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Alonzo Bryant  
Duncan Regan  
Durand Standard  
Andrew Williams  
Bonny Woods-Gunn

June 27, 2022

The Liberty Consolidated Planning Commission met on Tuesday, June 21, 2022, in the Historic Courthouse, 100 Main St., Hinesville, GA. Chairman Byler called the meeting to order. Alonzo Bryant made a **motion to accept the May 17, 2022, minutes. The motion was seconded by Andrew Williams. The motion passed unanimously.** Chairman Byler asked Jeff Ricketson is this is the final agenda. Jeff indicated that Dryden Enterprises would like to add consideration of a final plat for Heritage Pointe Phase 1A. Chairman Byler asked for a motion to accept the final agenda with the addition. **A motion was made by Durand Standard to accept the agenda and the motion was seconded by Andrew Williams and 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  
Durand Standard  
Duncan Regan  
Andrew Williams  
Tin Byler  
Alonzo Bryant

ABSENT:

Sarah Baker  
Bonny Woods-Gunn

LCPC STAFF PRESENT:

Jeff Ricketson, Executive Director  
Kelly Wiggins, Executive Assistant  
Gabby Hartage, Zoning Administrator  
Lori Parks, Zoning Administrator  
Mardee Sanchez, Engineering Director

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 (None)**

**2.0 NEW BUSINESS (None)**

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

**HINESVILLE**

**3.1 Rezoning Petition 2022-037-H.** A request by Mahant Swami Re, LLC, (Kamleshkumar Patel), owner, to rezone 2.62 acres of land, more or less, from C-2 (General Commercial District) to R-A-1 (Multi-Family Dwelling District) for an apartment complex located off Sandy Run Drive, further described as LCTM-Parcel 070A-045.

Gabby presented this variance request to the Planning Commission.

**RECOMMENDATION:** Approval with standard and the following special condition: Owner/Developer of this project shall complete the last road segment of San Patel Drive to Sandy Run Drive and have it dedicated to the City of Hinesville.

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

**SECOND:** Andrew Williams

**VOTE:** Unanimous in favor

**This rezoning will be heard by the Hinesville City Council on July 7, 2022 at 3 PM.**

**LIBERTY COUNTY**

**3.2 Conditional Use 2022-038-LC.** A request was submitted by Coastal Solar Power, LLC, applicant, on behalf of Diana Koceja, owner, for a small ground-mounted solar energy system at 150 Harris Avenue and further described as LCTM-Parcel 102-055. Property is zoned AR-1 (Agricultural Residential) and consists of 66.44 acres of land, more or less.

Lori presented this variance to the Planning Commission.

**RECOMMENDATION:** Approval with standard and the following special condition: a 15 ft. vegetative buffer shall be preserved or planted around the solar system.

**MOTION:** Phil Odom made a motion to approve with standard and special condition.

**SECOND:** Durand Standard

**VOTE:** Unanimous in favor.

**This variance will go before the LCBOC on July 5, 2022 at 6 PM.**

**HINESVILLE**

**3.3 PUD Amendment 2022-039-H.** A PUD amendment was submitted by RTS Homes, (Trevor Sikes) owner, to reduce side yard setback from 7.5 ft. to 5 ft. for the standard single-family and the patio lot while still maintaining the 15 ft. distance between residences. Properties are located on both the West and East side of W 15<sup>th</sup> Street and are further described as LCTM-Parcels: 027-009,

028-009 through 028-022, 029B-115, 029B-117, and 035-007 and consisting of approximately 290 acres of land, more or less.

Gabby presented this variance to the Planning Commission.

**RECOMMENDATION:** Approval.

Elliot Wilson with M.E. Sack Engineering came forward as representative for RTS Homes. Elliot stated that the owners number one seller is the type of home that is slightly wider and would need this variance to change the plan to suit the demands of the buyers.

**MOTION: Andrew Williams**

**SECOND: Durand Standard**

**VOTE: Unanimous in favor**

**This variance will go before the Hinesville City Council on July 7, 2022 at 3 PM.**

## **LIBERTY COUNTY**

**3.4 Rezoning Petition 2022-040-LC.** A request to rezone 436.97 acres of land, more or less, from A-1 (Agricultural District) to I-1 (Industrial District) for warehouse distribution facilities adjacent to Tradeport East Industrial Park off a newly proposed road intersecting with Old Sunbury Road. Property owner is Laurel View Properties, LLC, represented by Travis Stringer. Property is further described as LCTM-Parcel 302-001 (portion thereof).

Lori presented this variance to the Planning Commission. Lori stated that the development is anticipated to be complete in 2027. According to the DRI study the estimated build out is 320 million. The estimated annual tax revenue is 3,894,272.00. Lori presented a sketch of the layout of the buildings. She also presented a letter the LCPC received from the LCDA in support of the rezoning. The LCPC also received 5 emails from various residents opposing the rezoning.

**RECOMMENDATION:** Approval

Chad Zittrouer, Engineer, representing the owner. Chad stated that in their application as identified in their DRI this is a proposed warehouse distribution facility. Chad stated that in the event the board would so choose they would be willing to add that this facility is restricted to warehouse distribution. Commissioner Odom asked if the Commission was to place that condition on this rezoning would this be placed in the deed. Chad stated they could do it any way the Commission asked for it. Commissioner Odom stated he would like the LCPC attorney to weigh in on this. Jeff Ricketson, Director, stated that is not necessary. The Commission can recommend any special condition they wish to. Ron Tolley with the LCDA stated there is great demand for warehouse distribution. The Development Authority does not have the land needed for this and would encourage the Planning Commission to pass this rezoning. Commissioner Williams asked Mr. Tolley what his knowledge of the demand is based on. Mr. Tolley stated because of the activity at the Georgia Ports specifically. Commissioner Williams asked how that applies to Liberty County. Mr. Tolley stated that we have seen over the past few years the activity and it is increasing. Commissioner Williams stated it seems like we are chasing something and do not know what the outcome will be. If we restrict it to warehouse distribution, we are boxing ourselves in. Commissioner Odom stated that from a regional economic development the areas around the port in Chatham County are running out of space to build the warehouses, so they are looking for places

close by to build. Mr. Tolley that the LCDA has landed other projects that have taken up their space.

Marcie Hamilton, a resident of Colonels Island, came forward to oppose the rezoning and stated that they would like the exit to remain as it is. She stated she is representing many other residents from the area as well. She states that the Hooker building being built without buffers and having to see that every time they ride by is not the scenery they want to view at the coast. She stated they understood that growth is coming but wish to see responsible balanced growth and development, not industrial, but something that would benefit the residents as well. Marcie addressed sections of our zoning criteria. Number 6, we stated that this rezoning did not create an undue burden on streets, utilities, transit, and schools. They think this rezoning does cause that. They travel this road everyday and the intersection at Tradeport and Islands Highway is dangerous and will become increasingly more dangerous with added warehouses. She states the roads are damaged and not maintained nor are the culverts. Adding more would only create more damage. Marcie states that the Hooker and other developments in Tradeport East were constructed with bare minimums. Marcie stated that the area is in a flood hazard area, surrounded by wetlands and marsh. She stated our wetlands are vital and important to protect them. The rise in sea level could be an effect in the future. She also feels that the Old Sunbury Road was historical and should be considered along with a few other historical sites. Marcie stated that we have one opportunity to make this right.

Janice Kay came forward in opposition. She stated that she lives in the Fort Morris area and her property touches Laurel View. She states construction trucks are heavy and will damage the road. She is concerned how fast this is happening. She asked how this proposal is an extension of Tradeport East. Will it be part of LCDA. There will be tradeoffs and wants to know where the balance will be. Wants to be sure the health and welfare of the residents is safe. She asked if we could pause this and revisit it and make sure it is being done right.

Rhonda Durney came forward in opposition. She brought picture of the flooding on her property. She states is has gotten worse since the Hooker building was built. She stated Trent Long surveyed her property before she built her home that and there was no flooding indicated. She had the environmental group he suggested come out and they stated that it was not flooding. She had the state of Georgia come out and they did hundreds of soil samples and there was no problem at all. She is currently building a dune to keep the water out of her yard. She states she spoke with the Army Corp of Engineers about this proposal and told them she is concerned. The ACOE told her the developer is planning to fill in wetlands. This is a beautiful area and doesn't want to see warehouses as their view. She states the ditches fill up and create backflow. There are forty different contaminants that come from semi-trucks. She stated this needs to be investigated.

Susan Inman, coastal advocate for 100 Miles and stated that the Gateway Corridor intention is slowing slipping away. She also stated that she lived on St. Catherines for ten years. She agrees with the concerns of the residents on the East side of I-95. She would like to know where the traffic study for the DRI is. She stated the Liberty Regional Clinic has been an asset and encourages that type of development. She is also concerned about the semi-trucks and the number of trips and trucks that come and go per day. She stated that this will be like the Pooler exit. Liberty County needs to ensure that new development creates an environment that contributes to the origin of character and sense of place. She encourages the Commission not to rezone this parcel until a complete traffic study is conducted.

Debbie Robinson came forward in opposition and stated she lives near Sunbury. She sees a need for growth but not Industrial. She has read the Georgia Planning Act and a part of the information

leads to the protective waters by legislation. She stated this land gets wet when the waters back up. If it floods and we have a hurricane it will be hard for people to get off the island with the construction and traffic. She also stated she cannot find the strategic plan for this area. Please place a hold on this until we study this better and are more informed and make sure it is developed accordingly.

Melanie Smith came forward to speak in opposition. Moved here a few years ago. They moved there for the beauty. She was happy to see that you can't see Tradeport East is buffered from their view but was appalled to see the Hooker building go up without buffers. She states that Colonels Island is a gold mine, and we need to preserve it.

John McClanahan came forward in opposition and stated that Tradeport East doesn't have to pay property taxes and the businesses located there are exempt most times from taxes as part of their deal. That makes the property owners have to make up the difference for property taxes to provide for coverage for emergency services. This is completely unfair. It's a detriment to us. Chairman Byler stated that the presentation stated there would be taxes collected.

Ed Givens came forward in opposition and stated that he lives in Sunbury. He endorses everything that was said thus far. Old Sunbury Road needs to be considered. This will add unnecessary stress to this unique and historical route. The Semi trucks do use the road and are not supposed to.

James Thomas lives on Colonels Island. He is aware there would be industrial in that corridor. He stated that the only thing he would like considered is the traffic. The traffic is backed up at 4 o'clock and the bridge needs to be rebuilt.

Mary Pat Kelly stated she lives in Sunbury and wanted to mention that East of I95 where they live there is only one way in and out, and if a truck overturns they are stuck. It is also their hurricane evacuation route.

Chad Zittrouer came forward to address some of the statements. He stated that Laurel View owned in excess of 5000 acres. 2800 acres was sold to Dorchester Hunting Club. This application is for 425 acres and there will be an additional 1800 acres that will be there for future development. This rezoning abuts the existing Industrial Authority that is Tradeport East. The highest demand is for Industrial use. The medical facility located there was brought to Liberty County by the Forum Group. Chad stated that all buildings will be built with fire protection. He also stated the County is working on a plan to widen Islands Highway. Laurel View has worked with them in the planning and has offered additional right of way to them. They have completed wetland delineation and will comply with all the regulations. With regards to other people's property flooding, its is against the law to do that and they will now allow that to happen. The contaminants from trucks is already there from the Interstate traffic. The impact is minimal. The location of this development is not within 1000 yards of any residence and will not be viewed from Island Highway. Commissioner Williams asked if the County was looking to widen Islands Highway. Jeff stated they are only widening up to the Industrial area. After that, the highway will remain two lanes. Commissioner Regan asked how close this was to Laurel View. Chad stated that in regard to the bluff, it is about 2000 feet from where this property is located.

**MOTION: Phil Odom**

**SECOND: Durand Standard**

**VOTE: All in favor; Commissioner Regan opposed.**

**This rezoning will go before the LCBOC on July 5, 2022 at 6 PM.**

## **HINESVILLE**

**3.5 Rezoning Petition 2022-041-H.** A request by Stop N Stor 1, LLC (Alan Dasher), owner, to rezone 2.99 acres of land, more or less, from R-1 (Single-Family Dwelling District) to C-3 (Highway Commercial District) for expansion of an existing self-storage facility. Property is located at 1018 W. Oglethorpe Highway and further described as LCTM-Parcel 059C-178.

Gabby presented this rezoning to the Commission.

**RECOMMENDATION:** Approval

Elliott Wilson with M.E. Sack Engineering came forward and stated that there will still be a wetland buffer between the bottom of this parcel and the residential zone.

**MOTION: Durand Standard**

**SECOND: Andrew Williams**

**VOTE: Unanimous in favor**

**This rezoning will go before the Hinesville City Council on July 7, 2022 at 3 PM.**

**3.6 Special Permit Use 2022-042-H.** A special permit use application was submitted by Magic Wrench, LLC, (Miguel Martinez), owner, to be allowed to operate an automotive repair garage at 325 W. Memorial Drive, further described as LCTM-Parcel 055C-153. Property consists of 0.8 acres of land, more or less, and is zoned C-2 (General Commercial District).

Gabby presented this rezoning to the Commission.

**RECOMMENDATION:** Approval

**MOTION: Phil Odom**

**SECOND: Duncan Regan**

**VOTE: Unanimous in favor**

**This special permit will go before the Hinesville City Council on July 7, 2022 at 3 PM.**

## **LIBERTY COUNTY**

**3.7 Rezoning Petition 2022-043-LC.** A request to rezone 249 acres of land, more or less, from A-1 (Agricultural District) to R-1 (Single-Family Residential District) for a single-family residential subdivision (approximately 220 lots). The applicant is SLA Communities, LLC. Property owner is Flemington Forest Properties, LLC. Property is further described as LCTM-Parcel 101-062 (portion thereof).

Lori presented this rezoning to the Planning Commission.

**RECOMMENDATION:** Approval

Commissioner Odom asked about the cemetery located on the parcel. Jeff stated that the cemetery is not on the historical database. Commissioner Odom stated that none of the cemeteries are on the registry. This development shows the cemetery on it and will not interfere with this cemetery. Commissioner Odom stated that to him this cemetery is part of the property and would like it noted on the development. Commissioner Regan asked how many houses there will be. Lori stated 220. Commissioner Regan asked how many access points. Lori stated just McIntosh Lake Road.

Trent Long with T.R. Long Engineering came forward representing the owner. He stated he is aware of the cemetery. He will make sure the plans allow access to the cemetery. The first 100 lots will be built first. He stated that liberty County is extending the water to this area so public water will be provided. Septic tanks have to be approved after soil samples are completed. Commissioner Odom asked if the soil samples come back with issues, will you change the layout. Trent stated yes, they will have to. Commissioner Odom asked if the wetlands have been delineated. Trent stated yes. Commissioner Regan asked the size of the lots. Trent stated half an acre and they will leave a vegetative buffer of 25 feet. Commissioner Williams asked if there was an easement to the cemetery. Trent stated they will make sure there is access to the cemetery.

Keanan Caudle came forward and asked if there will be a buffer behind Brights Lake subdivision also. Trent stated yes. Mr. Caudle stated that he has been on a septic tank for years and has problems with his system. He asked if these additional 220 septic tanks would affect his quality of water and asked for the county to make sure the septic tanks are built to code for every system. Trent stated that they will conduct a level three soil survey and then they will know if it perks or not. Then they will be able to decide how many lots can be created on the property.

**MOTION: Phil Odom made a motion to approve with standard and added the following special condition: Brights Lake and McIntosh Lake Road have a vegetative buffer.**

**SECOND: Alonzo Bryant**

**VOTE: Unanimous in favor**

**This rezoning petition will go before the LCBOC on July 5, 2022 at 6 PM.**

**3.8 Type "B" Home Occupation 2022-044-LC.** A request by Vanessa Walthour, applicant, to be able to have a commissary (base of operation) for a food truck at 692 Freddie Walthour Sr. Road, further described as LCTM-Parcel 104-045. Property owner is Freddie Walthour, Jr.

Lori presented this rezoning to the Planning Commission.

**RECOMMENDATION: Approval**

Ms. Walthour came forward to answer any questions. There were none.

**MOTION: Alonzo Bryant**

**SECOND: Duncan Regan**

**VOTE: Unanimous in favor**

**This home occupation will go before the LCBOC on July 5, 2022 at 6 PM.**

**HINESVILLE**

**3.9 Rezoning Petition 2022-045-H.** A request by Amerco Real Estate Company, applicant, to rezone 10 acres of land, more or less, from R-4 (Single-, Two-Family Dwelling District) to C-3 (Highway Commercial District) for self-storage, U-Haul truck and trailer share, and related retail off W. Oglethorpe Hwy., further described as LCTM-Parcel 059A-107 (portion thereof). Property owner is Delilah Way.

Gabby presented this variance to the Planning Commission.

**RECOMMENDATION:** Approval

Jason Hardin, area district vice president for U-Haul came forward and stated he is here to answer questions. There were none. The area manager for U-Haul spoke and stated that he would be the one hiring and managing this facility. Commissioner Williams asked how many people would be hired. He stated 20 with a mixture of full-time and part-time.

**MOTION: Durand Standard**

**SECOND: Phil Odom**

**VOTE: Unanimous in favor**

**This rezoning will go before the Hinesville City Council on July 7, 2022 at 3 PM.**

## LIBERTY COUNTY

**3.10 Variance 2022-046-LC.** A variance request was submitted by Terry Wheeler, applicant, to reduce the 15 ft. required side yard building setback to 10 ft. LCTM-Parcel 261D-121 is owned by Danny Brant. LCTM-Parcels 261D-057 and 261D-124 are owned by Larry Brant. Properties are zoned R-2 (Single-Family Residential District) and are located on Circle Drive, Isle of Wight.

Lori presented this variance to the Planning Commission.

**RECOMMENDATION:** Approval with standard conditions and the following special condition: Lot line configuration for the three lots shall be returned to its original shape as shown on the 1960 final plat.

Ronnie Howard came forward in opposition. He has lived there for 26 years and moved there for the size of the lots. He feels this will be a detriment and thinks they will take two 90-foot lots and stack houses in there as close as they can. There is a lot of construction going on at the Isle of White and are always taking the large trees out. He states the roads are not able to handle two cars passing each other and the drainage is bad. Mr. Howard brought a petition signed by 40 people that were opposed to this variance. Commissioner Regan asked if there would be one house per lot. Jeff stated yes.

**MOTION: Phil Odom made a motion with standard and special conditions.**

**SECOND: Andrew Williams**

**VOTE: Unanimous in favor**

**This variance will go before the LCBOC on July 5, 2022 at 6 PM.**

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



**4.1 Final Plat for Tranquil South Ph. 5.** A request was submitted by RTS Homes for approval of a final plat for 55 single-family residential lots on Sapwood Way and Herty Lane in Flemington.

Mardee presented this final plat to the Planning Commission.

**RECOMMENDATION:** Approval of final plat and acceptance of dedications as noted on the plat with standard and the following special conditions: Prior to consideration by the Flemington City Council, Letters of Credit shall be submitted for the following:

**\$ 66,400** for remaining primary improvements (*paving, striping and signage*)

**\$ 117,700** for secondary improvements (*sidewalks and street trees*)

**\$ 54,100** for maintenance of required improvements

Prior to consideration by City Council, the water and sewer connections for the additional 24 lots shall be approved by the City of Hinesville and EPD, the site shall be stabilized, and the project shall be satisfactorily closed out.

Trent Long came forward and stated that he has verbal but not written approval from the City of Hinesville. Trent asked for the special condition to be changed to allow for building permits to be issued in order to move forward. Commissioner Odom asked what if EPD do not approve. Trent stated then the lots will not be built on. Jeff stated the City of Hinesville will not issue a water or sewer tap if this is not completed.

**MOTION: Phil Odom made a motion to approve with standard and special condition to allow for building permits to be issued for all but the 24 lots in question while waiting on the EPD approval and letters of credit.**

**SECOND: Durand Standard**

**VOTE: Unanimous in favor**

**This final plat will go before the Flemington City Council on July 12, 2022 at 4:30 PM.**

**4.2 Final Plat for Heritage Pointe Phase 1A.** A request was submitted by Dryden enterprises for approval of a final plat for 61 single-family residential lots on Flemington Village Blvd. in Hinesville.

**RECOMMENDATION:** Approval of final plat and acceptance of dedications noted on the plat with standard and the following special conditions:

Prior to consideration by the Hinesville City Council, Letters of Credit shall be submitted for the following:

**\$152,300** for remaining primary improvements (*paving, striping and signage*)

**\$234,200** for secondary improvements (*sidewalks and street trees*)

**\$165,500** for maintenance of required improvements

Prior to consideration by City Council, the site shall be stabilized, and the project satisfactorily closed out.

**MOTION: Phil Odom**

**SECOND: Andrew Williams**  
**VOTE: Unanimous in favor**

**This final plat will go before the Hinesville City Council on July 7, 2022 at 3 PM.**

**5.0 INFORMATIONAL ITEMS (None)**

**6.0 GENERAL PUBLIC COMMENTS**

**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 that will all the issues with our meeting today, we will be moving our meetings to the Board of Commissioners. The four variances from last month were approved by the City of Hinesville Council. City of Walthourville approved the variance for the Walthourville Meat Market.

**8.0 ADJOURN**

**MOTION: Phil Odom**  
**SECOND: Andrew Williams**  
**VOTE: Unanimous in favor**



**Tim Byler-Chairman**



**Date**



**Jeff Ricketson, Secretary to the Board**