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Lynn Pace
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Jeff Ricketson



COMMISSIONERS

Sarah Baker
Alonzo Bryant
Duncan Regan
Durand Standard
Donna Groover
Larry Baker

June 25, 2025

The Liberty Consolidated Planning Commission met on Tuesday, June 17, 2025, in the Council Chambers of the Hinesville City Hall, 115 E. M. L. King Jr. Drive, Hinesville, GA. Chairman Byler called the meeting to order. **Durand Standard made a motion to accept the May 20, 2025, minutes. The motion was seconded by Larry Baker. The motion passed unanimously.** Chairman Byler asked for a motion to approve the agenda. Jeff stated that Trent Long asked if agenda item 3.2 could be moved up to the first item because he has to be at the LCBOC meeting at 5 PM. **A motion was made by Durand Standard to accept the agenda with the change. The motion was seconded by Sarah Baker. 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
Durand Standard
Larry Baker
Tim Byler

ABSENT:

Alonzo Bryant
Duncan Regan
Donna Groover

LCPC STAFF PRESENT:

Jeff Ricketson, Executive Director
Kelly Wiggins, Executive Assistant
Mardee Sanchez, Deputy Executive Director
Lori Parks, 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.

1.0 OLD BUSINESS

2.0 NEW BUSINESS

2.1 Liberty County Joint Comprehensive Plan 2025. Jeff presented the Commissioners with a synopsis of last year's meetings and work that has been completed for the updated Comprehensive Plan that is required by law. He asked the Commission for a vote to authorize

the LCPC staff to advertise a public hearing to receive input at the July 15th meeting of the Planning Commission.

MOTION: Phil Odom

SECOND: Larry Baker

VOTE: Unanimous in favor

Public hearing will be held at the on July 15, 2025 at 4:30 PM.

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

HINESVILLE

3.2 Rezoning Petition 2025-25-H. A rezoning petition has been submitted by Stefan Robichaux of D & G Development Group on behalf of owner Nancy Parker O'Neal to rezone 5.80 acres +/- from MFR to C-3 (Multi-family Residential to Highway Commercial) for a commercial facility. Property is located off of W. Oglethorpe Highway in Hinesville and is further described as LCTM Parcel 059A193.

Lori presented this rezoning petition request to the Planning Commission.

RECOMMENDATION: Approval with standard and the following special conditions: light intrusion onto residential properties shall be minimized, Type D buffer with 8-foot fence and 25-foot wide preserved or planted vegetative buffer shall be installed abutting residential properties, no drive-through service on out parcels and only indoor retail and office uses on out parcels.

MOTION: Durand Standard

SECOND: Larry Baker

VOTE: Unanimous in favor.

This Rezoning request will go before the City of Hinesville July 3, 2025 at 6 PM.

RICEBORO

3.1 Rezoning Petition 2025-24-R. A rezoning petition has been submitted by owner Riceboro Holdings, LLC, to rezone 5.48 acres +/- of a 10.80 +/- parcel from AR-1 to I-1 (Agricultural Residential to Industrial) for a storage building. Property is located at 5918 S. Coastal Highway in Riceboro and is further described as a portion of LCTM Parcel 220B011.

Lori presented this rezoning petition to the Planning Commission.

RECOMMENDATION: Approval

Marcus Sack with M.E. Sack Engineering came forward and stated that this related to SNF and their expanding operation. Mr. Kerby is supporting staff to SNF, and they do a lot of their metal work, and they need extra workspace to operate. This is light industrial use. There will not be 18-wheelers, and he estimates 10 trips a day to and from the property.

MOTION: Phil Odom

SECOND: Sarah Baker

VOTE: Unanimous in favor.

This rezoning petition will go before the City of Riceboro on July 1, 2025 at 6 PM.

LIBERTY COUNTY

3.3 Rezoning Petition 2025-26-LC. A rezoning petition submitted by Sharnesia Lewis to rezone 3.08 acres +/- from A-1 to R-8 (Agricultural to Single-family Residential-8) to be able subdivide the lot into two one-acre tracts with one duplex on each. Property is located on E. Oglethorpe Highway and Pecan Lane in unincorporated Liberty County and is further described as LCTM Parcel 121098.

Lori presented this rezoning petition to the Planning Commission.

Ruby Winn came forward to speak against this proposal. She is concerned about the measures that will be used to minimize traffic and dust during development. She asked how this would affect her property. She is concerned about what type of people the duplexes will be rented to and how many cars are allowed to park at the duplex. Jeff Ricketson spoke to her concerns.

MOTION: Phil Odom

SECOND: Lynn Pace

VOTE: Unanimous in favor

This rezoning petition will go before the LCBOC on July 1, 2025 at 6 PM.

FLEMINGTON

3.4 Variance Request 2025-27-F. A request has been submitted by owner VIP Liberty, LLC, (Dennis Patel) for a variance from the Tree Ordinance's to allow the removal of two landscaped tree islands in the parking lot for the Hampton Inn. Property is located at 1148 E. Oglethorpe Highway in Flemington and is further described as LCTM Parcels 069C035 and 069C086.

Mardee presented this variance request to the Planning Commission.

RECOMMENDATION: Partial approval of variance: only part of the western tree island may be removed and replaced with concrete and roll curb.

Jamie Stucky with T.R. Long Engineering representing the owner, came forward and stated when this was originally designed it was mainly for cars and trucks. Since then, Mr. Patel has contracted with Georgia Power to use his hotel as their place to stay. Their trucks are larger and we have noticed that these trucks are having issues turning around, so we are trying to find a solution for this issue.

MOTION: Phil Odom with standard and special condition.

SECOND: Durand Standard

VOTE: All in favor except Chairman Byler

This variance will go before the City of Flemington on July 8, 2025 at 4:30 PM.

LIBERTY COUNTY

3.5 Rezoning Petition 2025-28-LC. A rezoning petition submitted by Goose Creek, LLC on behalf of owners James and Catina Ray and Arcadia Excavating, LLC (Ronald and Melissa Ray) to rezone 177 acres +/- of LCTM Parcel 139034 and 38 acres +/- of LCTM Parcel 139036 from AR-1 and A-1,

respectively, to R-12 (Agricultural Residential and Agricultural, respectively, to Residential-12) for an expansion of the Arcadia Subdivision. The Ray property is located off Arcadia Drive and the Arcadia Excavating property is off Leroy Coffey Road, both of which are in unincorporated Liberty County.

Mardee presented this rezoning to the Planning Commission.

Adam Wilkinson came forward on behalf of the applicant and stated that the developer plans to repair the roads. Adam asked for leniency on the curbing. They will be building nice single-family homes and will meet detention requirements. It should not be the normal truck traffic because there is a dirt pit on site. There will be a private water system for this development.

Ruby Winn came forward and asked how the sediment will be managed to protect her property and once this is rezoned can it be rezoned again? Will her property values increase or decrease.

Adam stated that the BMP's requirements will be met, and the stormwater plan will come later when the site plan is sent to the state and to Liberty County. The property can be rezoned again if this development does not take place.

MOTION: Durand Standard with standard and special conditions.

SECOND: Phil Odom

VOTE: Unanimous in favor.

This rezoning will go before the LCBOC on July 1, 2025 at 6 PM.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Cottages on Carter Ph. 2. A request for preliminary plat approval for 67 single-family lots on Bill Carter and Lewis Frasier Roads was submitted for Walthourville Properties, LLC (Dryden).

Mardee presented this preliminary plat to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

MOTION: Phil Odom

SECOND: Larry Baker

VOTE: Unanimous in favor.

4.2 Fifteen West Townhomes. A request for preliminary plat approval for 74 townhome lots on W. 15th Street and Curtis Road was submitted for RTS Homes, LLC.

Mardee presented this preliminary plat to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

MOTION: Phil Odom

SECOND: Durand Standard

VOTE: Unanimous in favor.

5.0 INFORMATIONAL ITEMS

6.0 GENERAL PUBLIC COMMENTS (None)

7.0 OTHER COMMISSION BUSINESS

7.2 Director's Report.

Jeff presented the Commissioners with the outcome from last month's actions. The conditional use request for the counseling service on Hwy 196 W was approved by the LCBOC on June 3rd. The rezoning petition for Jerry Salter on Livery Coffey to change a portion of the property from I-1 to C-3 was approved by the LCBOC on June 3rd. The variance submitted by Jeremiah Tillman for a open sided structure on Nashview Trail was approved by City of Walthourville on May 27th. The rezoning request for Mr. Bauman for the automotive repair shop with boat storage was tabled until the July 1st meeting with the LCBOC. The variance request by Mr. Fields at 84 Oak Hill Road was approved by LCBOC on June 3rd. The conditional use for the Omohundro's for an event hall at 512 Bagley Fussell Road was approved by the LCBOC on June 3rd. The preliminary plat for the Downtown Terrace was approved by Hinesville City Council on June 5th.

Jeff announced the groundbreaking ceremony for the Hinesville Bypass on Monday June 23rd at 10 AM at Baconton Church. He also invited them to a meeting being held by LCDA to announce the Joint Development Authority being held at the Heard Start building on June 26th at 2 PM.

8.0 ADJOURN

MOTION: Phil Odom

SECOND: Tim Byler

VOTE: Unanimous in favor.



Tim Byler-Chairman



Date



Jeff Ricketson, Secretary to the Board



Date