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Sarah Baker
Alonzo Bryant
Duncan Regan
Durand Standard
Donna Groover
Bonny Woods-Gunn

March 22, 2023

The Liberty Consolidated Planning Commission met on Tuesday, March 21, 2023, in the Liberty County Courthouse Annex, 112 Main St., Hinesville, GA. Chairman Byler called the meeting to order. Alonzo Bryant **made a motion to accept the February 21, 2023, minutes. The motion was seconded by Duncan Regan. The motion passed unanimously.** Chairman Byler asked for a motion to approve the agenda. Jeff stated that the first item on the agenda was requested to be postponed. **A motion was made by Sarah Baker to accept the agenda with the change. The motion was seconded by Bonny Woods-Gunn. The motion passed unanimously.** The public was notified of the meeting and the agenda was posted in accordance with Georgia Law.

COMMISSIONERS PRESENT:

Bonny Woods-Gunn
Lynn Pace
Tim Byler
Duncan Regan
Alonzo Bryant
Sarah Baker
Donna Groover

ABSENT:

Durand Standard
Phil Odom

LCPC STAFF PRESENT:

Jeff Ricketson, Executive Director
Kelly Wiggins, Executive Assistant
Maggie Wright, Planner
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

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

HINESVILLE

3.1 Rezoning Petition 2023-014-H. A rezoning petition was submitted by Interstate Commercial Real Estate Services, applicant, on behalf of Delilah Way, owner, to rezone 18.5 acres, more or less, from R-4 (Single- and Two-Family Dwelling District) to C-3 (Highway Commercial District) for a retail shopping center. The property is located on West Oglethorpe Highway in Hinesville and is further described as LCTM parcel 059A-107. **POSTPONED.**

LIBERTY COUNTY

3.2 Rezoning Petition 2023-016-LC. A rezoning petition was submitted by Daybreak Industrial, Inc., owner, to rezone 9.06 acres, more or less, from AR-1 (Agricultural Residential District) and A-1 (Agricultural District) to I-1 (Industrial District) for a storage warehouse. The property is located at 2873 South Coastal Highway and is further described as LCTM parcel 190-022.

Lori Parks presenting this rezoning petition to the Planning Commission.

RECOMMENDATION: Approval with standard and the following conditions: Maintain existing berm and maintain 100-foot vegetated buffer from all property lines.

Marcus Sack with M.E. Sack Engineering, representing the applicant, stated that he is currently using this property to operate his business and the use will not change from what he is doing there now. Mr. Anderson would like to build this warehouse to store his supplies to further his operations with the Industry on the East side of the county.

Charles Williams came forward and stated that he owns property near this parcel. He asked how this change would affect the tax base. Jeff Ricketson stated that we aren't qualified to answer the tax question. However, Mr. Anderson's taxes will go up once he builds the building on the property because the value will go up. The adjacent property should not be affected. Mr. Williams asked if there would be a buffer. Jeff stated that the staff recommendation is for the berm to remain and to maintain a vegetative buffer on all property lines. Jeff stated if this gets approved, they will have to submit a site plan to be approved by the county staff.

John McIver came forward and stated that he wanted to voice his opinion and that industrial in an AR-1 sits in a mostly residential area. To make a request for that broad of a zoning in a residential area is spot zoning. There is nothing there that is comparable to what he is asking. This doesn't correspond to what you are recommending. Is there negative affect to adjoining areas. If you approve this with special conditions, it is spot zoning. He stated he lives in the area as well and this county should not allow this to happen.

Charles Phillips came forward and stated that he lives a couple of parcels down from this and does not have any issue with it being rezoned for industrial. He stated that this isn't bothering anyone there.

Marcus Sack came forward and stated that the applicant would be willing to change the zoning to B2. Jeff stated that he met with Mr. Anderson when he came into the office, and he stated that he has an industrial fabrication and maintenance contract with Chemtal. Based on what he described to

me, the proposed use does not fit any zoning category other than Industrial. It is a warehouse and that is not allowed in B2. Jeff stated that the zoning analysis did state spot zoning but the crucial finding for the staff was that Highway 17 in this area is classified in the comprehensive plan as rural mixed use and industrial uses are a secondary allowed use in rural mixed. The property is large enough to provide the buffers.

MOTION: Alonzo Bryant made a motion to disapprove

SECOND: Sarah Baker

VOTE: Unanimous in favor of disapproval

This rezoning petition will go before the LCBOC on April 4, 2023 at 6 PM.

HINESVILLE

3.3 Variance Request 2023-017-H. A variance request was submitted by Commerce Street Holdings, LLC, owner, to place a sign 5 feet from the front property line as opposed to the required 10 feet. The property is located at 313 North Main Street in Hinesville and is further described as LCTM parcel 056B-020.

Maggie presented this variance request to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

MOTION: Lynn Pace

SECOND: Sarah Baker

VOTE: Unanimous in favor

This variance will go before the Hinesville City Council on April 6, 2022 at 3 PM.

WALTHOURVILLE

3.4 PUD Amendment 2023-018-W. A PUD amendment was submitted by SIMCOE Investment Group, LLC, on behalf of Veterans Realty, LLC, owner, for townhomes and a community area. The property is 7.42 acres, more or less, located on Shaw Road in Walthourville, and further described as LCTM parcel 040D-091.

Lori presented this PUD Amendment to the Planning Commission. Lori stated that a wetland study has been completed by T.R. Long Engineering. The houses located within the floodplain would have to be elevated.

RECOMMENDATION: Approval with standard conditions.

Trent Long with T.R. Long Engineering came forward representing the applicant. Trent stated that we asked for a rezoning for PUD a year ago for duplexes on this site. We have just adjusted the lots to allow for townhomes and have added a play area.

Charles Way, petitioner came forward and stated there were 28 residential dwellings and now it is 46.

Chairman Byler stated that this area on Shaw Road and the intersection of Airport Road. Currently it is dangerous. Trent stated that he spoke with GDOT and they are currently working on changing that intersection. Trent stated that the site distance has been considered.

Joseph Kelly came forward and stated that he owns 3.5 acres across from that piece and stated that it is very wet there and there are a lot of wrecks there. Chairman Byler stated they are working on the traffic issues.

MOTION: Donna Groover
SECOND: Bonny Woods-Gunn
VOTE: Unanimous in favor

This PUD Amendment will go before the Walthrouville City Council on April 11, 2023 at 6 PM.

RICEBORO

3.5 Rezoning Petition 2023-019-R. A rezoning petition was submitted by Tommy Williams, Jr., to rezone 1.02 acres, more or less, from AR-1 (Agricultural Residential District) to R-3 (Multi-Family Residential District) for a multi-family residence. The property is located on Peter King Road in Riceboro and is further described as LCTM parcel 220B-020 (portion thereof).

Maggie presented this rezoning petition to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Tommy Williams came forward and stated that he needs this rezoning to allow for the setbacks to place the building there.

MOTION: Bonny Woods-Gunn
SECOND: Sarah Baker
VOTE: Unanimous in favor

This rezoning will go before the Riceboro City Council on April 4, 2023 at 6 PM.

HINESVILLE

3.6 Rezoning Petition 2023-020-H. A rezoning petition was submitted by Goose Creek, LLC, owner's agent, on behalf of Brutus, LLC, to rezone 2.41 acres, more or less, from C-2 (General Commercial District) to R-A-1 (Multi-Family Dwelling District) for a multi-family development. The property is located at the intersection of Willowbrook Drive and Pacific Place in Hinesville and is further described as LCTM parcel 045C-020 (portion thereof).

Maggie presented this rezoning to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

MOTION: Donna Groover
SECOND: Lynn Pace

VOTE: Unanimous in favor

This rezoning petition will go before the Hinesville City Council on April 6, 2023 at 3 PM.

LIBERTY COUNTY

3.7 Rezoning Petition 2023-021-LC. A rezoning petition was submitted by JPC Design and Construction, LLC, applicant, on behalf of Michael E. Bryant Life Trust, owner, to rezone 5 acres, more or less, from AR-1 (Agricultural Residential District) to B-2 (General Commercial District) for hotels or additional parking for travel center. Property is located on Highway 84, west of Interstate 95 in unincorporated Liberty County and is further described as LCTM parcel 265-031.

Lori presented this rezoning petition to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Jeremy Crosby with JPC Design came forward and stated that this parcel was not advertised at the same time, and they would like to rezone it for future use.

Commissioner Bryant stated that with all this added development at this area have you considered the area and traffic on Highway 84. Mr. Crosby stated that he will have to conduct a traffic study and work with GDOT on it.

Marsha McConnell and Terry Ham came forward. They stated that their mother lives on the property adjacent to this area and asked if they would be taking any part of her property. Jeff explained the rezoning and that it would not affect her property. Jeff demonstrated to her where the buffer would be. Ms. Ham stated that the area is fairly quiet, and her mother's house is the last residence on Highway 84 before this area.

MOTION: Alonzo Bryant

SECOND: Donna Groover

VOTE: Unanimous in favor

This rezoning petition will go before the LCBOC on April 4, 2023 at 6 PM.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Tranquil South Strickland Tract 1 Preliminary Plat. A request was submitted by RTS Homes for approval of a preliminary plat for 63 single-family lots on Turpentine Trail and Sapwood Way in Flemington.

Mardee presented this preliminary plat to the Planning Commission.

RECOMMENDATION: Approval with standard conditions and the following special condition: Prior to consideration of the preliminary plat by the City Council, the plans shall be approved.

Trent Long with T.R. Long Engineering came forward and stated that sewer is available and doesn't require any pump stations for this phase. In the near future you will see the remaining lots come before you once water and sewer are available. There will be curb and gutter and sidewalks.

MOTION: Alonzo Bryant
SECOND: Donna Groover
VOTE: Unanimous in favor

This will be heard by Flemington City Council in the future.

- 5.0 INFORMATIONAL ITEMS (None)
- 6.0 GENERAL PUBLIC COMMENTS (None)
- 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 we will have the new UDO public hearings during the month of May and proposed for adoption by June 1, 2023. The conditional use for JPC for the travel center was approved by Midway City Council on March 20th. The rezoning for the back 5 acres was approved by LCBOC on March 16th. The PUD Amendment for Trevor Sikes on 15th Street was approved by Hinesville City Council on March 2nd. The variance for the shed on Ledgewood Circle was approved by Hinesville City Council on March 2nd. The rezoning for the Low Country Brokerage on Cherrie Murrell was approved by Hinesville City Council on March 2nd. The conditional use for Sprinters Day to Day operations was approved by Midway City Council on March 20th. The rezoning for duplexes on Talmadge Road was approved by City of Walthourville on March 14th and the rezoning for Chemtal on Highway 17 was approved by Riceboro City Council on March 7th.

8.0 ADJOURN

MOTION: Bonny Woods-Gunn
SECOND: Donna Groover
VOTE: Unanimous in favor



Tim Byler-Chairman


Phil Odom Vice-Chairman



Jeff Ricketson, Secretary to the Board



Date