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COMMISSIONERS  
Sarah Baker  
Alonzo Bryant  
John Hodges  
Marshall Kennemer  
Durand Standard  
Samone Norsworthy

April 27, 2021

The Liberty Consolidated Planning Commission met on Tuesday, April 20, 2021, in the Historic Courthouse, 100 Main St., Hinesville, GA and virtually via ZOOM. Phil Odom, Vice-Chairman, called the meeting to order. **Alonzo Bryant made a motion to accept the March 16, 2021 minutes. The motion was seconded by John Hodges. The motion passed unanimously.** Vice-Chairman Odom asked for a motion to accept the final agenda. **A motion was made by John Hodges to accept the agenda and the motion was seconded by Alonzo Bryant and passed unanimously.** The public was notified of the meeting and the agenda was posted in accordance with Georgia Law.

COMMISSIONERS PRESENT:

Alonzo Bryant (in person)  
Lynn Pace (in person)  
Phil Odom (in person)  
Durand Standard (via ZOOM)  
Sarah Baker (via ZOOM)  
Duncan Regan (in person)  
John Hodges (in person)

ABSENT:

Tim Byler  
Marshall Kennemer

LCPC STAFF PRESENT:

Jeff Ricketson, Executive Director  
Nirav Gandhi, Planner II  
Gabby Hartage, Zoning Administrator  
Kelly Wiggins, Executive Assistant  
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 Ordinances and Resolutions**

**2.1.1 Hinesville Flea Market Ordinance**

Gabby presented this ordinance to the Planning Commission. Gabby stated that the City of Hinesville requested for the LCPC to write the Flea Market Ordinance. Ordinance number 2021-03. Operational hours and days will be Fridays, Saturdays, and Sundays from 8 AM to 8 PM. Casual flea markets are only permitted 8 weekends a year. Casual flea markets will be allowed in C-1, C-2, C-3, and L-I zoning districts. Permanent flea markets will be allowed in C-3 and L-I with a special use permit.

**RECOMMENDATION:** Approval

**MOTION:** John Hodges

**SECOND:** Sarah Baker

**VOTE:** All in favor of approval

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

#### **HINESVILLE**

**3.1 Rezoning Petition 2021-016-H.** A rezoning petition was submitted by Jimmy Shanken, agent for Horsecreek Partners, to rezone 2.47 acres of land, more or less, from C-2 (General Commercial District) to R-A-1 (Multi Family Dwelling District) for an apartment complex. Property is located at the intersection of Kelly Drive and Barry McCaffrey Boulevard and is further described as LCTM-Parcel 049A-001.

Gabby presented this rezoning to the Planning Commission. The proposal is for a 40-unit apartment complex within 5 separate buildings.

Vice-Chairman Odom asked if there was an easement for drainage. Gabby stated that she was not sure but believes the drainage way goes along Barry McCaffrey and drains in the Maybank Village pond.

Jimmy Shanken stated (via ZOOM) stated that this is a great use for the area.

**RECOMMENDATION:** Approval with standard conditions.

**MOTION:** John Hodges

**SECOND:** Lynn Pace

**VOTE:** All in favor of approval

**This rezoning petition will go before the Hinesville heard by Hinesville May 6, 2021 at 3 PM.**

#### **LIBERTY COUNTY**

**3.2 Conditional Use 2021-020-LC.** A conditional use petition was submitted by John Mahoney, owner, to build an 8.58 kw ground-mounted solar array measuring about 400 square feet on a residentially zoned property. The property is zoned R-2 (Single-and Two-Family Residential District) and is 1.11 acres, more or less, and is further described as LCTM-Parcel 260A-234.

Nirav presented this rezoning petition to the Planning Commission. Nirav stated that the owner would have to have the system decommissioned if ownership of the house changes. Commissioner Pace asked if the buffer would hinder the use of the solar system. Nirav stated that he spoke with the solar company and they stated that it would not interfere. Commissioner Regan asked if the solar system could be seen from the road. Vice-Chairman Odom stated that the property is already fenced, and you will not be able to see from the road.

**RECOMMENDATION:** Approval with standard and the following special condition: The applicant shall place a 6-foot fence with 15 ft vegetative buffer around the SES.

**MOTION: Lynn Pace**

**SECOND: Durand Standard**

**VOTE: All voted in favor of approval.**

**This conditional use will be heard by LCBOC on May 4, 2021 at 6 PM.**

## HINESVILLE

**3.3 Rezoning Petition 2021-021-H.** A rezoning petition was submitted by JGCM Rentals, LLC, (Chris Mahaffey), to rezone 2.83 acres of land, more or less, from R-2 (Single-Family Dwelling District) to R-4 (Single-, Two-Family Dwelling District) for parcels located addressed off N. Main Street and further described as LCTM-Parcels 055B-114, 055B-115, 055B-116 and 055B-117. On parcels **055B-116 and 055B-115**, two duplexes are proposed accessible off Truman Street via a shared access drive. Additionally, another single-family residence or a duplex dwelling is proposed for property described as LCTM-Parcel **055B-114** on the N. Main St. side. There are no immediate plans for **055B-117**.

Gabby presented this rezoning to the Planning Commission. The owner has stated that he intends to subdivide and build duplexes using a shared driveway. Commissioner Hodges asked what the setbacks are for R2 verses R4. Gabby stated R2 has 40-foot setback and R4 has a 25-foot setback. Commissioner Regan asked if we had a slide to show how the dwellings would be placed on the property. Gabby stated we do not.

**RECOMMENDATION:** Approval.

Chris Mahaffey, owner and petitioner came forward to speak to the Commission. Mr. Mahaffey stated that they are buy and hold investors. They plan to keep the property for a minimum of 20 years. They use a property manager company to rent their homes and they perform a background check on each tenant.

Ms. Karen French, Mr. Mike St. Onge, Mr. Ricky Floyd all came forward to speak against this rezoning petition. They also presented the Commissioners with a petition with 57 signatures opposing this rezoning. Each person stated their concerns about crime, traffic, property value, noise, and disturbance of their quiet neighborhood. Mr. Floyd's mother lives right next to the entrance of this property. Mr. Floyd stated that this land was his grandfather's farm, and this development would not be in tune to the wishes he desired for his land and farm.

Commissioner Standard stated that he does not agree with the zoning. He stated that it seems we are forcing zoning in this action. It seems like spot zoning and a mismatch to him. R2 to R4 is a

change in zoning. Gabby stated that the rezoning is in keeping with the future land use map and the density does not change. Gabby stated from a zoning standpoint this is not a big impact Commissioner Hodges asked to go back to the zoning map. Gabby stated that the future land use map does not differentiate between residential zonings.

Commissioner Pace stated that she discounts the worries of type of people, crime, and rental property. However, she is not convinced that we should say that property that is already residential should be able to be rezoned to another type of residential. Commissioner Pace states she is in favor of leaving the zoning as is.

Commissioner Bryant asked if the developers met or reached out to the neighbors about his plans.

Mr. Jason Gillespie, the other owner, came forward and stated they did not meet with the neighbors. He stated they have never had a single problem with their tenants. They plan to build something attractive. They currently have 32 rental properties now. He stated they have seven rentals on this site now. Mr. St. Onge and Mr. Floyd came forward and stated that those rentals started out has single family dwellings and have multiple people living there. Which is a violation of the current zoning.

**MOTION: Lynn Pace made a motion to deny approval**

**SECOND: Alonzo Bryant**

**VOTE: All voted in favor of disapproval with exception of Commissioner Hodges abstaining.**

**This rezoning petition will be heard by the City of Hinesville on May 6, 2021 at 3 PM.**

## MIDWAY

**3.4 Conditional Use 2021-022-M.** A conditional use application was submitted by Brenda Martin Crawford, owner, to allow for an outdoor produce market and indoor lunch counter with some seating in the former Huddle House Building at 13656 E. Oglethorpe Hwy in Midway and further described as LCTM-Parcel 265-008. The applicant is Bobby Eary from the Fleming Farmers Market.

Gabby presented this conditional use to the Planning Commission. Gabby presented the Commissioners with the informal sketch and layout to explain what he plans to do there.

**RECOMMENDATION:** Approval with standard and the following special conditions:

- Outdoor storage of materials (pallets, boxes, etc.), equipment, and dumpster shall be screened from public view
- All signage shall be approved by the City of Midway,

Vice-Chairman asked if there was legal access to the property. Jeff Ricketson stated yes.

**MOTION: Durand Standard**

**SECOND: Lynn Pace**

**VOTE: All voted in favor or approval.**

**This conditional use will be heard by the City of Midway on May 10, 2021 at 6 PM.**

## HINESVILLE

**3.5 Zoning petition 2021-023-H and Annexation 2021-04.** A zoning petition was submitted by CMJ Investments, LLC (Allen Davis), owners, to rezone 379.30 acres of land, more or less, from A-1 (Agricultural Residential District) to PUD (Planned Unit Development) for a development with over 700 single-family dwelling lots and about 200 additional townhouse or apartment units. Concurrently, the parcel is petitioned to be annexed into the city of Hinesville. Property is further described as LCTM-Parcel 034-003 (portion thereof).

Gabby presented this zoning petition and annexation to the Planning Commission.

**RECOMMENDATION:** Approval with standard and the following special conditions:

- As per subdivision regulations, a second entrance street shall be available after 75 lots are complete and ready for occupancy.
- A traffic impact study for Ruben Wells Road/Live Oak Church Road and Grove Point Drive/Veterans Pkwy shall be submitted prior to development.
- A minimum of one (1) acre of green space shall be provided for every 200 dwelling units.

There was a discussion referring to a second entrance to enter and exit from this neighborhood. Jeff stated that the City of Hinesville and Liberty County are sponsoring a traffic study for all E.G. Miles Pkwy. This traffic study will help to answer some of the questions.

Commissioner Pace stated that she is concerned that there are no sidewalks on Live Oak Church Road. Commissioner Regan asked how it would impact traffic on Hwy 196W. Gabby stated that if the residents are soldiers this will dump all traffic to Hwy 196W.

Marcus Sack with M.E. Sack Engineering spoke on behalf of the developer. Marcus stated that this project is a long-term project that will take several years. Marcus stated that this will be a great development for the area.

Vice-Chairman Odom asked if this would have minimal impact on the flood ways. Marcus stated yes.

**MOTION: John Hodges with standard and special conditions.**

**SECOND: Lynn Pace**

**VOTE: All voted in favor of approval.**

**The zoning petition will be heard by the Hinesville City Council on May 6, 2021 at 3 PM.**

**The annexation will be heard by the Hinesville City Council on May 20, 2021 at 3 PM.**

## **WALTHOURVILLE**

**3.6 Rezoning Petition 2021-024-W.** A rezoning petition was submitted by T. R. Long Engineering on behalf of the owner, Porscha Bullock, to rezone two properties on Strickland Rd from AR-1 (Agricultural Residential District) to R-2A (Single-, Two-Family and Mobile Home Residential District). One property is 0.69 acres and the other is 0.88 acres, more or less. Both properties are intended for use by duplex manufactured homes and are further identified as LCTM-Parcels 051A-029 and 051A-038.

Nirav presented this rezoning petition to the Planning Commission.  
Adam Wilkinson with T.R. Long Engineering came forward to answer questions.

**RECOMMENDATION:** Approval with standard conditions.

**MOTION:** John Hodges

**SECOND:** Alonzo Bryant

**VOTE:** All voted in favor of approval.

**This rezoning petition will go before the Walthourville City Council on May 11, 2021 at 6 PM.**

## ALLENHURST

**3.7 Rezoning Petition 2021-025-A.** A rezoning petition was submitted by T.R. Long Engineering on behalf of the owners, Shirley Gaulden, Mazie Fabian and Bobby Fabian. The petition requests that a property at 4850 W. Oglethorpe Hwy will be rezoned from R-2 (Single-, Two Family Residential District) to B-2 (General Commercial District). These properties are further described as LCTM-Parcels 050B-087, 050B-088, and 050B-045. Approximately 1.34 acres of this property is located in Allenhurst, and 0.34 acres is located in Walthourville.

Nirav presented this rezoning petition to the Planning Commission. Mr. Rios would like to develop the property for truck parking and a general business center. Nirav mentioned that there will be a decel lane created.

**RECOMMENDATION:** Approval with standard conditions.

Adam Wilkinson with T. R. Long Engineering stated that we need to make a correction. The application submitted should not have included parcel #050B088. Mr. Rios is not purchasing this parcel. Parcel 050B087 and 050B045 are the parcels being rezoned. Adam stated that there is a plan to add a showering facility for the truck drivers and possible commercial buildings. Jeff asked Adam if the owner will be renting the spaces for the truckers to leave their truck and go home. Adam stated that is correct.

**MOTION:** John Hodges

**SECOND:** Duncan Regan

**VOTE:** All voted in favor of approval.

**This rezoning will go before the Allenhurst Town Council on May 3, 2021 at 6:30 PM.**

**This rezoning will go before the Walthourville City Council on May 11, 2021 at 6 PM.**

**3.8 Conditional Use Permit 2021-026-A.** A conditional use permit request was submitted by T.R. Long Engineering on behalf of the owners, Shirley Gaulden, Mazie Fabian and Bobby Fabian. The petition requests that a property at 4850 W. Oglethorpe Hwy will be used as a commercial truck terminal. These properties are further described as LCTM-Parcels 050B-087, 050B-088, and 050B-045.

Nirav presented this conditional use permit to the Planning Commission. A conditional use permit is required by both the Town of Allenhurst and the City of Walthourville to operate a truck terminal in B2 zoning.

**RECOMMENDATION:** Approval with standard conditions.

**MOTION:** Durand Standard

**SECOND:** Sarah Baker

**VOTE:** All voted in favor of approval.

**This conditional use permit will be heard by the Allenhurst Town Council on May 3, 2021 at 6:30 PM and the Walthourville City Council on May 11, 2021 at 6 PM.**

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

**4.1 Final Plat for Columns at Independence Place.** A final plat request has been submitted by Liberty Properties and Holdings, LLC for 26 single-family lots in Columns at Independence Place located on Marne Blvd in Hinesville.

Mardee presented this final plat to the Planning Commission.

**RECOMMENDATION:** Approval with standard and the following special conditions:

- letters of credit shall be submitted for the following and in the amounts indicated:  
\$36,670 for remaining primary improvements (paving, striping and signage)  
\$48,960 for secondary improvements (sidewalks and street trees)  
\$42,155 for maintenance of required improvements
- the site shall be stabilized
- the property markers shall be set
- the street trees along the common areas shall be installed

**MOTION:** John Hodges

**SECOND:** Duncan Regan

**VOTE:** All voted in favor of approval.

**This final plat will be heard by the Hinesville City Council on May 6, 2021 at 3 PM.**

**4.2 Preliminary Plat and Variance for W. 15<sup>th</sup> Street.** A preliminary plat request has been submitted by RTS Homes for 107 single-family lots located on W 15<sup>th</sup> Street along with a request for a variance from the Floodplain Ordinance for this project.

Mardee presented this preliminary plat to the Planning Commission.

**RECOMMENDATION:** Approval with standard and the following special conditions:

- Prior to consideration of the preliminary plat by the City Council, the plans shall be submitted to the Dept. of Natural Resources Environmental Protection Division for review of the extensions of the water and sewer systems.
- Prior to approval of the preliminary plat, a variance from the provision that requires a CLOMR shall be granted or a CLOMR shall be obtained from FEMA.

**MOTION:** John Hodges made a motion to approve preliminary plat with floodplain variance as staff recommends.

**SECOND: Alonzo Bryant**  
**VOTE: All voted in favor of approval.**

**This preliminary plat will go before the Hinesville City Council on May 6, 2021 at 3PM.**

**5.0 INFORMATIONAL ITEMS**

**6.0 GENERAL PUBLIC COMMENTS**

**7.0 OTHER COMMISSION BUSINESS**

**7.1 Appointment of the Planning Commissioner to the LCCHRC.**

**MOTION: Lynn Pace made a motion to appoint Phil Odom**  
**SECOND: John Hodges**  
**VOTE: All in favor**

**7.2 Director's Report**

Jeff Ricketson, Executive Director, presented the Planning Commission with an update of last month's actions. The storage facility located in Midway across from Midway City Hall was tabled by the Midway City Council. The rezoning petition by Ricky Reeves was disapproved by the Midway City Council. The side setback variance for Josh Wheeler in Isle of Wight was approved by the LCBOC. The rear setback request requested by Mindi Morrall was approved by the LCBOC. The rezoning for the old Coke building was approved by the Hinesville City Council. The request for the restaurant in Riceboro was approved by the Riceboro City Council was approved but with the condition that the restaurant be for take out only. The rezoning in Walthourville for duplexes was approved by the City of Walthourville. The preliminary plat for Habersham for approved by the LCBOC. Jeff announced that he just received an email from the applicant for rezoning petition # 2021-021 on N. Main Street that we heard tonight requesting to withdraw his petition.

**8.0 ADJOURN**

**MOTION: John Hodges**  
**SECOND: Phil Odom**  
**VOTE: Unanimous in favor**

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**Tim Byler, Chairman**

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**Date**

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**Jeff Ricketson, Secretary to the Board**