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Lynn Pace
SECRETARY
Jeff Ricketson



COMMISSIONERS

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

August 22, 2023

The Liberty Consolidated Planning Commission met on Tuesday, August 15, 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 July 18, 2023, minutes. The motion was seconded by Durand Standard. The motion passed unanimously.** Chairman Byler asked for a motion to approve the agenda. Jeff Ricketson advised Chairman Byler that petition requests 3.7 and 3.10 have been withdrawn from the agenda. **A motion was made by Durand Standard to accept the agenda with the changes. 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

2.1 UDO Amendments:

1. Amendment of Article 302 to provide limits on the parking of trucks and trailers over one-ton capacity in residentially zoned areas. (Not applicable in Hinesville)

Mardee presented this UDO amendment to the Planning Commission.

Jeff stated that we inadvertently left this portion out of the UDO, and we were asked by the County to place it back in the UDO as it was. Commissioner Odom pointed out that most landscapers would not be able to work due to their trucks and equipment being over 1 ton.

He also stated that larger Ford trucks weigh a ton and some trailers do as well. There was discussion and Commissioner Standard stated that he was inclined to agree with Commissioner Odom. **Commissioner Standard made a motion that we table this and meet with the county officials and get this right. He stated the language is obscure. The motion was seconded by Commissioner Pace. The vote was unanimous in favor.** Jeff stated that the LCPC will set up a workshop to discuss with the County.

2. Amendment of Appendix G to provide a map for the Flemington OC-1 Commercial Overlay District.

3. Amendment to Articles 401, 402, 504, 802 and 803 and to the Appendices to become compliant with Georgia Chapter 120-3 - Rules and Regulations of the State Minimum Fire Safety Standards.

Mardee presented the UDO Amendments to the Planning Commission.

MOTION: Durand Standard made a motion to approve amendments #2 and #3.

SECOND: Alonzo Bryant

VOTE: Unanimous in favor

This will go before the appropriate governing authorities in September and October 2023.

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

HINESVILLE

3.1 Conditional Use 2023-051-H. A conditional use request was submitted by Miguel Martinez to operate an automotive repair shop at 325 West Memorial Drive in Hinesville, property is further described as LCTM Parcels 055C152 and 055C153.

Maggie presented this conditional use request to the Planning Commission.

RECOMMENDATION: Approval with standard and the following special conditions: No outdoor storage of tires, junk parts or supplies. Applicant must provide site layout for parking lot review and approval.

MOTION: Phil Odom

SECOND: Durand Standard

DISCUSSION: Commissioner Odom asked why this request was turned down by the City of Hinesville a year ago. Jeff stated due to neighbors' concerns.

VOTE: Unanimous in favor

This conditional use request will go before the Hinesville City Council on September 7, 2023 at 3 PM.

RICEBORO

3.2 Rezoning Petition 2023-052-R. A rezoning petition was submitted by Lelon Frasier to rezone 4.76 acres +/- from AR-1 (Agricultural Residential) to C-3 (Highway Commercial) for commercial purposes. The property is located on South Coastal Highway in Riceboro and is further described as LCTM Parcel 219C014.

Maggie presented this rezoning request to the Planning Commission. Jeff pointed out that this parcel is located in the Riceboro Gateway Overlay District. Anything built there will have to go before the Gateway Board.

Commissioner Odom asked if staff received any response from our notifications and Maggie stated we did not.

RECOMMENDATION: Approval with standard conditions.

MOTION: Durand Standard

SECOND: Sarah Baker

VOTE: Unanimous in favor

This rezoning petition will go before the Riceboro City Council on September 5, 2023, at 6 PM.

HINESVILLE

3.3 Rezoning Petition 2023-053-H. A rezoning petition was submitted by Billie Floyd to rezone 2.72 acres +/- from R-12 (Single-Family Residential-12) to R-8 (single-Family Residential-8) for four residential lots. The property is located at 714 North Main Street in Hinesville and is further described as LCTM Parcels 055B121 and 055B122.

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 for the record that Mr. Jason Floyd has spent more than \$250.00 on his campaign. Marcus stated that this development will be in keeping with the surrounding area.

MOTION: Alonzo Bryant
SECOND: Duncan Regan
VOTE: Unanimous in favor

This rezoning petition will go before the Hinesville City Council on September 7, 2023 at 3 PM.

3.4 Rezoning Petition 2023-054-H. A rezoning petition was submitted by Nancy O'Neal to rezone 5.8 acres +/- from C-3 (Highway Commercial) to MFR (Multi-Family Residential) at 910 W Oglethorpe Highway to downzone the property. The property is located at 910 West Oglethorpe Highway in Hinesville and is further described as LCTM Parcel 059A193.

Maggie presented this rezoning petition to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Jimmy Shanken came forward and stated that the previous deal fell through, and Ms. O'Neal would like it to be zoned back to MFR for tax purposes. She is on a fixed income and will not be able to afford the property taxes if it is commercial.

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

LIBERTY COUNTY

3.5 Rezoning Petition 2023-056-LC. A rezoning petition was submitted by Johnathon Clark to rezone 0.5 acres +/- from R-8 (Single-Family Residential-8) to MFR (Multi-Family Residential) for a four-unit quadraplex building. Property is located at 9081 East Oglethorpe Highway in unincorporated Liberty County and is further described as LCTM Parcel 161D061 (portion thereof).

Lori presented this conditional use request to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Commissioner Odom asked if this would meet the required setbacks. Jeff stated the minimum lot size for MFR is 8000 square feet and the site plan will determine the number of units allowed.

Jonathan Clark came forward and stated that he would be installing a 10-foot fence between the parcel and property next door. He would like to utilize the property for homes. He stated the City of Midway will supply water.

Ms. Journey Maxwell came forward and stated that she owns the property next to it and wondered if they were developing on hers. After discussion Ms. Maxwell understood that this development will not affect her parcel.

MOTION: Phil Odom
SECOND: Lynn Pace
VOTE: Unanimous in favor

This rezoning petition will go before the LCBOC on September 5, 2023 at 6 PM.

3.6 Rezoning Petition 2023-057-LC. A rezoning petition was submitted by EIG Coastal Saltwater Investments, LLC to rezone 3.75 acres +/- from C-2 (General Commercial) and AR-1 (Agricultural Residential District) to C-3 (Highway Commercial) for boat storage. Property is located at the intersection of Trade Hill Road and Islands Highway in unincorporated Liberty County and is further described as LCTM Parcel 306085.

Lori presented this rezoning petition to the Planning Commission.

Chairman Byler asked if staff had received any response to our letters. Lori stated she received one call inquiring about increased property taxes due to this rezoning.

RECOMMENDATION: Approval with standard conditions.

Johnny Gaskin, the owner, came forward and stated the property was originally purchased as a 6.75-acre tract. He started the building and in looking at the GIS map it was confusing as to where the zoning is. He stated he moved it over to save a couple of oak trees and then there was a stop work order placed on the construction. He has done property law for years and did extensive title work on this property. At that time nothing was in the property record to indicate that the zoning was limited to office use only. The minutes for the Liberty County Commissioners meetings only go back 5 years so there was no way to access what happened back in 2006. The goal is to put it all into one parcel. He asked for the Commissioners to please consider his request.

Bruce McCartney came forward and stated that he lives 187 meters East of this property. The previous petitioner wanted to place a boat storage facility there. The previous petitioner also told two different stories. One to the Planning Commission and one to the County Commission. What happened was, she had demolished the 35-year-old boat storage on Yellow Bluff and wanted to rebuild it. It would have been a ghetto. She also insisted on having a boat wash area there and we are right in the middle of the aquifer recharge area. Then it went up for sale and Mr. Dodd bought it and the new petitioner came in to get a building permit from Paul Zechman. He asked what it was based on and was told it was based on what the Planning Commission gave them. Included with what was given to the building and licensing office was the LCBOC minutes that stated this parcel was to be used for office use only. Mr. McCartney stated that if there was a caveat on this property why wasn't it placed on the property card. He asked why LCPC did not notify the owner of the caveat. He watched the building go up and it's a nice building.

Harriet Green came forward and stated that she is not in favor of the boat shed and neither is her neighbor. She stated they didn't want it 17 years ago and they still do not want it. She is 90 years old and has lived in that community for 83 years. She does not think it's fair to have a boat shed in their community and it has already started. She is representing her son also who has property in the area. She asked for the Commission to please find it in their heart to deny this request.

Meredith Belford came forward and stated that this feels like Groundhog Day 17 years later. This is a historic community. The woman that owned that property up until her death in 1985 was named Rosa Butler Lucas. She intended to leave that property to the church that took care of her. There is a deed dated December of 1985 deeding the property over, but unfortunately, she died in May of that year. So, there is an issue with that deed. This was African American owned property. She stated there are other uses for the zoning of this property such as C-2 zoning that would be useful to the community. She wants to see positive growth here and not growth that runs over the legacy of

the people who live here. Please do not allow more destruction of what is already here. She stated that there is no need for a boat shed in this area. We need sound, sensible, sustainable growth.

Chairman Byler asked to see the slide that shows the placement of the building. He asked how far the building is from where it was. Jeff stated 10 feet from the property line, but it was supposed to be all the way over on the other property. Since then, the property has been combined but it was not placed where it was supposed to be according to the LCBOC vote from 17 years ago.

Commissioner Standard asked if he could place a boat shed on the correct parcel. Jeff said yes but he misplaced the building and now is trying to correct the zoning to allow for the building so he will not have to move it. Commissioner Standard asked if a buffer would be required. Jeff stated that there are no buffers required in the County. Jeff said that the petitioner is also trying to lift the restriction that the Board of Commissioners placed on the property 17 years ago. Commissioner Regan asked how many boats the petitioner plans to store. Mr. Gaskin stated it has 10 bays in it and it is 40 feet wide and 120 feet long. He stated that is about 10 feet off the line because there are some nice oak trees there and he did not want to cut those down. He also stated that there is a wooded area that would provide a natural buffer. He also stated that when he purchased the property it was a dump, and he has since cleaned it up. Commissioner Bryant asked if Mr. Gaskin would be renting out the bays. Mr. Gaskin said yes, and he has no intentions of adding to it. Commissioner Bryant stated that his 100-year-old church is close to this, and he would like the community to stay the way it is. Commissioner Regan stated that he stored a boat there at Yellow Bluff and they were capable of storing 100 boats. He stated he does not feel like 10 units will have an impact on this area. Mr. Gaskin stated that all he would like to do is rent the storage bays to make enough money to pay the mortgage on the property.

MOTION: Durand Standard with standard conditions and special conditions to maintain a 20-foot vegetative buffer on the residential side.

SECOND: Donna Groover

VOTE: Baker, Bryant: Abstained. Pace: Against. Standard, Reagan, Groover and Odom in favor. Motion passes.

This rezoning request will go before the LCBOC on September 5, 2023 at 6 PM.

HINESVILLE AND FLEMINGTON

3.7 Rezoning Petition 2023-058-H & FL. (WITHDRAWN) A rezoning petition was submitted by M.E. Sack Engineering, on behalf of SIMCOE Investments, LLC (agent for owner), to rezone 38.39 acres +/- from R-8, R-12 and R-20 (Single-Family Residential) to MFR (Multi-Family Residential) for townhomes. The property is located on Old Sunbury Road in Hinesville and Flemington and is further described as LCTM Parcels 068002, 068005, 068006, 068010, 068011, 068012 and 068013.

LIBERTY COUNTY

3.8 Conditional Use 2023-059-LC. A conditional use request submitted by Clay Sikes Family, LLC for a borrow pit. The property is located off Islands Highway in unincorporated Liberty County and is further described as LCTM Parcel 363005.

Lori presented this conditional use to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Commissioner Odom asked if there was any response from the letters sent to surrounding property owners. Lori stated we had some emails but no response from adjacent property owners.

Trent Long with T.R. Long Engineering came forward and stated this barrow pit was permitted several years ago. The EPD has permitted it. He stated that recently he learned that they unintentionally did not apply for the conditional use so at this time we are trying to right that wrong. But we do have a permit from the State. He also stated that when this is completed it will end up as a pond. He understands that moving the dirt in the last month has turned into an issue. Trent stated that the County has requested that the Sheriff increase patrol in that area. He knows there are problems happening in the roadway and they are working on correcting that. They identified over a dozen places in the road that need to be fixed. They will be making sure the road is repaired. They have made sure there is a sweeper at the location to keep the dirt off of Islands Highway.

Commissioner Odom stated that this conditional use is for that parcel and every time the owner wishes to expand, he would have to go back to the state. Trent stated that is correct. You have to submit modifications.

Meredith Belford came forward and stated that she owns adjacent properties and asked what is happening to the buffer between her property and this. She stated that what has been referred to Mail Post Road is actually not located on Clay's property. It is on her property. She asked how far the buffer is from her property to the pit. Trent stated that from her property to the top of the bank is approximately 100 feet. She stated the length of the pit is substantial and asked how long it is. Trent stated that he doesn't have that memorized. She asked how large the pit is. Trent stated he believes it is 20+ acres. Meredith asked Trent for a copy of the plans. He stated that he would send her a full set of the plans.

Tommy Carter came forward and stated that his property is under investigation by the EPD at this time and should take that into consideration.

Steve Rushing came forward and stated that 25 acres at 30 ft deep with the current amount of dump trucks a day on Islands Highway is 100 trucks a day. Mr. Rushing calculated the math and length of time this pit will be operating. It would total 100,694 dump trucks. 1000 days to move the dirt. 204 weeks. That is 4.3 years of 100 dump trucks a day down Islands Highway. At one of the meetings, I attended there was discussion of agreements with developers. He asked if any of the agreements were in place and what is the financial impact of those to help alleviate the burden of the repair of the roads to the taxpayers. Trent stated one they are working on one now with the current developer at I-95. Trent also stated that we should remember that no certificate of occupancy will be issued until the agreements are in place and the fees are paid. Mr. Rushing stated we have rezoned the property, permits are issued, the highway is being damaged and there is no agreement in place. That's just the way I see it. Mr. Rushing asked what criteria was used to determine that there is no impact on traffic. Jeff stated that a comprehensive traffic study was not done, but Islands Highway is not even at a "B" level service road.

Ronda Durney came forward and expressed her concerns of the traffic and dump trucks and the speed and reckless driving of the dump truck drivers. The trucks are not covered. The road is damaged. There are millions of cracks that were not there a year ago. This is devastating to her area. She stated that despite the millions of dollars coming into Tradeport, none of it has come back to the residents. There are no sidewalks or streetlights. There are school bus stops in the area and the trucks do not slow down. She personally counted 200 trucks one day.

Marcie Hamilton came forward and stated that she has a big issue with the amount of trucks per day. She spoke to Clay Sikes, and he told her there are 125 trucks leaving his pit per day and that is just one way. She stated it has been a nightmare. There are areas with skid marks and the trucks are passing on curves and running people off the road. She wants to know if anyone has come to sit at the pit for an entire day or visited it on the weekend. She states there is no responsibility or accountability being taken by the County. She would like to see conditions. A reduction in the number of trucks per day. Reduce the operating hours. No one is protecting us on this end. She doesn't think they should be working at the pit on Saturdays. She stated that someone is going to get killed.

Commissioner Pace stated that she does believe there is a problem. Chairman Byler stated that our role is to deal with the property, but all of these concerns will be forwarded to the LCBOC. Commissioner Pace stated that what they want is to expand the current barrow pit and backtrack the conditional use. Chairman Byler stated yes. Jeff stated that all we are being asked to do is to consider the conditional use request.

MOTION: Phil Odom

SECOND: NONE

DISCUSSION: Commissioner Standard stated that he has concerns about all the issues the citizens have brought before us. What is it we can do to ensure that these things get addressed. I have concerns about something that is already causing bad behavior down there and it will multiply over 5 more years. Trent stated that he has set the wheels in motion to have the traffic safety department set up the equipment to weigh the trucks and he has also talked with the Sheriff.

MOTION: Durand Standard made a motion to table until next month to allow time for some of these issues to be addressed.

SECOND: Alonzo Bryant

VOTE: Unanimous in favor.

This conditional use will be taken back up by the Planning Commission on September 19, 2023 at 4:30 PM.

HINESVILLE

3.9 Variance Request 2023-060-H. A variance request was submitted by the Liberty County Board of Commissioners to reduce the front setback to 25 feet as opposed to 35 feet required on a collector street for a new EMS administration building. The property is located at 474 South Main Street in Hinesville and is further described as LCTM Parcel 057A105.

Maggie presented this variance request to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Trent Long with T.R. Long Engineering came forward and explained that there is a sewer main located there and the property slopes causing the building to have to be shifted forward.

MOTION: Phil Odom

SECOND: Durand Standard

VOTE: Unanimous in favor

This variance request will go before the Hinesville City Council on September 7, 2023 at 3 PM.

LIBERTY COUNTY

3.10 Rezoning Petition 2023-061-LC. (Withdrawn) A rezoning petition was submitted by Newbridge Residential Parks LLC to rezone 13.92 acres +/- from SFMH (Single-Family Manufactured Home) and MHP (Manufactured Home Park) to PUD (Planned Unit Development) for townhomes and apartments, with a maximum of 16 units per acre. Property is located on Live Oak Church Road in unincorporated Liberty County and is further described as LCTM Parcels 036001, 036003, 036004, 036005 and 036006.

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 rezoning petition for Chester Barrett to rezone for a mobile home park was approved by the LCBOC on August 1, 2023. The PUD Amendment for Hardman Road was approved by the Walthrouville city council on august 8, 2023. The conditional use request for Daybreak for the borrow pit on Smiley Hall Road was approved by the LCBOC on August 1, 2023. The rezoning request for Jane Henry on Old Gun Road was approved by the LCBOC on August 1, 2023. The rezoning request for the Hook and Reel for boat storage located on Kings Road was approved by the LCBOC on August 1, 2023. The rezoning request for the Kiefer's parcel located on Mehalko Road was approved by the Walthrouville City Council on July 25, 2023. The PUD Amendment for the Stacy property in Flemington was approved by Flemington City Council on August 8, 2023. The variance request for Flemington Forest was goes before the LCBOC on August 17, 2023 with the PC recommending disapproval. The rezoning petition for the bee apiary was approved by the Flemington City Council on August 8, 2023.

Jeff stated the LCPC will coordinate a meeting with the County to schedule a workshop for the truck parking issue amendment to the UDO. Commissioners Standard, Byler and Odom volunteered to be at the workshop.

8.0 ADJOURN

MOTION: Phil Odom

SECOND: Duncan Regan

VOTE: Unanimous in favor



Tim Byler-Chairman



Date



Jeff Ricketson, Secretary to the Board