

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

July 28, 2023

The Liberty Consolidated Planning Commission met on Tuesday, July 18, 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 June 20, 2023, minutes. The motion was seconded by Sarah 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 Alonzo Bryant. 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

Bonny Woods-Gunn

Phil Odom

ABSENT:

Donna Groover

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

LIBERTY COUNTY

3.1 Rezoning Petition 2023-041-LC. A rezoning petition was submitted by Chester L. Barrett, owner, to rezone 71.89 acres +/- from A-1 (Agricultural District) and AR-1 (Agricultural Residential District) to MHP (Manufactured Home Park) for a manufactured home park. Property is located at 240 C. L. Barrett Drive in unincorporated Liberty County and is further described as LCTM Parcel 122-008.

Lori presented this variance request to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Commissioner Odom asked if there were any comments or questions from the surrounding property owners. Lori stated that we did not receive any. Chairman Byler asked if the restroom building was for the public. Mr. Barrett came forward and stated that the restrooms are used for gatherings.

MOTION: Durand Standard

SECOND: Phil Odom

VOTE: Unanimous in favor

This rezoning petition request will go before the LCBOC on August 1st at 6 PM.

WALTHOURVILLE

3.2 PUD Amendment 2023-042-W. A PUD Amendment was submitted by Liberty Properties and Holdings Company, LLC, owner, to change the ratio of garden style and standard lots and add townhomes to the existing PUD. Property is located on Hardman Road in Walthourville and is further described as LCTM Parcel 041B-038.

Lori presented this PUD Amendment to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Commissioner Pace asked how much usable land was lost due to the wetlands.

Trent Long with T.R. Long Engineering stated that they did lose a pretty good bit of land. Not sure of the exact number of acres. Commissioner Pace stated that we try to make a practice to keep the more intensive population away from the center of areas and try to place more toward the front. This does the opposite. Trent stated that is correct but the eventually the entry will change. He also stated that the wetlands caused challenges and they are working on a bridge to cross the wetlands and that will allow entry to Highway 84 intersection with the new bypass. Trent also stated that the subdivision will have city water and sewer.

Claude Dryden, owner came forward and stated that there is a growing need for housing and townhouses are in demand due to the rising cost of houses.

Lloyd Busby came forward and asked if the previous contingency on the subdivision for it to be able to handle log trucks. Is there any headway for the intersection at Airport Road. The road off of Hardman is still our driveway. We want to be sure that when the road starts crumbling that we

are not the ones that receive the complaints or blame for it. Chairman Byler stated that this PUD was already approved, they are just making changes within the PUD. Jeff stated that nothing has changed concerning that aspect.

MOTION: Phil Odom

SECOND: Bonny Woods-Gunn

VOTE: 6 commissioners voted to approve, Commissioners Pace and Regan voted to disapprove. Motion passed.

This PUD Amendment will go before the Walthourville City Council on August 8, 2023, at 6 PM.

LIBERTY COUNTY

3.3 Conditional Use Request 2023-044-LC. A conditional use request was submitted by M.E. Sack Engineering on behalf of Daybreak Industrial, owner, for a borrow pit. Property is located on Smiley Hall Road in unincorporated Liberty County and is further described as LCTM parcel 216-002.

Lori presented this conditional use request to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Commissioner Odom stated that this property appears to be landlocked and was there an easement for access. Lori stated they are using the industrial park road to gain access to their property.

Marcus Sack with M.E. Sack Engineering came forward and stated that this is the first step and after the letter of approval from the LCPC the site plan will be submitted to Liberty County. This will also have to be permitted by the EPD. Marcus will make sure there is a document in place to allow access to the pit.

MOTION: Durand Standard

SECOND: Alonzo Bryant

VOTE: Unanimous in favor

This conditional use request will go before the LCBOC on August 1, 2023 at 6 PM.

3.4 Rezoning Petition 2023-045-LC. A rezoning petition was submitted by Jane Henry to rezone 0.5 acres +/- from A-1 (Agricultural District) to R-12 (Single-family Residential-12) for residential use. Property has frontage on Van Dyke Creek Road and Old Gun Road in unincorporated Liberty County and is further described as LCTM Parcel: 362B-006.

Lori presented this rezoning petition to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

MOTION: Phil Odom

SECOND: Sarah Baker

VOTE: Unanimous in favor

This rezoning request will go before the LCBOC on August 1, 2023 at 6 PM.

3.5 Rezoning Petition 2023-046-LC. A rezoning petition was submitted by Hook and Reel on behalf of Kevin Hofkin to rezone 2.47 acres +/- from SFMH (Single-Family Manufactured Home) (Formerly R-2A (Single-Family, Two-Family, and Mobile Home Residential District)) to C-2 (General Commercial) for boat storage. Property is located at 685 Kings Road in unincorporated Liberty County and is further described as LCTM Parcel 353D-059.

Lori presented this rezoning petition to the Planning Commission.

RECOMMENDATION: Approval with standard conditions and the following special condition: The property shall only be used for boat storage.

Commissioner Odom asked if this boat storage is for marine vessels only.

MOTION: Bonny Woods-Gunn with standard and special condition.

SECOND: Duncan Regan

VOTE: Unanimous in favor

This rezoning request will go before the LCBOC on August 1, 2023 at 6 PM.

WALTHOURVILLE

3.6 Rezoning Petition 2023-047-W. A rezoning petition has been submitted by Dale Kiefer on behalf of Brenda Kiefer, owner, to rezone 0.5 +/- acres from AR-1 (Agricultural Residential District) to R-8 (Single-Family Residential District-8) for a single-family home. Property is located on Mehalko Road in Walthourville and is further described as LCTM Parcel 063A-031 (portion thereof).

Maggie presented this rezoning petition to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

MOTION: Alonzo Bryant

SECOND: Lynn Pace

VOTE: Unanimous in favor

This rezoning will go before the Walthourville City Council on July 25, 2023 at 6 PM.

FLEMINGTON

3.7 PUD Amendment 2023-048-FL. A PUD Amendment was submitted by Habersham Development Group, LLC on behalf of Herbert L. III and Pamela Stacey, owners, for mixed use development including townhomes and climate control storage. Property is located on East Oglethorpe Highway in Flemington and is further described as LCTM Parcel 083A-015.

Maggie presented this PUD Amendment to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Commissioner Standard asked if there would be a buffer requirement in a PUD is between a commercial development and the townhomes. Jeff stated that this is within the PUD so one is not required.

Trent Long with T.R. Long Engineering came forward on behalf of the owner and stated that the design does include a 25-foot vegetative buffer on both sides.

MOTION: Phil Odom

SECOND: Bonny Woods-Gunn

VOTE: Unanimous in favor

This PUD Amendment will go before the Flemington City Council on August 8, 2023 at 4:30 PM.

LIBERTY COUNTY

3.8 Variance Request 2023-049-LC. A variance request was submitted by Smith Homes (Lamar Smith) for the Flemington Forest subdivision to be developed with individual septic tanks as opposed to a community septic system, required by the Liberty County Code of Ordinances. Property is located on East Oglethorpe Highway in unincorporated Liberty County and is further described as LCTM Parcel 101-068.

Maggie presented this variance to the Planning Commission.

RECOMMENDATION: Approval with standard conditions and the following special condition: the development must be served by Liberty County Water System.

Trent Long with T.R. Long Engineering came forward on behalf of the owner and stated that this subdivision is set up for half-acre lots. Water will be extended to this site from Liberty County. Commissioner Odom said that the state EPD is looking at tidewater changes and in the future the septic tanks may have to be removed and this would be expensive to retrofit if the time comes that a community wastewater system is required. Trent stated that there are funds for that, and it is doable.

Lamar Smith, owner came forward and stated that the site plan was presented previously, and they met with county staff. He stated that nothing has changed in the last six months since the Planning Commission approved the site plan. The rules are set by the State and the lots are not limited and there were no issues with septic tanks when you first heard it. We hired Mr. Long and have spent a lot of money designing this and we are ready to start the project.

Keanan Caudle lives at Brights Lake Subdivision and asked if the plan is still for 220 homes. Jeff stated it is less than that. Mr. Caudle stated that he is on a well and is worried that this will contaminate his water. He also stated that the traffic will be an issue with only one way in and one way out.

Trent Long came forward and stated that he will provide the LCPC his traffic counts and what they are anticipated to be. He also stated that there will be a 25-foot vegetative buffer all the way around.

MOTION: Alonzo Bryant but no second.

DISCUSSION: Commissioner Odom stated that this area is a paleo sandbar, and some septic tanks are going to be able to go in ground, but the majority will be raised septic tanks. As a planning commission this subdivision should have a unified system so that at the time that the county does go into a wastewater system, it won't be at the cost of the homeowners to change over.

MOTION: Lynn Pace made a motion to disapprove

SECOND: Phil Odom

6 in Favor of disapproval, 2 in favor of approval. Motion for disapproval carries.

This variance will go before the LCBOC on August 17, 2023 at 6 PM.

FLEMINGTON

3.9 Rezoning Petition 2023-050-FL. A rezoning petition was submitted by David B. Edwards, owner, to rezone 1.37 acres +/- from R-20 (Single-Family Residential-20) (Formerly R-1 (Single-Family Residential)) to AR-1 (Agricultural Residential District) for expansion of a bee apiary. Property is located at 188 Old Sunbury Road in Flemington and is further described as LCTM Parcel 069B-008.

Maggie presented this rezoning petition to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Chairman Byler asked if this would present a problem with City Hall next door and the future development across the street. Jeff stated no.

MOTION: Durand Standard

SECOND: Bonny Woods-Gunn

VOTE: Unanimous in favor

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS (None)

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 the variance for Brockington Circle to install a shed did not have to go before the Hinesville City Council because the new UDO no longer requires it. The variance for Josh Wheeler gravel parking at 313 North Main Street was approved by Hinesville City Council on July 6, 2023. The variance for Mr. Cope to reduce side yard setbacks did not have to go before the LCBOC because the new UDO does not require it. The variance for Jet Foods to remove landscaping from their site was approved by Hinesville City Council on July 6, 2023 and the PUD Amendment for Flemington Village was approved by Flemington City Council on July 11, 2023.

8.0 ADJOURN

MOTION: Durand Standard

SECOND: Duncan Regan

VOTE: Unanimous in favor



Tim Byler-Chairman

15 August 2023

Date



Jeff Ricketson, Secretary to the Board