

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



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

January 11, 2022

The Liberty Consolidated Planning Commission met on Tuesday, December 21, 2021, in the Historic Courthouse, 100 Main St., Hinesville, GA. Chairman Byler, called the meeting to order. **John Hodges made a motion to accept the November 16, 2021, minutes. The motion was seconded by Duncan Regan. The motion passed unanimously.** Chairman Byler 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:

John Hodges  
Lynn Pace  
Phil Odom  
Duncan Regan  
Alonzo Bryant  
Tim Byler  
Sarah Baker

ABSENT:

Durand Standard  
Bonny Woods-Gunn

LCPC STAFF PRESENT:

Jeff Ricketson, Executive Director  
Kelly Wiggins, Executive Assistant  
Gabby Hartage, 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 Conditional Use 2021-060-W.** A request was submitted by Cynthia Berrios, owner, for a type-B home occupation permit to operate a home day care at 133 Fletcher Rd, further described as LCTM-Parcel 050A-014.

Gabby presented this conditional use to the Planning Commission.

**RECOMMENDATION:** Approval with standard conditions.

Commissioner Odom asked if the staff had received any questions from the adjoining property owners. Gabby stated she had not.

**MOTION:** Alonzo Bryant made a motion to approve with standard conditions.

**SECOND:** John Hodges

**VOTE:** Unanimous in favor

**This rezoning petition will go before the Walthourville City Council on January 11, 2022 at 6 PM.**

#### LIBERTY COUNTY

**3.2 Conditional Use 2021-061-LC.** A request was submitted by Coastal Solar on behalf of Jeffery Hildebrand, owner, to place a small ground mount solar energy system at 224 Hager Ln, further described as LCTM-Parcel 322-051.

Gabby presented this conditional use to the Planning Commission.

**RECOMMENDATION:** Approval with standard conditions and the following special condition:  
A 15 ft. vegetative buffer will be preserved or planted.

**MOTION:** Phil Odom made a motion to approve with standard and special conditions.

**SECOND:** John Hodges

**VOTE:** Unanimous in favor

**This rezoning will go before the LCBOC on January 4, 2022 at 6 PM.**

#### ALLENHURST

**3.3 Rezoning 2021-062-A.** A rezoning petition was submitted by James T. Rim on behalf of Derreck Kelley, owner, to rezone two acres of land, more or less, from R-2 (Single and Two-Family Residential) to R-3 (Multifamily Residential) for a quadplex. This parcel is further described as LCTM-Parcel 050B-030.

Gabby presented this rezoning to the Planning Commission.

**RECOMMENDATION:** Approval with standard conditions.

**MOTION: John Hodges made a motion to approve with standard conditions.**

**SECOND: Lynn Pace**

**VOTE: Unanimous in favor**

**This rezoning will go before the Allenhurst Town Council on January 3, 2022 at 6:30 PM.**

### **LIBERTY COUNTY**

**3.4 Rezoning 2021-063-LC.** A rezoning petition was submitted by Joseph Bradham III, owner, to rezone 0.69 acres of land, more or less, from AR-1 (Agricultural Residential District) to B-2 (General Commercial District) to operate a storage yard. This parcel is further described as LCTM-Parcel 141-087.

Gabby presented this rezoning to the Planning Commission.

**RECOMMENDATION: Disapproval**

Mr. Bradham, owner, came forward and stated that he has a lot of equipment and needs this property to store it on. He leaves the property and services vehicles at other locations. He states most of the neighbors are family members. He lives in Hinesville and is not allowed to store his equipment at his residence. He had a petition signed by several property owners stating they did not have a problem with the equipment being stored there.

Ms. Dorothy Mosley came forward and stated that she lives there and was raised in that community. She stated that it is a small community with a two-lane road. She resides two doors down from this property. She stated that the mailman cannot get to a resident mailbox because trucks are parked in the way. She stated that some neighbors are scared to come forward. In the beginning it was supposed to be a trailer only but has now turned into a business.

Ms. Thelma Williams came forward and stated that she lives in this community and the area is too small for 18-wheelers and when they are there you cannot see down the road. She totally disagrees with it being in her community because it is residential.

Mr. William Fleming came forward and stated that he owns the property across the street. His mother lives in the house across the street and would like to keep the area the way it is. He thinks it would be good for Mr. Bradham to find another place to conduct business.

Mr. Mark Mosley came forward and stated that he disapproves. He states that no one does not want Mr. Bradham to have a business just not in this area.

Mrs. Lakeshia Bradham came forward and stated that she is not asking to conduct business there. It is just a mobile business. They would like to keep their equipment there and stated there would be no work performed there. She stated that in the beginning they were operating but found out that they were not supposed to and have since ceased operations. Commissioner Odom asked if they had a business license with Liberty County. She stated yes.

**MOTION: Phil Odom made a motion for disapproval.**

**SECOND: Sarah Baker**

**VOTE: Unanimous in favor of disapproval**

**This rezoning will go before the LCBOC on January 4, 2022 at 6 PM.**

## **HINESVILLE**

**3.5 Rezoning 2021-064-H.** A rezoning petition was submitted by Paul B. Krebs, owner, to rezone 16.52 acres of land, more or less, from C-2 (General Commercial District) and C-3 (Highway Commercial) to R-TH (Townhouse Dwelling District) for a condominium development off Airport Road and further described as LCTM-Parcels 039B-031, 039B-203, and 039D-005. LCTM-Parcel 039B-031 is divided by Stonehenge Drive.

Gabby presented this rezoning to the Planning Commission.

**RECOMMENDATION: Approval with standard conditions and the following special condition: The recombination plat shall be recorded prior to site plan submittal.**

Adam Wilkinson with T. R. Long Engineering who designed the project came forward to speak. Adam stated that there is a need for rental property in Hinesville and feels this project will be a great fit. He stated that the plan is for 168 units.

Paul Krebs, owner, came forward to speak. Mr. Krebs stated that he has been here since 1976 and he built Stonehenge. He owns the property along Airport Road and at this time this property is zoned Commercial and feels that the Townhomes would be better suited than high commercial.

Mr. Richard Banks came forward to speak against the project. He has been a resident of Stonehenge since 1999. One major concern is the entry and exit on Stonehenge Drive. The traffic will increase and there are children in that area. He is also concerned about his property taxes. He disagrees with the development.

Mrs. Beverly Banks came forward to speak against the project. She lives in Stonehenge and states that many of the residents moved there for their children to attend Taylors Creek Elementary School. She is concerned about rental property. Many people do not take care of rentals.

Tonya Hardy came forward and stated that she has lived there since 2000. She feels this project is not suited for the area. She has the same concerns as Mr. and Mrs. Banks.

Mr. William Wilson came forward and stated that he has lived in Stonehenge for twenty years and is a retiree. He is concerned about traffic and the kids that live there. He asked for them not to destroy the neighborhood. He stated that people that build do not care about the people, they care about the profit.

Ms. Carol Peters came forward and stated that she lives in Stonehenge. She chose to live there because of the aesthetics. She stated that it does flood there. She has two children that live there also. She is concerned about the extra traffic. She feels that with an additional 168 units there will be a bottleneck at peak hours of the day. She loves her home and does not want her entryway blocked. She likes it just the way it is. Ms. Peters also stated that she is concerned about her property taxes.

Mr. Williams came forward and stated that he lives there also and has been there since 1996. Most of the residents in Stonehenge are retirees. He is opposed due to tax increase and the traffic issues. He is also concerned about the property being rentals.

Adam Wilkinson came back to address some of the concerns. He stated that this property is already zoned for commercial and that would cause more traffic than residential. Adam stated that if left as a commercial zoning there could be a gas station or mechanic shop built among many other types of businesses. He stated that they are designing the entrances of the project to help with traffic. Adam also stated that when building this project, they will improve drainage. The condominiums will be sold individually and kept up by HOA standards.

**MOTION: John Hodges made a motion to approve with standard and special conditions.**

**SECOND: Lynn Pace**

**VOTE: All in favor with Commissioner Baker opposed**

**This rezoning will go before the Hinesville City Council on January 6, 2022 at 3 PM.**

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

**4.1 Final Plat for Columns at Independence North Ph. 3.** A request by Liberty Properties and Holdings Co, LLC for approval of a final plat for seven single-family residential lots on Marne Blvd. in Hinesville.

Mardee presented this final plat to the Planning Commission.

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

Prior to consideration by the City of Hinesville, letters of credit shall be submitted as follows:

- \$ 3,840 for secondary improvements (street trees)
- \$ 4,615 for maintenance of required improvements

**MOTION: John Hodges made a motion to approve with standard and special conditions**

**SECOND: Phil Odom**

**VOTE: Unanimous in favor**

**This final plat is proposed to be heard by Hinesville City Council on January 6, 2022 at 3 PM.**

**4.2 Final Plat for Griffin Park Extension Ph. 2.** A request by Dryden Enterprises for approval of a final plat for 51 single-family residential lots on Grayson Avenue in Hinesville.

Mardee presented this final plat to the Planning Commission. Mardee stated that the utilities have been installed but the pump station was not able to be powered yet.

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

Prior to consideration by the City of Hinesville, letters of credit shall be submitted as follows:

- \$ 117,862 for primary improvements
- \$ 149,220 for secondary improvements
- \$ 166,402 for maintenance of required improvements; plus, the project shall be satisfactorily closed out.

In addition, prior to recording the final plat, all improvements shall be accepted. Prior to issuance of a certificate of occupancy for any houses in this phase, a deed transferring ownership of the pump station tract to the City shall be recorded.

Commissioner Odom asked if the wetlands would be dedicated to the HOA for this site. Mardee stated that is correct.

**MOTION: Phil Odom made a motion to approve with standard and special conditions.**

**SECOND: John Hodges**

**VOTE: Unanimous in favor**

**This final plat is proposed to be heard by Hinesville City Council on January 6, 2022 at 3 PM.**

## 5.0 INFORMATIONAL ITEMS

**5.1 Patriots Trail Update.** Mardee stated that there has been a change in lot lines. They lost four lots due to wetlands. The original plat had 45 lots and the new revised plat has 41 lots. They submitted their application for delineation of the wetlands and the Army Corp of Engineers report changed the layout of the wetlands.

## 6.0 GENERAL PUBLIC COMMENTS

## 7.0 OTHER COMMISSION BUSINESS

### 7.2 Director's Report

Jeff Ricketson, Executive Director presented the Commissioners with the outcome from last months actions. The rezoning for Smiley Investments was approved by the Hinesville City Council on December 2, 2021. The variance for VIP Liberty LLC, (Hampton Inn) was approved by the Flemington City Council on December 14, 2021. Jeff reminded the Commissioners of our upcoming training to be held on January 5, 2022, at the Performing Arts Center. He also reminded the Commissioners of our first UDO training that will take place on January 27, 2022, from 3 PM to 5 PM in the multi-purpose room downstairs. Jeff wished everyone a Merry Christmas and a Happy New Year. Jeff also informed the Commission that Nirav is no longer with us and the LCPC is recruiting a Zoning Administrator. The staff and Commissioners left to enjoy a Christmas dinner at the German Restaurant.

## 8.0 ADJOURN

**MOTION: John Hodges**

**SECOND: Phil Odom**

**VOTE: Unanimous in favor**



**Tim Byler-Chairman**

18 January 2022

**Date**



**Jeff Ricketson, Secretary to the Board**