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Sarah Baker

Alonzo Bryant

Duncan Regan

Durand Standard

Donna Groover

Bonny Woods-Gunn

May 18, 2023

The Liberty Consolidated Planning Commission met on Tuesday, May 16, 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 April 18, 2023, minutes. The motion was seconded by Durand Standard. 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:

Tim Byler

Lynn Pace

Durand Standard

Duncan Regan

Alonzo Bryant

Sarah Baker

Donna Groover

Phil Odom

ABSENT:

Bonny Woods-Gunn

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

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

WALTHOURVILLE

3.1 Variance Request 2023-028-W. A variance request was submitted by T.R. Long Engineering for a subdivision on Talmadge Road to allow the project to be developed without the installation of curb and gutter and sidewalk along State Route 119 (Talmadge Road). The property is located at the intersection of Arnall Drive and Talmadge Road and is further described as LCTM Parcel 051C-009.

Lori presented this variance request to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

MOTION: Durand Standard

SECOND: Lynn Pace

VOTE: Unanimous in favor

This variance request will go before the Walthourville City Council on June 13, 2023 at 6 PM.

LIBERTY COUNTY

3.2 Variance Request 2023-029-LC. A variance request was submitted by Russell Browne to reduce the side yard setback to 2 feet as opposed to 15 feet required in the R-1 (Single Family Residential) zoning district for an addition to the existing home. Property is located at 47 Japonica Drive in unincorporated Liberty County and is further described as LCTM Parcel 339D-009.

Lori presented this variance request to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Mr. Brown came forward and stated that he would like to add on to his home to provide a larger bedroom. He also stated that he spoke with his neighbor, and they are in favor of his addition.

MOTION: Phil Odom

SECOND: Sarah Baker

VOTE: Unanimous in favor

This variance will go before the LCBOC on June 6, 2023 at 6 PM.

MIDWAY

3.3 Rezoning and Annexation Petition 2023-030-M. A rezoning petition was submitted by Travis Stringer, the owner's agent, on behalf of Laurel View Properties, LLC, owner, to rezone 3.36 acres. (+/-) from B-2 (General Commercial District) to I-C (Interstate Commercial Corridor District). In conjunction with this rezoning petition, annexation into the City of Midway is also being petitioned for. Property has frontage on Islands Highway and Dorchester Village Road, in unincorporated Liberty County and is further described as LCTM parcels 265-041 and 265-042 (portions thereof).

Lori presented this rezoning and annexation to the Planning Commission. Jeff Ricketson pointed out that Dorchester Village Road is being relocated.

RECOMMENDATION: Approval with standard conditions.

MOTION: Alonzo Bryant

SECOND: Durand Standard

VOTE: Unanimous in favor

This variance will go before the Midway City Council on June 12, 2023 at 6 PM.

HINESVILLE

3.4 Rezoning Petition 2023-031-H. A rezoning petition was submitted by Justin Frasier to rezone 1 acre (+/-) from R-1 (Single Family Dwelling District) to R-4 (Single- and Two-Family Dwelling District) for a two-family dwelling. The property is located at 127 Cherrie Murrell Street in Hinesville and is further described as LCTM parcel 058A-028.

Maggie presented this rezoning petition to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Marcus Sack with M.E. Sack Engineering came forward and stated currently there is a dilapidated house on the property and Mr. Frasier would like to make better use of this parcel.

MOTION: Phil Odom

SECOND: Duncan Regan

VOTE: Unanimous in favor

This rezoning petition will go before the Hinesville City Council on June 1, 2023 at 3:00 PM.

LIBERTY COUNTY

3.5 Conditional Use Request 2023-032-LC. A conditional use request was submitted by Arcadia Excavating, LLC to create a pond through a small surface mine/ borrow pit. Property is located on Leroy Coffey Highway in unincorporated Liberty County and further described as LCTM parcel 139-036.

Lori presented this conditional use request to the Planning Commission.

RECOMMENDATION: Approval with standard conditions

MOTION: Durand Standard

SECOND: Duncan Regan

VOTE: Unanimous in favor

This Conditional Use will go before the LCBOC on June 6, 2023 at 6 PM.

3.6 Rezoning Petition 2023-033-LC. A rezoning petition was submitted by James B. Ray to rezone 245.93 acres (+/-) from R-1 (Single-Family Residential District) to AR-1 (Agricultural Residential District) for agricultural and single-family use. Property is located on Leroy Coffey Highway in unincorporated Liberty County and is further described as LCTM 139-034.

Lori presented this rezoning petition to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Joyce Harper came forward and stated that she resides in Arcadia and asked if this area is already located in a flood zone, and asked if the pit would make it worse. She stated that the potholes in the road are bad, and Mr. Ray will not fix those. Jeff Ricketson stated that the pit will most likely help with any flood issues, but the houses located in Arcadia Subdivision are not in the flood zone.

Ruby Winn came forward and asked how the water would flow out and asked if the development would cause water to back up on her property. Jeff Ricketson stated that the petitioner has to submit engineered plans that have to be approved by the County. Those plans will have to demonstrate that they will not cause any drainage problems are the surrounding properties.

MOTION: Duncan Regan

SECOND: Phil Odom

VOTE: Unanimous in favor

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

3.7 Conditional Use 2023-034-LC. A conditional use request was submitted by James B. Ray to create a pond through a small surface mine/ borrow pit. Property is located on Leroy Coffey Highway in unincorporated Liberty County and further described as LCTM parcel 139-034.

Lori presented this conditional use request to the Planning Commission.

MOTION: Durand Standard

SECOND: Lynn Pace

VOTE: Unanimous in favor

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

HINESVILLE

3.8 Rezoning Petition 2023-035-H. A rezoning petition was submitted by Downtown Group, LLC to rezone 0.33 acres (+/-) from R-4 (Single- and Two-Family Dwelling District) to R-A-1 (Multi-Family Dwelling District) for a multi-family dwelling. The property is located at 305 Bradwell Street in Hinesville and is further described at LCTM Parcel 055D-111.

Maggie presented this rezoning petition to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Brenda Douglas came forward and stated that she lives across the street from this property. She asked what the building was planned to look like. Jeff stated that it's a two-story building with 8 units and parking.

MOTION: Alonzo Bryant

SECOND: Phil Odom

VOTE: Unanimous in favor

This rezoning will go before the Hinesville City Council on June 1, 2023 at 3 PM.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Heritage Pointe Ph. 1B. A request was submitted by Dryden Enterprises for approval of a final plat for 29 single-family lots on Abode Avenue in Hinesville.

Mardee presented this final plat and dedication 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: Phil Odom

SECOND: Durand Standard

VOTE: Unanimous in favor

4.2 Azalea Street Redevelopment Ph. IIIB. A request was submitted by the City of Hinesville for approval of a final plat for 7 single-family lots on Azalea Street and Ash Blvd. in Hinesville.

Mardee presented this preliminary plat to the Planning Commission.

RECOMMENDATION: Approval of Final Plat and Acceptance of Dedications noted on the Plat with standard and the following special conditions.

MOTION: Phil Odom

SECOND: Durand Standard

VOTE: Unanimous in favor

4.3 Coastal Oaks Ph. 1. A request was submitted by Paul Krebs for approval of a revised preliminary and final plat for 7 single-family lots on Eller's Court off Islands Highway in Liberty County.

Mardee presented this final plat to the Planning Commission.

RECOMMENDATION: Approval of the Final Plat with standard conditions and the following special condition: Prior to consideration LCBOC, letters of credit shall be submitted for the improvements, the secondary improvements and for maintenance of required improvements

Adam Wilkinson with Goose Creek Engineering representing Paul Krebs came forward and stated that there has been a last-minute change. The two lots next to the well lot will be green space due to septic tank regulations.

MOTION: Durand Standard with the amendment to 5 lots and special conditions.

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 have conducted 6 of the 8 public hearings for the UDO. The rezoning for Daybreak Industrial on South Coastal Highway was approved by the LCBOC on May 2, 2023 with several provisions. The variance request for 429 Clark Street was approved by LCBOC May 2, 2023. The variance request for Josh Wheeler on West First Street was approved by the LCBOC on May 2, 2023. The Variance request for Bob Manker at east First Street was approved by the LCBOC on May 2, 2023. The rezoning petition for Jimmy Shanken for townhomes and amenities in Flemington was approved by Flemington City Council on May 9, 2023. The PUD Amendment for Heritage Pointe Expansion for Dryden Enterprises was approved by Hinesville City Council on May 4, 2023 and the rezoning petition for Jimmy Shanken for the shopping center to be located at 910 West Oglethorpe was approved by Hinesville City Council on May 4, 2023.

8.0 ADJOURN

MOTION: Phil Odom

SECOND: Alonzo Bryant

VOTE: Unanimous in favor



Tim Byler-Chairman



Date



Jeff Ricketson, Secretary to the Board