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Jeff Ricketson



COMMISSIONERS

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

February 22, 2024,

The Liberty Consolidated Planning Commission met on Tuesday, February 20, 2024, in the Liberty County Courthouse Annex, 112 Main St., Hinesville, GA. Vice-Chairman Odom called the meeting to order. **Alonzo Bryant made a motion to accept the January 16, 2024, minutes. The motion was seconded by Sarah Baker. The motion passed unanimously.** Vice-Chairman Odom asked for a motion to approve the agenda. **A motion was made by Durand Standard to accept the agenda. The motion was seconded by Donna Groover. The motion 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
Duncan Regan
Donna Groover
Alonzo Bryant
Durand Standard

ABSENT:

Bonny Woods-Gunn
Tim Byler

LCPC STAFF PRESENT:

Jeff Ricketson, Executive Director
Kelly Wiggins, Executive Assistant
Lori Parks, Zoning Administrator
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

2.0 NEW BUSINESS

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

LIBERTY COUNTY

3.1 Variance Request 2024-005-LC. A variance request was submitted by Coastal Electric Cooperative to exceed the allowable sign area by 10 square feet for a 60 square foot digital message sign. Property is located at 1265 South Coastal Highway in unincorporated Liberty County and is further described as LCTM Parcel 188002.

Lori presented this Home Occupation request to the Planning Commission.

RECOMMENDATION: Approval.

Mr. Mark Bolton with Coastal EMC came forward and stated that this sign will be used as a communication tool for their customers. There will only be announcements displayed.

MOTION: Durand Standard Bryant made a motion for approval with standard conditions.

SECOND: Lynn Pace

VOTE: Unanimous in favor

This variance request will go before the LCBOC March 4, 2024 at 6 PM.

MIDWAY

3.2 Conditional Use Request 2024-006-M. A conditional use request was submitted by Russell Elliot, applicant, for a landscaping business. Property is zoned IC (Interstate Corridor) and contains 3 acres +/- . Property is located on East Oglethorpe Highway in Midway and is further described as LCTM Parcel 242D001.

Lori presented this conditional use request to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Russell Elliot came forward and stated that he would like to thank the Commission for consideration and would love to work in this area. His business is family owned and operated. He stated that they already have several contracts they are working with in Liberty County.

MOTION: Durand Standard made a motion to for approval with standard conditions.

SECOND: Donna Groover

VOTE: Unanimous in favor

This conditional use request will go before the City of Midway on March 11, 2024 at 6 PM.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 O.C. Martin, Jr., Drive Townhomes. Preliminary plat approval for 50 townhome lots off O.C. Martin, Jr., Drive in Flemington. Developer is Habersham Investment Group, LLC.

Mardee presented this preliminary plat to the Planning Commission.

RECOMMENDATION: Approval with standard and the following special condition: Prior to consideration by the Flemington City Council, the project shall have received all required approvals.

Commissioner Standard asked if the stub out would be for future use of the next parcel and asked if that parcel was zoned commercial. Trent Long came forward and stated that the stub out is for residential access only.

Vice-Chairman Odom asked if there will be any access on Highway 84. Trent stated no, the access is from O.C. Martin Road.

MOTION: Alonzo Bryant made a motion for approval with standard and special conditions.

SECOND: Durand Standard

VOTE: Unanimous in favor

4.2 Pineland Estates. Preliminary plat approval for 53 townhome lots off Honey Ridge Lane in Hinesville. Developer is DOST, LLC.

Mardee presented this preliminary plat to the Planning Commission.

RECOMMENDATION: Approval with standard and the following special condition: Prior to consideration by the Hinesville City Council, the project shall have received all required approvals.

MOTION: Durand Standard made a motion for approval with standard and special conditions.

SECOND: Duncan Regan

VOTE: Unanimous in favor

5.0 INFORMATIONAL ITEMS

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 the BBQ restaurant on Dunlevie was disapproved by the City of Walthourville. The variance for 802 Spanish Oak Drive was approved by Hinesville City Council. The conditional use request for Gill Sikes for approved by the LCBOC on February 6, 2024. The variance request for the ice machine on Highway 17 in Riceboro was approved by City of Riceboro on February 6, 2024. On February 26, 2024 we will have the first Community Planning meeting at the Performing Arts Center for the Flemington area at 6 PM.

8.0 ADJOURN

MOTION: Donna Groover

SECOND: Duncan Regan

VOTE: Unanimous in favor

Tim Byler-Chairman

Date

Jeff Ricketson, Secretary to the Board