

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



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

July 28, 2020,

The Liberty Consolidated Planning Commission met virtually via ZOOM on Tuesday, July 21, 2020, in the Historic Courthouse, 100 Main St., Hinesville, GA. Tim Byler, Chairman, called the meeting to order. A motion was made by Durand Standard to accept the minutes from the June 16, 2020 meeting and the motion was seconded by Marshall Kennemer. Motion passed unanimously. Chairman Byler asked for a motion to accept the final agenda. Phil Odom made a motion to approve the final agenda. The motion was seconded by Samone Norsworthy 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  
Tim Byler  
Durand Standard  
Samone Norsworthy  
Marshall Kennemer  
Sarah Baker

ABSENT:

Alonzo Bryant

LCPC STAFF PRESENT:

Kelly Wiggins, Executive Assistant  
Jeff Ricketson, Executive Director  
Gabby Hartage, Zoning Administrator  
Mardee Sanchez, Engineering Director  
Nirav Gandhi, Planner II

Chairman Byler asked the public to disclose prior to speaking if they had contributed more than \$250.00 to any elected official who would be voting on these zoning matters.

It was decided to change the order of the agenda for Nirav Gandhi to present his agenda items first due to Gabby Hartage assisting a customer when the meeting started.

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

#### LIBERTY COUNTY

**3.2 Rezoning Petition 2020-019-LC.** A petition was submitted by Mamie Halsell, owner, to rezone 1 acre of land, more or less, from AR-1 (Agricultural Residential District) to R-2A (Single- and Two-Family and Mobile Home Residential District) at the intersection of S. Coastal Hwy and Bacontown Rd, further described as LCTM-Parcel 188-004.

Nirav presented this rezoning to the Planning Commission.

**RECOMMENDATION:** Approval with standard conditions.

MOTION: Durand Standard with standard conditions.

SECOND: Phil Odom

VOTE: All in favor

**This rezoning will go before the Riceboro City Council on August 4, 2020 at 6 PM.**

**3.3 Rezoning Petition 2020-020-LC.** A petition was submitted by Claude Dryden, applicant, to rezone 75.97 acres of land, more or less, from AR-1 (Agricultural Residential District) to PUD (Planned Unit Development District) on Isle of Wight Rd, further described as a portion of LCTM-Parcel 241D-060. This property is owned by Huey & Gail Jeffers.

Nirav presented this rezoning to the Planning Commission. Nirav stated that this new subdivision will have a maximum of 232 new homes. Water and sewer will be provided by the City of Midway. There is one access point into the new development with a wide right-of-way for visibility upon exiting the subdivision.

**RECOMMENDATION:** Approval with standard and the following special condition: The minimum front setback for all lots shall be 15 ft.

Commissioner Norsworthy asked how far it is from the entrance to this development to Highway 84. Nirav said approximately 1/3 of a mile.

Jared Smith asked if Midway has the capacity to provide water to 232 new homes.

Leah Poole stated that she is concerned about the traffic on Isle of Wight Road. Leah stated that the traffic backs up now and is concerned that with 232 more homes it will become worse. Leah also asked about the trash. Leah stated the convenience center there is already overloaded and wanted to know if there is a plan for that issue. Leah stated that the trash is overflowing every day of the week.

Marcus Sack with ME Sack Engineering spoke on behalf of Dryden Enterprises. Mr. Sack stated that there is not a decel lane being planned and if one were planned it would be shown on the site plans not for a rezoning petition. Marcus also pointed out that the plan shown in the presentation is only a conceptual plan. They have a General Development Plan to be able to move things around

when needed. Marcus stated that the City of Midway did agree to provide water and sewer. Mr. Sack checked with the City of Midway Engineer and their Engineer reports that the capacity does exist. Mr. Sack stated that he feels the proximity to Highway 84 is good. Mr. Sack stated that when you develop a major subdivision it is beneficial to be close to a major arterial. This provides easy access to Highway 84. Marcus stated that they are limited on access points and that is why they have cleared and increased the right-of-way area for safer entry and exit. Mr. Sack stated that trash is an issue now and they are aware of that. He stated that this development will have trash service.

Commissioner Norsworthy mentioned that Mr. Sack stated it is better to be closer to a major arterial, however this is a two-lane entry and exit with a shopping center on one side and the trash convenience center on the other side. Marcus stated that there certainly could be some congestion that gets introduced there. However, that is not atypical to growth. Mr. Sack stated that he drives that intersection every day and he has not had any issues getting in or out even with his boat.

Commissioner Odom stated that intersection is scheduled to be improved to handle the traffic of now and the future. As the traffic count increases GDOT will address that intersection accordingly and could merit a traffic signal. Commissioner Odom stated that the City of Midway is a long way from exceeding its water capacity, and he can assure the citizens that the City is able to handle this development and several more of this size.

Commissioner Pace stated that there is a lot to like about this project and asked if sidewalks were being installed.

Mr. Sack stated that the plan does address sidewalks and will be included along with green space. Mr. Sack stated that Mr. Dryden would like for the front side setback to remain at ten feet on the patio home sites.

Collin Dutcher stated that she is against the development and her concern is the traffic and the extra resources being used by this proposed development. Commissioner Pace and Commissioner Norsworthy along with Vice-Chair Odom stated they all want the 15-foot setback to remain.

Jessica Neely stated that she is concerned about the wetlands that are located behind her property. She wants to be sure that the water is not pushed to her to add to future flooding. Mr. sack stated that when they develop the site, he will make sure to pay close attention to the wetlands in that area. Ms. Neely asked if they would be notified when this site is developed. Jeff Ricketson stated that it would be brought to the Planning Commission in a meeting or hopefully a live meeting and will be approved by the Planning Commission but will not be an open forum. Ms. Neely asked how she would know about the meeting. Jeff stated she could follow our website or call the office to inquire. Ms. Neely asked if she could obtain a copy of the site plan and Jeff stated that once the item is on the agenda, she could request a copy from the LCPC. Commissioner Odom stated that they would have to obtain a permit through the Army Corps of Engineer before disturbing wetlands.

MOTION: Phil Odom with standard and special conditions.

SECOND: Marshall Kennemer

VOTE: Unanimous in favor

**This rezoning will go before the LCBOC on August 4, 2020 at 6 PM.**

**3.4 Rezoning Petition 2020-021-LC.** A petition was submitted by Natalie Matson, owner, to rezone 0.75 acres of land, more or less, from R-1 (Single Family Residential District) to R-2 (Single-and Two- Family Residential District) at the intersection of Limerick Rd and Lake Dr. further described as parcel 260B-045.

Nirav presented this rezoning petition to the Planning Commission. Nirav presented a map that indicates the neighbors that were in favor of Ms. Matson placing her home on this property. Nirav stated that seven people called and asked what the rezoning is for and once he said it was for a double wide, they were all okay with it.

**RECOMMENDATION:** Disapproval based on the domino effect on Lake Drive that could be caused in the future.

Commissioner Odom asked if there are other R2 properties on this road. Nirav stated that the neighborhood was set up with keeping this area for site-built homes. Commissioner Odom asked if there are covenants. Nirav stated that there were covenants but they expired. Commissioner Odom stated that we have no legal claim to deny that this be rezoned.

Ms. Matson stated that she is the owner and stated that she purchased a mobile home and hoped to place it on this property. Ms. Matson stated that there are only four vacant lots on Lake Drive so she does not feel that it would cause a domino effect. She spoke to the neighbors and they were all welcoming. Ms. Matson stated that the mobile home will not face Lake Drive. She has put her life savings into being able to live on this lot.

Chairman Byler asked Nirav if he has received any negative comments about this rezoning. Nirav stated he did not.

MOTION: Samone Norsworthy made a motion to approve this rezoning.

SECOND: Durand Standard

VOTE: Unanimous in favor

**This rezoning will go before the LCBOC on August 4, 2020 at 6 PM.**

**1.0 OLD BUSINESS (None)**

**2.0 NEW BUSINESS**

**2.1 Ordinances and Resolutions**

**2.1.1 Midway Solar Ordinance.** An ordinance to regulate solar farms. Gabby presented this ordinance to the Planning Commission.

MOTION: Lynn Pace

SECOND: Marshall Kennemer

VOTE: Unanimous in favor

**This Ordinance will go before the City of Midway on August 10, 2020 at 6 PM.**

## **RICEBORO**

**3.1 Rezoning Petition 2020-018-R.** A petition was submitted by Lelon F. Frazier, Jr, and Michael A. Frazier, owners, to rezone 2.056 acres of land, more or less, from R-1 (Single-Family Residential District) to B-2 (General Commercial District) on S. Coastal Hwy, further described as LCTM-Parcel 191D-017.

Gabby presented this rezoning request to the Planning Commission. Gabby stated that this parcel is in Riceboro's Gateway Overlay District and will have to be reviewed by the Gateway Overlay Design Review Board and then approved by City of Riceboro Mayor and Council if and when there is future development. Gabby pointed out that this property has been operating commercially for a very long time. Gabby stated that they are currently operating a car repair and car wash business.

**RECOMMENDATION:** Approval with standard and the following special condition: Tree canopy along Oak Street shall be preserved to the maximum extent feasible.

Leland Frazier Jr. stated that the property has been commercial use since 1978. Prior to that the building was a parts store. Mr. Frazier states that truly it has been operating as commercial property since the 1960's. Recently it was determined that the property was not zoned commercial and was grandfathered but he would like to rezone the property to make the parcel conforming. Ms. Pearl Axson stated that she does not have an issue with the property except the portion that is located directly in front of her home. She would like to know what Mr. Frazier's plans are for that portion of property. Mr. Frazier stated that he does not have any plans to develop or place a building there at this time. If he decides to place a building, there at some point he will notify the neighbors and go through the proper channels for approval.

MOTION: Durand Standard with standard and special conditions.

SECOND: Sarah Baker

VOTE: Unanimous in favor.

**This rezoning will go before the Riceboro City Council on August 4, 2020 at 6 PM.**

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

**4.1 Final Plat for Independence Settlement Phase 3.** A request for final plat approval by Liberty Properties and Holdings Co., LLC for a 22-lot single family subdivision on 7.31 acres located on Whipple Avenue in Hinesville.

Mardee presented this final plat to the Planning Commission.

**RECOMMENDATION:** Approval with standard and the following special conditions: The following letters of credit shall be submitted prior to going to Hinesville:

**\$ 36, 513.00** for remaining primary improvements (paving, striping, and signage)

**\$ 54, 372.00** for secondary improvements (sidewalks and street trees)

**\$ 38, 208.00** for maintenance of required improvements.

Prior to going to Hinesville, the following work shall be satisfactorily completed:

- Installation of the flumes
- Installation of all sidewalk along drainage and common areas
- Planting of trees within the common areas
- Repairs to the overflow control structures for the ponds
- Stabilization of the site

Commissioner Odom asked what the street set back was on the lots. Mardee stated 15 feet.

Commissioner Pace asked if the length of the cul-de-sac would cause a problem. Mardee noted that in the GDP the cul-de-sac is a foot wider than a normal street. The street is 880 feet long.

MOTION: Phil Odom with standard and special conditions.

SECOND: Marshall Kennemer

VOTE: Unanimous in favor

**This final plat would tentatively go before the City of Hinesville on August 6, 2020 at 3 PM.**

## **5.0 INFORMATIONAL ITEMS**

## **6.0 GENERAL PUBLIC COMMENTS**

## **7.0 OTHER COMMISSION BUSINESS**

### **7.1 Director's Report**

Jeff Ricketson, Executive Director, presented the Planning Commission with an update of the actions from our June meeting. Jeff stated that at the beginning of the meeting when we were discussing the Jeffers Tract, we were asked by Ms. Neely if we were going to see the preliminary plat for this and what you just saw covered by Mardee is an example of what you will see if the Jeffers Tract is approved by the LCBOC. The rezoning and the variance for Mr. Pittman located beside Chili's Restaurant was approved by the City of Hinesville. Jeff mentioned that the City of Hinesville is considering updating their alcoholic beverage ordinance to conform with the State of Georgia's alcoholic beverage ordinance. Jeff stated that the August meeting will probably be a ZOOM meeting as well.

## **8.0 ADJOURN**

MOTION: Samone Norsworthy

SECOND: Durand Standard

VOTE: Unanimous

*Phil Odom*

Tim Byler, Chairman

*Phil Odom Vice-Chair*

*Jeff*

Jeff Ricketson, Secretary to the Board

*8/19/2020*

Date