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Lynn Pace
SECRETARY
Jeff Ricketson



COMMISSIONERS

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

January 25, 2022

The Liberty Consolidated Planning Commission met on Tuesday, January 18, 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 December 21, 2021, minutes. The motion was seconded by Alonzo Bryant. 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 Bonny Woods-Gunn 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
Bonny Woods-Gunn
Durand Standard
Alonzo Bryant
Tim Byler
Phil Odom

ABSENT:

Duncan Regan
Sarah Baker

LCPC STAFF PRESENT:

Jeff Ricketson, Executive Director
Kelly Wiggins, Executive Assistant
Gabby Hartage, Zoning Administrator

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.

Vice-Chairman Phil Odom asked for point of order. He stated that he has business before the commission tonight and wishes to be excused from the entire meeting. Chairman Byler stated we have a quorum, and he is excused.

1.0 OLD BUSINESS (None)

2.0 NEW BUSINESS

2.1 Ordinances and Resolutions (None)

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

GUM BRANCH/LIBERTY COUNTY

3.1 Rezoning Petition 2022-001-G/LC. A rezoning petition was submitted by RBW property, LLC, owner (Bertha and Ronald Webb), to rezone a combined 7.6 acres of land, more or less, from AR-1 (Agricultural Residential District) to B-2 (General Commercial District) for two distinct commercial developments off GA 196 HWY West and further described as LCTM-Parcel 022-001 (portion thereof). One development is proposed to be a convenience store/gas station (2.07) acres; the other development a manufactured home sales dealership (5.5) acres.

Gabby presented this conditional use to the Planning Commission.

RECOMMENDATION: Disapproval for Gum Branch portion for convenience store/gas station and small portion of manufactured sales dealership lot.

RECOMMENDATION: Approval for unincorporated Liberty County portion for manufactured homes sales dealership with standard and the following special condition: the city limit line shall be surveyed with the submittal of development plans.

Commissioner Pace asked what else could be permitted on this parcel with this rezoning. Gabby stated pretty much all things commercial. Chairman Byler stated that he had a stack of petitions against this rezoning. Twenty-seven signatures from Liberty County residents and 33 signatures from Gum Branch residents.

Bert Webb, owner, came forward to speak. Mrs. Webb passed around a plat of the area for the Commissioners to review. She stated that the mobile home site is for a mobile home dealership and only four acres of the parcel are high enough to develop. She stated that there is a need for mobile homes because they are less expensive than what is being sold in the single-family housing market at this time. She stated that she is the broker for Re-Max Realty and understands the need for mobile homes. She stated that she owns all the land behind this site. She stated that she could not believe this many citizens are present for the meeting to oppose what she is attempting to develop. She stated that those people should have bought the land if they did not want anyone to develop on it. Mrs. Webb also stated that there are commercial properties all around it.

Ashley Arnold came forward and stated that just down the road there was a bait shop and video store, and it was unsuccessful. She stated she is concerned about the drainage in that area because it drains towards her community. Ms. Arnold stated that Mrs. Webb can build up as much as she wants to, but the community will still wish to know where the drainage will go. She is also concerned with traffic and the burden to the community. She stated that Gum Branch has a huge drug issue, and these developments could add to that problem.

Miriam Hudson came forward and stated that she lives on Mary Todd Road and her property abuts this property. There is a creek that runs through it, and it is wetlands. Ms. Hudson stated it is not flood zone A, it is wetlands. Her husband often walks there, and it is always wet. She stated the 18-acre portion has already been cleared by Ms. Webb and wondered why she did not have to do

what Mrs. Holtzclaw had to do to her property. This is a sharp curve and mobile homes would not be able to turn in and out of this busy highway. She stated she is also concerned about the wildlife and keeping the creek clean. She is concerned that the parcel is being rezoned to B-2. If this development falls through, then something with even bigger impact to our community could be developed.

Sarah Holtzclaw came forward and stated that she lives on Mary Todd Road. She stated that the 5.5 acres has the creek running through it and it is all wetlands. When she and her husband built their home in 2011 the builder told them to go speak with the county. They wanted to make her hyper aware that this is wetlands. She changed the placement of the house to protect the wetlands. Their main concern is the wetlands and stated that Mrs. Webb has already cleared all the way to the creek. She also stated that the entrance and exit to the development there is a sharp curve and moving mobile homes in and out will not work. They have had people try to bring them in that way before but were unsuccessful.

Amanda Arnold came forward and stated the same concerns. Traffic, wildlife, safety. She also stated that not many people have the means to purchase all the land they want. She stated she would like to keep it agriculture and preserve the wetlands.

Dr. Daniel Green came forward and stated that this area is a hotspot for accidents and attempting to move mobile homes in this area seems like it would lead to disaster. He stated he doesn't personally object to the gas station but does object to the trailer sales development.

Johnny Wells came forward and stated that he has lived there all his life and has an elderly aunt that lives alone right across from this parcel and does not think this needs to be there.

Bert Webb came forward once again and stated that she was Bertha McClanahan and came from very small means. She stated that she paid ten thousand to a wetlands engineer to mark the wetlands. She has not cleared the wetlands. The gas station will have to be designed and engineered as well. She understands the people don't want change, but this is America, and she can build what she wants.

MOTION: Lynn Pace made a motion to disapprove the mobile home sales site.

Commissioner Pace stated that this is not an ideal place for mobile homes sales.

SECOND: John Hodges

VOTE: Unanimous in favor

This rezoning petition will go before the Gum Branch City Council on February 21, 2022 at 7:30 PM.

Convenience Store Rezoning:

MOTION: John Hodges made a motion to follow staff recommendation.

SECOND: Durand Standard

VOTE: Unanimous in favor

This rezoning will go before the LCBOC on February 1, 2022 at 6 PM.

HINESVILLE

3.2 Rezoning Petition 2022-002-H. A rezoning petition was submitted by Two Auto RE, LLC, applicant, to rezone a combined 0.95 acres of land, more or less, from C-2 (General Commercial District) and R-2 (Single Family Dwelling District) to C-3 (Highway Commercial District) for a car wash and oil lube facility. Properties are located 820 W. Oglethorpe Hwy and further described as LCTM-Parcels 058C-139 and 058C-151, respectively. Property owner is William L. Bennett.

Gabby presented this conditional use to the Planning Commission.

RECOMMENDATION: Approval with standard conditions and the following special condition: if driveway adjacent to Allstate building is closed, a cross connection and cross easement shall be installed and granted by owner/develop of the car wash and oil lube facility to adjoining property owners.

Commissioner Pace asked what would happen to the oak tree on the property. Jeff said according to conceptual plan it would be eliminated.

Trent Long, Engineer, came forward to speak on behalf of the owner. Trent stated that the intersection would have an impact on the tree, and it will also affect Phil Odom's driveway. Trent stated that there are negotiations going on between the Odom property and the owners.

Willie Crowe came forward to speak against this development. He lives 200 meters from the location and cannot understand why there is another car wash being developed. The existing one causes so much noise he can hear it inside his house. The retention pond behind IHOP attracts mosquitos. He is opposed to the development because a car wash attracts undesirables and noise. The traffic is already horrible, and it backs up in the street. There is a wreck there every day.

Ellen Barnes came forward and stated that she has lived at 405 Hines Drive since 1986. The drainage ditch overflows into her backyard and the City of Hinesville will not help with it and is concerned that another development will make it worse. The ditch stays packed full of mess all the time and the city will not come clean it out.

Commissioner Standard asked for the buffering requirement between C-3 and residential. Jeff stated in this case the only property that will be buffered is Mr. Odom's.

MOTION: Durand Standard made a motion to approve with standard and special conditions.

SECOND: Alonzo Bryant

VOTE: Unanimous in favor.

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

3.3 Rezoning petition 2022-003-H. A rezoning petition was submitted by Horse Creek Partners, LLC, owner, to rezone 18.36 acres of land, more or less, from C-3 (Highway Commercial District) to PUD (Planned Unit Development District) for a townhouse development and the potential for a few single-family homes. Property owner is Horse Creek Partners, LLC.

Gabby presented this rezoning to the Planning Commission.

RECOMMENDATION: Approval with standard and the following special condition: Driveways onto Barry McCaffrey Boulevard shall be coordinated with Paul Krebs' condominium development driveway on the opposite side of Barry McCaffrey Blvd.

Marcus Sack, Engineer, came forward to represent the owner. This property has been downgraded from C-3 to a PUD. The traffic impacts should be more compatible with the area.

Mr. Lopez came forward and stated that he has lived there for 21 years and was told when he purchased that the property in the back was wetland. All of a sudden, its only half wetland. After the four-laning of Airport Road was completed, his subdivision started flooding. He is concerned with the capacity of the sewer system and the pump station. The past pump station failure caused \$30,000.00 damage to his house.

Marcus Fuller came forward and stated that he has lived in Crystal Lake for 16 years. He states when it rains its floods his backyard. He does not want to see an apartment complex on the other side.

Marcus Sack came forward and stated that once designed the drainage will be addressed. This is just a rezoning at this time.

Commissioner Pace stated that this is a nice neighborhood, but this redesign is better than commercial and the original design.

MOTION: Bonny Woods-Gunn made a motion of approval with standard and special conditions.

SECOND: John Hodges

VOTE: Unanimous in favor.

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

LIBERTY COUNTY

3.4 Rezoning Petition 2022-004-LC. A rezoning petition was submitted by Terry J. Wheeler, owner, to rezone 142.12 acres of land, more or less, from AR-1 (Agricultural Residential District) and A-1 (Agricultural District) to R-1 (Single Family Residential District) for a subdivision off Leroy Coffey Hwy and further described as LCTM-Parcel 120-037.

Gabby presented this rezoning to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Marcus Sack, Engineer, came forward on behalf of the owner. Marcus stated this development will be served by County water system and each lot will be at minimum a half-acre.

Darlene Jefferson stated she lives at 851 Leroy Coffey Highway and would suggest that once this subdivision is developed the speed limit needs to be reduced in that area due to accidents.

John Lewis came forward and stated that he lives in that area. He stated he was just turned down for a soil sample and wondered how this property passed.

Marcus stated if the soil tests come back and are not approved then they may not be able to use parts of the land. He also stated that there will be a decel lane installed that must be approved by GDOT.

RECOMMENDATION: Approval with standard conditions.

MOTION: John Hodges made a motion to follow staff recommendation.

SECOND: Durand Standard

Commissioner Pace stated that she is environmentally opposed to having that many septic tanks installed.

VOTE: All in favor except Lynn Pace

This rezoning will go before the LCBOC on February 1, 2022 at 6 PM.

3.5 Rezoning Petition 2022-005-LC. A rezoning petition was submitted by David McDonald Enterprises, Inc., owner, to rezone 30.51 acres of land, more or less, from A-1 (Agricultural District) to R-1 (Single Family Residential District) for a subdivision off Groover Road and further described as LCTM-Parcel 014-019.

Gabby presented this rezoning to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Marcus Sack, Engineer, came forward on behalf of the owner. Marcus stated Mr. McDonald is planning on each lot being one acre or more with individual well and septic tank.

MOTION: Durand Standard

SECOND: Bonny Woods-Gunn

VOTE: Unanimous in favor

This rezoning will go before the LCBOC on February 1, 2022 at 6 PM.

HINESVILLE

3.6 Rezoning Petition 2022-006-H. A rezoning petition was submitted by Happy Acres, LLC, owner, to rezone 27.38 acres of land, more or less, from MH (Manufactured Home Park District) to PUD (Planned Unit Development District) to be permitted to have a mixture of manufactured homes and RVs on same property. Property is located off Kelly Drive and further described as LCTM-Parcel 048A-003.

Gabby presented this rezoning to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

John Baker, owner, came forward and stated that his development has worked out well and would answer any questions.

MOTION: Alonzo Bryant made a motion to follow staff recommendations.

SECOND: John Hodges

VOTE: Unanimous in favor

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

3.7 Rezoning Petition 2022-008-H. A rezoning petition was submitted by Eric Brown, applicant, to rezone 0.88 acres of land, more or less, from R-2 (Single Family Dwelling District) to C-2 (General Commercial District) for a fast-food restaurant with drive-through. Property owner is Janet Lee Hayes.

Property is located at the intersection of W. Oglethorpe Hwy and Magnolia Lane and is further described as LCTM-Parcel 058B-012.

Gabby presented this rezoning to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Tom Ratcliffe came forward and stated that he is representing Highway 55 Restaurant. There is an abundance of commercial in that area and this site is a logical extension of the area.

Scott Krown came forward to speak against this rezoning. His property abuts this parcel, and he already has issues caused by the last development. The retention pond behind McAlister's does not hold water and it floods his yard. There is only one entrance off Magnolia Lane. He has a handicapped son that has been followed by vagrants. The vagrants also throw out trash there. He states that the City of Hinesville does not care about this neighborhood. His wife has lived there for 58 years and never had any issues until recently. He also states that the required buffers are not helpful. The drive thru is located behind his house and the noise is a nuisance from that as well as the lights from the businesses.

Commissioner Pace asked what the required buffer is. Jeff stated a 20-foot vegetative buffer with a fence.

Mr. Krown asked where the water is going to go. When Lowes was built the water from across the highway was diverted to his side of the road. He states he has to have his septic tank pumped out every other month due to the flooding. Those are his concerns.

MOTION: John Hodges made a motion to follow staff recommendation.

SECOND: Durand Standard, but stated that the lights, noise and water run off need be considered when designing.

VOTE: Unanimous in favor.

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

WALTHOURVILLE

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

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS (None)

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 conditional use for the home daycare center on Fletcher Road was approved by Walthourville City Council on January 11, 2022. The conditional use for the solar panel on Hager Lane was approved by the LCBOC on January 4, 2022. The rezoning for the quadplex was approved by the Allenhurst Town Council on January 3, 2022. The request for the rezoning on Bill Carter Road was postponed to the February 1, 2022 meeting by the LCBOC. The rezoning for Paul Krebs condominiums on Airport Road was approved by the Hinesville City Council on January 6, 2022. Both final plats for Independence North and Griffin Park Extension were approved by the Hinesville City Council on January 6, 2022. Jeff thanked the Commissioners for attending the Planning and Zoning 101 training that was held on January 5th at the Performing Arts Center. Jeff reminded the Commissioners of the UDO workshop we will have on January 27, 2022 from 3 to 5 PM in the multi-purpose room on the first floor.

8.0 ADJOURN

MOTION: John Hodges

SECOND: Durand Standard

VOTE: Unanimous in favor



~~Tim Byler - Chairman~~

Phil Odom, Vice-Chairman



Jeff Ricketson, Secretary to the Board

2/15/2022

Date