffic study will be conducted.

Commissioner Odom stated he noted that on the parcels there is a lot of land locked land. Will that be accessible after this. Jeff stated yes.

**MOTION: Durand Standard made a motion to approve with standard condition and special conditions.**

**SECOND: Bonny Woods-Gunn**

**VOTE: Unanimous in favor**

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

## HINESVILLE

**3.3 PUD Amendment 2023-008-H.** A PUD Amendment was submitted by Trevor Sikes (RTS Homes), owner, to change the General Development Plan for 15<sup>th</sup> Street West Subdivision, to add LCTM Parcels 028-023, 028-024, and 028-025 to the project and reduce the side yard setbacks to 5 feet while maintaining 14 feet between buildings.

Maggie presented this rezoning to the Planning Commission.

**RECOMMENDATION:** Approval with standard conditions.

Elliott Wilson of M.E. Sack engineering came forward to answer any questions. Commissioner Odom asked if the distance between the homes would allow for fire safety. Elliott stated he would get with Marcus to answer that question. Commissioner Odom stated he would like to see this addressed in the future.

**MOTION: Phil Odom**

**SECOND: Bonny Woods-Gunn**

**VOTE: Unanimous in favor**

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

**3.4 Variance Request 2023-009-H.** A variance request was submitted by Gloria and Nathaniel Bryant, owners, to reduce the rear yard setback by 9 feet and side yard setback by 3 feet for an accessory building. Property is located at 806 Ledgewood Circle and is further described as LCTM Parcel 043D-030.

Maggie presented this variance request to the Planning Commission.

**RECOMMENDATION:** Disapproval.

Commissioner Odom asked if the LCPC received any replies from letters from the adjoining property owners. Maggie stated no.

Mrs. Gloria Bryant came forward and stated that she did go to City of Hinesville to obtain permit and it received it. However, she ended up buying a different shed and was not aware that she would need to let the inspections office know of the change. She bought the shed from Home Depot and needs it to store items in because her home is only 1200 square feet.

Commissioner Standard asked if could be shifted to comply with the requirements. Mrs. Bryant stated no because it is on a concrete slab and attached to the slab.

**MOTION: Phil Odom a motion to approve the variance.**

**SECOND: Alonzo Bryant**

**VOTE: Unanimous in favor of approval of the variance.**

**This rezoning with go before the Hinesville City Council on March 2, 2023 at 3 PM.**

**3.5 Rezoning Petition 2023-010-H.** A rezoning petition was submitted by Latesha McCoy, owner's agent, on behalf of Low Country Brokerage Inc., owner to rezone 1 acre, more or less, from R-1 (Single-Family Dwelling District) to R-4 (Single-and Two-Family Dwelling District) for placement of a two-family dwelling. Property is located at 169 Cherrie Murrell Street, Hinesville, and is further described as LCTM Parcel 046B-274.

Maggie presented this variance request to the Planning Commission.

**RECOMMENDATION:** Disapproval

Commissioner Odom asked if the LCPC office had received any replies from the letters to adjacent property owners. Maggie stated no.

Jamal Mobley came forward and stated that he was under the impression that this would not be a problem for the rezoning because it is R4 and there is property located on the same street that is R1 which is a mobile home park. Jeff stated that property is grandfathered. Mr. Mobley stated he understood.

Justin Frasier came forward and stated that the house across the street from this property is his parents' house. He stated he is concerned that all the other parcels have single family homes on them.

Commissioner Pace stated that this whole side is zoned R1.

**MOTION: Lynn Pace made a motion to disapprove**

**SECOND: Phil Odom**

**VOTE: Unanimous in favor of disapproval**

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

**3.6 Rezoning Petition 2023-011-H.** A rezoning petition was submitted by the City of Hinesville, owner, on behalf of LTOP, Angels of Mercy Food Ministry, to rezone 2.26 acres, more or less, from R-1 (Single-Family Dwelling District) to O-I (Office-Institutional District) for a community food distribution center and community event center. Property is located on Kelly Drive, Hinesville, and is further described as LCTM Parcels 048C-004 and 048C-005.

Maggie presented this rezoning petition to the Planning Commission. Jeff stated that this is a long-term lease between the food industry and the City of Hinesville.

**RECOMMENDATION:** Approval

**MOTION:** Durand Standard

**SECOND:** Sarah Baker

**VOTE:** Unanimous in favor

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

### MIDWAY

**3.7 Conditional Use 2023-012-M.** A conditional use request was submitted by Harold Taft hunt for a fueling facility for Sprinter Fuel's Day to Day Operations. Property is located on E. Oglethorpe Highway, Midway, and is further described as LCTM Parcel 213D-007.

Lori presented this conditional use to the Planning Commission. Lori stated that he will have a concrete pad for the tank will sit on. He will also set the tank back 300 feet from the roadside.

**RECOMMENDATION:** Approval with standard conditions.

Mr. Taft Hunt, owner, came forward and explained his business and how it will operate. Mr. Taft stated that he passed his Hazmat text today. He also stated that he has been in this business for 15 years. He will go the extra mile to protect the area in case of a spillage. He is Coast Guard certified to transfer fuel and he recognizes the sensitivity to the environment.

**MOTION:** Phil Odom with standard conditions.

**SECOND:** Lynn Pace

**VOTE:** Unanimous in favor

**This conditional use will go before the Midway City Council on March 13, 2023 at 6 PM.**

### WALTHOURVILLE

**3.8 Rezoning Petition 2023-013-W.** A rezoning petition was submitted by Adam Wilkinson, owner's agent, on behalf of Jeffery Gaskin, owner, to rezone 4.44 acres, more or less, from AR-1 (Agricultural Residential District) to R-2 (Two-Family Dwelling District) for a duplex or single-family homes. Property is located at 781 Talmadge Road, Walthourville, and is further described as LCTM Parcel 051C-042.

Lori presented the rezoning to the Planning Commission. Lori stated that this will be single family houses not duplexes. Jeff stated it could be replatted and that would make it possible for duplexes. But each lot would have to have 14,400 sq. ft.

**RECOMMENDATION:** Approval with standard conditions.

Adam Wilkinson with Goose Creek Engineering came forward and stated that the owner intent is duplexes. He stated that this is the wrong plat and will be going back to the office to correct the plat. He stated that these will be stick built duplexes.

**MOTION: Alonzo Bryant with standard conditions**

**SECOND: Bonny Woods-Gunn**

**VOTE: Unanimous in favor**

**This rezoning will go before the Walthourville City Council on March 14, 2023 at 6 PM.**

## **HINESVILLE**

**3.9 Rezoning Petition 2023-014-H.** A rezoning petition was submitted by Interstate Commercial Real Estate Services, applicant, on behalf of Delilah Way, owner to rezone 18.5 acres, more or less, from R-4 (Single- and Two-Family Dwelling District) to C-3 (Highway Commercial District) for a retail shopping center. Property is located on W. Oglethorpe Highway and is further described as LCTM Parcel 059A-107. **POSTPONED until March 21<sup>st</sup>.**

## **RICEBORO**

**3.10 Rezoning Petition 2023-015-R.** A rezoning petition was submitted by Chemtall Inc., owner, to rezone 2.11 acres, more or less, from R-1 (Single-Family Residential District) to B-2 (General Commercial District) for a more conducive zoning corridor. Property is located on South Coastal Highway, Riceboro, and is further described as LCTM Parcel 192B-037, 192B-038, and 192B-039.

Maggie presented this rezoning petition to the Planning Commission.

**RECOMMENDATION:** Approval with standard conditions.

**MOTION: Phil Odom with standard conditions**

**SECOND: Duncan Regan**

**VOTE: Unanimous in favor**

**This rezoning will go before the Riceboro City Council on March 7, 2023 at 6 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 the rezoning for the Wawa on E.G. Miles was approved by Hinesville City

Council on February 3, 2023. The Rezoning for the replacement of the mobile home at 150 South Bypass Road was approved by the LCBOC on February 7, 2023. The rezoning for Charlie Frasier on Hwy 196 was postponed by the applicant. The conditional use for the barrow pit on Coastal Highway and Limerick Road was approved by LCBOC on February 7, 2023. The variance for the carport on Kings Road was approved by the City of Hinesville on February 2, 2023.

Jeff reminded the Planning Commissioners of the County-wide Mid-Year workshop being held on March 29, 2023 at the 17 South Rod and Gun Club.


**8.0 ADJOURN**

**MOTION: Phil Odom**

**SECOND: Duncan Regan**

**VOTE: Unanimous in favor**

  
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**Tim Byler-Chairman**

  
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**Date**

  
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**Jeff Ricketson, Secretary to the Board**