

CHAIR  
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

April 21, 2023

The Liberty Consolidated Planning Commission met on Tuesday, April 18, 2023, in the Liberty County Courthouse Annex, 112 Main St., Hinesville, GA. Vice-Chairman Odom called the meeting to order. **Alonzo Bryant made a motion to accept the March 21, 2023, minutes. The motion was seconded by Bonny Woods-Gunn. The motion passed unanimously.** Vice-Chairman Odom 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:

Bonny Woods-Gunn  
Lynn Pace  
Durand Standard  
Duncan Regan  
Alonzo Bryant  
Sarah Baker  
Donna Groover  
Phil Odom

ABSENT:

Tim Byler

LCPC STAFF PRESENT:

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

Vice-Chairman Odom 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 Planning Commissioner to the Liberty County Cultural and Historic Resources Committee.** By-laws: one member of the LCCHRC shall be a member of the LCPC Planning Commission and shall serve as Chairman of the LCCHRC. The member serves for a period of one term with unlimited re-elections.

Jeff Ricketson presented this action item to the Planning Commission. **A motion was made by Phil Odom to elect Phil Odom to serve on the LCCHRC. The motion was seconded by Lynn Pace. Motion passed unanimously.**

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

**LIBERTY COUNTY**

**3.1 Variance Request 2023-022-LC.** A variance request was submitted by Krista Brown Horne to replace an existing six-foot fence with an eight-foot fence. The property is located at 429 Clark Street in unincorporated Liberty County and is further described as LCTM parcel 281B-103.

Maggie presented this variance to the Planning Commission.

**RECOMMENDATION:** Approval with standard and the following special condition: The 8-foot fence shall not extend past the front setback line (25 feet). The portion of the fence within the 25-foot front setback shall be no greater than 48 inches in height per ordinance.

Reggie Woods came forward and stated that he received a letter from the LCPC because he lives within proximity of this property, and he wanted to let the Commissioners know that he approves of it. Mr. Woods stated that almost everybody at Isle of Wight has erected a fence and he sees no reason why the Horne's cannot have one.

**MOTION: Durand Standard**  
**SECOND: Duncan Regan**  
**VOTE: Unanimous in favor**

**This variance request will go before the LCBOC on May 2, 2023 at 6 PM.**

**3.2 Variance Request 2023-023-LC.** A variance request was submitted by Josh Wheeler to reduce the side yard setbacks to 10 feet as opposed to 15 feet side yard setbacks required in the R-2 (Two-Family Residential) zoning district. The property is located on West First Street in unincorporated Liberty County and is further described as LCTM parcel 280C-105.

Lori presented this variance request to the Planning Commission.

**RECOMMENDATION:** Approval with standard conditions.

Mike Roughen came forward and stated that he spoke with the neighbors and they are against the variance due to the small size of the lot. They would rather have the land. He stated that everybody is on top of each other now.

**MOTION: Durand Standard**  
**SECOND: Alonzo Bryant**

Commissioner Standard stated that he understood that there is other non-conforming lots similar to this situation. Lori said yes. Jeff Ricketson stated that there have been several of these over the years that have been approved. The new UDO will alleviate the need for these variances.

**VOTE: Unanimous in favor**

**This variance will go before the LCBOC on May 2, 2023 at 6 PM.**

**3.3 Variance Request 2023-024-LC.** A variance request was submitted by Bob Manker, owner, to reduce the side yard setbacks to 10 feet as opposed to 15 feet side yard setbacks required in the R-2 (Two-Family Residential) zoning district for placement of a mobile home. The property is located on East First Street in unincorporated Liberty County and is further described as LCTM parcel 281B-066.

Lori presented this variance to the Planning Commission.

**RECOMMENDATION:** Approval with standard conditions.

**MOTION: Alonzo Bryant**

**SECOND: Bonny Woods-Gunn**

**VOTE: Unanimous in favor**

**This variance will go before the LCBOC on May 2, 2023 at 6 PM.**

### **FLEMINGTON**

**3.4 Rezoning Petition 2023-025-FL.** A rezoning petition was submitted by Jimmy Shanken, owner's agent, on behalf of Smiley Investments, LLC, applicant, to rezone 16.62 acres (+/-) from B-1 (Neighborhood Commercial District), B-2X (General Commercial District with Special Conditions), R-1 (Single-Family Residential District), and A-1 (Agricultural District) to PUD (Planned Unit Development District) for townhomes and amenities. Property is 16.62 acres, more or less, located at 2736 East Oglethorpe Highway in Flemington, and further described as LCTM parcel 083D-002.

Lori presented this rezoning petition to the Planning Commission. Lori stated that this entire parcel is located in a flood plain.

**RECOMMENDATION:** Approval with standard and the following special conditions: a conditional letter of map change (CLOMC) and traffic study shall be provided with the site development plan.

Commissioner Regan stated that he has concerns about the traffic impact. Jeff stated that we are requiring a traffic study at the time of site review. Commissioner Regan asked how much weight that will hold. Jeff stated that it would be significant.

Jimmy Shanken came forward and stated that he would like approval.

Paul Simonton, Engineer, came forward and gave an overview of the project.

**MOTION: Durand Standard**  
**SECOND: Lynn Pace**  
**VOTE: Unanimous in favor**

**This rezoning petition will go before the Flemington City Council on LCBOC on May 9, 2023 at 4:30 PM.**

### **HINESVILLE**

**3.5 PUD Amendment 2023-026-H.** A PUD Amendment was submitted by M.E. Sack Engineering on behalf of Dryden Enterprises to amend the Heritage Pointe Expansion General Development Plan to include LCTM Parcel 070D-147, revise the wetland acreage to 38 acres (+/-), and remove multifamily from the proposed uses and replace with townhomes. The property is located on Flemington Village Boulevard and is further described as LCTM parcels 070D-147 and 085-001 (approximately 20-acre portion thereof).

Maggie presented this PUD Amendment request to the Planning Commission.

**RECOMMENDATION:** Approval with standard conditions and the following special condition: a conditional letter of map change (CLOMC) shall be provided with the site development plan.

**MOTION: Durand Standard**  
**SECOND: Bonny Woods-Gunn**  
**VOTE: Unanimous in favor**

**This PUD Amendment will go before the Hinesville City Council on May 4, 2023 at 3 PM.**

**3.6 Rezoning Petition 2023-027-H.** A rezoning petition was submitted by Jimmy Shanken on behalf of Nancy O'Neal to rezone 5.8 acres (+/-) from R-A-1 (Multifamily Dwelling District) to C-3 (Highway Commercial District) for a shopping center and restaurant. The property is located at 910 West Oglethorpe Highway in Hinesville and is further described as LCTM parcel 059A-193.

Maggie presented this rezoning petition to the Planning Commission.

**RECOMMENDATION:** Approval with standard conditions.

Adam Wilkinson with Goose Creek came forward and stated that they have room to meet the detention pond requirements and buffers and will be meeting with GDOT to determine entrance from Highway 84.

Jimmy Shanken came forward and stated that years ago this property was the site for mobile home sales and should have been rezoned at that time, but it was not.

Barry Dorris lives at 909 Buck Road and his property backs up to this parcel. He stated he is opposed because of the traffic issue and the drainage issues. He also stated that Hinesville did not need anymore chicken or hamburger joints.

David Grass came forward in opposition and stated he lives at 905 Buck Road and asked what will happen to the trees and pointed out that Highway 84 sits higher than their property and is concerned about drainage.

Adam came forward and stated that no actual engineering work has been done yet and that there is an ordinance in place to meet the requirements for all these issues. He also explained the tree policy ordinance that the City of Hinesville has in place.

**MOTION: Donna Groover**

**SECOND: Sarah Baker**

Commissioner Standard asked that the buffer design be considered carefully due to the slope from Highway 84 to this subdivision. He stated that the buffer ordinance might not be enough to mitigate the noises.

**VOTE: Unanimous in favor**

**This rezoning will go before the Hinesville City Council on May 4, 2023 at 3 PM.**

#### **4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS**

**4.1 Dedication Plat for San Patel Drive.** A request was submitted by T.R. Long Engineering for a dedication of right-of-way to extend San Patel Drive in Hinesville.

Mardee presented this dedication plat to the Planning Commission.

**RECOMMENDATION:** Approval with standard conditions and the following special condition: Prior to consideration of the preliminary plat by the Hinesville City Council, letters of credit shall be submitted to guarantee sidewalk installation and maintenance along with successful closeout of project.

**MOTION: Bonny Woods-Gunn**

**SECOND: Lynn Pace**

**VOTE: Unanimous in favor**

**4.2 Talmadge Road Subdivision.** A request was submitted by Daniel Dasher for approval of a preliminary plat for 24 single-family lots on Talmadge Road and Arnall Drive in Walthourville.

Mardee presented this preliminary plat to the Planning Commission.

**RECOMMENDATION:** Approval with standard conditions and the following special condition: Prior to consideration of the preliminary plat by the Walthourville City Council, the project shall have received all necessary approvals and the construction plans shall have concurrence.

**MOTION: Alonzo Bryant**

**SECOND: Duncan Regan**

**VOTE: Unanimous in favor**

**4.3 Griffin Park Extension Phase IIIB.** A request was submitted by RTS Homes for approval of a final plat for 55 single-family lots on Grayson Avenue in Hinesville.

Mardee presented this final plat to the Planning Commission.

**RECOMMENDATION:** Approval with standard conditions and the following special condition: Prior to consideration of the preliminary plat by the Hinesville City Council, letters of credit shall be submitted for the remaining primary improvements, the secondary improvements and for maintenance of required improvements. All ponds and all 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: Durand Standard**

**SECOND: Sarah Baker**

**VOTE: Unanimous in favor**

**5.0 INFORMATIONAL ITEMS (None)**

**6.0 GENERAL PUBLIC COMMENTS (None)**

**7.0 OTHER COMMISSION BUSINESS**

**7.1 Directors Report.**

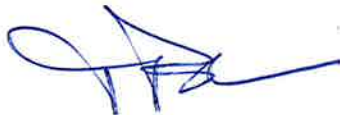
Jeff Ricketson, Executive Director presented the Commissioners with the outcome from last month's actions. Jeff stated that we will conduct 8 public hearings on the UDO during the month of May. The rezoning for the Way property was withdrawn. The rezoning for Daybreak, Alan Anderson for the storage warehouse on Highway 17 was tabled by the LCBOC and will be heard on May 2, 2023. The variance for the office building on Main Street for Josh Wheeler was approved by Hinesville City Council on April 6, 2023. The PUD Amendment for the townhomes on Shaw Road was approved by Walthrouville City council on April 11, 2023. The rezoning for Tommie Williams Jr. for a duplex on Peter King Road was approved by Riceboro City Council on April 4, 2023. The rezoning for the multi-family development on Willowbrook was approved by Hinesville City Council on April 6, 2023. The rezoning for JPC Design and Construction for the hotels at the travel center was approved by LCBOC on April 4, 2023.

**8.0 ADJOURN**

**MOTION: Alonzo Bryant**

**SECOND: Donna Groover**

**VOTE: Unanimous in favor**



**Tim Byler-Chairman**



**Date**



**Jeff Ricketson, Secretary to the Board**