

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



COMMISSIONERS

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

March 18, 2022

The Liberty Consolidated Planning Commission met on Tuesday, April 19, 2022, in the Historic Courthouse, 100 Main St., Hinesville, GA. Chairman Byler, called the meeting to order. Phil Odom **made a motion to accept the March 15, 2022, minutes. The motion was seconded by Lynn Pace. The motion passed unanimously.** Chairman Byler asked for a motion to accept the final agenda. **A motion was made by Durand Standard to accept the agenda and the motion was seconded by Duncan Regan and 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
Sarah Baker
Tim Byler
Alonzo Bryant
Duncan Regan

ABSENT:

Alonzo Bryant
Bonny Woods-Gunn

LCPC STAFF PRESENT:

Jeff Ricketson, Executive Director
Kelly Wiggins, Executive Assistant
Gabby Hartage, Zoning Administrator
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 Ordinances and Resolutions (None)

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

WALTHOURVILLE

3.1 Rezoning Petition 2022-009-W. A rezoning petition was submitted by Dryden Enterprises, Inc, applicant, to rezone 67.66 acres of land, more or less, from I-1 (industrial zones) to PUD (Planned Unit Development District) for a residential subdivision in Walthourville. Property owner for property in Walthourville is Rufus K. Smiley, et al. Property is located on US Hwy 84 and Hardman Road and is further described as LCTM-Parcel 041B-001.

Lori presented this rezoning petition to the Planning Commission.

RECOMMENDATION: Approval with standard conditions and the following special condition: A second access road shall be provided on Highway 84.

Chairman Byler stated that a petition was submitted with 117 names in opposition of this rezoning. Trent Long with T.R. Long Engineering came forward to speak on behalf of the developer. Trent stated that they have conducted some traffic studies and have since redesigned the plan to include another access point from Highway 84. This second entrance will be designed to intersect with the new Bypass that's entrance will be directly across from this neighborhood entrance and exit. Trent stated that they will be building ponds to deal with drainage. Trent said that he is working with the City of Walthourville to make sure they have sewer and water service.

Commissioner Odom asked if there would be a traffic signal at this location. Trent stated there is a signal located there. Commissioner Odom asked about the wetland delineation. Trent said they have already looked at it and will go back out there and do more research. Commissioner Pace asked if the wetlands will be parceled out to the homeowners. She stated that she objects to having wetlands parceled out to individual property owners. Trent stated they try to divide it up to the property owners because there is less likelihood of individuals timbering the wetlands than one individual person that owns all of the wetlands. Commissioner Pace asked if there will be an entrance located in Long County. Trent pointed to the location of the entrance on the presentation. Commissioner Standard stated that his concern was the traffic on Hardman Road and Airport Road. However, you have alleviated that with the access point on Highway 84. But the Long County side doesn't connect to the Liberty side so there is a long way to go around to get out Trent stated we are only here for rezoning, but he also thought about that and would be suggesting that to the owner. Commissioner Standard stated that he encourages him to design this for more traffic to flow to Highway 84.

Melinda Myers owner of Champion Gymnastics came forward to speak in opposition. Her business is located on Hardman Road. She has 300 students and a lot of times there are 600 people there on a monthly basis coming to watch their children. The traffic issue on Hardman Road is very dangerous. People do not stop at the stop sign coming out of the subdivision located there. She stated there is at least one accident a week at the Airport Road intersection and at least one close call a day on Hardman Road. Her business is primarily open during the hours of 4 PM to 8 PM. She stated that the water in Walthrouville is nasty. She stated that she had to invest in a water machine for her students because the water is not consumable. The water has not been tested or regulated. She is concerned whether any consideration that has been given to the businesses that are already located on Hardman Road.

Lloyd Busby came forward to speak in opposition. Lloyd stated that he does not see how the intersection cannot be improved. He also doesn't see how a traffic circle could be installed without taking away from the plastic factory. He states that no one has any authority or influence over GDOT and he feels that we are at their mercy until we have enough fatalities to warrant a light. He would not want his family to be part of that statistic. He stated that the intersection at Highway 84 is a huge improvement. He suggested redirecting the traffic on the Long County side. He states that along Highway 84 in this area, the water is always knee deep and never goes dry. They have a farm, and their fishpond goes dry. He states it is his understanding that the plastic factory discharges their water into that area. Mr. Busby stated that the traffic on Hardman Road was originally for Industrial use and now has to compete with residential. There is also semi traffic coming in and out. His concern is still that his property butts up to this proposed development and if approved this would amount to condemnation of the property. They plant pine trees. They harrow it and plant it and it is not under water today and fully expects it to not be under water once this subdivision is developed. He also stated that there will be school buses that enter this subdivision.

Becky Busby came forward to speak in opposition. She states that she is a Long County resident, and she teaches in Liberty County. She has taught for 23 years. She states her concern is the school system and the number of children that will be added. Her classroom is already full. She is also concerned with emergency services. She has had to call 911 and it takes 10 to 15 minutes for any one to response. She states she feels a lot of this is the "cart before the horse." She doesn't want to risk her farm or family, or job based on maybes. She stated that no one wants this development. She states that the citizens are begging for the development to stop because it is too fast, too soon. She invites the Commissioners to travel her road and find out the condition it is in. Erica Dukes came forward in opposition. She said that there was mention of the precautions being taken for the new neighborhood but what about the residents that are already there. She states that with our recent weather there has been a little bit of flooding on Whit Fraser. When you enter the road, the water has disintegrated the area. She states even with more ponds they will be overflowing. She also stated that the City of Walthourville has horrible water flow and horrible water pressure. She has to filter the water for her kids to drink.

Russelle Loury came forward to speak in opposition. She states that the road decay is an issue. She states that Lloyd touched on the farm equipment that will be coming though for logging in rotation along with pine straw and chemical trucks. We already have problems with people that trespass and is concerned about there being more children that will trespass, and they are conducting a controlled burn or spraying chemicals this could be dangerous. They are riding ATVs on her property and driving very fast on their dirt road.

Commissioner Odom asked if Hardman Road was a private road. Trent stated it is. Commissioner Odom asked if the developer would deed this property to the City of Walthourville and/or Long County and make it a public right of way. Trent stated yes it will become part of the roadway system and will be built to be able to handle 100,000-pound vehicle.

Jeff Ricketson stated that he verified that there will be a traffic signal at the intersection of the Bypass and this development.

MOTION: Phil Odom with standard conditions and one special condition.

SECOND: Durand Standard and stated that these are challenging decisions but as this parcel is zoned could be a larger impactful development. This gives us a little more latitude to manage it for a better outcome otherwise we could vote this down, and someone

could come in tomorrow with a heavy industrial circumstance that would be more impactful to the neighborhood. We would not have much to say about it because it is zoned industrial now. Voting is for zoning today. We will be able to supervise the site plan. This does become perplexing for us to make the right decision for the community.
Lynn Pace stated

VOTE: Unanimous in favor

This rezoning will be heard by the Walthourville City Council on April 26, 2022 at 6 PM.

HINESVILLE

3.2 Variance 2022-024-H. A petition was submitted by Diversity Health Center Inc., property owner, for a variance of two buildings at 303 Fraser Drive, further described as LCTM-Parcel 056D-062. Property owner would like to construct two front porch areas. Property is zoned C-2 (General Commercial District) which requires a 35 ft. front yard setback when abutting an arterial or collector street. Fraser Drive is a collector street. Per ordinance, a front yard building setback reduction from the required 35 ft. to 30.5 ft. is requested.

Lori presented this variance to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Jay Daniels came forward to answer any questions.

MOTION: Durand Standard with standard conditions

SECOND: Sarah Baker

VOTE: Unanimous in favor.

This variance will go before the Hinesville City Council on May 5, 2022 at 3 PM.

3.3 Variance 2022-025-H. A variance request was submitted by George A. Turner and Daniel J. Allington, prospective owners of 1005 White Oak Circle, for the placement of a 12 ft. X 24 ft. shed that would exceed the 20% allowed lot coverage by 1.8 %. Property is zoned R-3 (Single Family Dwelling District). Current property owner is Tia L. Cook. Property is further described as LCTM-Parcel 071B-082.

Gabby presented an email from the applicant to the Planning Commission

RECOMMENDATION: Approval with standard conditions.

Mr. Allington came forward and stated he was asking for approval because they need a shed.

MOTION: Lynn Pace with standard conditions.

SECOND: Phil Odom

VOTE: Unanimous in favor.

This variance will go before the Hinesville City Council on May 5, 2022 at 3 PM.

3.4 Rezoning Petition 2022-026-H. A petition was submitted by Joel Ezeora, owner, to rezone 0.60 acres of land, more or less, on Strickland Road from R-3 (Single-Family Dwelling District) to MH-2 (Single-Family Manufactured Home Dwelling) and further described as LCTM-Parcel 046B-159. Additionally, Joel Ezeora petitions to rezone another 0.52 acres of land, more or less, also on Strickland Road from R-3 (Single-Family Dwelling District) to MH-2 (Single-Family Manufactured Home Dwelling District); this latter parcel is further described as LCTM-Parcel 046B-150.

Gabby presented this rezoning to the Planning Commission.

MOTION: Durand Standard with standard conditions

SECOND: Sarah Baker

VOTE: Unanimous in favor

This rezoning petition will go before the Hinesville City Council on May 5, 2022 at 3 PM.

MIDWAY

3.5 Conditional Use 2022-027-M. A conditional use petition was submitted by Mark A. and Corri Thomas, owners, for a retro retreat with a campground consisting of three retro camping units. Additionally, another recreational vehicle parking area with approximately 17 spaces for travelers with recreational vehicles in the rear of property is also proposed. Property is located at 12243 East Oglethorpe Hwy, and further described as LCTM-Parcel 242A-027. Property is zoned I-C (Interstate Commercial Corridor) and consists of 4.55 acres of land, more or less.

Gabby presented this conditional use to the Planning Commission.

RECOMMENDATION: Standard and the following special condition: an access easement over the Liberty County Industrial Authority's property shall be obtained.

Commissioner Odom asked if Midway has a RV ordinance. Gabby stated no. Chairman Byler asked how the RV will be classified. Jeff stated that this is being proposed as a conditional use and will go before the Gateway Design Review. This will be updated with the new UDO but we will recommend to the City of Midway that they adopt the RV ordinance.

Mark Thomas, owner, came forward and explained what he plans to do. He states the wheels will stay on the RV. He is also already working with the LCDA about the easement. Commissioner Baker stated she lives near there and wanted to know if they are permanent. Mr. Thomas stated they will not be permanent. He also stated that the RV's will be placed in the far back of the property.

Meredith Belford came forward and stated that she is a little concerned about the proximity of the Railroad Tracks. How will traffic be handled with RV's coming in and out of driveway. Chairman Byler stated that question will get answered under the special condition.

MOTION: Phil Odom with standard and special conditions.

SECOND: Durand Standard

VOTE: Unanimous in favor

This conditional use will go before the Midway City Council on May 9, 2022 at 6 PM.

HINESVILLE

3.6 Variance 2022-028-H. A variance request was submitted by Whitney L. Robinson, owner, for the placement of an 8 ft. x 16 ft. shed that would exceed the 25% allowed lot coverage by 1.7%. Property is zoned R-4 (Single Family Dwelling District). Property is located at 1915 Bluestone Loop and further described as LCTM-Parcel 038D-033.

Gabby presented this variance to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

MOTION: Durand Standard

SECOND: Sarah Baker

VOTE: Unanimous in favor

This variance will go before the Hinesville City Council on May 5, 2022 at 3 PM.

LIBERTY COUNTY

3.7 Rezoning Petition 2022-029-LC. A petition was initiated by Liberty Consolidated Planning Commission to rezone 137.21 acres of land, more or less, from R-3 (Multi Family Residential District), B-1 (Neighborhood Commercial District) and A-1 (Agricultural District) to AR-1 (Agricultural Residential District) for property located on Lewis Frasier Road. Property is further described as LCTM-Parcel 142-013.

Lori presented this rezoning petition to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

MOTION: Phil Odom

SECOND: Lynn Pace

VOTE: Unanimous in favor

This rezoning petition will go before the LCBOC on May 3, 2022 at 6 PM.

RICEBORO

3.8 Rezoning Petition 2022-031-R. A petition was submitted by the City of Riceboro and Henrietta Relaford Weaver to rezone 3.627 acres (LCTM-Parcel 192B-006) and 0.598 acres, more or less (LCTM-Parcel 192B-005), for a Dollar General Store in Riceboro. Riceboro owns the 3.627 acres of land; the 0.598 acres of land are owned by Henrietta Relaford Weaver. Applicant for this rezoning is land acquisitions Teramore Development, LLC (Tyler Graybill). Properties are petitioned to be rezoned from R-1 (Single-Family Residential District) to B-2 (General Commercial District).

Gabby presented this rezoning petition to the Planning Commission.

Tyler Graybill representative for the developers came forward to answer questions. Commissioner Odom asked if the wetlands would financially hinder the project. Mr. Graybill stated no.

RECOMMENDATION: Approval with standard conditions.

MOTION: Durand Standard

SECOND: Phil Odom

VOTE: Unanimous in favor

This rezoning petition will go before the Riceboro City Council on May 3, 2022 at 6 PM.

LIBERTY COUNTY

3.9 Rezoning Petition 2022-032-LC. WITHDRAWN A petition was submitted to rezone 306.89 acres of land, more or less, and 66.00 acres of land, more or less, from AR-1 (Agricultural Residential District) to I-1 (Industrial District) for a wood processing facility and cross-laminate mass timber fabrication facility. Property owner for the 306.89 acres is the estate of Laura Stevens Devendorf.

Executrix for the estate is Meredith D. Belford. Property owner for the 66 acres of land is Meredith D. Belford. Properties are located on Islands Hwy and further described as LCTM-Parcel 361-002 (306.89 ac) and 352-005. **WITHDRAWN**

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Final Plat for The Gardens at Fifteen West Ph. 2. A request was submitted by RTS Homes for approval of a final plat for 47 single-family residential lots on W. 15th Street in Hinesville.

Mardee presented this final plat to the Planning Commission.

RECOMMENDATION: Approval and acceptance of dedications noted on the plat with standard and special conditions prior to consideration by the Hinesville City Council:

- letters of credit shall be submitted for the following and in the amounts indicated:
- **\$43,332** for primary improvements
- **\$80,820** for secondary improvements
- **\$64,144** for maintenance of required improvements

Prior to recording the final plat, the project shall be successfully closed out.

Prior to issuance of a certificate of occupancy for any houses in this phase, the deed transferring ownership of the pump station tract to the City shall have been recorded.

MOTION: Phil Odom with standard and special conditions.

SECOND: Durand Standard

VOTE: Unanimous in favor

4.2 Final Plat for Cherokee Station Ph. 3A. A request by Dryden Enterprises for approval of a final plat for 60 single-family residential lots on Meloney Drive in Hinesville.

Mardee presented this final plat to the Planning Commission.

RECOMMENDATION: Approval and acceptance of dedications noted on the plat with standard and special conditions prior to consideration by the Hinesville City Council:

- letters of credit shall be submitted for the following and in the amounts indicated:
- \$107,310 for primary improvements
- \$166,428 for secondary improvements
- \$177,258 for maintenance of required improvements

Prior to final acceptance of the utilities and recording of the final plat, the project shall be successfully closed out.

Prior to issuance of a certificate of occupancy for any houses in this phase, the deed transferring ownership of the pump station tract to the City shall be recorded.

MOTION: Phil Odom
SECOND: Duncan Regan
VOTE: Unanimous in favor

Commissioner Pace stated that she still did not like the plan. She does not think the high-density subdivision should not be located behind a low-density subdivision.

5.0 INFORMATIONAL ITEMS (None)

6.0 GENERAL PUBLIC COMMENTS

Marcie Hamilton came forward and stated that she is a resident of Colonels Island. Her family has owned property there since 1966. She stated that even though the petition to rezone the property on Colonels Island has officially been withdrawn for the sawmill, she wanted to take a minute and thank all the members of the LCPC for taking the time over the last few weeks to listen to our concerns and read our emails. She stated that she would especially like to thank Kelly Wiggins for her guidance in all things related to the process and procedure in regard to the rezoning. Kelly was a huge help. She brought a copy of the petition with 1000 signatures and the emails that were sent. She will send to us. She stated that this speaks to the level of concern the citizens of the East End have in regard to rezoning their special island. They intend to stay in tune to the rezonings in Midway. She stated that Midway deserves a well thought out planning process concerning all things in the area.

7.0 OTHER COMMISSION BUSINESS

7.1 Appointment of Planning Commissioner to the LCCHRC. Currently Phil Odom is the appointee for the Planning Commission.

MOTION: Durand Standard made a motion to reappoint Phil Odom
SECOND: Sarah Baker
VOTE: Unanimous in favor

7.2 Director's Report

Jeff Ricketson, Executive Director presented the Commissioners with the outcome from last month's actions. The variance for Wexford Drive was approved by the Hinesville City Council on April 7th. The request for the bed and breakfast was approved by the Flemington City Council on April 12th with a special condition that no outdoor activity will be permitted. The rezoning for the applicant on Arnall Drive was approved by the Walthourville City Council on April 12th. The rezoning for Aaron Duncan on Lewis Frasier Road was approved by the LCBOC on April 5th. The variance on

Montclair Drive was approved by Hinesville City Council on April 7th. The conditional use for the retail space in Midway was approved by the Midway City Council on April 11th. Griffin Park Phase 3 has not been heard yet.

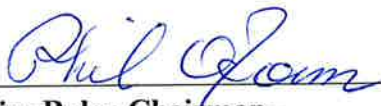
Jeff reminded the Planning Commissioners of the UDO workshop on May 28th from 3 to 5 PM.

8.0 ADJOURN

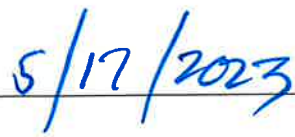
MOTION: Phil Odom

SECOND: Durand Standard

VOTE: Unanimous in favor



~~Tim Byler Chairman~~
Phil Odom Vice-Chairman



Date



Jeff Ricketson, Secretary to the Board