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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
Samone Norsworthy

June 23, 2021

The Liberty Consolidated Planning Commission met on Tuesday, June 15, 2021, in the Historic Courthouse, 100 Main St., Hinesville, GA and virtually via ZOOM. Phil Odom, Vice-Chairman, called the meeting to order. **John Hodges made a motion to accept the May 18, 2021, minutes. The motion was seconded by Sarah Baker. 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 Sarah Baker 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)
Sarah Baker (in person)
Duncan Regan (in person)
John Hodges (in person)

ABSENT:

Tim Byler
Durand Standard

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

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

LIBERTY COUNTY

3.1 Zoning 2021-029-LC. A rezoning petition has been submitted by Gene Salter, owner, to rezone a 6-acre portion of a 60-acre property at the intersection of Hwy 84 and Leroy Coffey Hwy from B-2 (General Commercial) to I-1 (Industrial) for a wood transfer station. The property is further described as LCTM-Parcel 120-071.

Nirav presented this rezoning to the Planning Commission.

RECOMMENDATION: Approval with Standard Conditions.

Vice-Chairman Odom asked if there will be any storm water work done to address land disturbing activities for the industrial use of this site. Nirav stated the County would look at that during the site plan review process. Commissioner Regan asked for an explanation for a wood transfer station. Mr. Gene Salter, owner of the property, came forward and stated the company would be packing and transferring logs to port for shipping to China. Jeff Ricketson asked if the logs would already be debarked. Mr. Salter stated yes.

MOTION: John Hodges

SECOND: Alonzo Bryant

VOTE: All in favor of approval

This rezoning petition will go before the LCBOC on July 6, 2021, at 6 PM.

HINESVILLE

3.2 Variance 2021-030-H. A variance was submitted by Precious R. Barrett, owner, to build a room addition with a hip style roof in the rear yard within the required 15 ft. rear yard setback. The building setback encroachment will leave about 4.0 ft. in the rear. Property is located at 1963 Heathrow Drive and is further described as LCTM-Parcel 039B-079.

Gabby presented this variance to the Planning Commission.

RECOMMENDATION: Disapproval.

Vice Chairman asked if any of the neighbors have called. Gabby stated no.

Precious Barrett came forward and explained the different ways she attempted to fix the problem with the water and none of them have worked. There was much discussion about ways to fix the problem. Mrs. Barrett and her husband who works in construction stated that this is the only way to keep the water from ruining the home and door.

MOTION: Lynn Pace made a motion to disapprove.

SECOND: Sarah Baker

VOTE: All in favor of disapproval

This variance will go before the Hinesville City Council on July 1, 2021, at 3 PM.

LIBERTY COUNTY

3.3 Special Exception 2021-031-LC. David Cheney, owner, has submitted a request for a special exception to live temporarily in a motor coach on his property at 97 E. 1st Street. The property is further described as LCTM-Parcel 281B-045.

Nirav presented this special exception to the Planning Commission.

RECOMMENDATION: No recommendation

Jeff Ricketson explained that there are no criteria to refer to for this action, therefore we are unable to give a recommendation. Commissioner Baker asked if there was a time limit for an RV to parked on property. Jeff stated there is no time limit and that the County does not allow RV's to be lived in anywhere except an RV Park. Commissioner Hodges asked about the property owner next door that Mr. Cheney's detached garage is encroaching on.

Mr. Cheney, owner, came forward to plead his case and explain that his house was ruined during hurricane Matthew, and he was permitted to tear it down. However, he is tied up with FEMA and Covid and legal issues that he has not been able to get his insurance company to give him the money he is due for his destroyed home. He can only afford to live in his RV because he is still making the mortgage payment on the destroyed home. The debris from the demolition of the home is still on his property. He has left the debris there to use as protection from the shoreline. His short-term plan is to build an apartment over the garage. He will get rid of the RV at that time when he can move into the apartment. Mr. Cheney stated that he is asking for a one-year time limit to live in the RV while building. Commissioner Hodges asked Mr. Cheney if he has confirmation that the funds will be released. Mr. Cheney stated yes. Commissioner Hodges asked what certainty he has that it will be funded. Mr. Cheney stated he has a loan but is still in a legal case with the federal agency. Jeff Ricketson stated that this is the first time he has heard of the details of your plan. Is this apartment over the garage going to be a separate structure or are you building onto the structure that is already there? Mr. Cheney stated that the existing structure will be demolished, and he will build a new structure. Mr. Cheney stated that he has an approved loan from SBA.

MOTION: Lynn Pace made a motion to allow for owner to have RV for one year.

SECOND: Alonzo Bryant

DISCUSSION: Commissioner Regan and Commissioner Baker asked who would be sure that in a year the RV is removed. Jeff stated that would be county enforcement that would follow up and make sure it is removed by the designated time. Commissioner Hodges asked if any neighbors had called about this. Nirav stated that the neighbor called and was not happy having an RV and a giant pile of rubble in front of her home.

VOTED IN FAVOR: Lynn Pace, Alonzo Bryant, Sarah Baker and Phil Odom.

OPPOSED: John Hodges and Duncan Regan.

This special exception will go before the LCBOC on July 6, 2021, at 6 PM.

RICEBORO

3.4 Rezoning Petition 2021-032-R. Rezoning petition was submitted by Weyerhaeuser Company, owner, to rezone 31.7 acres of land, more or less, from A-1 (Agricultural District) and AR-1 (Agricultural Residential District) to I-1 (Industrial District) for a proposed wood yard. Property is located off S. Coastal Hwy in Riceboro and is further described as LCTM-Parcel 293-001 (small portion thereof).

Gabby presented this rezoning petition to the Planning Commission. This wood yard will have a debarker on the property that will only run during the normal working hours of 7 AM to 5 PM and not on weekends. The owners predict approximately 60 semi-trucks to come and go daily.

RECOMMENDATION: Approval with standard conditions.

The Commissioners questioned the entrance to the property. GDOT will be involved and most likely be required to install a decel lane. Commissioner Regan asked how close this will be to a house. Gabby answered approximately 500 feet.

Tom Ratcliffe, representative for Weyerhaeuser came forward and spoke on behalf of the company. Mr. Ratcliffe stated that they own 12,000 acres within this proposed area, and this will help buffer the noise.

MOTION: John Hodges
SECOND: Alonzo Bryant
VOTE: All in favor

This rezoning petition will go before the Riceboro City Council on July 6, 2021, at 6 PM.

LIBERTY COUNTY

3.5 WITHDRAWN: Rezoning Petition 2021-033-LC. A rezoning petition was submitted by Roberts Civil Engineering on behalf of the applicant, Minh Thai, to rezone a parcel on Lake Rosalind Dr from B-2 (General Commercial) to R-4 (RV or Mobile Home Park) to build and operate a high-end RB park. The property is 8.68 acres, more or less, is owned by Jeff Dube, and is further described as LCTM-Parcel 281A-020.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Preliminary Plat. A request for approval of a preliminary plat was submitted by Dryden Enterprises for 138 single-family lots in Alder Grove located in Isle of Wight in Liberty County.

Mardee presented this preliminary plat to the Planning Commission.

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

- Prior to going to LCBOC construction drawings shall be approved.

Marcus Sack with M.E. Sack Engineering was present for questions. Marcus stated that his firm will be working with Trent Long on the emergency entrance and exit for the safety of the neighborhood.

MOTION: John Hodges
SECOND: Alonzo Bryant
VOTE: All in favor
ABSTAIN: Duncan Regan

This preliminary plat will tentatively go before the LCBOC on July 6, 2021, at 6 PM.


- 5.0 INFORMATIONAL ITEMS**
- 6.0 GENERAL PUBLIC COMMENTS**
- 7.0 OTHER COMMISSION BUSINESS**

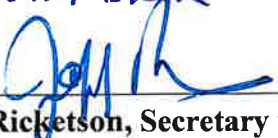
7.2 Director's Report

Jeff Ricketson, Executive Director, presented the Planning Commission with an update of last month's actions. Jeff stated that the request to rezone property on Pipkin Road was approved by the City of Hinesville. The variance on Churchfield Drive was approved by the City of Hinesville. Approval for the variance to the preliminary plat on 15 W. was approved by the City of Hinesville. Jeff stated that the Governing Board will be meeting on June 24, 2021 and will select a new commissioner to fill the vacancy left by Marshall Kennemer. Jeff introduced our new summer intern, Olivia Bolton. Jeff reminded the Commissioners to please let Kelly know if you will be at the Commission meetings so we can be sure we will have a quorum.


8.0 ADJOURN

MOTION: John Hodges
SECOND: Sarah Baker
VOTE: Unanimous in favor



Phil Odom, Vice-Chairman
TIMOTHY BYLER


Jeff Ricketson, Secretary to the Board



Date